

# Palisades Neighborhood Plan



*August 26, 2008*



Palisades Neighborhood Association



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**Appendix A:** Palisades Neighborhood Plan Implementation Strategy

**Appendix B:** 2005 Palisades Citizen Survey, Palisades Neighborhood Plan Newsletters, Land Use Analysis Maps

## 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 AND PROCESS

## Plan Organization

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** – describes historic events and sites that contribute to the neighborhood identity and understanding, policies and regulations related to preserving and promoting Palisades' heritage, and ways enhance preservation benefits and ensure sites and structures are maintained for future generations.
- **Citizen Involvement & Communication** – describes community participation and relationships valued by Palisades residents, strategies to promote communications and issue resolution, and ways to increase participation and connection among neighbors.
- **Land Use** – describes neighborhood character, existing land uses and the prevailing development pattern of single family residential and conditional uses in Palisades, and ways to provide for future needs and enhance the character of the neighborhood.
- **Parks and Recreation** – describes the network of open space in and around Palisades and addresses the neighborhood's need for active, family park facilities.
- **Transportation** – discusses the challenges of traffic calming on neighborhood streets and ways to increase pedestrian safety and promote alternative transportation modes.
- **Natural Resources** – discusses tree, water and wildlife resources in Palisades and ways to protect and enhance natural systems.

Each chapter of the plan is organized as follows:

- **Existing Conditions**
- **Existing City, Goals, Policies and Programs/Projects**
- **Palisades Goals and Policies**
- **Action Steps**

**Existing Conditions** – The existing conditions section provides a description of conditions in 2008 that should be maintained and improved upon in the future, and identifies current priorities residents would like to see addressed in the future.

**Existing City Goals, Policies, and Programs/Projects** – This section outlines existing City guidance, projects and programs that address the vision and in some cases, priorities identified by the Palisades Neighborhood Plan.

**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.

### **Implementation Strategy**

At the end of the Plan is the Palisades Neighborhood Plan Implementation Strategy. This matrix organizes the Action Steps identified for each topic area into a prioritized strategy for implementation. The strategy identifies the lead party in completing the step, assigns a target timeline for completion, and provides a column for the PNA to track the status of implementation. This matrix is intended to be a living document that is updated on an ongoing basis by the PNA and the City. The prioritization of tasks is based on input from both the PNA and City staff, and depends on multiple factors including coordination with other City projects, funding, and volunteer and staff resources. This document will serve as a guide for realizing the 20-year vision of the Palisades Neighborhood.

### **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](http://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 objectives or guidelines for residential development contained in adopted neighborhood plans in the application of Residential Infill Design Review Standards (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.

## The Planning Process

Palisades was selected in 2006 by the City Council to begin a neighborhood plan. Its selection from six interested neighborhoods was the result of a seed planted almost 10 years ago by Dorothy Rogers, former Palisades Neighborhood Association Chair, who organized a “steering committee” to start work on a plan. In 2004, the association board made resuming work on the Palisades plan a renewed priority.

### Palisades Neighborhood Plan Committee

At the Palisades Neighborhood Association General Meeting held on October 20, 2004, a Neighborhood Plan Committee was organized to draft, present and seek implementation of the plan, working in a joint effort with City staff and Palisades resident volunteers. The Plan Committee held nine meetings throughout 2005; 14 meetings during 2006; and 12 meetings in 2007, and has held three meetings to date in 2008. Four General Neighborhood Association Meetings were held during 2005, and two were held in 2006, the Plan being part of the agenda and discussions at each. Additionally, the Plan has been discussed at 20 board meetings from 2005 to 2008.

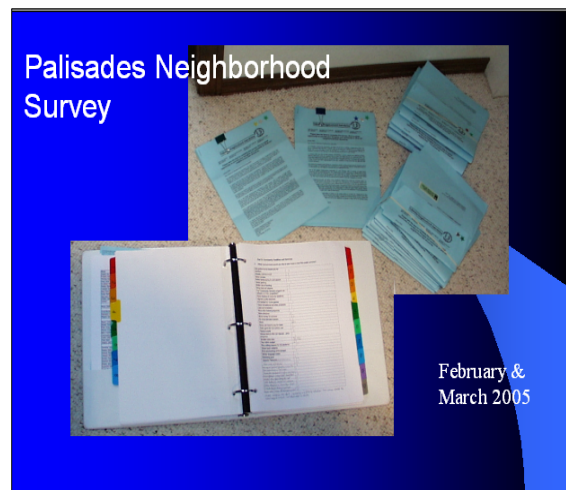
### Citizen Involvement

This neighborhood plan is the product of hundreds of conversations with neighbors from all over the Palisades neighborhood. The two prominent sources of information came from the 2005 Neighborhood Survey and a series of public meetings held throughout 2006. That information guided the identification of “issue areas” which evolved into the chapters of this plan. Every topic discussed in this plan was raised by a neighbor from Palisades and will be addressed in the plan with either an explanation of how it is addressed by an existing City of Lake Oswego or other jurisdiction’s policy, code or program; or with the identification of an action step requiring further attention. Some of these actions will require the Palisades Association to initiate the work; others will identify a City action desired by the neighborhood.

### 2005 Neighborhood Survey

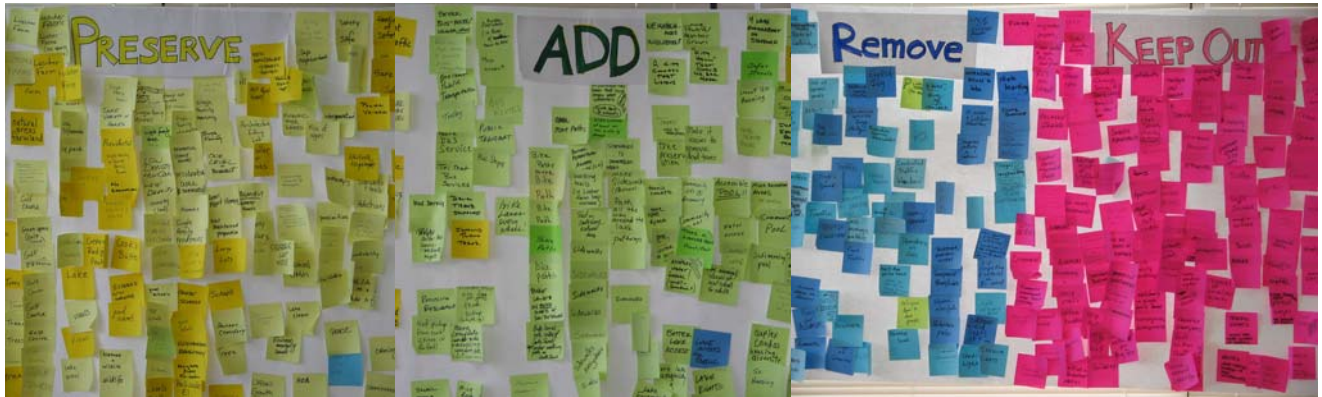
The Neighborhood Planning Committee prepared a Citizen Survey and mailed it to the 1540 association homes in February 2005. This was done to ensure that residents were aware of the current issues impacting the neighborhood and to give them an opportunity to express their opinions to those responsible for plan development. The survey was prepared in accordance with guidelines provided by books and materials made available by the Planning Division of the City of Lake Oswego and submitted for approval to Palisades Neighborhood Association Board and to the City of Lake Oswego City Manager's Office and Planning Division.

273 surveys were completed and returned to the Committee, and the data provided was compiled during the months of March and April, 2005. 137 persons identified themselves and 136 did not. Not all questions were answered in each survey; hence the number of total answers for a question does not match the total number of surveys received.



## 2006 Public Meetings

With the help of City of Lake Oswego Long Range Planning staff, the Palisades Planning Committee organized a series of meetings during the month of May 2006 to invite participation from all 13 areas of the neighborhood (*Figure 7-1*). The kickoff was a presentation before the Palisades Neighborhood Association at an annual meeting held April 26, 2006. Approximately thirty neighbors were in attendance at City Hall. Former staff Planner, Eryn Deeming Kehe presented information about what the neighborhood plan could bring to the community and the process for its development. Together with members of the committee, seven more meetings were organized, each focused on a different area of the neighborhood. Invitations were mailed to some areas, in others, association board members hand delivered notices. The article "Palisades discussions planned" was published in the Lake Oswego Review of April 27, 2006, explaining the process and informing the meeting schedules. Signs were posted in the individual area when its meeting was scheduled. Meetings occurred between May 1 and May 24, 2006 and were held at Palisades Elementary School. Each meeting asked neighbors what aspects of the neighborhood they most wished to preserve, remove, add or keep out. A summary of responses is included in the appendix. A photograph of the comments received is shown below. The month culminated with a follow-up meeting for the entire neighborhood. Twenty four residents attended. The results from the many area meetings were presented and additional feedback received.



Comments received from residents during the May 2006 PNA Plan Meetings

Before the summer arrived, a meeting was held in June to present a draft vision statement created by the planning committee and updated following the feedback received in May. Neighbors from throughout the neighborhood were invited to participate. Those who attended suggested changes and offered new ideas for improving the Vision Statement.

From September through December, 2006, the neighborhood committee held monthly meetings, each focused on an area of interest raised by neighbors in May or from the 2005 Citizen Survey. The topics discussed included Transportation, Parks and Recreation, Natural Resources and Land Use. Each meeting was advertised as a Community Dialogue on that subject. They were all held at Palisades Elementary School.

Over 90 neighbors participated in at least one of the meetings held in 2006. Many participated in more than one.

## 2007 – 2008 Public Meetings

An open house was held at City Hall on February 21, 2008 to present and discuss the draft neighborhood plan with Palisades community members. Following the open house, a general meeting of the Palisades Neighborhood Association was held on March 18. At this meeting, Palisades members voted to approve forwarding the draft plan to the Planning Commission after final staff review. The open house and general meeting were announced in a Palisades Neighborhood Plan Newsletter mailed to all Palisades residents and property owners.



Palisades Neighborhood Plan Committee members talk with neighbors about the draft plan at a February 2008 open house.

### Newsletters

Newsletters were mailed to all 1540 Palisades households to share information about the plan, announce upcoming meetings and discuss general topics of interest. Two newsletters were distributed in 2006. The first was a kickoff letter that included general information about the plan, invited neighbors to participate and announced May and June meetings. The second newsletter was distributed in September. It presented information about transportation questions raised at the previous spring's meetings. It also shared some of the comments made by neighbors at those meetings and announced the upcoming subject area meetings occurring each month from September and December. A third newsletter was distributed in March 2007. It presented more in-depth information and comments from the information provided by residents during the 2006 meetings. It also introduced the new city staff who will work on the draft of the plan. A fourth newsletter was mailed in February of 2008. It invited neighbors to review and comment on the draft plan, explained the plan process, announced the upcoming open house and neighborhood meeting, and provided information on where and how to review the plan. *A copy of the newsletters prepared during the planning process is available in the plan's Appendix B.*

Every newsletter included a form which neighbors were invited to complete to receive regular notices of meetings and other important information for participating in the planning process. Respondents could also send an email to City staff with their contact information instead of mailing the form. Nearly 30 neighbors took advantage of this invitation to join the project's mailing list.

### Project E-mail List

Meeting announcements and other helpful information was shared throughout the process through e-mail. The Palisades Neighborhood Plan Committee started with the Palisades Neighborhood Association's e-mail list addresses and added to it with new contact information collected during the process.

### Website

In early 2004, the Palisades Neighborhood Association established the web site [www.palisadeslo.org](http://www.palisadeslo.org) to inform residents of Neighborhood Plan meetings. The web site also invites residents to contact the Plan Committee with questions and to join the Plan e-mail list. Community members could stay updated throughout the plan process by viewing this web site. A second neighborhood web site [www.palisadesneighborhood.org](http://www.palisadesneighborhood.org) was launched in July 2007 to provide general information about the Palisades Neighborhood Association.

