Palisades Neighborhood Plan

Amendments to the Lake Oswego Comprehensive Plan

Adopted November 18, 2008
Revised June 16, 2009

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

Palisades Neighborhood Association

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PALISADES NEIGHBORHOOD PLAN

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APPENDIX A: Palisades Neighborhood Character Assessment

DEDICATION

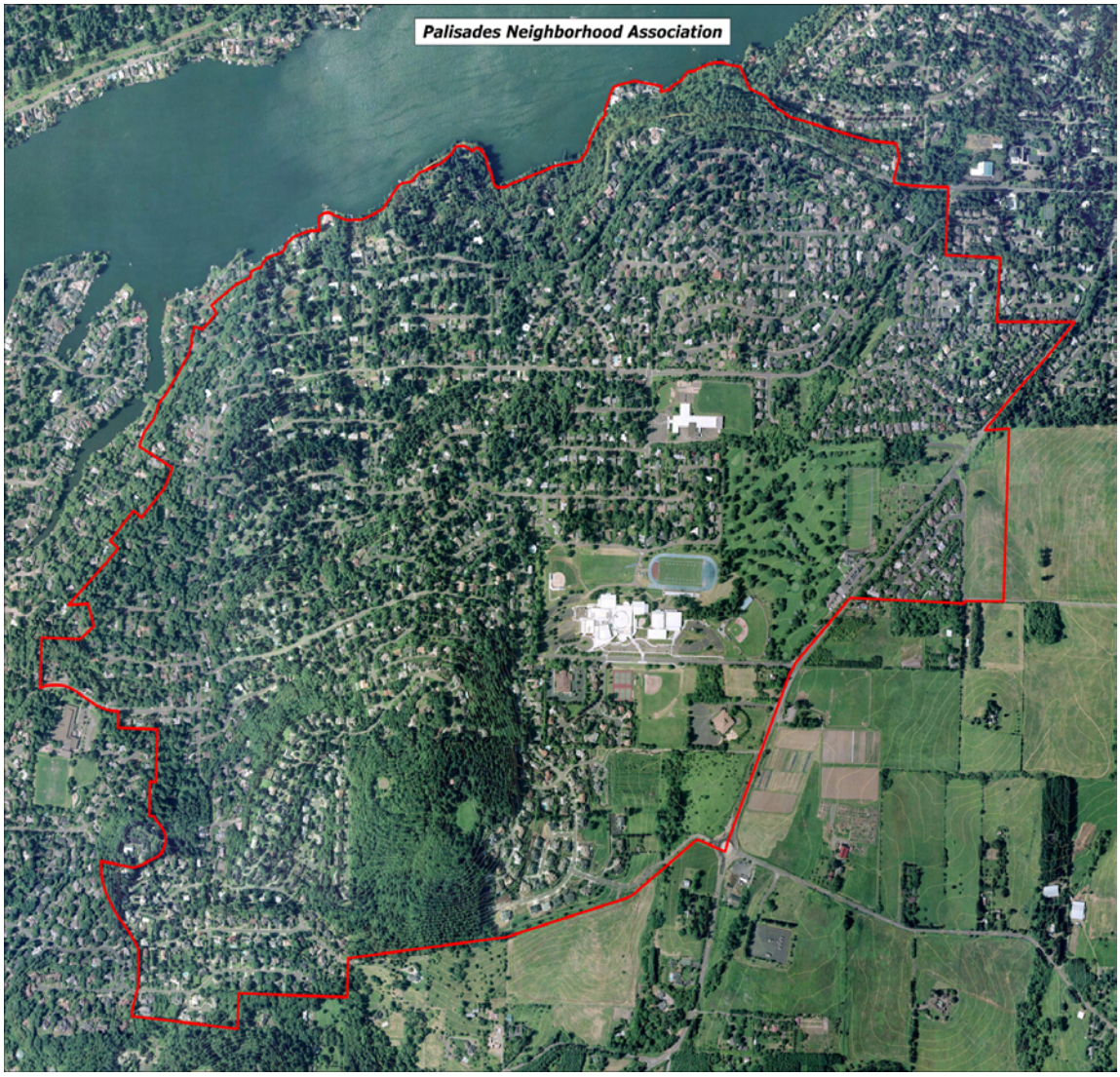
This Palisades Neighborhood Association Plan is the result of many caring residents contributing their thoughts, ideas and time in order to develop a shared 20-year vision for the future. This plan is a working document created to help guide efforts to preserve our connection to the past, maintain the valued characteristics of the present, and enhance our neighborhood's quality of life for the future.

We dedicate this neighborhood plan to those who have come before us and who have built a special Palisades way of life that is worth sustaining.

NEIGHBORHOOD VISION

Palisades Neighborhood 2028 Core Vision Statement

We are a vibrant residential neighborhood, whose families enjoy an excellent tradition of education and recreation. Our sustainability practices maintain the social and natural benefits of living here. An efficient public transportation system and roadways allow us to safely and expediently connect with other neighborhoods and cities. We are as satisfied, committed, and engaged in our neighborhood as we were 20 years ago.



