

Evergreen Neighborhood Association



Neighborhood Plan

Adopted November, 2005

A COOPERATIVE EFFORT BETWEEN
THE EVERGREEN NEIGHBORHOOD ASSOCIATION
AND THE CITY OF LAKE OSWEGO



Credits

City of Lake Oswego City Council

Mayor Judie Hammerstad
Lynn Peterson, Council President
Jack Hoffman
Gay Graham
John Turchi
Ellie McPeak
Frank Groznik

City of Lake Oswego Planning Commission

Daniel G. Vizzini, Chair
Mary Beth Coffey
Colin Cooper
Julia Glisson
Scot Siegel
Mark Stayer
Alison Webster

Planning and Development

Stephan Lashbrook, Planning Director
Denny Egner, Community Planning Manager
Eryn Deeming, Project Planner
Barbara Dillinger, Layout, Publication
Iris Treinin, Layout and Publication

Evergreen Neighborhood Association Planning Committee

Warren Bacon, Chair
Colleen Cormack
Don Graham
Ted Hobbes
Andrea Lampert
Dave Pinch
Carol Radich

Special Thanks to...

Chris Brian, Evergreen
Neighborhood Association Chair
Pascal Chureau, Tucci Restaurant
David Regan, Tucci Restaurant
Suzi Regan, Tucci Restaurant

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EVERGREEN NEIGHBORHOOD PLAN

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NEIGHBORHOOD CHARACTER STATEMENT

The Neighborhood Today

The Evergreen Neighborhood, 98 acres in total, encompasses the area between State Street on the east and 10th Street and Berwick Road on the west. “A” Street is the north boundary. Lakewood Bay forms the boundary on the south. The east end of the neighborhood is primarily commercial, as is “A” Avenue from State Street to 7th Street. Adjoining the east end commercial district are several blocks zoned high density residential, including occupant-owned townhouses and apartments. Predominantly, however, the neighborhood is single family residential, dominated by many trees and with a variety of housing styles.

Evergreen is a complete, integrated community, with shopping, dining, churches, recreation and regional transit, all within easy walking distance, making it feel like a safe, convenient, friendly small town. It is a unique and desirable place to live, work and visit.

Commercial areas are alive and well, with businesses offering a wealth of quality, affordable goods and services. Supermarkets and restaurants complete the “mix” for a self – sufficient community. New development architecture is high-quality, and public art is displayed on downtown streets. Having the Lake Oswego City Hall and Police Station located in the Neighborhood is a great convenience. The community Post Office is only a block away.

Recreation opportunities abound. The Lakewood Bay Easement provides swimming, boating and other water-oriented opportunities for many neighbors. Family picnics are held at a small green space on 3rd Street. Millennium Park Plaza is the focal point for a Farmers’ Market, outdoor concerts, and other special events. The City Library and Adult Community Center are close by; a cinema and wonderful live theater are only a few blocks to the South.

The community’s residential areas are quiet and restful. Contributing to the quality of life are: a diversity of housing styles, a village atmosphere, pedestrian-friendly narrow streets with canopies of trees, lake front access, green spaces and safe access to public transit and commercial areas. Evergreen Road is a particularly pleasant and useful walking street, with complete east – west connections between residential, commercial and recreational areas.

Our Vision for Evergreen (a statement from the neighborhood)

We see our neighborhood as an interrelated community with economic vitality and the compact activities of daily living within walking distance. We want to maintain and enhance the things we hold dear, including pedestrian safety, and the convenience of shopping and recreation. We value the small town atmosphere with the broad range of housing types and price levels to bring people of diverse ages and incomes into daily interaction.