### **Flyers and Signs**

Flyers were mailed and hand delivered to Palisades residents to announce upcoming meetings about the neighborhood plan. Outdoor meeting signs were also staked in key places around the neighborhood, and meeting announcements were posted to the Palisades Market bulletin board.

### **Newspaper Announcements**

The Lake Oswego Review and The Oregonian Southwest Weekly ran announcements of upcoming meetings. The Review also published an article in April, 2006 announcing the commencement of the planning process and upcoming meetings scheduled for spring 2006.

## Palisades Neighborhood Survey Results

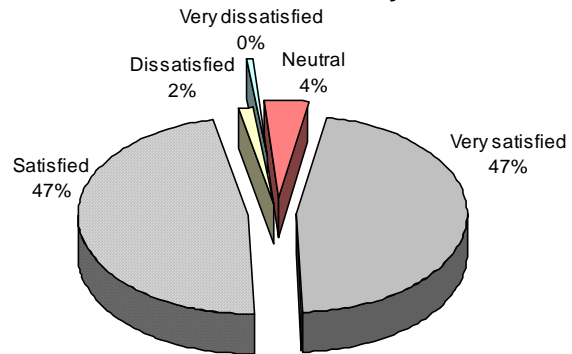
The 2005 Citizen Survey questions were organized into six categories: Residency and Housing, Community Living, Community Facilities and Services, Land Use Planning, Recreation, and You and Your Family. The results will appear throughout this plan document as a way to reveal community preference under different subject areas. In fact, the subject areas covered in this plan were chosen based on the subjects of interest to survey respondents and from the subjects raised most often by participants in the public meetings held between May and December, 2006.

### Quality of Life

Overall, survey respondents reported that they were very satisfied or satisfied with the quality of life in the Palisades neighborhood. **Ninety four** percent of those who answered this question responded in the positive.

Level of Satisfaction	% Respondents
Very satisfied	47
Satisfied	47
Dissatisfied	2
Very dissatisfied	0
Neutral	4

Level of Satisfaction with Quality of Life in PNA

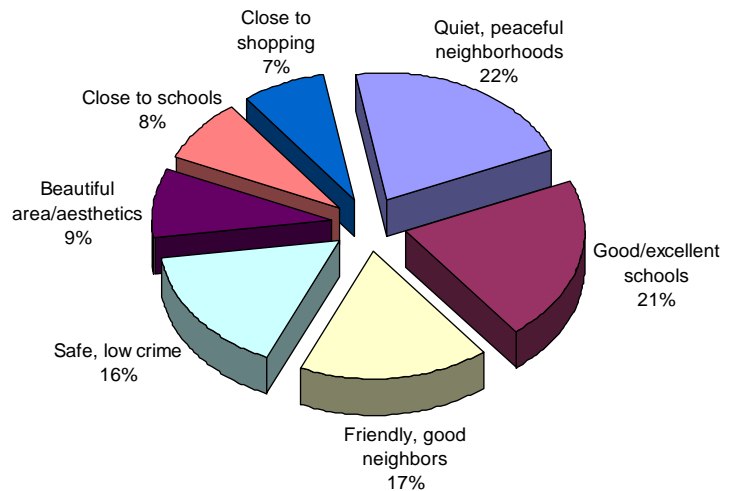


### Neighborhood Strengths

When asked to list the strengths of living in Palisades, for them and their family, respondents put the peaceful and quiet nature of their neighborhood on the top of the list, with good schools in a very close second.

Strengths of Living in PNA	%
Peaceful, quiet neighborhoods	22
Excellent/good schools	21
Friendly, good neighbors	17
Safe, low crime	16
Beautiful area/aesthetics	9
Close to schools	8
Close to shopping	7

The Strengths of Living in PNA

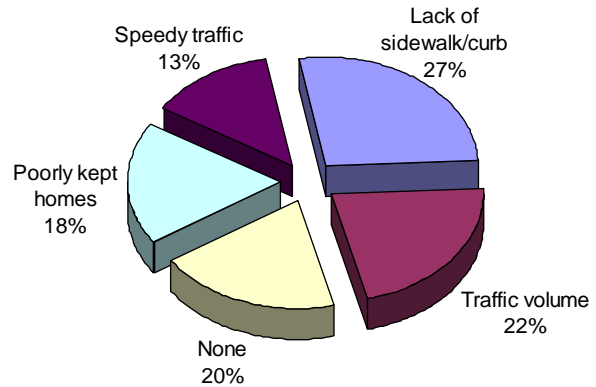


### Neighborhood Weaknesses

Another question asked neighbors what they saw as the weakness of living in Palisades. Far fewer responses were received for this question than for the previous question about strengths. There were 378 answers recorded for the first (some respondents shared more than one answer); only 165 were received for the second. The highest number of responses to this question, however, addressed a lack of sidewalks and curbs. Traffic was also high on the list. The third top response, with twenty percent of the vote, was that there are no weaknesses to living in the Palisades Neighborhood.

**The Weakness in Living in PNA**

Weakness in Living in PNA	%
Lack of sidewalks, curbs	27
Traffic	22
None	20
Poorly kept homes (junk on yards)	18
Speedy traffic	13

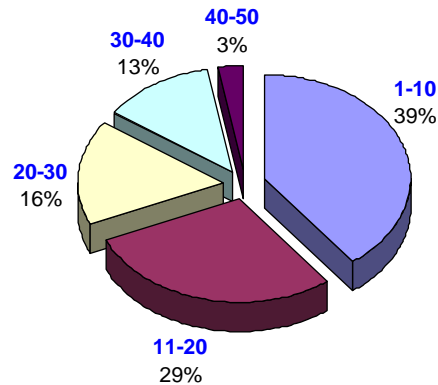


### Length of Residency

Residents were also asked how long they had lived in the Palisades neighborhood. The answers show the average length of residency in PNA is 20 years, compared with 17 years for the City of Lake Oswego as a whole.

**Number of Years Living in PNA**

No. of Years Living in PNA	%
1-10 years	39
11-20 years	29
20-30 years	16
30-40 years	13
40-50 years	3

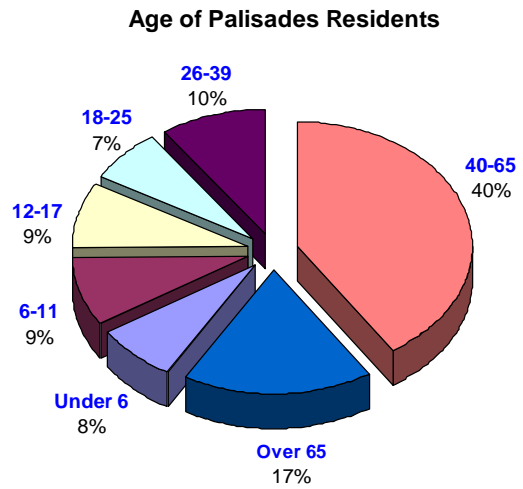




**Age of Residents**

Respondents indicated the number of persons in their household in each of the age categories, as follows:

Age of PNA Residents	%
Under 6	8
6-11	9
12-17	9
18-25	7
26-39	10
40-65	40
Over 65	17



A full copy of the survey results is available as an appendix to this plan. There were far more questions than can be addressed individually.

## NEIGHBORHOOD HISTORY

*“Sometimes overlooked, Palisades rich history helps us understand how much of what we so value about our special place has been shaped and similarly appreciated by those who lived here before us...”*

— *Palisades Neighbor*



Oswego Lake (formerly “Sucker Lake”) photographed in the early 1900’s.

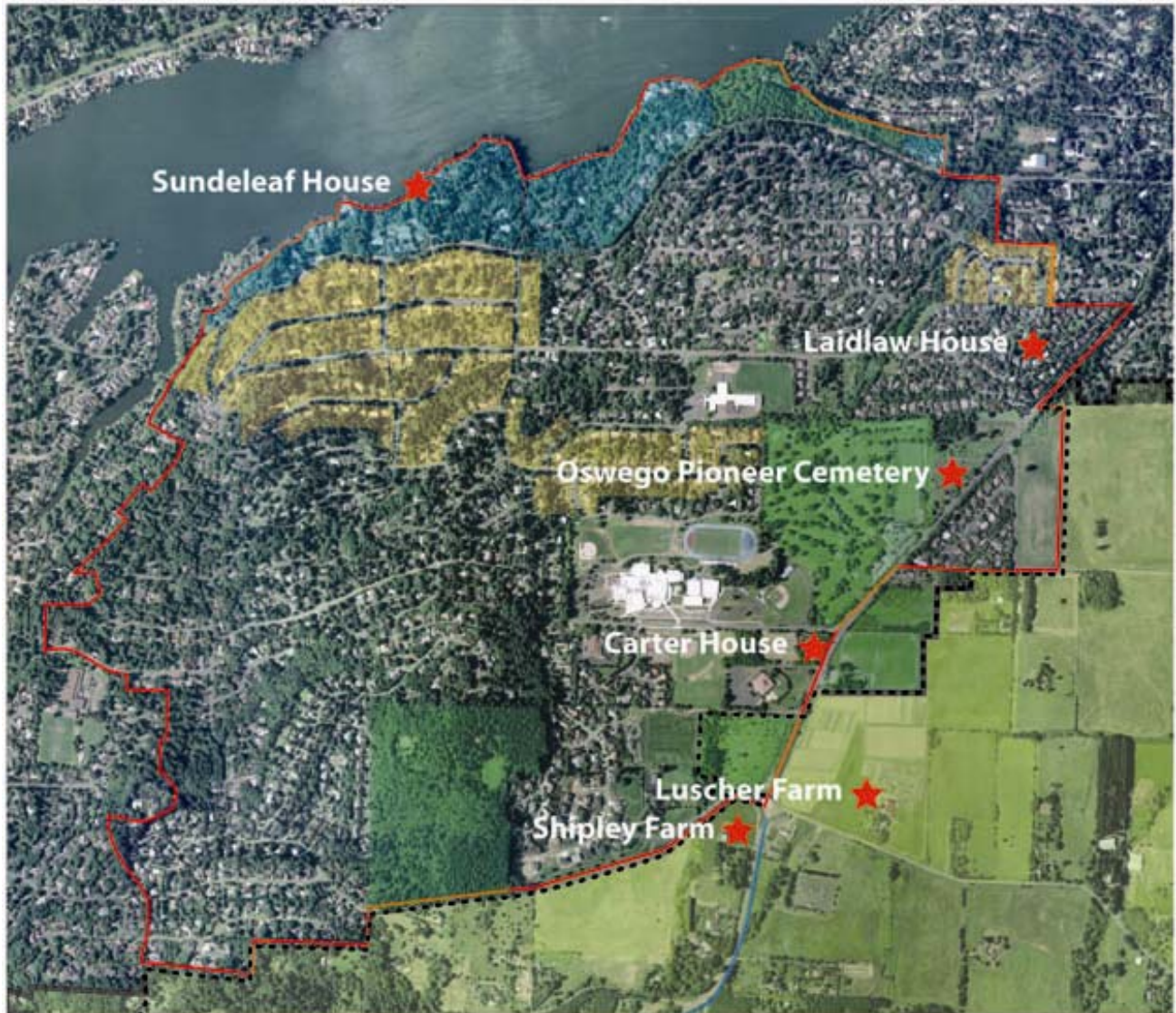
Palisades neighbors participating in the planning process said natural areas, views of farmland and the lake, and the rural, scenic character of land adjacent to Stafford Road were among the top neighborhood qualities to be preserved. The preservation of designated historic sites such as Luscher Farm and Oswego Pioneer Cemetery help to ensure that these qualities and Palisades’ distinct character will be maintained for future generations.

Historic sites and features provide residents of all ages with a tangible experience of the past and promote understanding of events and efforts that have shaped the neighborhood life as it is today. Community understanding of the area’s unique past should inform decisions that shape Palisades’ future.