Character Statement

Palisades Neighborhood Association (PNA) represents Lake Oswego's largest neighborhood in both geography and population. We are a friendly, family-oriented, secluded, safe community where people feel connected to others. Shifting elevations provide an array of ever changing views and beautiful vistas; there are a variety of perspectives available in the Palisades Neighborhood. We are a low-density neighborhood where houses are primarily owner-occupied and detached single-family residences. Our homes are diverse in size, style and price, and most homeowners show pride in their property by keeping it well maintained. We live close to scenic parks, protected natural areas, open spaces and Oswego Lake. ***Palisades Neighborhood Association*** members treasure the neighborhood's age diversity and its excellent schools with exemplary parent participation. There are public parks, three historic sites, three churches, and a municipal golf course within its bounds. PNA neighbors enjoy easy access to amenities such as public parks, natural areas, a high-quality public library, shopping and the regional transportation system.

Vision for the Future

We wish to promote continuity of the character of this area by creating a vision to guide us through change in the next 20 years. Our goal is sustaining the quality of life we have in the Palisades neighborhood. Palisades residents want future development to meet the demand for growth while preserving biological diversity and natural ecosystems. Thus, we intend to protect the scale, the character and the integrity of our established natural and constructed environment. We advocate for managed growth that maintains our low-density character and scale. We encourage awareness of environmental issues such as storm water management and the protection of wetlands, waterways and critical natural habitat. We desire effective and enforced traffic and parking controls to preserve the safety and accessibility of our streets for pedestrians, bicyclists, drivers and passengers in motor vehicles. We advocate for alternative transportation choices and for enhancing mobility for all ages.

We seek to be a friendly place where neighbors know each other and show pride in their property. Our neighborhood will be a quiet place where everyone can enjoy tranquility in their home and the vibrancy of their community. Residential neighborhoods will be separated from each other by a system of greenways and natural buffers. There will be an established and diverse urban forest because new trees replace those that are lost. Natural systems, including water circulation and drainage and animal and bird habitats, will function in safe and sustainable ways. There will be a balance between public lands used for recreation and those dedicated protected natural areas throughout the neighborhood. There will be more sidewalks to help people walk safely to school and other nearby amenities, and more lanes that provide a safe route for bicycles. Children will have safe and legal activities to participate in. We will work to continue and surpass the excellence of our local schools.

Pathway to Success

Community involvement within our own boundaries and within the city as a whole will be our means to these ends. By informing our citizens, encouraging committee participation, and moving for effective representation within our city, the ***Palisades Neighborhood Association*** will build a strong sense of community while working toward our goals that will benefit all Palisades citizens. The ***Palisades Neighborhood Association*** expects the City, County, Metro, State and private developers to reference and follow the adopted Palisades Neighborhood Plan, as it addresses housing, infill and sustainability issues, among others. By so doing, our neighborhood's inherent character and our citizens' concerns shall be considered when planning alterations or development of our community and its adjacent areas. The ***Palisades Neighborhood Association*** will work to ensure that any changes are consistent with the nature, scale and character of our neighborhood. We will advocate for issues beyond the boundaries of the neighborhood that are of interest to us and we expect to be part of the decision-making process.

PLAN ORGANIZATION

This document outlines the items from the 2008 adopted Palisades Neighborhood Plan that will amend the City of Lake Oswego Comprehensive Plan. An explanatory section on Plan Organization has been provided as background for the reader, and the Neighborhood Vision is included as the foundation for the Plan's goals, policies and action steps.

The complete version of the 2008 adopted Palisades Neighborhood Plan provides detailed background information and key information that is referenced by and will be necessary to implement the Plan's policies and action steps.

The Palisades Neighborhood Plan has been created by Palisades residents. It details goals and policies that define and shape the Palisades Neighborhood, and recommends specific projects and other actions to accomplish Palisades residents' unique vision for the future.

The Palisades plan contains the following chapters:

- Neighborhood History
- Citizen Involvement & Communication
- Land Use
- Parks and Recreation
- Transportation
- Natural Resources

Palisades Goals and Policies – New goals and policies developed specifically for the Palisades neighborhood are provided for chapters where additional guidance is required. Goals are general statements indicating the neighborhood's desired end, and policies are more specific statements indicating the neighborhood's position or course of action to accomplish the goals. They are strategic statements based on desires that members identified during the 20 Year Plan development process. Palisades Neighborhood Association goals and policies provide direction to the neighborhood association, and City goals and policies provide direction to the City through its Comprehensive Plan.

Action Steps – Action steps are recommended programs, projects, standards, or courses of action for the City and for the Palisades Neighborhood Association. The completion of these items will depend on a number of factors such as citizen priorities, finances, and staff availability. Action Steps guide future City decision-makers and Neighborhood Association leaders on ways to implement the goals and policies of the neighborhood plan.

Sustainability

Policies and action steps to promote environmental and social sustainability in the Palisades neighborhood are at the forefront of this plan. The symbol at the right is used throughout the document to note the policies and action steps that support the neighborhood and City's commitment to sustainable practices.

Sustainability is a matter of meeting the vital human needs of the present without compromising our ability to meet future needs. A sustainable Palisades is a community that makes choices and takes actions that support the long-term wellbeing of the people, organizations, economy and natural resources of the neighborhood and beyond. A sustainable Palisades cares for these resources in order to leave a legacy for generations to come. Information on the City of Lake Oswego's Sustainability strategy can be viewed at www.ci.oswego.or.us/plan/sustainability/Sustainability_homepage.htm.

City-Wide Actions

In some cases, an action step may address an issue of importance to the entire community as well as to Palisades residents. Action steps of city-wide importance are identified by the symbol shown at the right, and present an opportunity to coordinate with other community organizations, agencies and advocates who share a common concern.

