Glenmorrie Neighborhood Association

Neighborhood Plan Implementation
Tonight’s Agenda

- Presentation
- Question & Answer
- Visit stations and talk to Glenmorrie neighbors about the ideas
- Complete a survey about the ideas
Purpose

To discuss the Neighborhood Plan implementation strategy with all the Glenmorrie neighbors to get feedback prior to moving forward.
Timeline

<table>
<thead>
<tr>
<th>2000</th>
<th>2001-2007</th>
<th>2008</th>
<th>Tonight</th>
<th>Next Steps</th>
<th>Timeline TBD</th>
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</thead>
<tbody>
<tr>
<td>Glenmorrie Neighborhood Plan is adopted by City Council</td>
<td>Neighborhood Association works on Plan implementation</td>
<td>Staff and neighborhood analyze Plan to identify outstanding Plan items</td>
<td>Potential implementation strategy discussion with entire neighborhood</td>
<td>Revise strategy based on feedback and survey results</td>
<td>Hold second Open House to discuss revised strategy</td>
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WE ARE HERE

Glenmorrie Neighborhood Association
The Neighborhood Plan

• Developed over several years by GNA
• Adopted by City Council in 2000
• Based on the City’s Comprehensive Plan
Goals, Policies & Action Measures

- Citizen Involvement
- Land-Use Planning
- Open Spaces, Scenic, Historic and Natural Resources
- Air, Water and Land Resources Quality
- Housing
- Public Facilities and Services
- Transportation
- Willamette River Greenway
Examples

• Goal
  – Ensure that the Plan is implemented through land-use regulation.

• Policy
  – Provide a copy of the Plan to all neighbors.

• Recommended Action Measures (RAMs)
  – Develop design standards to ensure new development “fits” with the existing character.
• December 2007 Glenmorrie Annual Meeting
  – Neighbors volunteered to work with City Staff to analyze the Plan and potentially develop an Overlay Zone.

• Volunteers
  – Volunteers met almost every other week for a year.
Committee analyzed the Plan line by line and asked: *Is the policy, goal or RAM:*

- Complete?
- On-going?
- Incomplete?
- No longer applicable?
Results

- Majority of Plan items did not require further action to implement.
- Most effective way to implement the outstanding policies, etc., would be to explore the development of an Overlay Zone for the neighborhood.
Glenmorrie Overlay Zone

- Development regulations for new homes (or major remodels) which can be used to protect Glenmorrie’s unique character.
- Overlay regulations apply in addition to the existing zoning requirements (R-15).
  - Could be a *new* regulation or a *change* to an existing regulation.
Other LO Neighborhood Overlay Zones

- Adopted
  - First Addition
  - Old Town
  - Evergreen
- Developing
  - Lake Grove
  - Palisades
Concurrent City Processes

- Infill Task Force recommendations
  - Design Review
- Community Development Code updates
  - Including Sensitive Lands
- Comprehensive Plan update
  - Visioning
What is the existing zoning in Glenmorrie?

• R-15
  – Residential
  – Minimum lot size is 15,000 square feet
    • This is the largest lot-size zone for single-family housing in Lake Oswego.
Where would the overlay apply?
What is Glenmorrie’s Unique Character?

- Four character **themes** were identified in the adopted Neighborhood Plan:
  - Low density, detached single-family **residential** land-use pattern.
  - Abundance of **natural resources** and a sense of privacy and quiet.
  - Narrow, winding “**country lane streets.**”
  - A sense of **spaciousness** and access to **views**.
The Overlay Zone Proposals
Framework for Overlay Zone Proposals

- Allows implementation of current Neighborhood Plan.
- Response to neighbors concerns.
- A balance between maintaining neighborhood character and accommodating personal rights.
• **Goal 10, Policy 5** - Encourage those who build a two-story home to meet with neighbors.

• **Goal added in 2006** - Encourage the City to provide timely notification to neighbors when a house is to be remodeled with an addition greater than ¼ the size of the original house.
Overlay Proposal
Neighbor Notification

- **Current Code** - No notice is given to adjacent neighbors when a building permit is issued if the new house or addition meets the requirements of the zoning code.

- **Proposed Change** - Require the applicant to notify the adjacent neighbors when a building permit for more than 500 square feet is issued.

Goal 10, RAM iii - Develop design standards specific to Glenmorrie to ensure that all new residential development ... contributes positively to the neighborhood character, including:

- Height, bulk
- Sized of paved areas
- Appropriate setbacks, buffering and screening
Overlay Proposal
Eliminate Height Exceptions

• **Current Code** - Allows exceptions to the maximum building height (35 feet) for roof forms or architectural features, such as cupolas and dormers.

• **Proposed Change** - No exceptions to maximum height.