## Existing Conditions

Sites, features and locations for interpretive information significant to Palisades heritage are identified on the Palisades Cultural Resources Map below (Figure 1-1) and described in a historic overview on the following pages.

Figure 1-1: Palisades Cultural Resources Map



## **Geologic History**

Numerous volcanoes, called the Boring Lavas, formed approximately 2 million years ago and stretched from Portland to Boring, Oregon. The Bend and the Portland metropolitan areas, including the Palisades neighborhood, are examples of the few places in the continental United States where extinct volcanoes are located within city limits. Cooks Butte is an extinct volcano located in the Palisades neighborhood. The volcano has created a 718 foot peak elevation and a unique topography throughout the neighborhood that offers a variety of stunning views.

More recent geologic events are related to farming and the historic rural character valued by Palisades residents. Geologists have discovered that cataclysmic ice age floods occurred over a 3,000 year period starting about 15,000 years ago. Geologist Dr. Richard Waitt notes, "One of the greatest benefits derived from the ice age floods is Oregon's thousands of acres of fertile farmland. This rich silt which covers the Willamette Valley was brought here by the floods which scoured millions of feet of soil from eastern Washington and deposited it here in Oregon. Without this fertile farmland, the pioneers would have likely gone elsewhere..."

## **Prehistoric Inhabitants**

The earliest inhabitants of the area known today as Palisades were likely the Clowewalla or the Tualatin River Kalapuyan Native American tribes. Like residents today, these people were attracted to the area by the lake which they called "Waluga" meaning "wild swan" because its pronunciation mimicked the sound of wild swans skimming over the water. The lake served as a transportation route linking the Tualatin and Willamette rivers. Artifacts indicate prehistoric people inhabited the area as early as sixty-one hundred years ago.

The side of Cook's Butte had an established trail known to have been used by Native Americans traveling south. Many artifacts were found here and on the southeast side. A burial ground is reported (reference) to be located on the southwest side of Cook's Butte.

Legends told by pioneers impart a romantic view of these people and their relationship to the lake and land. Legend recounts how a tribal headman's son at Council Bluff (later called Diamond Head) fell in love with the daughter of the headman across the lake at Phantom Bluff, the projection of land along Palisades' south shore lake front. The story of their ill-fated love may have been based in a real prenuptial disagreement between the Tualatins on the north side of the lake and the Clowewallas on the south (source: Fulton, Anne. *Iron Wood & Water: An Illustrated History of Lake Oswego*. San Antonio: Historical Publishing Network, 2002, publication of the Oswego Heritage Council).

## Rural Settlements

In 1850, Congress passed the Donation Land Act allowing single adults to claim 320 acres and husbands and wives to claim 640 acres if they arrived before December 1, 1850. Felix and Damaris Collard came over the Oregon Trail in 1847 and settled the 593 acre-tract south of Oswego Creek in what is now the Glenmorrie, Hallinan, and McVey-South Shore neighborhoods, and the northeast portion of the Palisades neighborhood. Jesse and Nancy Howard Bullock claimed a 618-acre tract south of the Collards claim in 1850. Nearly all Oswego land claims had river frontage because few wagon roads existed to transport products to market and the Willamette River provided the best and nearly only transportation.

### Early Roads

*“To get his wares to market, the pioneer farmer cut the wagon-wide trail laboriously through dense timber. He would go through in a cloud of dust in summer and deep mud-holes in winter.”*

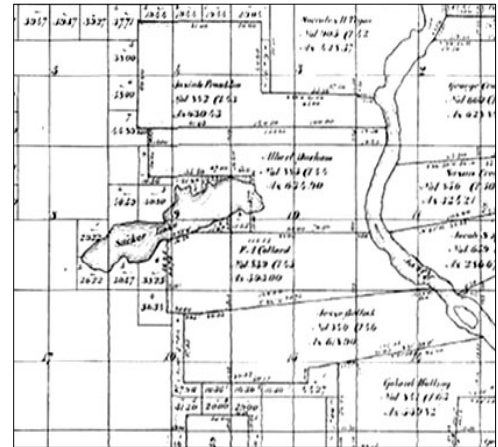
— *“Oregon’s Iron Dream”* by Mary Goodall, 1958

Early settlers in the area used Native American trails. Trails were widened for pack horses, and again enlarged for wagons. Waterways, including Oswego Lake, were used for travel and transport whenever possible to augment impassable roads “where the sun never reached the ground and mud holes never dried out” according to an account dated to the mid 1800’s. Early roads were similar to Palisades road system today in that they did not conform to the grid patterns associated with section lines. Rather, the road system was dictated by the confines of the rugged topography. Early farmland was carved out of dense forest. Farmers clearing their land would use the logs to make corduroy through the swampy sections. Rosemont and Stafford Roads were important market roads in use from the mid 1800s. Farmers used these routes to transport produce from the Stafford area to Portland and Oregon City.

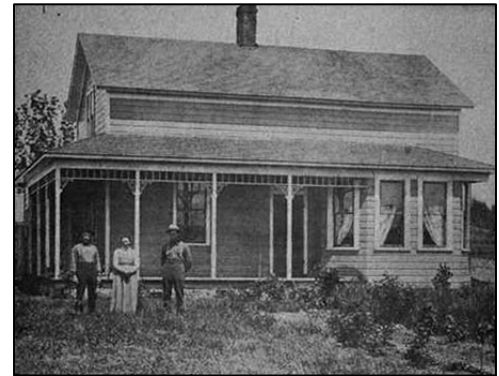
### Adam Shipley

Early settlers include Adam Shipley and his wife who acquired his 1,000 acre farm along the west side of Stafford Road in 1860 because they wanted to raise their children in the country. They built their home on Stafford road near Rosemont, around the location thought to be the Native American burial ground. Shipley, however, never let anyone dig in the spot thought to have been this sacred place. Their farm included what is now known as Cook’s Butte and extended south to the Tualatin River. The Shipleys planted varieties of grapes at the top of what was known as “Shipley’s Butte.” The house was considered a “show-place” and remains today as a County Landmark maintained by the Cook family who have retained ownership of 6.25 acres of the old farmstead since 1900.

Shipley was a prominent early citizen. He served as second Postmaster of Portland; Clackamas County school superintendent; librarian at Oregon State College; Master of the State Grange; and, Sunday School leader at Oswego’s first Methodist Church. Shipley helped to organize Oswego’s first grange and allowed the first Grange Hall to be built halfway up the butte on his land. He also helped establish the Oswego cemetery in 1881 and was a charter member of the Odd Fellows Lodge. Samuel H. and Lydia



1862 map of the survey of donation land claims.



The Shipley-Cook House was built in 1863 at the southwest corner of Stafford and Rosemont Roads. (Photo credit: Lake Oswego Review, 1974)

A. Carter purchased a portion of Shipley's property in 1881 and built a home still standing at the corner of Overlook and Stafford Roads.

### **Hazelia School and Oswego Grange**

When a new school was needed in the area, Mr. Shipley offered a 20 acre spot on the east side of the butte and the Hazelia School was built with contributions of work and money in 1884. The new "little school on the hill" was one room with two windows and served as the community center for education, church and social life. The Oswego Grange was given use of the school building and for a time the members would attend meetings by climbing the narrow footpath up the hill. In 1905 the school was expanded to include a belfry and porch. In 1916, the old building was torn down and a new school built on the site. In 1948 when the Hazelia district operating the school was discontinued, the Shipley heirs gave the property to the Oswego Grange. The building burned down in 1974.



Hazelia School on the east side of Cook's Butte. Photo taken between 1905 and 1916.

### **Cook's Butte**

James P. Cook came from Ohio in 1883 to work burning charcoal in the iron foundry and bought the hill and surrounding 130 acres in 1900 for \$4,000. The butte continued to be a play area for local children who would find artifacts and use the hilltop as a lookout station. The land passed on to his son W.B. "Bill" Cook who served as the county assessor and understood the value of the land. He dreamed that his property would some day become a park but over time, he sold much of his land. In 1974, John Emery sold the butte property behind his house to the city. Emery had originally purchased the 45 acres of land from Bill Cook because he had so admired the trees on the hillside behind the house and an agreement was made to save the trees as a backdrop for the Emery home. Cook's Butte Park is now a park retained as an undeveloped natural area except for informal pathways. The site contains a nineteenth century grove of Douglas Fir trees and views of Mount Hood and the Tualatin River basin.

### **Pioneer Cemetery**

Pioneer Cemetery, also known as Oswego Odd Fellow Cemetery, was established in 1881 from a portion of the Bullock claim and donated in 1892 to the Oregon Iron and Steel Co. for use by the community. Oregon Iron and Steel, once the town's major employer, gave the cemetery to the Methodist Church in 1934 which donated it to the Odd Fellows Lodge four years later. The Oswego Pioneer Cemetery Association has owned and managed the site since 1977. The site is designated by the City as a Historic Landmark. The cemetery contains some of the only remaining symbols of early Oswego leaders and residents including Jesse Bullock and his family; Adam Shipley; William and Alice Worthington who came here from Ironton, Ohio to work in the iron smelter; George Prosser, an early businessman and community leader; Arthur McVey, the city's first fire chief; and Jerome Thomas, the first mayor of Oswego and his wife.



Oswego Pioneer cemetery was established in 1881 along Stafford Road. Photo taken in 1976.

### **Our Lady of the Lake - Sacred Heart Cemetery**

The 1.7 acre land on Stafford Road was donated to the Catholic Church in 1880. The oldest headstone is dated 1875. It is run by the Our Lady of the Lake Church (former Sacred Heart Church). There are about 160 tombstones in the cemetery.

**Fletcher Farm (Luscher Farm)**

The site of Luscher Farm at the northeast corner of Stafford and Rosemont Road was divided from the Bullock land claim and came into the ownership of Joseph and Daisy Fletcher in 1900. Cattle were run on the farm during early years. The property changed ownership a number of times. In 1944, the farm was operated as a dairy by Rudolf and Esther Luscher, who gained local recognition for breeding a herd of Holsteins with superior milk production. In 1991, Rudi Luscher sold the 47.71-acre farm to the City of Lake Oswego. Luscher Farm is currently the most intact historic farm in Clackamas County, and 23 acres were designated as a County Landmark in 1995. The City of Lake Oswego has created partnerships with local community members and groups, with an eye on continuously developing and preserving the historic land.



Fletcher (Luscher) Farm was established at the junction of two old and important market roads, Rosemont and Stafford.

**Settlers in the Sunny Hill Neighborhood**

Written record identifies a couple who settled in the area of the current Sunny Hill neighborhood. Joseph Carper and Mary Ann Ferrin Davidson settled the area in 1859 from Virginia. There were very few roads at that time and their property was a fair distance from the more settled areas of Oswego near the Willamette River. They settled here the year that Oregon became a state, seven years after Albert Durham built the first mill on Sucker creek and eight years before the Oswego Iron and Steel Company would begin its production of iron. They sold the property to their son Lucien and his wife Clara Livengood Davidson in 1890. Today, Clara Court and Livingood Lane, reflect the history of this family. A letter from Lucien and Clara's great granddaughter says that both families planted vineyards in the late 1800s, some of the first in the Willamette Valley.



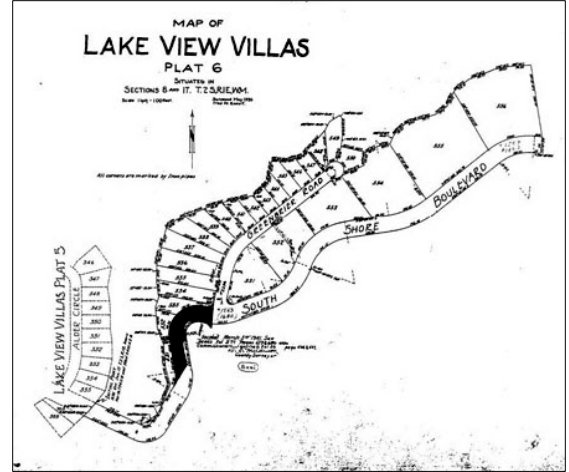
The Laidlaw House was built in 1929 at Cherry Crest Drive on a 31-acre property.