City Decision-making and the Palisades Neighborhood Plan

Neighborhood goals, policies and action steps become part of the Comprehensive Plan upon adoption of the Palisades Neighborhood Plan. The Palisades Neighborhood Plan does not contain a code of standards for development. Rather, neighborhood goals and policies provide a basis for developing and amending standards in the Community Development Code that are used to review development applications. As part of the Comprehensive Plan, the City must follow relevant policy statements in the Palisades Neighborhood Plan when amending the Comprehensive Plan, developing other plans or ordinances which affect land use such as public facility plans, and when amending zoning and development standards.

The City must also apply relevant regulatory policy statements in the Palisades Neighborhood Plan for decisions affecting a particular development permit application when the application is required to be processed as a "major development." These include decisions for plan and zone map amendments, Community Development Code text amendments, conditional uses, and phased major development.

Also, the City applies design objective or guidelines for residential development contained in adopted neighborhood plans in the review of Residential Infill Development (RID) for residential development applications that do not meet the development standards of the code but may otherwise be compatible with the character of the neighborhood and surrounding residential development. Projects identified in the Plan will also be added to the Capital Improvement Plan or other facilities plans, or may be implemented through a Neighborhood Enhancement Grant.

Relationship to Other Plans and Policies

The Palisades Neighborhood Plan, as 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 Palisades 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 Palisades Neighborhood Plan which can be considered separately from other parts. All Plan goals and policies are intended to be mutually supportive of one another.

The City's Comprehensive Plan and its Neighborhood Plan elements direct Lake Oswego's future. However, other planning activities and documents are also important. Other plans such as the Transportation System Plan, the various public facility plans, the Capital Improvement Plan, the Park and Recreation Master 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.

NEIGHBORHOOD HISTORY

Palisades Goal for Neighborhood History

Neighborhood Goal

Promote and preserve Palisades connection to the people, places and events that helped shape the special character of the neighborhood.

Action Steps for Neighborhood History

City and Palisades Neighborhood Association Action Steps

1. Work with longstanding community members, interested residents, local historians,and the Historic Resources Advisory Board to create a book about the history of Palisades. Include information about the geology, landscape, people and development that has shaped the Palisades neighborhood over the centuries. Coordinate with the Lake Oswego Library, Oswego Heritage Council, and Holy Names Heritage Center to obtain historic documentation.

2. Work with the Historic Resources Advisory Board, Lake Oswego Parks and Recreation staff, Clackamas County staff, and private property owners of historic sites to develop a Historic Sites Trail including a marked path, interpretive signage, and printed materials featuring maps and historic information.

3. Coordinate with the Historic Resources Advisory Board and historic districts throughout the city to organize historic walking tours through the neighborhood for school groups and other interested parties.

4. Coordinate with the Historic Resources Advisory Board to research and document significant archaeological sites including the burial grounds located on Cook's Butte.

5. Work with the Historic Resources Advisory Board, the City of Lake Oswego and Pioneer Cemetery owners to enhance and preserve the historic value of the cemetery.

CITIZEN INVOLVEMENT

Palisades Goal and Policies for Citizen Involvement

Neighborhood Goal

Enhance the quality and increase the level of citizen participation in the Palisades Neighborhood.

City and Palisades Neighborhood Association Policies

1. Educate and partner with Palisades community members to build relationships within the neighborhood and increase sustainable practices in all Palisades households.

2. Ensure that conflict resolution procedures are available and communicated to neigh bors that have concerns about their neighborhood.

LAND USE

Palisades Goal and Policies for Land Use

Palisades residents feel strongly that their neighborhood is first and foremost a place to live. The majority of residents support the predominately low density residential zoning designations and the regulatory provisions that have shaped the neighborhood as it is today. Quality of life is perceived as directly related to established land use patterns that promote a familiar residential community, and retain significant land for trees and lush woods, allowing nature to dominate throughout the neighborhood. Current residential zoning designations are perceived as important to ensuring the quiet, friendly, and safe neighborhood atmosphere valued by Palisades residents.

Neighborhood Goal
Maintain and enhance the neighborhood's established character and quality of life based on the predominant development pattern of single-family homes surrounded by scenic views, heritage landscapes, and nature.

City and Palisades Neighborhood Association Policies

1. Strengthen the Palisades neighborhood character by maintaining and enhancing scenic resources, heritage landscapes, and natural resources identified in the Lake Oswego Open Space Plan (adopted in 2001).
   a. Preserve views that are essential to the character of the Palisades neighborhood.

2. Maintain single-family character and densities within the Palisades neighborhood. In the event of future redevelopment of Public Function and Park and Natural Area zones, ensure that existing open space, natural areas and recreational facilities are maintained and enhanced for use by Palisades residents, and for their positive contribution to neighborhood character.

   a. Promote and support the parks, recreational facilities, natural areas and historic sites, which are valued by Palisades residents as neighborhood amenities due to their positive contribution to neighborhood quality of life.

   b. Consider the contribution of dark night skies to the neighborhood's character and its natural habitat.

3. Ensure development occurs and functions in a way that is compatible with the predominant character and conditions of the surrounding area and addresses residents' objectives as identified in the Neighborhood Character section of this plan. (See Land Use, Existing Conditions, Neighborhood Character).

   a. Ensure that new non-residential development creates a positive contribution to the pattern of single-family homes surrounded by scenic views, heritage landscapes, and natural resources.

   b. Support ongoing observation and continued improvement to City development standards for residential infill design to ensure they have their intended effect.

c. Seek continued efforts for enhancing the use of non-residential and conditional uses while seeking resolution to traffic, on-street parking, noise and light trespass issues for nearby residents.

d. Strive for creative solutions and resolution of parking, traffic, noise, lighting and other neighborhood concerns.