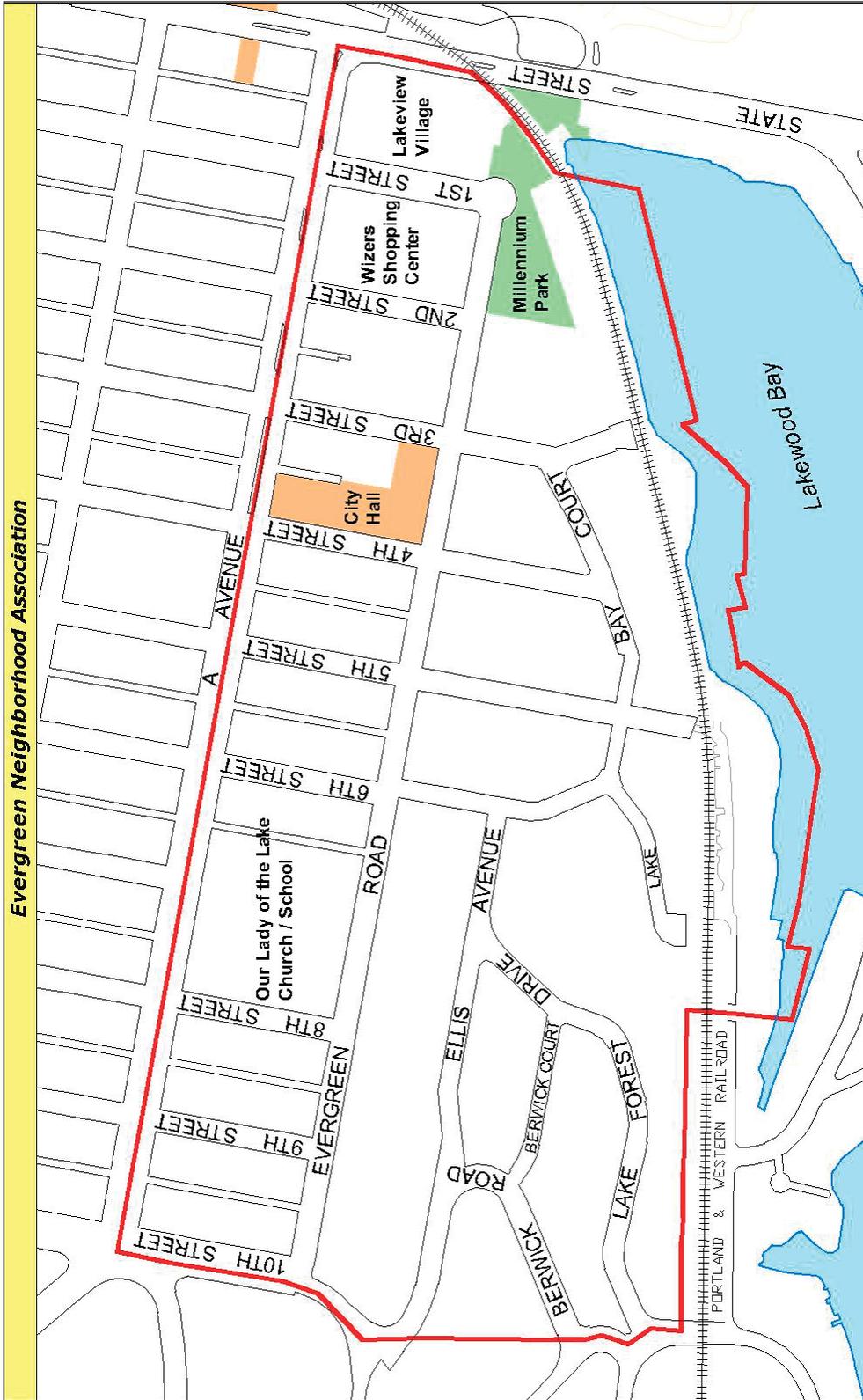
Challenges will include dealing with higher levels of activity relating to commerce and Lake Oswego area growth, with the resulting traffic and housing pressures. Preservation of the historical patterns of the neighborhood and conservation of the natural environment will be critical.

Key action areas to maintain and improve the Neighborhood include enhancing street design, especially Evergreen Road, for walking and bicycling safety, formalizing and improving the Evergreen/3rd Street park, working with the City and developers to influence the mix and impact of commerce, and ensuring that Evergreen remain an authentic community with architectural projects seamlessly linked to the surrounding neighborhood.

This is our vision for the Evergreen Neighborhood.



Sunset on Lakewood Bay



Evergreen Neighborhood Association

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BACKGROUND AND INFORMATION

Neighborhood Planning Program

In 1993, the City of Lake Oswego adopted a Neighborhood Planning Program to provide neighborhoods in the City an opportunity to develop a vision and corresponding customized guidance on matters of land use, building, site design, parking and street design and maintenance. The program was designed to go beyond the general guidance in the City's Comprehensive Plan, in order to address more localized and specific neighborhood needs. The Evergreen Neighborhood Plan is intended to retain or enhance those aspects of the neighborhood that contribute to its quality of life: diversity of housing and occupants, quiet village atmosphere, walkable narrow streets with canopy of trees, and safe access to public transit, parks and commercial uses. To accomplish this, the plan proposes strategies for general land use, transportation, commercial and residential land use, parks and recreation, and natural open space.

The Neighborhood Plan, as a set of goals, policies and recommended action measures, will become part of the City of Lake Oswego Comprehensive Plan. Status as a part of the Comprehensive Plan assures that the goals and policies will be carefully weighed when changes in land use designations and regulations within the neighborhood are considered. Additionally, the goals and policies of the Evergreen Neighborhood Plan will provide overall guidance to the development of new regulations, which will be binding on future development in the neighborhood.

Background and History

Evergreen became an officially recognized Lake Oswego neighborhood association in 1976. The Evergreen Neighborhood has changed dramatically over its short history. The blocks between A Avenue and Evergreen Road (then named First Street) were first platted as the First Addition Extension before 1910. Some early homes were built in that area. Until the 1940's the entire area south of Evergreen Road to Lakewood Bay was forested.