In addition to farming, Lucien was also a carpenter. He built a home for John Trullinger of the Oswego Milling Company on the northwest corner of Durham and Ladd street (the house does not remain). During the 1900s when the population of Oswego dwindled and jobs were scarce, Lucien, then in his late fifties went to Portland several days a week to find employment. The county road to Portland (later Macadam Avenue) had steep grades, deep ruts and no paving. In 1910, E.L. Davidson, Lucien's son became the first justice of the peace for the first city government of the City of Lake Oswego. Lucien Davidson sold the property to Isaphens Collard who later sold the property to Dr. William R. Laidlaw and his wife Estella in 1924. The Laidlaws built a new home on the property in 1929 which remains at Cherry Crest Drive. The house eventually passed to Fred R. Salway, an attorney who handled the Laidlaw estate after Dr. Laidlaw's death. His daughter Elizabeth Ryan moved into the house with her children in 1938. The property stayed in the family until it was subdivided to create the current Sunny Hill neighborhood in 1978. Today, the Davidsons are buried in the nearby Pioneer Cemetery.

## Early Residential Development

Early residential development was led by Paul C. Murphy, a banker and real estate investor who created Laurelhurst in Portland out of William A. Ladd's farm in 1909. Murphy invested in three thousand acres of Oregon Iron & Steel Company land in 1912 around what was then known as "Sucker Lake", later Oswego Lake. In 1926, Murphy and Strong bought the Ladd Estate Company and coined the motto "Live Where You Play" to promote Oswego's successful Country Club District and transformed Sucker Lake into the desirable Oswego Lake.

The first plat on record for the Palisades area was completed in 1926 along the banks of the lake. Lake View Villas Plat 6, bordered South Shore Boulevard to Greenbrier Road. The lakefront properties created in this plat are now inside the Blue Heron neighborhood. Plats along South Shore, which have since been divided, remain in Palisades. The next significant subdivisions in the area weren't constructed until the late 1940s with the platting of Park I and II between South Shore and Greentree Road and along a new street called Glen Haven Road. This heralded a wave of subdivision development and construction that has continued up to the present.



Lake View Villas Plat 6, 1926.

## Lake Oswego Corporation

The Oregon Iron and Steel Company owned Oswego Lake with the developers responsible for the water level and maintenance. In 1940, the Paul F Murphy Company, current developer and manager for the Oregon Iron and Steel Company property, offered to deed the rim and lakebed to property owners if they created a corporation to manage the lake. Over four-hundred lakefront property owners and 3,500 residents with easements giving them use rights formed the non-profit Lake Oswego Corporation (LOC) in 1941. Initial fees were \$7 for the first sixty feet of lakefront and \$1 for each additional ten feet, with a maximum fee of \$30. The corporation was unusual and gave a large number of people private ownership of the rim and lakebed of a lake whose water was public.

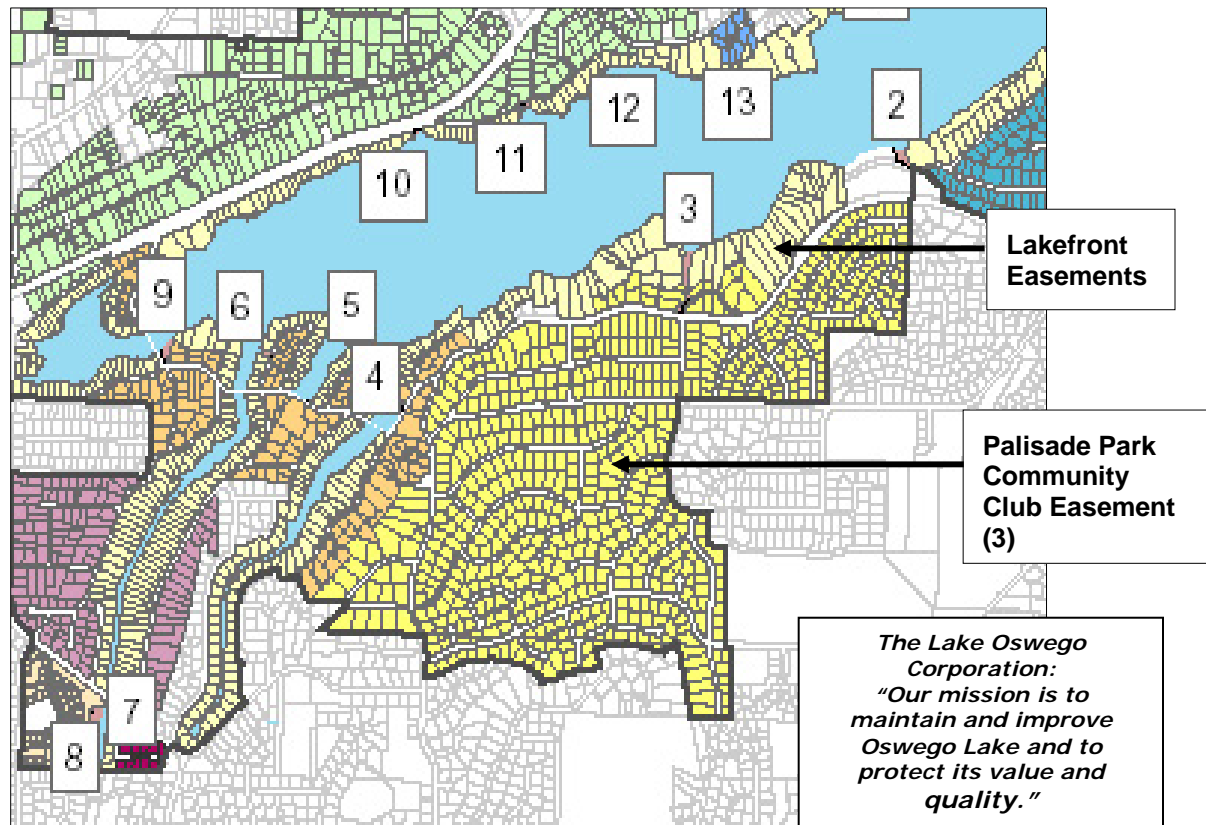


Palisades properties located along Oswego Lake's south shore enjoy direct Oswego Lake access.  
(Photo credit: Anni Miller)



Today, the LOC manages the 403-acre lake in regard to safety (via the Lake Patrol), water quality, maintenance, boat and operator licensing, lakefront building permits, and special events. Along with its partnerships with the Chamber of Commerce and the City of Lake Oswego, the LOC sponsors or co-sponsors a variety of community activities. Events include: July Fourth Boat Parade and fireworks display; and a Water-quality Education Program. The LOC owns 20 lakeside easements which provide surrounding homeowners lake access. The Palisades Easement shown below provides access to property owners in the Palisades Neighborhood area who have special deeded lake rights.

Figure 1-2 Palisades properties with rights to Lake Easements



## Existing City and County Goals and Policies

### **City of Lake Oswego Comprehensive Plan Goal 5, Section 8, Historic and Cultural Resources**

***The City shall preserve the historical, archeological and cultural resources of the community.***

The City's Comprehensive Plan policies call for the City to preserve and enhance historic resources through the identification, restoration and protection of structures, sites, objects and districts of historic and cultural value within the City. Policies require designation of historic resources and enactment of standards and ordinances which protect historic and archaeological resources through review of applications for landmark designation, alterations, relocation and demolition. The Comprehensive Plan also calls for the use of an advisory body to implement the City's historic preservation program. The Historic Resources Advisory Board is authorized to review certain requests involving designated City Landmarks, and is charged with coordinating local preservation efforts and promoting education and enjoyment of the City's history and culture. The following sites and structures within the Palisades neighborhood have been designated as historic landmarks and are identified on the Palisades Cultural Resources Map (Figure 1):

1. Sundeleaf House, circa 1939-40, 16715 Phantom Bluff
2. Laidlaw House, circa 1930, 16906 Cherry Crest Drive
3. Carter House, circa 1881, 17901 Stafford Road
4. Pioneer Cemetery, circa 1881, 17901 Stafford Road

### **Historic Preservation Code**

City designated Historic Landmarks are protected by the Historic Preservation Code (Lake Oswego Code Chapter 58). Chapter 58 of the City of Lake Oswego Code establishes specific criteria used by City Staff, the Historic Resources Advisory Board, and the Development Review Commission to make decisions regarding historic resources. Included in the code are criteria for historic landmark or district designation or removal of a designation; moving or demolishing a landmark or contributing resource; and altering a landmark or contributing resource.

### **County Landmarks**

Clackamas County has adopted a similar goal to preserve the historic, archaeological, and cultural resources of the County. The Shipley-Cook farm house and 23 acres of the Luscher Farm complex have been designated as County Historic Landmarks adjacent to the Palisades Neighborhood as identified on the Palisades Cultural Resources Map (Figure 1). County Historic Landmarks are protected by the Section 707 of the Clackamas County Zoning and Development Ordinance. Sites or structures listed on the National Register of Historic Places may be zoned as a County Historic landmark. Section 707 requires review by the Clackamas County Historic Review Board.

The portion of Stafford Road that abuts County Land to the east is also designated as a Scenic Road by the Clackamas County Comprehensive Plan. This designation is intended to protect recreation values, scenic features, and an open, uncluttered character along the roadway. Developments adjacent to scenic roads shall be designed with sensitivity to natural conditions, and have natural buffers between the roadway any adjacent development.

### **National Register of Historic Places**

No sites or structures within the Palisades neighborhood are listed on the National Register, though they may be eligible. The National Register of Historic Places is the nation's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology and culture. No restrictions are imposed by the state or federal governments though state law in Oregon requires local

governments to provide some level of protection. Listing on the National Register is required to participate in state and federal preservation programs administered by the State Historic Preservation Office. These programs provide tax benefits and grants to participating properties. Fifteen properties are listed on the National Register of Historic Places in Lake Oswego.

## Palisades Goals and Policies 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.

### Palisades Neighborhood Association Policies

1. Promote and preserve the rich history of the Palisades area and educate the community.
2. Document the history of Palisades people and places for future generations.
3. Ensure the preservation and maintenance of significant cultural resources in the Palisades neighborhood.

## Action Steps for Neighborhood History

### Palisades Neighborhood Association Action Steps

1. Identify a Palisades resident to serve as a liaison to the City's Historic Resources Advisory Board.
2. Publish a calendar with historical photos and images of historic landmarks in Palisades to educate community members about their rich local history.

### City and Palisades Neighborhood Association Action Steps

3. 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.



4. 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.



5. 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.

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

*“...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...”*

*—Palisades Neighborhood Association, Pathway to Success*



Palisades neighbors share Oregon and Lake Oswego’s goal of ensuring opportunities for citizens to be involved in the many decisions that influence the future of their community. The neighborhood places high priority on their continued involvement in City, County and regional decision-making processes that will shape the character of their neighborhood, including the development of plans and projects, and the development and administration of the City’s Community Development Code.

Respondents to the 2005 Palisades neighborhood survey listed among their neighborhood strengths community involvement, and having good, friendly neighbors that look out for one another. Palisades neighbors appreciate the opportunity to be involved in their community at a neighborhood level, participating in activities of the Palisades Neighborhood Association and local schools, and fostering positive relationships with their neighbors. Palisades would like to see these relationships between neighbors broadened and strengthened to create strong social networks that can help to support community needs.