4. Provide for residents varied housing needs while ensuring the detached single-family character and scale of the Palisades neighborhood is not diminished.

   a. Be sensitive to a range of households' needs including families with school-age children, working couples and singles, seniors, people caring for aging parents and spouses, and people with disabilities.

5. Consider zoning amendments as needed to address unique characteristics of properties in the Palisades neighborhood.

6. Encourage best available green building practices to minimize energy consumption, water use and waste, including permeable surfaces and pavement where applicable.

7. Coordinate with the Lake Oswego School District to:

   a. Maintain quality school facilities within the neighborhood.

   b. Promote and maintain safe walking and biking access for neighbohood students.

Action Steps for Land Use

City Actions Steps

1. Consider new overlay zones for the Palisades neighborhood to preserve and enhance existing neighborhood character:

    a. Conduct an in-depth survey of properties in each Residential Develop ment Typology area to determine the frequency of dominant neighbor- hood characteristics. Using the results, work with neighbors within each area to explore new regulations that would help to ensure that future development is consistent with the existing neighborhood character. Adopt an overlay zone/s to apply any additional regulations that are sup ported by the neighborhood.

2. Develop and implement an "Overlook Road Scenic Streetscape Concept Plan" to improve the character of this gateway to the Palisades neighborhood, and to protect scenic views identified in the Lake Oswego Open Space Plan (adopted in 2001) from adverse impacts caused by adjacent development. Scenic resources for Overlook Drive identified by the public as part of the Open Space Plan include:

    - Scenic drive coming down hill;
    - Scenic site near Stafford;
    - Scenic site at Ridge Lake Drive next to tennis courts looking east.

    a. Work with residents, representatives from Lakeridge High School, The Stafford congregate care facility residents and management, Church of Jesus Christ Latter Day Saints, and adjacent property owners.
    b. Consider designs to enhance stormwater management.
    c. Investigate implementation funding including neighborhood enhance- ment grants and other grants available for heritage or natural resource enhancement projects.

3. Refer to the Neighborhood Character section of this plan when reviewing Conditional Use, Residential Infill Design (RID) and Major Development applications to identify design features and issues important for ensuring compatibility of new development with the surrounding neighborhood.

4. To ensure congregate and residential care housing developments maintain a residential neighborhood scale and character, amend the Community Development Code (LOC Section 50.69.057) to require the following additional standards within the Palisades Neighborhood boundaries:

    a. Develop additional standards for structure design that would ensure that congregate housing and residential care housing facilities reflect charac- teristics of a detached, single-family development pattern while accom- modating the unique functional needs of the facility.

5. Develop a pilot lakefront zone or overlay zone for Area 1 of the Palisades neighborhood that would address the unique aspects of lakefront properties and properties with lake views. The zone would be intended to serve as a model for the development of lakefront zoning citywide.

6. Establish guidelines, recommendations and incentives for the planting of native trees and vegetation to enhance neighborhood character and strengthen green corridors throughout the Palisades neighborhood as recommended in the Lake Oswego Open Space Plan (adopted 2001).

7. Involve Palisades Neighborhood Association representatives in planning processes associated with expansion of the Lake Oswego Urban Services Boundary.

8. Continue to implement recommendations identified in the Lake Oswego Open Space Plan (adopted in 2001) to protect and enhance the following resources of importance to the Palisades neighborhood character and quality of life:

a. Heritage Landscapes:

- Luscher Farm
- Homes and farms in the North Stafford Area
- Pioneer Cemetery
- Cook's Butte
- Oswego Lake

b. Scenic Resources:

- Stafford Road (scenic corridor, views and site)
- Luscher Farm (scenic views and site)
- Overlook Drive (scenic corridor)
- Bergis Road (scenic corridor)
- Childs Road at Stafford (scenic site and corridor)
- Rosemont Road (scenic view and corridor)
- Palisades Crest Drive (scenic views)
- Cook's Butte (scenic view and site)
- South Shore Boulevard (scenic corridor)
- South Shore Natural Area (scenic view and site)

Recommended protections include, where appropriate:

a) Amendments to the City's Historic Preservation Code (LOC 58) to include review of modifications to larger landscapes and adjacent properties visually linked to the heritage landscape resource.

b) Amendments to City street and subdivision standards to enhance the rural character of the North Stafford area. Consider eliminating curb and gutter requirements and narrowing streets while accommodating pedestrian circulation and connectivity with a path system through the subdivision.

c) Development of standards for view shed protection, and for buffers and screening to minimize visual impacts.

d) Application of Goal 5 provisions to protect scenic roadside forested or vegetated buffers.Coordinate with Clackamas County, Metro, and other public stakeholders to protect the rural landscape located outside of cities' limits.

PARKS & RECREATION

Palisades Goal and Policy for Parks and Recreation

Neighborhood Goal

Maintain, enhance and develop access to public facilities that address Palisades neighbors' recreational needs.

City Policy

1. Develop additional pocket park facilities in Palisades that include active recreational opportunities.

Action Steps for Parks & Recreation

City Action Steps

1. Develop a Park Master Plan for the Rassekh property with participation from the outset by the Palisades Neighborhood Association.

2. As part of the Rassekh property master planning process, work with the Palisades Neighborhood Association to develop plans that protect and conserve natural resources. Use sustainable building materials and designs that efficiently use water and energy.