• **Reason** – Nearly all homes in the neighborhood are much lower in height than 35 feet.
Overlay Proposal

15-Foot Side Yard Setbacks

• Side yard setback not adjacent to a street
  – **Current Code** - Requires a 15-foot minimum side yard setback except when the structure is less than 18 feet high.
  – **Proposed Change:** Regardless of structure height, side yard setbacks should be 15 feet.
  – **Reason** - Glenmorrie’s lots are large enough to accommodate 15-foot setbacks and help maintain privacy between neighbors.
Overlay Proposal
Move Bulk Away From Neighbors

• **Current Code** - No regulation governing side yard setback plane.
  – Infill Task Force is proposing a new side yard setback plane (12:12) for new homes (non-corner properties) in the R-7.5, R-10 & R-15 zones.
• **Proposed Change** - Adopt the proposed regulation for Glenmorrie.
Proposed 12:12 side yard setback plane

**Reason:** New homes today are much larger than older homes in the neighborhood. Pushing the bulk of the house toward the center and away from adjacent properties helps mitigate the visual impact of larger houses.
Overlay Proposal
Move Bulk Away From Neighbors (con’t)

Without 12:12 pitch

12:12 Pitch
Proposed Regulation

Glenmorrie Neighborhood Association
Overlay Proposal
Landscaping & Buffering

- **Current Code** - There is no buffering requirement.
- **Proposed Change** - Require landscaping for new development.
- **Reason** - Buffering and screening will enhance privacy and mitigate the visual impact of new development as well as help control erosion.
Overlay Proposal
Refine Fencing Standard

• **Current Code** - Fences can’t be higher than 6 feet.
  – Fences within 10 feet of a street can’t be higher than 4 feet.

• **Proposed Change**
  – Front yard: 4-foot maximum height within the front yard setback.
    • Should be ornamental or symbolic, not a visual barrier.
  – Side & rear yard: If over 5 feet high, incorporate an open design.
  – Stone and brick are in keeping with the neighborhood character.
  – Limitations on the use of chain link fences.
Overlay Proposal
Refine Fencing Standard (con’t)

• **Reason** - Fences aren’t common in the neighborhood; therefore, if they are built, they should blend in with the natural landscape.
• **Current Code** - No maximum percentage of hardscape is defined.

Almost all properties are under the 50% threshold. The few that are above it are very noticeably covered in hard, impervious surfaces.
Overlay Proposal
Hardscape Maximum (con’t)

• **Proposed Change**
  – No more than 50% of the lot can be hardscaped.
  – Hardscape would include house footprint, driveway, patios, deck, walkways, water features, pools, etc.

• **Reason** - To minimize paved areas and impact of structures on the natural resources, and maintain the “country” character, address surface water drainage issues.
• **Goal 5, RAM xii** - Identify Glenmorrie’s key view resources, including the Cascade Mountains, the Willamette River and other territorial scenes, and develop means to prevent their obstruction by new development.

• **Goal 10, Policy 1** - Protection of significant views and vistas...
• **Current Code** - No view protection.

• **Proposed Change** - Encourage view protection, although not enforceable.
  
  – New development and landscaping shall preserve and enhance views of the Cascade Mountains, the Willamette River, Mt. Hood, Mt. St. Helens, Mt. Scott, Mt. Tabor, Mt. Adams, and the Milwaukie/Oregon City Area.
Overlay Proposal
View Protection (con’t)

- **Reason** - Views are critical to Glenmorrie character and are accessible to everyone, either from individual property or as they travel through local streets.
• Encourage residents and others who store recreational vehicles and equipment and non-operational automobiles in front yards to relocate them away from public view.
What is Glenmorrie’s “Ranch” Style?

- Appears to be single story from the street, but often has daylight basement in the rear.
- Usually designed to emphasize width of façade.
- Low-pitched roof.
- Usually has an attached garage.
Where are “Ranch” Homes Located?

- Several streets in Glenmorrie are lined with exclusively “ranch” style homes.
  - Glenmorrie Terrace, Glenwood Court & Lilli Lane
<table>
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<th>Should “Ranch” style homes be preserved?</th>
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<tbody>
<tr>
<td>• Do property owners on streets with exclusively “ranch” style homes wish to preserve their streets’ character?</td>
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<td>• Agree? New houses would have to look like ranches—appear to be single story from the street view.</td>
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<td>• Disagree? When houses are rebuilt they will likely look like newer development in the neighborhood, not ranches.</td>
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• “Ranch” style homes play a role in defining the character of the neighborhood.
  – Originally built as “ranch” subdivisions.
• Committee discussed whether or not language should be developed to preserve the “ranch” character in specific areas.
Additional Implementation Strategies
Adjust Neighborhood Boundary

Glenmorrie Neighborhood Association
Stormwater Management

• Request the City to:
  – Conduct a study to determine the best methods to address surface water management problems.
  – Use permeable surfaces, roadside ditches and biofiltration to treat surface water runoff.
Next Steps

- Complete the survey tonight.
- ALL Glenmorrie neighbors receive survey.
  - Late February
- Talk to your neighbors about the ideas and encourage them to complete the survey.
- Refine concepts based on neighbors feedback.
  - March
- Hold 2\textsuperscript{nd} Open House to share refined concepts.
  - Refine concepts again, if necessary
  - April/May
Next Steps (con’t)

• Board & Neighborhood vote to approve
  – Early June
• Present to Planning Commission and City Council for revisions/adoption
  – July
• Overlay Zone in effect
  – August/September
How to Comment on the Overlay Concepts

- Complete a survey/comment form tonight or mail-in.
- Talk with members of the Implementation Committee, GNA Board and City Staff at tonight’s Open House.
- Contact Laura Weigel, Neighborhood Planner at: 503-675-3730 or lweigel@ci.oswego.or.us.
- Complete the mail-in/online survey in February www.ci.oswego.or.us/plan/neighbor.htm.
- Attend Planning Commission and City Council public hearings this summer.
Questions About the Concepts?