

LAND USE: RESIDENTIAL



Existing Conditions

Single-family Residential

The single-family detached residential area of Evergreen Neighborhood consists primarily of single-story, ranch style¹ houses. Other architectural styles prominent in that area of the neighborhood include Cape Cod² and Craftsman/Bungalow³ styles. Most houses are modest in scale (less than 2,500 square feet) and characterized by the use of natural building materials, window and door openings emphasized with trim, and gable and hip roof forms. Few detached homes in the neighborhood exceed 1 1/2 stories⁴ or between 20-26 feet in height. The area is designated and zoned R-7.5 in the City’s Comprehensive Plan and Zone Map. That zone sets a minimum lot size of 7,500 square feet. The styles of dwellings coupled with large, old trees create the atmosphere of a small, safe, quiet, rural village. The maintenance of this atmosphere preserves residential quality of life as well as property values. Commercial and public interests are served by maintaining the beauty of the neighborhood environment.

Attached and Multi-family Residential

There are currently 39 townhouses between Third Street, Evergreen Road, Second Street and A Avenue. There are 15 row-house style condominiums facing Fourth Street. There are 18 condominiums and 5 lofts facing Lakewood Bay. All of these properties have their own garages that are located behind or under the buildings and are therefore not seen from the street. All are architecturally compatible with their surroundings such as the Lake View Village development. In addition, there are two apartment complexes facing Evergreen and Third Street containing 68 apartments. The two apartment complexes have off street parking woven between the buildings for the use of their residents. These high-density structures have attractive landscaping between the street and the buildings. None of the buildings exceed three stories in height. Area residents are able to walk to the many amenities available in this area.

¹Ranch Style: Ranch style homes are usually built from natural materials (wood floors and wood or brick exteriors). Ranch homes lack much decorative detailing on the exterior aside from shutters or roof supports. Windows are large (usually double hung or picture windows) and often include sliding doors to a patio or deck.

²Cape Cod: Cape Cod style homes usually have two levels of living area featuring a steep roof slope and dormers. The design is generally symmetrical and does not feature much overhang or other ornamentation. The area of the second floor is usually 40-75% the area of the ground floor.

³Craftsman/Bungalow: Craftsman or Bungalow style homes typically have 1 or 1.5 stories and a low, pitched roof. They often have porches on the front with decorative square columns. Decorative stained glass windows are also popular on these homes.

⁴1 ½ Stories: A residence with two levels of living area featuring a steep roof slope and dormers. The area of the second floor is smaller in area than the ground floor.

In addition to the buildings noted above there are several small rental units in an area bounded by Evergreen and A Avenue and Fifth Street and Sixth Street. These include three duplexes, a four unit building and a six unit building. Duplexes and fourplexes are not currently allowed by the City’s Community Development Code. There are some legal, non-conforming uses in the neighborhood that could not be rebuilt without a variance.

Neighborhood Goals

Maintain and enhance the appearance and character of the residential areas of the Evergreen neighborhood.

The neighborhood’s primary goal is the preservation of the single-family, detached, residential character and the unique aesthetic of the existing neighborhood. In order to maintain the integrity of this character, new buildings, single-family and multifamily, should blend with the architectural styles and scale of existing structures on the same block face as the proposed development and on the block face across the street. Additionally, good transitions should remain between different densities of housing development and commercial. The neighborhood is very concerned about encroachment of commercial or higher density housing (R-0, R-2, R-3, R-5, EC) into the single-family area of the neighborhood, defined by what is currently zoned R-7.5 as shown in the map at the end of this chapter.

Consensus among neighbors is that the preservation of existing single-family dwellings is important to maintaining the character of the neighborhood. Experience has shown that newer homes are typically larger than the houses they replace. Therefore, the Evergreen neighborhood would like the Community Development Code to encourage remodels, where appropriate, instead of tearing down existing homes. Houses with non-conforming status can encounter a very difficult time attempting to remodel. It is the hope that opportunities can be identified in the future to make remodeling an existing home easier.

The neighborhood would like to protect the existing greenscape in the neighborhood through preservation of existing trees and landscaping, by requiring tree planting with new development and through regular updates to the City’s tree removal and tree protection policies city-wide. Evergreen would like the City to enact a requirement that all development in the Evergreen neighborhood including single-family dwellings plant street trees to:

- a. Produce a continuous tree canopy over the street,
- b. Reduce the apparent scale or size of the street, and
- c. Enhance the beauty of the neighborhood.