3. Work with the Palisades Neighborhood Association to identify opportunities for improved sustainability at existing City park properties in Palisades, including energy efficient lighting, rainwater recycling, and chemical-free landscape care. Develop a plan and timeline to implement these measures.

4. Involve the Palisades Neighborhood Association in planning, development, or amements to the Luscher Farm Master Plan.

5. Add signage at South Shore Natural area noting there are steep slopes and no pathways.

TRANSPORTATION

Palisades Goals and Policy for Transportation

Neighborhood Goals

1. Create a safe transportation system by ensuring that appropriate transportation regulations are being met.
2. Increase and enhance facilities for walking, biking and transit, including crosswalks.
3. Increase public transit options in Palisades.
4. Develop solutions to parking issues that meet the needs of Palisades residents, pedestrians, bicyclists, emergency vehicles, drivers and institutional uses.

City Policy for Palisades Streets & Roadways

1. Where new streets are constructed or old streets reconstructed in Palisades, where feasible, design the right-of-way to filter storm water runoff through natural vegetation and other pervious materials.

Action Steps for Transportation

Action Steps for Streets and Roadways

City Action Steps

1. Assess the following locations for additional stop signs. Engineering staff will install devices where they are deemed necessary to define the right-of-way and safe according to national standards for traffic control devices.
   - Crestview Drive at Wall St.
   - Crestview at Woodland Terrace
   - Park Forest Avenue at Lakeridge Drive

2. Study the following intersections to evaluate intersection safety and determine if anything can be done to improve safety for drivers, cyclists and pedestrians. Work with neighbors to implement any necessary safety improvements.
   - Fernwood Drive at South Shore Drive
   - Lakeridge Drive at South Shore Drive
   - Overlook Drive and Stafford Road
   - Palisades Crest Drive and Westview Drive

3. Add additional signage for the Golf Course along Stafford Road.

4. As part of the Transportation System Plan update, conduct a comprehensive, multi-jurisdictional study of Stafford Road to plan for changes anticipated inside and outside the Stafford basin that will impact the volume of traffic on this important arterial.

5. Monitor and assess safety along South Shore Blvd., Stafford Road, and their feeder streets.

Action Steps for Walking, Bicycling and Transit

Palisades Neighborhood Association and City Action Step

1. Prioritize the list of Palisades pathways. Work through the Transportation Advisory Board (TAB) to implement pathways at these priority locations.
   - Sidewalk on north side of Greentree Road, between Carter Place and Greentree Avenue
   - Sidewalk Eastside of Treetop between Overlook Dr. & Fernwood Dr.
   - Pathway from Cloverleaf Rd. to Overlook Dr. between Lakeridge HS & golf course
   - Sidewalk/Pathway on Southside of Greentree between Fernwood Dr. & Westview Dr.
   - Sidewalk on Eastside of Canyon between Greentree Rd. & South Shore.
   - Pathway between Park Rd. down to Greentree Easement exits between 4 homes.
   - Sidewalk on Westview between Greentree Rd. & South Shore.
   - Sidewalk from Cooks Butte Park up Palisades Crest onto Hillside Dr. to Fernwood Circle to Fernwood Dr.
   - On Meadowlark from Overlook south to connect to existing sidewalk

City Actions Steps

1. Update the Transportation System Plan to add a sidewalk on the eastside of Canyon Drive between Greentree Road and South Shore Blvd., and a sidewalk on Meadowlark Lane from Overlook Drive south to the existing sidewalk.

2. Work with the Palisades Neighborhood Association and TriMet to provide additional public transportation to Palisades residents through a vehicle shuttle service.

3. Work with the Palisades Neighborhood Association and The Stafford to determine the feasibility of a public shuttle bus that serves the Palisades neighborhood through pick-up and drop-off from the The Stafford facility.

NATURAL RESOURCES

Palisades Goal and Policy for Natural Resources

Neighborhood Goal

Promote conservation of natural resources by using sustainable practices throughout the neighborhood.

City and Palisades Neighborhood Association Policy

1. Increase public awareness and knowledge about trees in Palisades.

Action Steps for Natural Resources

City Action Steps

1. Provide training on tree identification, native tree planting, tree maintenance, and the City Tree Code to Community Forestry leaders.

2. Maintain trees in City-owned natural areas.

3. Provide ongoing assessment of the condition of natural resource sites in Palisades.

APPENDIX A:
Neighborhood Character Assessment & Objectives

Primary character-defining features for the Palisades neighborhood are stunning views, mature evergreen trees and wildlife habitat, adjacent rural land, detached, single-family homes, and the lake. These features contribute to the area's private, quiet ambiance and the quality of life for Palisade's family-oriented neighborhoods. Character distinctions between areas within the Palisades neighborhood are closely associated with dates of single family home subdivision development. Most homes in Palisades were built approximately 20 to 40 years ago.

The Neighborhood Character Map (Figure 2) on the previous page identifies natural features, rural areas, historic sites and structures, and an approximate chronology of single family residential plats. Together, these elements comprise the character of Palisades neighborhoods. Character-defining features and related concerns are discussed on the following pages.

Historic Luscher Farm lies just outside the Palisades neighborhood but contributes directly to the open, rural character valued by residents.

Oswego Lake is a highly valued scenic and recreational resource. (Photo credit: Anni Miller)

View of rural land to the southeast from Overlook Drive and Stafford Road.