The Palisades Neighborhood Association also seeks to improve the association’s engagement of their membership in the issues facing their community, and provide a opportunities for neighbors to share their diverse perspectives. Neighbors have identified strategies to provide diverse representation of neighborhood interests and processes to help resolve neighborhood issues. Neighbors have also identified strategies and action steps that aim to increase opportunities for involvement and communication, understanding that most people lead very busy lives and may find it difficult to get involved. The strategies are aimed at providing opportunities for Palisades neighbors to connect with each other and with City decision makers based on their diverse interests, capabilities and availability.

## Existing Conditions

There are different types of relationships that form a citizen involvement and communication network. This network can support information sharing, decision-making, social aid, and neighborhood improvements, to ultimately create a well-functioning neighborhood that can be sustained over time. Citizen involvement and communication in the Palisades Neighborhood can be divided into two broad categories based on their participants:

- City of Lake Oswego – Palisades Neighborhood Association
- Palisades Neighborhood Association – Palisades Neighbor

### City of Lake Oswego – Palisades Neighborhood Association

The City of Lake Oswego created the neighborhood association structure as one way to achieve their goal of creating opportunities for involvement and ongoing communications with citizens. One of the policies created to achieve the City's comprehensive goal listed above says, "Provide for and encourage formation of neighborhood organizations."

The City's Citizen Involvement Guidelines provide a framework and process for citizen involvement in Lake Oswego's planning process, including neighborhood associations. The Guidelines establish minimum requirements that neighborhood associations must meet in order to receive City recognition and the corresponding benefits. The Guidelines require neighborhood associations to adopt bylaws that include certain minimum requirements, to elect association officers annually, to announce this annual meeting by mail to each neighborhood member, and to adhere to public meeting and notification requirements including announcing meetings in the local paper and posting signs for board meetings. In turn, the City assists neighborhood association with communications to its members, provides notification of City events and decisions, allows additional time for public testimony at hearings, and will waive the cost of a land use appeal.

The City provides information to neighborhood associations throughout its decision-making processes. In turn, the City looks to the neighborhood association to convey this information to its residents, offer an opportunity all neighbors to share their perspectives on the issues, and present majority and minority opinions before public decision-making bodies.

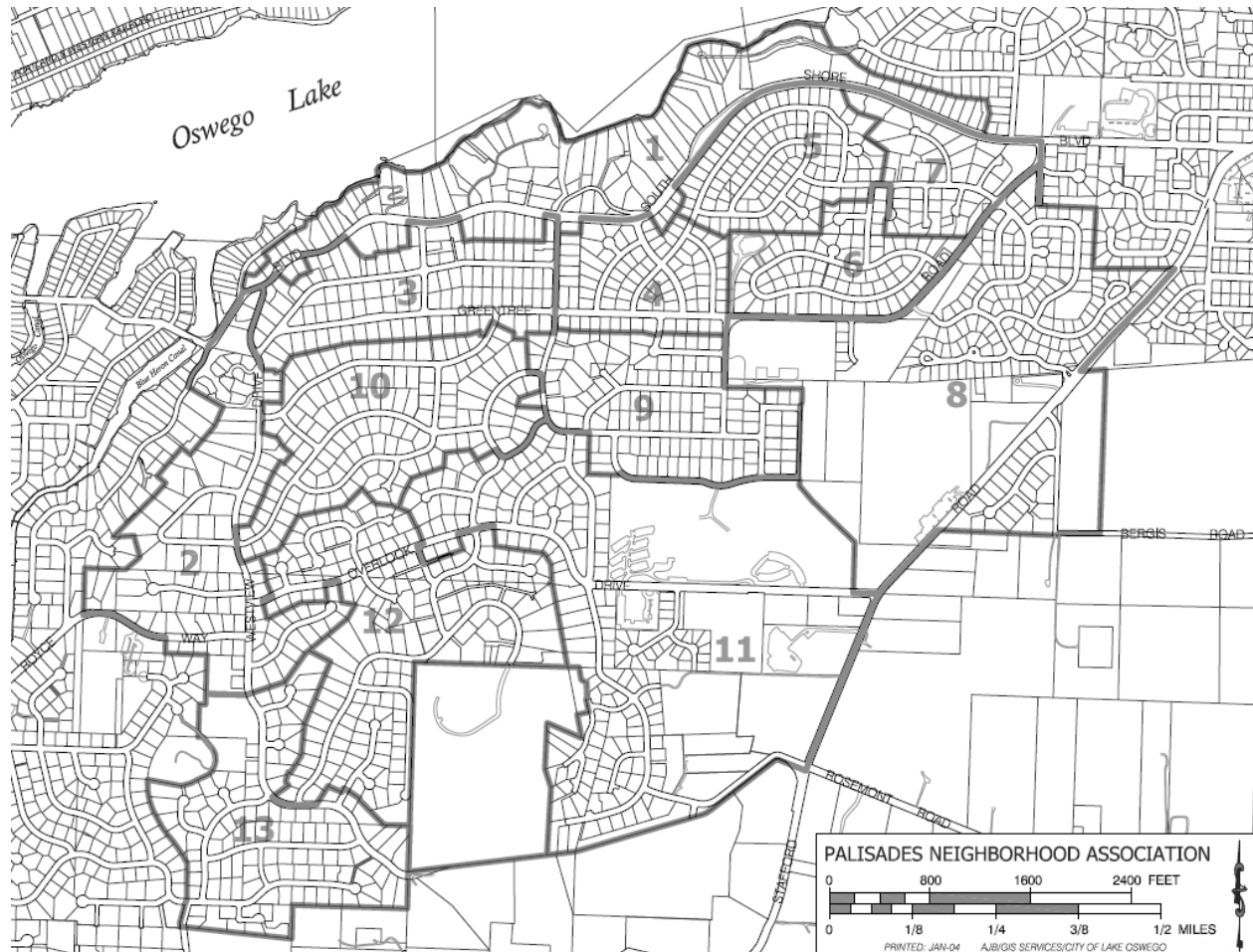
### Palisades Neighborhood Association – Palisades Neighbor

According to the Palisades Neighborhood Association bylaws, last updated in 2006, "The purpose of the Association is to provide an organization through which the membership may work together for the general improvement of the community and the neighborhood and for enhancement of neighborhood impact on decisions affecting the livability of the community and neighborhood."

One of the challenges faced by the Palisades Neighborhood Association is the geographical size of the neighborhood and the number of people that it represents. Its physical size means that the issues important to one section of the neighborhood may not impact neighbors to the same degree in a different area. With approximately 1540 households in the area, the neighborhood association also finds it difficult to reach all of its members when their input is needed. Contacting every household is a time consuming and typically expensive endeavor.

**Figure 7-1: Palisades Neighborhood Association Sub-Areas**

The Palisades Neighborhood Association has developed unique strategies to provide outreach to residents across this large community:



- Creation of 13 sub-areas with area managers to encourage involvement and issue identification in every corner of the neighborhood. Each area manager has a seat on the association board both to facilitate the dissemination of information to their area and to bring their neighbor's issues to the attention of the board. Figure 7-1 depicts the boundaries of each neighborhood sub-area.
- Creation of an association website. The Association hosts the web site <http://www.palisadesneighborhood.org/> to provide information about upcoming meetings and events, the Palisades Neighborhood Plan, and to host neighborhood discussions. The neighborhood association's original site ([www.palisadeslo.org](http://www.palisadeslo.org)) was visited over 5000 times between 2004 and summer 2007.
- Installation of a notice board at Palisades Market that contains information about the association and upcoming meetings. While it is difficult to measure how many neighbors use it, the board has provided an additional source of information for association members.

## Existing City Policies and Programs for Citizen Involvement

### City of Lake Oswego Comprehensive Plan Goal 1 Citizen Involvement

*“The City shall:*

- a. Create opportunities for every interested citizen to be involved in all phases of the planning process to ensure that their concerns are heard;*
- b. Encourage broadly based public participation including all geographic areas and diverse interests; and,*
- c. Ensure regular and ongoing two-way communication between citizens and City elected and appointed officials.”*

Goal 1 of the City's Comprehensive Plan sets several policies to broadly encourage public participation and two way communication. They include the encouragement of neighborhood associations and opportunities for involvement that is appropriate to the scale and nature of the planning effort. Policies state that the City should clearly outline the mechanisms through which they will receive a response from policy-makers at the onset of an involvement process, and direct the City to provide critical technical information in a simplified, understandable form. Another policy directs the City to appoint special purpose advisory bodies to aid in the development and implementation of detailed programs to carry out Comprehensive Plan elements.

The Comprehensive Plan also establishes a Commission on Citizen Involvement (CCI) to assist City Council in developing and maintaining a program to promote and enhance Citizen Involvement in land use planning, and to periodically evaluate that program. The Planning Commission currently serves that function, providing a public comment period at the beginning of each regularly scheduled Commission meeting to take input as the CCI. The Comprehensive Plan also refers to the Citizen Involvement Guidelines for Lake Oswego, which establish more detailed parameters for achieving the plan's goals. That document was first produced in 1990 based on existing guidelines from the 1970s. It has been updated three times in 1991, 2000 and 2004.

In addition, the Community Development Code sets specific requirements for public notice of land use decisions and public hearings, outlines parameters for public testimony at hearings and establishes criteria for decision making and appeals. In October 2004, the City began inviting trained representatives from recognized neighborhood associations to attend pre-application conferences being held for development under consideration within their neighborhood boundaries. Pre-application conference attendance allows neighborhood associations to learn about potential projects early in the process, inform the applicant about neighborhood perspectives and create a working relationship between the neighborhood and the applicant. Neighborhood participation in these conferences is a standard City practice, but not part of City policy or code.

### **Conflict Resolution Programs**

Neighbors are encouraged to talk directly and treat each other with respect when discussing a dispute. Neighbors should try not to make assumptions about another person's actions, but ask open ended questions to find out more about what that person is thinking. Neighbor to neighbor and community disputes are often made more complicated when people assume the worst, act on that, and fail to find out what really matters to their neighbors. If direct discussion does not produce a better understanding of the issues and an agreement, the parties may want to engage the help of a neutral third party/mediator.



The City of Lake Oswego Citizen Information Center will take calls from citizens seeking to resolve disputes. The Citizen Information Center staff may refer the matter to the Clackamas County Dispute Resolution Center (CCDRC), which has a contract to provide services to the City of Lake Oswego. The CCDRC will then interview parties to the dispute to determine whether or not mediation is appropriate for the given situation. Mediation can be offered for neighbor to neighbor issues, or larger public issues.

Mediators will help to establish direct communication between the parties, listen to the concerns of all involved, and facilitate a constructive problem-solving process. Participation in the mediation process is voluntary and all discussions with the mediators and program staff are confidential.

Palisades residents may access this program at no charge to find mutually acceptable solutions to the problem at hand.

## **Palisades Goals and Policies**

### **Neighborhood Goal**

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

### **Palisades Neighborhood Association Policies**

1. Create an open and respectful environment for citizen participation.
2. Promote stability, continuity, and diversity within the PNA board and committees.
3. Utilize collaborative processes to build consensus.
4. Foster participation, positive communication, and cooperation between neighbors, and with the PNA, City, schools, and with other organizations in the neighborhood.
5. Organize Palisades neighbors, businesses, schools, and other organizations around common efforts.
6. Improve and expand PNA communication tools and processes.

### **City of Lake Oswego and Palisades Neighborhood Association Policies**

7. Educate and partner with Palisades community members to build relationships within the neighborhood and increase sustainable practices in all Palisades households.
8. Ensure that conflict resolution procedures are available and communicated to neighbors who have concerns about their neighborhood.