Lake Bay Homes and later Lake Bay Homes Addition were platted in the early 1940's, with new residential streets added. In the decade after WW II most of the existing homes in Evergreen were built. The last major change to the single-family residential area of the neighborhood was the 1950 addition of Our Lady of the Lake Catholic Church and school, built with a conditional use variance in the R-7.5 zone.

Many of the older homes from the early 1900's were demolished to allow for commercial and high density residential in the East End, Downtown Business District and along "A" Avenue. The most dramatic changes in the downtown have occurred in the past few years with the East End Redevelopment. The residential part of the neighborhood has continued to evolve through remodels and upgrades.

The Evergreen Neighborhood Plan

The Planning Process

In the Spring of 2003 the Evergreen Neighborhood Coordinating Council identified the need to develop a neighborhood plan. A five member planning committee was named at a neighborhood meeting on June 12, 2003. Their work for the next five months culminated at a general neighborhood meeting in December where small groups discussed a list of issues, concerns, and opportunities, deleting some and adding or changing others. A draft plan, developed from this input in December, was presented for public review at another general meeting in June 2004.

In September, 2004 the Evergreen Neighborhood Coordinating Council applied to the City of Lake Oswego to have the neighborhood plan reviewed and approved by the City Council. The planning committee worked with City staff and provided new draft chapters for review at the March, 2005 Evergreen Neighborhood Association general membership meeting. With the assistance and support of a City of Lake Oswego Long-Range Planner, a final draft plan was presented on a Saturday morning in June after a meeting of the Lake Oswego Neighborhood Action Coalition (LONAC). A second open house was held during the General Meeting of the Evergreen Neighborhood Association on July 24, 2005. Every member of the Association was mailed a notice of this meeting.

Organization of the Evergreen Plan

The Evergreen plan contains the following sections.

- Land Use: Commercial and Residential – describes land use downtown, multi-family, and single family residential, and outlines the character of Evergreen and the challenges as building and redevelopment continue.
- Transportation – discusses the value of our narrow, pedestrian-friendly streets and the ways of retaining their benefits while dealing with increasing traffic pressures.
- Open Spaces, Scenic & Historic Areas & Natural Resources – wetlands and Oswego Lake.
- Parks and Recreation – addresses the neighborhood’s need for park facilities and operational issues related to existing facilities.

Each section of the plan is divided into background information, neighborhood goals, policy statements, and recommended action items. The background information includes a description of the existing character that is to be retained, enhanced, or rehabilitated. It may also contain a statement of a desired future character that does not now exist but can be created.

Policies are statements of what must be done to achieve a desired result. The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use such as public facility plans, and zoning and development standards. Neighborhood Plan policies further neighborhood goals, but must also be consistent with the Comprehensive Plan.

Action items are recommended projects, standards, or courses of action for the City and for the Evergreen Neighborhood Association. The completion of these items will depend on a number of factors such as citizen priorities, finances, staff availability, etc. These statements are suggestions to future City decision-makers and Neighborhood Association leaders as ways to implement the goals and policies. The listing of recommended action measures in the Plan does not obligate the City or the Association to accomplish them. Neither do recommended action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan or its Neighborhood Plan chapters. There are cases where Neighborhood Association action items are not supported by current City policy. The inclusion of Association action items in a Neighborhood Plan should not be construed to be a statement of support by the City's policy-making bodies [Planning Commission and City Council] to those Association action items; it is merely a listing of actions the Association wishes to support.

Relationship Between The Evergreen Neighborhood Plan and Existing Plans and Policies

The Evergreen Neighborhood Plan, which is part of the Lake Oswego Comprehensive Plan, must respond to changing conditions and circumstances. Updates are required as part of periodic review of the Comprehensive Plan to address changed and unanticipated circumstances that occur over time. Also, because the Evergreen Plan is intended to “comprehensively address” land use policy issues in the neighborhood, and the neighborhood is part of the City as a whole, there are no parts of either the City's Comprehensive Plan or the Evergreen Neighborhood Plan which can be considered separately from other parts. All Plan goals and policies are intended to be supportive of one another. The City's Comprehensive Plan and its Neighborhood Plan elements occupy center stage for directing Lake Oswego's future. However, other planning activities and documents are also important. Other plans such as the Park and Recreation Master Plan, Transportation System Plan, the various public facility plans, the Capital Improvement Plan and other Area Plans require consideration when making land use decisions. However, any portion of these plans and any related action dealing with land use must be consistent with the policy direction of the Comprehensive Plan and its Neighborhood Plan chapters.

The Neighborhood Plan elements of the Comprehensive Plan are implemented by the Community Development Code. The Comprehensive Plan does not contain specific standards for development. Instead it provides the policy basis for specific standards and procedures of the Community Development Code that are used to review new development and modifications to existing development. However, the Plan is applicable to legislative and some quasi-judicial decisions such as Plan and Zone Map amendments and certain other land use actions, which must address applicable Plan goals and policies. These include actions such as conditional uses and text changes to the City's Community Development codes.

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