Character Assessment

Natural Features

"Palisades" means "a row of high cliffs, usually rising sharply from the side of a river, stream or lake." Palisades distinctive character is largely derived from prominent natural features such as the lake and steep, wooded slopes. These features have had a profound effect on land development and are important elements of community identity.

The highest point in Lake Oswego is Cooks Butte, a 718 foot extinct volcano located in the Palisades neighborhood: Cooks Butte has created a unique topography throughout the neighborhood that offers a variety of stunning views. The land form also has encouraged development patterns to maximize views and negotiate steep grades.

See the Natural Resources chapter for more details.

Neighborhood Objectives

- Preserve trees and the neighborhood's wooded, green character
- Protect neighborhood views from development.
- Maintain the natural beauty of the lake as well as the recreational opportunities it provides.
- Retain the natural quality of Cook's Butte Park.

Rural Roots

The first structures built in the Palisades area were vernacular farm houses and outbuildings located on two important market roads, Rosemont and Stafford, which were in use from the mid 1800s. Stafford Road's uncluttered, rural character is protected outside the City limit by its designation as a "Scenic Road" by Clackamas County. Original buildings remaining in this vicinity include the Shipley-Cook farmhouse, a County-designated historic landmark, and the Carter family farmhouse, a City-designated historic landmark. Luscher Farm was historically known as Fletcher Farm. It is the most intact historic farm in Clackamas County, and 23 acres have been designated as a County Landmark. The City of Lake Oswego has created a partnership with local community members with an eye on continuously developing and preserving the historic land.

The Carter House was built in 1881 and remains on Stafford Road at Overlook Drive as a City Landmark.

Sacred Heart and Pioneer cemeteries are located along Stafford Road and were established in the mid- to late 1800's. The 1.7 acre land for Sacred Heart Cemetery was donated to the Catholic Church in 1880 and is currently owned by Our Lady of the Lake Church. There are about 160 headstones in the cemetery with the oldest dated 1875. The Pioneer Cemetery was established in 1881. The five-acre parcel is designated by the City as a historic landmark. As one resident noted, it is a "compilation of individual human history, memories, emotions, inspiration and other elements." It is also habitat for birds and small animals and a "place where residents can enjoy solace, renewal and walks in the hours of their daily living".

Historic Luscher Farm lies just outside the Palisades neighborhood but contributes directly to the open, rural character valued by residents.

Rural, historic sites contain some of the only remaining symbols of Oswego's early and important people, and contribute to the historic, open character along Stafford Road. Historic sites and farm properties provide open space, scenic views and a connection to the area's rural roots that remain important to the character of the Palisades neighborhood today.

Neighborhood Objectives

- Protect open spaces.
- Protect the rural Stafford basin for its valued historic, rural, pastoral and open feeling.
- Ensure that any future development is consistent with the single family detached scale and character of the neighborhood.

Residential Character Typologies

Lakefront Development

Lush forests and Oswego Lake attracted developers to the area in the late 1920s and 1930's where grand homes were built along the lake front based on English styles such as English Tudor, English Cottage, and Arts and Crafts. The styles denoted social prestige. Materials such as native basalt stone, wood, and brick were compatible with the natural beauty of the lake sites. Noted architect Richard Sundeleaf designed and built his own residence in the English Cottage style at Phantom Bluff in 1939-40. The home is designated as a Historic Landmark by the City.

Noted architect Richard Sundeleaf designed and built this lakefront house in 1939-40 at Phantom Bluff in the English Cottage style for his personal residence.

Today, Palisades lakefront homes remain among the highest in value in the city. These homes continue to echo the picturesque styles and emphasis on outdoor living and recreation of the first lakefront residences.

Lakefront homes in Palisades are situated both at water's edge and nestled in the trees high above the lake with water access via the steep hillside.

The non-profit Lake Oswego Corporation manages water quality, maintenance, and safety for Oswego Lake. Two easements owned by the Lake Oswego Corporation grant lake access for Palisades property owners: The Lakefront Easement and the Palisades Park Community Club Easement. Each easement is governed by its own individual set of by-laws and has its own volunteer board of directors.

The seven square mile Lake Oswego City Watershed is contained within City limits and has a significant impact on Oswego Lake water quality. Information from the Lake Oswego Corporation notes that initially, the only watershed for the lake was the surrounding 4500 acres. A navigation canal completed in 1872 exposed Oswego Lake to the 455,000 acre Tualatin River watershed. Given the lake's significance to the community, the Lake Oswego Corporation works cooperatively with the City of Lake Oswego as stewards of the watershed.

Oswego Lake access is granted through membership in easements owned by the Lake Oswego Corporation. (Photo credit:Ines Bojlesen)

Neighborhood Objectives

- Maintain Oswego Lake water quality as a neighborhood priority.
- Promote and protect the interests of the Palisades homeowners with lake rights, including the Palisades Lakefront Easement and the LakeGrove Swim Park.
- Promote development standards that address the unique aspects of Palisades lakefront properties.

Mid-1940's to 1950's Development

The first wave of single-family subdivision development began in 1947 with the platting of the first phase of the Palisades Park. Ferncrest and Cherry Crest Plats were established in the 1950's (see Figure 1, page 20). The infill development that has occurred in these areas has not diminished their modest scale and quiet character. Palisades Elementary School opened in 1958. It exhibits a "modern", functional approach to design where the purpose of the building and honest use of materials are expressed.