## Action Steps for Citizen Involvement

### Neighborhood Action Steps

1. Continue to explore ways to promote continuity, stability, and diversity in the PNA board, such as:
  - a. Designate a PNA member to serve as a board member recruiter, seeking to form a board that represents the diverse perspectives in the neighborhood.
  - b. Strive to ensure local representation of each neighborhood-sub area on the PNA board.
  - c. Consider staggering board elections to create two-year terms with half of the board elected each year.
2. The PNA will promote a process that can be accessed to resolve problematic issues that arise within the neighborhood, or for residents who feel their concerns or perspectives are not being acknowledged:
  - a. Help to bring all affected parties to the table in a facilitated dialog to explore creative solutions.
  - b. Encourage neighbors to raise concerns through the procedure outlined in the PNA bylaws, which allows any group of 20 neighbors to be granted a special meeting of the association, within fifteen days of their written request being received by the board.
  - c. Recommend a dispute resolution process when the issue may benefit from a neutral third party mediator.
3. Organize activities to help community members meet each other and build relationships.
  - a. Organize community members around common efforts outlined in the Neighborhood Plan Action Steps.
  - b. Involve Palisades schools in community projects to encourage the participation of neighborhood parents and children.
4. Create a volunteer coordinator position on the Palisades Neighborhood Association Board to recruit new volunteers and connect interested residents with local projects.
5. Expand neighborhood communication tools to include:
  - a. Post announcements at Lakeridge High School and Palisades Elementary School.
  - b. Develop a voluntary neighborhood directory with addresses, phone numbers and e-mail addresses to help contact people when issues arise. Invite people to join the mailing list each time a newsletter or announcement is sent to every household address.
  - c. Make additional information available on the Palisades Neighborhood Association web site:
    - i. Information about recent pre-application conferences attended by members.
    - ii. Information about all upcoming meetings that impact the neighborhood, including public hearings and workshops held by the City.
    - iii. A link to the City's list of active land use cases in Palisades;  
<http://www.ci.oswego.or.us/plan/land.htm>.
    - iv. A link to past meeting minutes. These are kept at the City's web site;  
[www.ci.oswego.or.us/neighborhoods](http://www.ci.oswego.or.us/neighborhoods).
6. Improve communications between management at the neighborhood's various conditional use facilities (churches, schools, residential care homes) and the residents who live nearby.
  - a. Create a neighborhood association board position to serve as a conditional use liaison. This person would be the neighborhood's representative in meetings with local churches, schools and other non-residential uses.

- b. Establish an annual meeting between the Palisades Neighborhood Association and administration at Lakeridge High School and Palisades Elementary School to discuss conflicts and concerns of neighbors.



- 7. Facilitate an exchange of skills and resources among community members.
  - a. Organize a day of sustainability workshops and activities led by neighborhood experts to teach residents of all ages about landscaping, rainwater harvesting, composting, energy savings and other sustainable practices.
  - b. Identify a resident to serve as the Palisades Neighborhood Master Recycler through the local Master Recycler training program. This expert can serve as the neighborhood's official recycling resource and help educate residents by speaking at neighborhood association meetings and events.
  - c. Foster sustainability of a diverse community by developing a neighborhood skill sharing bank to share resources such as babysitting, lawn mowing, trips to the store, home grown fruits and vegetables, dog walking, tutoring or cooking.
  - d. Host a Palisades Green Tour of Homes to showcase neighborhood properties that have utilized sustainable approaches in their homes and gardens, and share best practices between neighbors.
- 8. Work with neighbors and the City's Community Emergency Response Team to train residents in response skills and develop a disaster plan for residents in the Palisades neighborhood.
- 9. Identify or develop places for community gatherings, and distribute a list of community meeting locations in the neighborhood.



- 10. Request the City to consider the following concepts as possible updates to the Citizen Involvement Guidelines:
  - a. Include new policies that define the existing practice of neighborhood association involvement in pre-application meetings.
  - b. Provide specific guidance to City staff for how to notify and engage the Lake Oswego citizens of ordinances, studies, programs budgets and other projects initiated and developed by City departments. These recommendations should go beyond the notice requirements of the City Code to discuss:
    - i. Workshops
      - 1. Noticing methods and guidelines for workshops.
      - 2. Scheduling to avoid major conflicts.
      - 3. Videotaping workshops if possible, and making them available on Community Television.
    - ii. Make study or plan materials available before the process is complete. Materials may be made available on the City web site and/or the public library, depending on their scope. Provide a means for citizens to provide feedback remotely.
    - iii. Share project information at major public events like the Farmer's Market, as staff and community schedules permit.
    - iv. Provide additional guidance to special purpose advisory committees on:
      - 1. How to communicate information back to the constituencies they represent and how to solicit information.
      - 2. How to engage the general public in the development of their recommendations.

## LAND USE

*“We are a low-density neighborhood where houses are primarily owner-occupied detached single family residences... We advocate for managed growth that maintains our low-density character and scale.”*

*—Palisades Neighborhood Association, Vision for the Future*

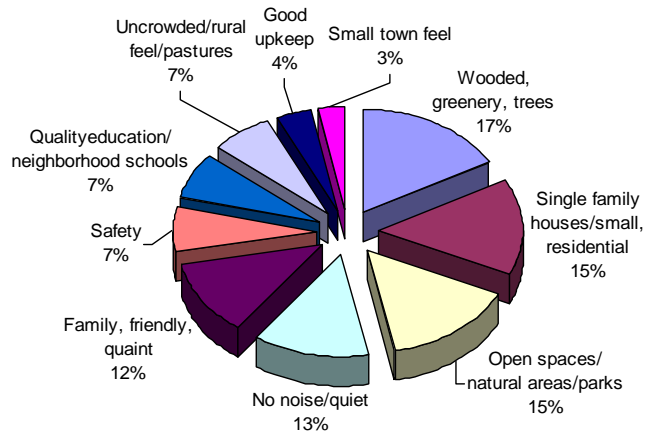


Forested slopes and Cook's Butte viewed from Greentree Road.

Residents responding to the 2005 neighborhood survey said the neighborhood qualities they most want to preserve include mature trees and woods, quiet, friendly neighborhoods of single family homes, natural areas and parks, high quality education, neighborhood-serving schools, and adjacent rural land. When asked how they would like to see their neighborhood's character in the future, residents favored Palisades established low density residential development pattern.

Palisades Neighborhood Survey (2005)	
Qualities to Preserve (Top Ten)	% Responses (Top Ten)
Wooded, greenery, trees	17
Single family houses/small, residential	15
Open spaces/natural areas/parks	15
No noise, quiet	13
Family, friendly, quaint neighborhood	12
Safety	7
Quality education/neighborhood schools	7
Uncrowded/rural feel/pastures	7
Good upkeep of homes	4
Small town feel	3

**Top Ten Qualities  
PNA Residents Most Want to Preserve**





## Existing Conditions

### Neighborhood Character Assessment and 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 Palisades 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 2-1) 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 objectives are discussed on the following pages.

### 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.



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.



## **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.

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. 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.

### 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.



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.



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.



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

### 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.

*"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.

### Dominant Characteristics

- 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.

### Neighborhood Objective

- 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.

### Neighborhood Objectives

- 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,



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.

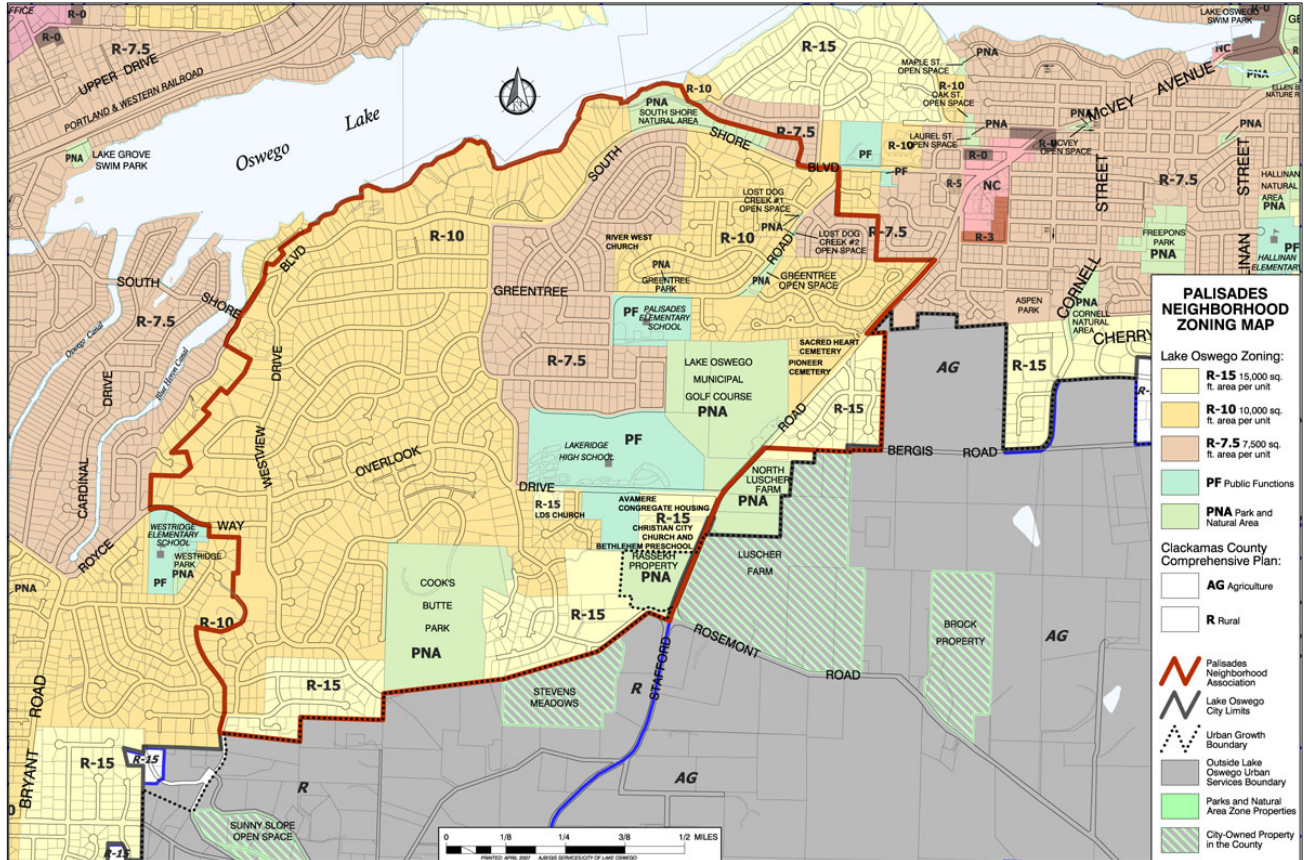


The Stafford added 105 units of senior housing on Overlook Drive in 2008.

## Zoning and Land Uses

The Palisades neighborhood is 857 acres in size and is nearly exclusively developed as single-family homes, schools and open space.

Figure 2-2 - Palisades Neighborhood – Existing Zoning and Land Uses (2007)



### Residential Zoning

Low density residential development is the primary land use and zoning designation within the Palisades neighborhood. The Palisades Neighborhood Zoning Map above shows single family residential zoning accounting for 694 acres or 81 percent of the neighborhood land area. Twelve percent of the neighborhood land area is zoned for natural areas and parks (106 acres) and seven percent for public functions such as schools (57 acres).

Approximately 1540 tax lots are zoned and developed as single family residences with zone designations requiring minimum lot areas of 7,500 (R-7.5), 10,000 (R-10) and 15,000 (R-15) square feet. Residential uses permitted within the established context of detached single family homes include secondary dwelling units, group care homes, and conditional uses as congregational and residential care housing.



The table below summarizes the distribution of low density residential zoning and development in the Palisades neighborhood. Darker shaded lots on Lot Size to Minimum Lot Size Map (Appendix B) indicate where there is potential for increasing residential density under current zoning because the size of the lot is at least twice the size of the minimum lot area allowed, and the lot could be partitioned. These larger lots are typically developed with large homes, many exceeding 6,000 square feet in floor area as shown on the House Size Map (Appendix B).