Existing City Codes and Background

There are many ways in which the existing Community Development Code supports the neighborhood’s goals.

The Residential Infill Design additions to the Community Development Code in 2003 introduced the concept of a front setback plane into residential zones in the City. This regulatory control helps to reduce the perceived size of new structures at the street. The Evergreen neighborhood supports the inclusion of this regulation, and others such as lot coverage, yard setbacks and height restrictions which diminish the perceived size of homes built in the neighborhood that are significantly larger than existing single-family, detached structures. Since the Infill Design additions have only been in effect for a few years there is not strong evidence for how they are affecting the Evergreen neighborhood. The neighborhood supports ongoing observation and continued improvement to these standards to make sure they have their intended effect.

Current City codes require that when a development creates a public or private street, or a parking lot, lights used to illuminate parking lots and pathways shall not produce annoying or disabling glare at normal viewing angles. Effort, however, is required to make sure these codes are enforced after development is complete. The neighborhood wishes to work with the City to assure compliance with all existing regulations to diminish light trespass.

Another concern for Evergreen neighbors has been the visual impact of residential garages and parking facilities in the neighborhood. The 2003 Community Development Code Infill Code Amendments addresses garages in the R-7.5 zone in Article 50.08.055, requiring that they be directed away from the street, or set back from the front of the house (subject to certain exceptions and exemptions).

The City's Tree Code (LOC Chapter 55) seeks to preserve trees in the neighborhood that are greater than 5" DBH (diameter at breast height). The neighborhood supports regular assessments of the tree code by a committee or commission of Lake Oswego residents to assure that it is indeed protecting the City's existing trees to the greatest extent possible.

The current code (LOC 50.69) is intended to insure that proposed conditional uses are as compatible as practical with surrounding uses. One of the three requirements for approval of a conditional use is, "[t]he functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity." However, there have been conflicts in the past between conditional uses in the Evergreen neighborhood and surrounding residential neighbors. Conflicts have included: unwanted light trespass and glare from building and parking lots into the residential area, noise levels that are higher than desired in a residential area, a lack of compatibility in design and size between residential and conditional uses and a lack of barriers which might visually or audibly buffer these impacts. A concern exists that the expansion of existing conditional use facilities or the approval of new conditional uses will exacerbate these problems.

At the time an application is reviewed, LOC 50.69 provides a way for the hearing body, or the City Manager, in the case of a minor modification, to impose conditions to assure compatibility of the proposed use with other uses in the vicinity. These conditions include, but are not limited to:

- a. Limiting the manner in which the use is conducted, by restricting the time an activity may take place and by minimizing such environmental effects as noise, vibration, air pollution, glare and odor.
- b. Limiting the location and intensity of outdoor lighting, requiring its shielding, or both.
- c. Limiting the height, size or location of a building or other structure.
- d. Designating the size, number, location and design of vehicle access points.
- e. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or truck loading area.
- f. Requiring berming, screening or landscaping and designating standards for its installation and maintenance.

The Lake Oswego Comprehensive Plan addresses zone changes in residential neighborhoods in Goal 2, Land Use Planning. Section 1, Policy 5 directs the City to, “maintain residential neighborhoods at existing zone and plan density designations,” except where certain criteria can be met. The full text of this section of the Comprehensive Plan, at the time this document was produced, is provided as Appendix 1.

Policies

- 1) Work to ensure that development occurs in a way that is compatible with the unique character of the Evergreen neighborhood.
- 2) Preserve the existing fabric of the neighborhood by developing incentives to remodel existing homes, where feasible, instead of tearing down and rebuilding single-family, detached residential properties.

Action Items

City Responsibility:

- 1) To promote compatibility between non-compliant development reviewed through Residential Infill Design (RID) review process, create Evergreen Neighborhood Design Objectives to serve as a guide for Residential Infill Design (RID) review applications.
- 2) Recommend improvements to the Infill Standards as needed.
- 3) Together with the Evergreen Neighborhood Association, prepare for Planning Commission review, a recommended Overlay Zone for the R 7-5 area of the Evergreen Neighborhood to specify the following requirements:
 - a. To assure more consistency between buildings, accessory structures in the detached, single-family area of the Evergreen neighborhood, including garages, should have the same roof pitch as the primary structure.
 - b. To limit new home construction to 1 ½ stories in height, the front setback plane requirement shall extend upward 16 feet (instead of 20 feet) before sloping back at a 6:12 pitch.
 - c. Encourage the rehabilitation of existing structures with respect to setbacks for homes built prior to 1950.