Dominant Characteristics

- Zoning: R-7.5 & R-10; minimal potential for future lot partitioning. (Lot size matches zoning designation)
- Building Size:1,000 sq.ft. to 3,000 sq.ft.
- Scale: Low at 1 to 1 1/2 floors.
- Style: Early Ranch informal, low profile, horizontal orientation, low-pitched roofs.
- Double-hung windows; some divided lites.
- Materials include painted wood siding, board and batten, white contrasting trim common at fascia and windows.
- Mild grades; lower elevations; no view sites – homes not oriented for views.
- Curbless "rural" street edge with wide shoulder.
- Distinctive decorative signs identify entry points to neighborhood.
- Backdrop of mature evergreen trees; lush natural vegetation.

Neighborhood Objectives

- Preserve the neighborhood character and style as homes are rebuilt and remodeled.

Palisades Park's mild grades accommodate low-scale, split-level homes with parking below.

Decorative sign identifies entry points to Palisades Park.

Narrow, quiet streets feature "rural" curbless shoulders. The ever-present backdrop of mature fir trees and natural vegetation enhances the area.

Palisades Elementary School opened in 1958 and exhibits the influence of the "modern" / international style with it's low profile, flat roofs and overhanging eaves, lack of ornamentation, and a functional approach to design..

1960's Development

In the 1960's development grew to the east with Lakeridge High School, and moved to higher elevations with views from the Greentree and Palisades Heights developments. The design of these developments has allowed a significant amount of natural vegetation to mature and contribute significantly to the character of the area. Tall trees and moderate to steep grades enhance compatibility for a range of house styles and sizes.

Dominant Characteristics

- Zoning: R-7.5 & R-10; minimal potential for future lot partitioning.
- Building Size: 2,000 sq.ft. to 4,000 sq.ft.
- Scale: Low to medium to low scale. Split level and 1 to 2 floors typical.
- Styles: Eclectic including traditional Cape Cod, Craftsman, and Ranch styles, and Northwest Modern. Northwest Modern features include broad gabled roofs with overhanging eaves and wood-frame construction.
- Traditional styles feature double-hung windows. Modern styles feature large fixed glass windows to enhance views.
- Materials: Painted wood siding with white trim typical on traditional styles. Northwest Modern styles feature unpainted or natural stains on wood siding.
- Medium to steep grades; views are featured in the siting of homes in Palisades Heights.
- Urban curb and gutter. Few sidewalks.
- Backdrop of mature evergreen trees; lush natural vegetation.

Neighborhood Objectives

- Maintain eclectic neighborhood style.
- Preserve natural mature vegetation.
- Improve safety on busy streets for pedestrians.

"We bought our property in 1960 from Herb Kruse. In 1960 Cloverleaf was a gravel country road that ended where the present entrance to the water storage tank is. He also owned the land where Lakeridge is now. He had a big barn and raised beef cattle. These cows got out now and then to roam the neighborhood, going as far as Mapleleaf Road. The barn blew down in the Columbus Day storm. [1962] There were frogs singing every night - mallard ducks nesting in the wetlands – it was scary when mama duck took her little ducklings down Cloverleaf Road, Fernwood, across South Shore - taking them down to the lake. To go to Stafford Road from Cloverleaf Road, we had to drive to "Grimm's Corner" - McVey & South Shore. When we moved to Lake Oswego in 1954 the population was around 9000 - nice quiet, unassuming little downtown. Everybody knew everybody - fun time."

[Contributed by Ann Powers, Palisades neighbor 2007]

Cape Cod style home in the Greentree area.

Striking post-and-beam home with an internal orientation, open floor plan and expansive interior glass provides private views of nature.

Natural materials complement nature in this modern northwest bungalow. The home sits comfortably on a gently sloping lot and is situated to the natural setting.

Split-level ranch home on sloped lot is dominated by mature trees.

1970's to 1980's Development

The Palisades neighborhood was largely subdivided and built by the end of the 1980's. Developments such as Palisades Park Estates, Palisades Heights, and Ridgepoint continued up to the edge of Cook's Butte Park. Green Tree Slope and Sunny Hill were also developed at this time. Streets and cul-de-sacs followed topography to maximize view sites of Mount Hood and the Tualatin River basin. Steep grades served to mitigate scale and enhance compatibility. View-obstructing groves of trees have not been retained. The backdrop of mature evergreen trees at Cook's Butte continues to provide a forested, natural presence.

Cook's Butte provides a forested backdrop for homes sited to maximize views.

<u>Dominant Characteristics</u>

- Zoning: R-10 and R-15; minimal potential for future lot partitioning.
- Building Size: 3,000 sq.ft. to 6,000 sq.ft.
- Scale: 1 to 3 floors. Additional floors tucked on the down slope side mitigate scale at street.
- Styles: Eclectic including Traditional; Ranch; Craftsman; and Modern. Large expanse of windows at views. Broad gabled, hipped or shed roof forms.
- Materials: Painted wood siding. Stone and brick may be featured as an accent.
- Medium to very steep grades. Homes oriented for views.
- Forested character not common at street. Background of mature evergreen trees retained on larger lots and provided by natural areas such as Cook's Butte Park.
- Urban curb and gutter; sidewalk often featured on one side of street.

Modest street presentation of home belies grand views at the rear of the property on the downslope side.

<u>Neighborhood Objective</u>

- Maintain the safe, quiet character of isolated streets and cul-de-sacs.

Sunnyhill home exhibits features from both Ranch and Traditional styles.