<b>Table 2-1: Palisades Neighborhood – Low Density Residential Zoning and Land Uses</b>				
Residential Zone Designation	Min. Lot Area	# Tax Lots <sup>1</sup>	Average (Mean) Lot Size	% Residential Zones
R - 7.5	7,500	343	11,520 sq. ft.	22%
R – 10	10,000	1,061	15,860 sq. ft.	68%
R – 15	15,000	151	22,526 sq. ft.	10%
<sup>1</sup> 2006 data compiled by the City of Lake Oswego does not reflect parks, the golf course, Palisades reservoir, cemeteries, and substandard lots less than 1,000 square feet.				

**Residential Market**

Improvement to Land Value Ratio Map (Appendix B) shows where the value of the land significantly exceeds the value of improvements. An improvement to land value ratio less than 1 typically indicates a property that is a candidate for redevelopment or tear-down. The map indicates that there are relatively few properties in the Palisades neighborhood that fall under the 1:1 threshold. Many of the lakefront properties indicate a low improvement to land value relationship, however the value of this special class of land distorts typical redevelopment measures and improvement values are nevertheless also very high. The map also indicates that many of the large homes located on large dividable lots are not likely to be demolished due to their high value.

**Non-residential Zoning and Conditional Uses**

Non-residential zone designations and conditional uses within and in the vicinity of the Palisades Neighborhood are identified on the Palisades Neighborhood Zoning Map (Figure 2, page 38) and summarized in the table below. There are no commercial, industrial or med/high-density zone designations within the Palisades Neighborhood.

Land Use	Zone Designation	Conditional Use
Cooks Butte Park	Parks and Natural Area Zone	No
Greentree Park		No
Municipal Golf Course		No
North Shore Natural Area		No
Hazelia Field at Luscher Farm (Within City Limits, outside PNA)		Yes
Raseekh Property – (Within City Limits, outside UGB and USB)		No
Palisades Lakefront Easement	R-10	Yes
Greentree Community Pool	R-7.5	Yes
Sunny Hill Neighborhood Assn Park	R-10	No
Palisades Elementary School	Public Facilities	Yes
Lakeridge High School		Yes
South Shore Fire Station 212 ( <i>located in an adjacent neighborhood, however a valued resource for Palisades residents</i> )		No
Oswego Pioneer Cemetery	R-10	Yes
Sacred Heart Cemetery		Yes
Riverwest Church (pending redevelopment 2008)		Yes
Church of Jesus Christ Latter Day Saints	R-15	Yes
Christian City Church (formerly known as Bethlehem Church)		Yes
The Stafford (Avamere Congregate Care)		Yes

## Parks, Open Space, Adjacent Rural Land and Views

Parks, recreational facilities such as the Municipal Golf Course, and natural areas owned and maintained by the City are described in the following chapter. The south and east boundaries of the Palisades Neighborhood to a large extent, correspond with the City Limits and the Urban Service Area Boundary. These adjacent areas are zoned Rural (R) and Agricultural (AG) by Clackamas County as shown on the Palisades Neighborhood Zoning Map. The map also indicates four agricultural- or rural-zoned properties outside the city limits that are owned by the City of Lake Oswego: Luscher Farm, Stevens Meadows, Sunny Slope Open Space and the Brock Property. Go to the Parks & Recreation section of this report for more detailed information and goals.

Palisades residents also noted views of open space that are important to the character of the neighborhood:

- View looking east from the corner of Overlook Dr. and Stafford Road, over hills of park. This view provides a sense of the neighborhood's rural surroundings, spaciousness, and dark skies.
- View of trees in South Shore Natural Area from South Shore Blvd, and the view of Oswego Lake through the trees at Oak Terrace, through South Shore Natural Area. These views provide a feeling of closeness to nature.
- View of Luscher Farm along Stafford Road, and the view of the farmhouse along Bergis Road. These views provide a sense of rural life and connection to the area's agricultural tradition.
- Possible view of Mt. Hood from top of Cook's Butte, if trees were trimmed appropriately.
- View of Mt. Hood and Mt. St. Helens from Wall Street facing east.



View from Wall Street of Mt. Hood at sunrise.  
(Photo credit: Dustin Miller)

## Palisades Schools

### Neighborhood Schools Valued by Palisades Residents

*"We the residents of the Palisades Neighborhood Association do much to support and maintain the quality of the schools within the Lake Oswego School District. Our neighbors who do not currently have children or youth attending school, equally value the importance of excellent schools. We treasure and value these schools located within the Palisades Neighborhood Association. The neighborhood is proud of its active citizen involvement, high parent participation, and the students who excel and are a credit to our neighborhood. Our children and youth are the future."*

— Palisades Neighbor

Palisades residents highly value the two outstanding public schools, Palisades Elementary School (Grades K-6) and Lakeridge High School (Grades 9-12), within the neighborhood. Residents consider the schools to be treasured resources bringing vitality to the neighborhood and providing a catalyst for meaningful community engagement and relationships. As expressed by residents in the Citizen Survey and meetings held, the Palisades Elementary School and Lakeridge High School are an integral part of the character of the Palisades neighborhood and are important in maintaining a sense of neighborhood.

Residents noted that high parent participation by Palisades residents adds to a sense of community and shared values within the neighborhood.

Palisades Elementary opened in 1958, providing comprehensive educational programs for grades kindergarten through six. Palisades benefited from structural upgrades in 2004, including a fire alarm upgrade, new roofing, new carpeting, and a technical systems upgrade. Palisades Adult Leadership (PALS) is an active parent group that supports educational projects at the school, including art literacy, book fairs, and family dances. PALS also coordinates auctions and fund raisers to make special purchases to enrich Palisades, including new playground equipment and computers. The school has been rated Exceptional by the Oregon Department of Education, one of very few Oregon schools to receive this rating.

Lakeridge High School is a four-year secondary school that offers a rigorous course of study aimed at meeting the needs of a predominately college-bound student body. Extensive student activity programs include athletics, drama, music, dance, speech, clubs, and student government. Lakeridge, which opened in 1971, completed a substantial renovation in 2004, including the addition of a new performance auditorium, new classrooms, a new food services kitchen, and a new main entryway. New artificial turf fields were installed in 1999 and 2007 along with a girls softball field. The school was selected as one of the nation's most outstanding secondary schools in the U.S. Department of Education's National Secondary Schools Recognition Award program.

#### Quality Education

The Lake Oswego School District provides an outstanding education for its students. Both Palisades Elementary School and Lakeridge High School have been rated "Exceptional" for years by the Oregon Department of Education. Of the 1075 schools in Oregon, only 147 are rated "Exceptional." Very few senior high schools in Oregon have achieved this distinction. Many residents have children or teenagers who currently attend these schools, or have attended them previously. After school and during summers the playgrounds and ball fields at these two schools are in continuous use. The auditorium at Lakeridge, the multipurpose room at Palisades Elementary, and other facilities at these two schools host a multitude of community activities enjoyed by a range of Palisades neighbors.

## Existing City Goals and Policies

Existing and Neighborhood goals, policies, programs and projects are discussed below in terms of how they address concerns identified by residents in the Existing Conditions section. Palisades residents determined that existing goals and policies should be supplemented with Neighborhood Goals and Policies to specifically address the needs and future vision of Palisades residents.

Palisades residents recognize the important livability benefits associated with Land Use Planning goals, policies, regulations and standards that maintain established neighborhood qualities and provide protection from incompatible land uses. The following City goals, policies and code provisions support Palisades neighborhood goals:

### **City of Lake Oswego Comprehensive Plan, Goal 2 – Land Use Planning**

***Lake Oswego shall ensure that:***

- a. The City's land use planning process and policy frame-work serve as a basis for all decisions and actions related to the use of land and;***
- b. Land use regulations, actions and related plans are consistent with, and implement the Comprehensive Plan.***

### Zone Changes

Land use policies require, among other things, that development promote compatibility with existing and desired neighborhood character and scale. 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. (Comprehensive Plan Goal 2, Section 1: Land Use Policies and Regulations, Policies #4 and #5.)

### Residential Infill Design

In 2003, the City adopted Community Development Code amendments to help make new residential development more compatible with surrounding development. The amendments introduced the front setback plane regulation and others such as lot coverage, height, and Floor Area Ratio (FAR) limitations for residential development. Palisades residents overall support the impact of these provisions on development<sup>1</sup>.

Residential typologies vary widely throughout locations in the Palisades neighborhood and are largely related to the date of subdivision development, lot size, and orientation to topography, views and Oswego Lake. The dominance of mature trees and natural habitat, narrow, winding streets, and scenic views contribute as significantly as the styles of individual homes to the character of much of the neighborhood. The Neighborhood Character Assessment recommended in this neighborhood plan would be useful in any discretionary review of development in the Palisades neighborhood.

### **City of Lake Oswego Comprehensive Plan, Goal 5, Section 6: Open Space**

***The City shall protect, enhance, maintain and expand a network of open space areas and scenic resources within and adjacent to the Urban Services Boundary.***

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See the City of Lake Oswego web site at [http://www.ci.oswego.or.us/plan/Infill\\_2005/Infill\\_2005.htm](http://www.ci.oswego.or.us/plan/Infill_2005/Infill_2005.htm) for additional information on the Infill Task Force work.

Policy #8

*Establish community open space buffers and protected view corridors between Lake Oswego and adjacent communities, for the purpose of defining the edge of the urban area and preserving the open, rural character of lands outside of the city*

Recommended Action Measure xi

*Develop ordinances and standards to protect view corridors within the Urban Services Boundary for scenic resources, including views of Mt. Hood, Oswego Lake, the Willamette River, the Tualatin Valley and other views valued by the community.*

### **2001 Lake Oswego Open Space Plan**

Adopted in 2001, the Open Space Plan provides a road map for the City for property acquisition, new programs and new legislation to protect natural and scenic resources. Its recommendations comprise an integrated approach to planning for community identity, sustainability and character based elements that capture values expressed by Palisades residents including protection of trees and natural resources, scenic views and corridors, and heritage landscapes. These include Stafford Road, Cook's Butte, Oswego Pioneer Cemetery and historic homes and farms in the North Stafford Area. Though it is not currently incorporated into the Comprehensive Plan, Lake Oswego Open Space Plan recommendations serve to implement many policies of the Comprehensive Plan. The Open Space Plan fosters protection of resources that define the Palisades neighborhood's character and its quality of life.

Additional existing programs and policies as they relate to the Palisades neighborhood are addressed in the Natural Resources chapter of this neighborhood plan.

### **City of Lake Oswego Community Development Code**

#### Conditional Uses

Residential care and congregate housing and most non-residential uses such as recreational facilities, schools and churches may be permitted in the Palisades neighborhood as conditional uses. A conditional use is an activity which is permitted in a zone but which, because of some characteristics which are not entirely compatible with low density uses allowed in the zone, cannot be permitted outright. 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 says, "[t]he functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity." In approving a conditional use, conditions may be imposed to insure that the use proposed use will be as compatible as practical with surrounding low density residential uses. These conditions include, but are not limited to:

- 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.
- Limiting the location and intensity of outdoor lighting, requiring its shielding, or both.
- Limiting the height, size or location of a building or other structure.
- Designating the size, number, location and design of vehicle access points.
- Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or truck loading area.
- Requiring berming, screening or landscaping and designating standards for its installation and maintenance.

Light Trespass

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 City of Lake Oswego is drafting a new set of lighting standards for City Council consideration that aim to conserve energy, improve visual perception, minimize light trespass, preserve the dark night skies and protect the natural environment from damaging lighting. The proposed standards also establish light zones based upon the level of development and land use, and specify appropriate lighting intensity and shielding for each zone.

Noise and Property Maintenance

City code provisions regulate nuisance and property maintenance, on-street parking and storing of vehicles and equipment, and noise. Covenants, Conditions and Restrictions (CC&Rs) made as part of each property owner's deed at the time a subdivision is established also may govern and enforce these nuisances. The City of Lake Oswego does not keep record of CC&Rs or plays a role in their enforcement as they are entirely private agreements.