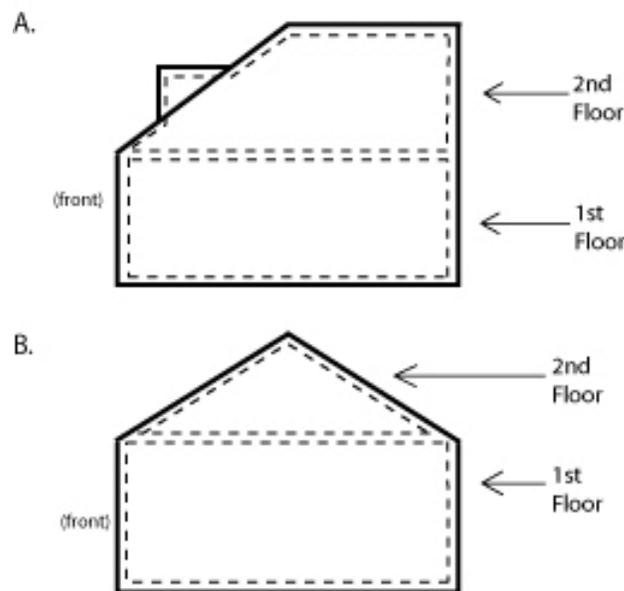
- 4) Prepare for Planning Commission review, a City-wide amendment to the Community Development Code requiring:
 - a. Two (2) street trees for every 50 feet of street frontage as a condition of approval for a new structure in the residential zones of the City. Existing street trees can be counted in order to comply with this requirement, as long as the type, location and viability of the existing trees are sufficient to provide a full streetscape of trees. Waivers to this requirement shall be allowed for situations where street trees are not appropriate.

Neighborhood Responsibility:

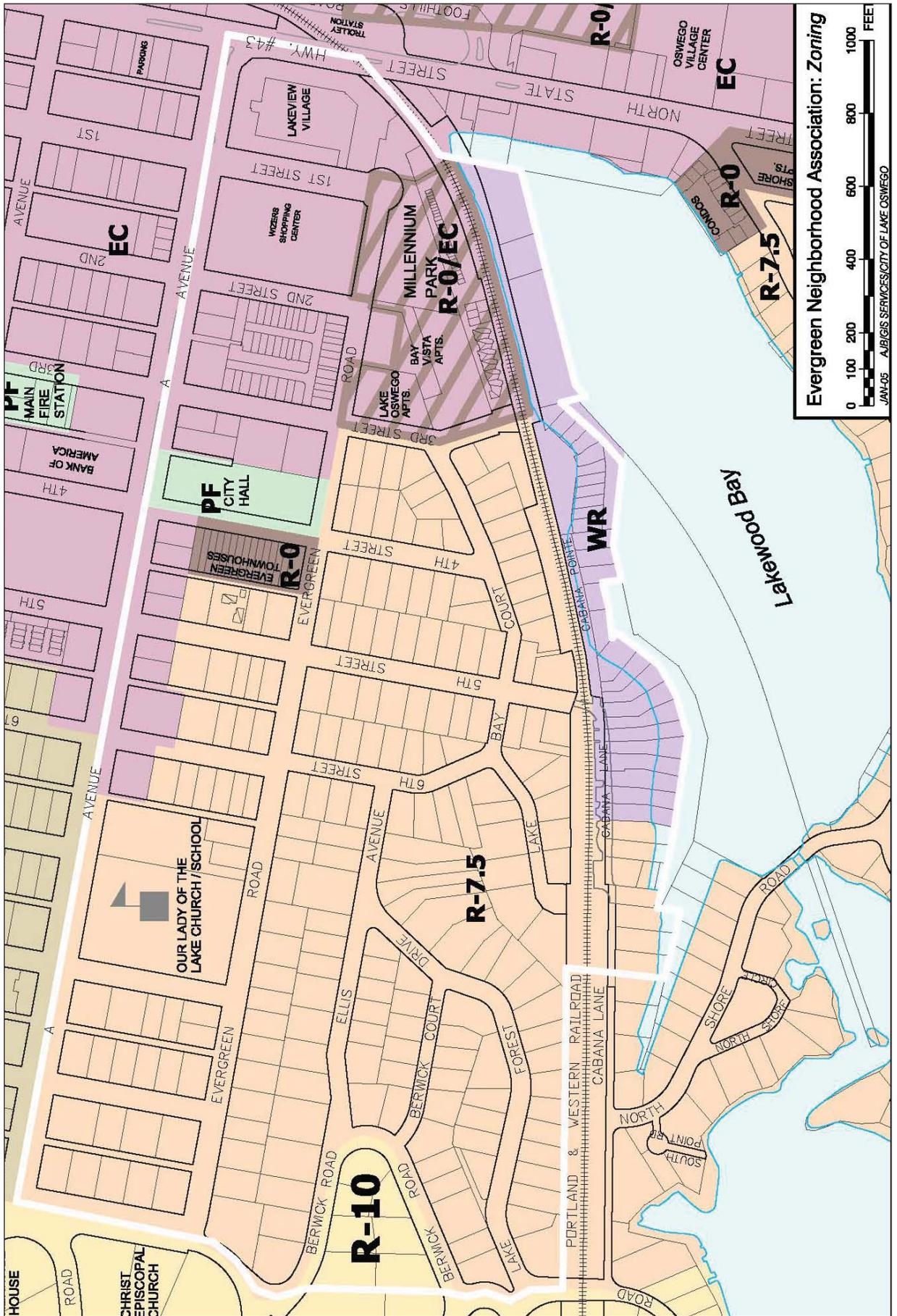
- 1) Through the neighborhood association, finalize the Neighborhood Design Objectives. Involve members in regular updates when needed.
- 2) Organize a neighborhood subcommittee to promote planting and conservation of trees, green spaces, and other vegetation that are appropriate for the neighborhood and region. Plantings are an attractive means of providing buffers between commercial or public-use and residential areas.
- 3) Through the Evergreen Neighborhood Association and with cooperation from the City, provide information to neighbors and property owners about the 2003 Residential Infill Design additions to the Community Development Code, and engage residents in ongoing monitoring of the regulations in LOC 50.08, the Community Development Code standards for the R-7.5 zone.
- 4) Two Evergreen Neighborhood Association delegates will monitor new development and attend pre-application meetings, where possible, with homeowners, developers, and/or city representatives for the purpose of reviewing minor and major development permit application requests.
- 4) Inform and educate members of the Evergreen Neighborhood Association about the Comprehensive Plan policy to maintain residential neighborhoods at existing density designations and the exceptions or criteria for allowing such a change (Goal 2 Land Use Planning, Section 1, Policy 5).

1 1/2 Story Concept:

2nd floor is smaller in size than the 1st floor and set back from the front of the structure.



EVERGREEN NEIGHBORHOOD PLAN



EVERGREEN NEIGHBORHOOD DESIGN OBJECTIVES

The following are an attempt to define the single-family, residential design character of the Evergreen neighborhood. Developed by members of the Evergreen Neighborhood Association in 2005, they provide general guidance, without legal obligation, for new, detached, single-family home construction in the neighborhood. The goal is new development that is compatible with existing homes in the community.

The Lake Oswego Community Development Code provides for the consideration of neighborhood design objectives or guidelines when applying the criteria for compatibility during the review of an application for Residential Infill Design Review (LOC 50.72.020). That is the only official application of these guidelines upon new development in the Evergreen neighborhood. Residential Infill Design Review is a voluntary process. However, these guidelines may be consulted when questions arise about compatibility generally in the neighborhood and can be a resource for property owners considering new development.

The Evergreen neighborhood is characterized by a diversity of small, cottage-like homes on large lots. Natural materials are often used including natural wood siding, masonry and brick, low stone walls and wood fences, arbors and gates. Lush landscaping including mature trees adds to the visual appeal of Evergreen homes, linking them to their surroundings and adding natural color and texture. Moderately pitched hipped and gable roofs are prominent. A few common styles in the neighborhood include the 1940's and 1950's Ranch-style home, the one story Neocolonial or Cape Cod and rehabilitations with Craftsman design elements.



Cottage-like appearance
(use of natural materials)



Craftsman elements
(use of natural materials)



Neocolonial (Cape Cod)



Neocolonial (Cape Cod)



Cottage-like appearance (use of natural materials)



Craftsman elements (use of natural materials)



1940's Ranch-style home



1940's Ranch-style home



1950's Ranch-style home



1950's Ranch-style home