Development from 1990's to the Present

Recent development features larger homes ranging in area from 4,000 to over 6,000 square feet. Homes on sloped areas are sited for views. The forested character of older areas is absent, most notably at the street. Developments include Evershed and Atherton Heights at the east face of Cook's Butte, Southshore Estates off of Greentree Road, and new homes off of Bergis Road. By 2007, most residential properties large enough to be partitioned have been developed.

Dominant Characteristics

- Zoning: R-10; R-15; minimal potential for future lot partitioning.
- Building Size: 4,000 sq.ft. to over 6,000 sq.ft.
- Scale: 1 to 3.5 floors
- Style: Eclectic with dominant traditional and European elements. Windows orient to views.
- Materials: Varied including painted wood, plaster, cultured stone.
- Steep grades mitigate scale and enhance compatibility.
- Few mature evergreen trees and little natural vegetation.
- Urban curb and gutter with sidewalks on one side of street; pedestrian connections are often provided.
- Sidewalks on one side.

Neighborhood Objective

- Encourage new and remodel construction projects to consider scale and character relative to neighboring properties.

Homes in Evershed development feature a range of traditional styles. Trees are removed so as not to obstruct views.

South Shore Estates home features brick veneer and traditional bay with view windows.

Homes off Bergis Road adjacent to county land zoned for agriculture.

Recent development in foreground exhibits traditional styles with modern styles from 1970's in background. All sites orient east to views of the rural Stafford area.

Non-Residential and Conditional Use Character

Development of non-residential uses in the 1970's and 1980's includes Lakeridge High School, which opened in 1971 on Overlook Drive on 33.91 acres at the location of the cattle farm owned by Herb Kruse in the 1960's. The original building was designed by noted local architect John Storrs and later underwent significant remodeling. Other non-residential development includes the Church of Jesus Christ of Latter-Day Saints, also on Overlook, and Christian City Church (formerly known as Bethlehem Church) on Stafford Road. Designs were typical for institutional buildings of the time. Non-residential development replaced rural open space and altered the character of the southeast gateway to the Palisades neighborhood at Stafford Road and Overlook Drive.
Non-residential development from the 1990's to the present has included extensive remodeling improvements at Lakeridge High School including construction of a performing arts building.
In 2007 The Stafford congregate care facility, the area's first higher density residential use, was developed as a conditional use on Overlook Drive between the Church of Jesus Christ of Latter-Day Saints and Lakeridge High School.

Several conditional use developments are located along Overlook Road near the intersection with Stafford Road.

The Church of Latter Day Saints is located across from Lakeridge High School.

The entrance to Lakeridge High School presents a modern façade of concrete and glass.

The Stafford added 105 units of senior housing on Overlook Drive in 2008.

<u>Neighborhood Objectives</u>

- Promote compatibility of non-residential buildings with the rural or traditional qualities of the neighborhood including the use of trees and natural vegetation.
- Protect the historic rural character and scenic views in the neighborhood.
- Maintain the low density residential character of the neighborhood.

Palisades Neighborhood Character

Open Space and Rural Land Use

- County Rural Zoning
- City-owned County Land
- Park, Natural Area and Open Space
- Private Open Space

Development Typologies

- Lakefront Development
- Mid-1940's through 1950's
- 1950's through 1960's
- 1970's through 1980's
- 1990's to Present

Landmarks, Pathways & Edges

- Institutional Use
- Historic Landmark - City
- Historical Landmark - County
- Scenic Roadway - County
- Palisades Neighborhood Ass.
- City Limits
- Urban Growth Boundary

Lake Oswego

GOODIN EASEMENT
SOUTH SHORE GLEN EASEMENT
SOUTH SHORE NATURAL AREA
PALISADES PARK EASEMENT
SUNDELEAF HOUSE
NATIONAL GUARD ARMORY
LAKE OSWEGO UNITED METHODIST CHURCH
FREDRICK ARMS APTS.
SOUTH SHORE FIRE STATION 212
SOUTH SHORE RESERVOIR & TENNIS COURTS
THRIFTWAY
ALDER POINT EASEMENT
BLUE HERON EASEMENT
RIVER WEST CHURCH
LAIDLAW HOUSE
GREENTREE PARK
PALISADES ELEMENTARY SCHOOL
PALISADES 2 RESERVOIR
ASPEN PARK
SACRED HEART CEMETERY
OSWEGO PIONEER CEMETERY
LAKE OSWEGO MUNICIPAL GOLF COURSE
CLUB HOUSE
PALISADES RESERVOIR
LAKERIDGE HIGH SCHOOL
MAINTENANCE
CHURCH OF JESUS CHRIST LATTER DAY SAINTS L.O. LAKERIDGE WARD
CARTER HOUSE
FARR HOUSE
HAZELIA FIELD AT LUSCHER FARM
CHRISTIAN CITY CHURCH
WOODSIDE CIRCLE EASEMENT
BRYANT PARK EASEMENT
WESTRIDGE ELEMENTARY SCHOOL
WESTRIDGE PARK
CITY VIEW RESERVOIR
COOKS BUTTE RESERVOIR
RASSEKH PROPERTY
LUSCHER FARM
COOKS BUTTE PARK
SHIPLEY FARM HOUSE
FIRLANE
PGE SUB. STATION
ROSEMONT ARENA
STEVENS MEADOWS
RIVERGROVE WATER DISTRICT RESERVOIRS

Palisades Neighborhood Association

0 300 600 900 1,200 Feet

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06/02/09