Tree Code

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.

Sensitive Lands

Palisades has numerous natural resource sites mapped on City's Sensitive Lands Map and protected by Article 50.16 Sensitive Lands Overlay Districts. The Resource Conservation (RC) overlay district protects tree groves and the Resource Protection (RC) overlay district protects stream corridors and wetlands. Inclusion as a Sensitive Lands site limits where and how development happens, but does not call for resource restoration.

## Palisades Goals 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.

### Palisades Neighborhood Association Policies

1. The PNA will promote full discussion and seek positive resolution for proposed changes to existing conditional uses or applications for new conditional uses in their neighborhood
  - a. Provide opportunities for all Palisades residents to learn about changes to conditional land uses in the neighborhood and provide their input.
  - b. Ensure an open dialog that respects diverse perspectives and communicates these perspectives during the discussion and decision-making process.
  - c. Follow the process described in the Citizen Involvement Chapter of the Palisades Neighborhood Plan when issues arise around neighborhood conditional uses.

### City and Palisades Neighborhood Association Policies

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





## Action Steps for Land Use

### Palisades Neighborhood Association Action Steps

1. Identify projects in coordination with the City to strengthen neighborhood identity, identify gateways, enhance orientation within the neighborhood, reference the history and natural environment of the area, and improve aesthetics. Consider the following for potential projects:
  - a. Provide life-like bronze sculptures of local wildlife in natural settings and locations visible from the public right-of-way, parks and natural areas.
  - b. Placement of a large-scale public art element at intersections to provide a neighborhood focal point and slow down cars at selected locations. These may include, but are not limited to, the intersection of Greentree Road and Greentree Avenue at Palisades Elementary School, or the crosswalk on Overlook Road adjacent to Lakeridge High School. Consider a sculptural element or painted or paved surface designs. Investigate a collaboration between artists and Palisades neighbors and students.
  - c. Identify additional locations and design treatment.
2. Appoint a Palisades Neighborhood Association member to provide information to residents and property owners about provisions for Residential Infill Design, and potential amendments to standards for low density residential development in the Community Development Code. If needed, recommend additional design guidelines as amendments to the Palisades Neighborhood Plan to ensure new development strengthens desired neighborhood character.
3. Ensure continued monitoring of new development in Palisades. Assign trained representatives to attend pre-application meetings with homeowners, developers, and/or City representatives. Comment on proposed development at public hearings. In communications with the City and land use applicants, refer to the Neighborhood Character section of this plan to identify design features and issues that are important for ensuring neighborhood compatibility.
4. Appoint a PNA liaison to establish on-going communication with representatives of neighborhood conditional use facilities.
5. Appoint a PNA School District liaison to review upcoming agenda items and highlight items of interest to the Palisades neighborhood.
6. Provide forums and materials to educate property owners about their responsibilities regarding code provisions for noise, property maintenance, public encroachments and other nuisance provisions.
-  7. Encourage homeowners associations to review and update their Codes, Covenants and Restrictions to foster sustainable practices among individual homeowners.
8. Appoint a Palisades Neighborhood Association board member to participate in local and regional public policy discussions and actions related to growth, density and future development, particularly as they relate to established low density neighborhoods and the Stafford Basin.
  - a. Represent neighborhood concerns about increased traffic on Stafford Road that may result from future growth. Specific interests relate to providing additional routes through areas south of Palisades to alleviate traffic increases along Stafford, including access Highway 43 and I-205 and across the Tualatin River.



9. Form a neighborhood task force to work with City staff to establish effective 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 March 6, 2001). Provide educational opportunities to show residents how they may create areas linking wildlife habitat on their properties. In older areas characterized by established plantings and healthy tree canopies, information would address issues such as removing invasive species. In more recently developed areas, the focus would be on how to plant vegetation to enhance neighborhood character and benefit wildlife with a focus on native plants.



10. Advocate for the designation and protection of heritage landscapes and scenic resources identified in the Lake Oswego Open Space Plan adopted in 2001 (see City Actions #1). Through the development pre-application process, provide comments on development in the vicinity of identified open space amenities to minimize irrevocable alteration to the long-established character of the Palisades neighborhood, as well as the character and image for which the City is known.

11. Encourage the City to develop a handbook of “best practices” demonstrating how exemplary designs for secondary dwelling units currently permitted in low-density zones enhance the character of single-family neighborhoods and expand housing options for residents.

12. Encourage the City to amend the Community Development Code to require two 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. Ensure provisions provide flexibility for planting arrangements and species appropriate for the non-urban curb conditions, view corridors, and natural vegetation characterizing locations in the Palisades neighborhood.

**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 Development Typology area to determine the frequency of dominant neighborhood 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 supported 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 (toward Westview Drive);
  - 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 storm water management.
  - c. Investigate implementation funding including neighborhood enhancement grants and other grants available for heritage or natural resource enhancement projects.

3. Refer to the Neighborhood Character section of this plan (pages 40-47) 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:
  - a. Develop additional standards for structure design that would ensure that congregate housing and residential care housing facilities reflect characteristics of a detached, single-family development pattern while accommodating 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. \* *City Council Amendment*
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)
  - c. Recommended protections include, where appropriate:
    - 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.
    - 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.

- Development of standards for view shed protection, and for buffers and screening to minimize visual impacts.
- 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 Neighborhood Association residents want future development to enhance, yet respect, conform to, and preserve the existing neighborhood character.... surrounded by scenic parks, natural areas and open space... There is a balance between public lands used for recreation and those dedicated, protected natural areas throughout the neighborhood...”*

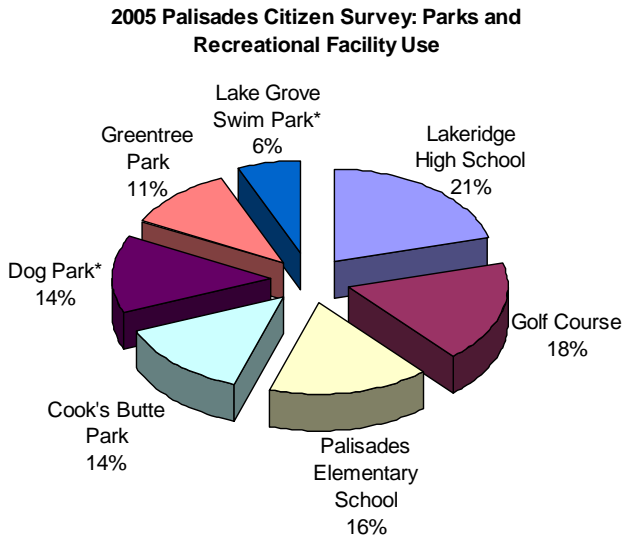
— Palisades Neighborhood Association, *Vision for the Future*



The Palisades neighbors that participated in the planning process mentioned existing parks, open spaces and recreation facilities as one of the things they most wanted to preserve in their neighborhood.

For many Palisades neighbors, the open spaces and parks in this area are what make it a place where they wish to live. When asked, “What are the opportunities of living in PNA?” parks, and proximity to the Golf Course and schools were among the top responses.

The 2005 Citizen Survey conducted by the Palisades Neighborhood Association collected additional input about parks. According to the survey, Lakeridge High School is one of the recreational facilities used most often by respondents and their families. The municipal golf course and Palisades Elementary School were close behind. In fact, survey respondents used most of the Lake Oswego park facilities located in Palisades and just outside the neighborhood. The chart below shows the distribution of facility use.

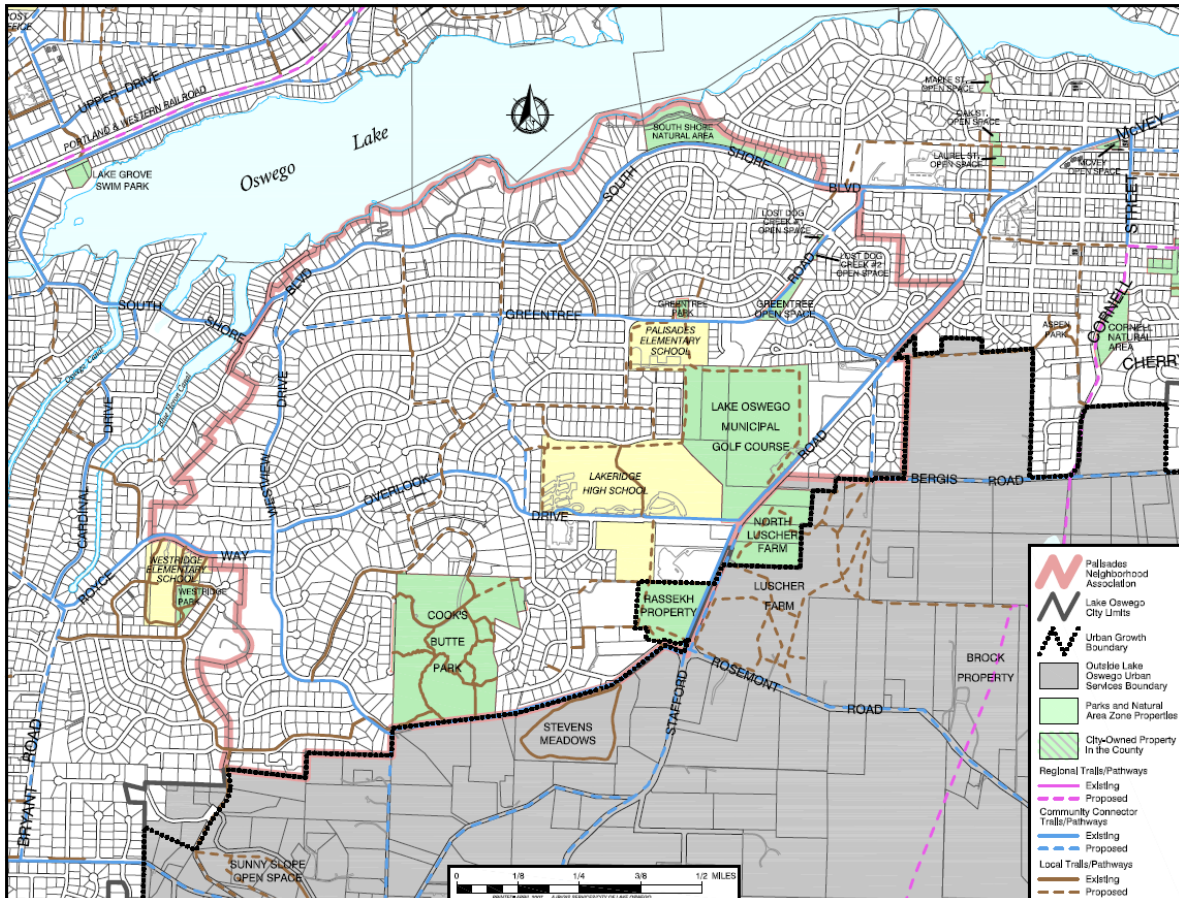


Recreation Facility	% Responses
Lakeridge High School	21
Golf Course	18
Palisades Elementary School	16
Cook's Butte Park	14
Dog Park *	14
Greentree Park	11
Lake Grove Swim Park *	6

\* Outside Palisades

**Figure 4-1: Parks, Recreation and Natural Areas in Palisades**

\* Map being updated



## Existing Conditions

In total, there are 88.4 acres of City-zoned park lands inside the Palisades neighborhood (see map Figure 4-1). These lands are part of the City's Park and Natural Area Zone (PNA) and include active and passive parks and natural areas. The City's standards for the availability of park land call for 14 acres per 1,000 residents. Using this standard, 49 acres of park land are needed to meet the needs of Palisades neighborhood residents. While the total acreage of PNA-zoned land exceeds this standard, the recreational uses are limited by the current type of facilities in Palisades. In addition to the Municipal Golf Course, park lands in and near Palisades are predominantly natural or undeveloped areas. Cook's Butte Park and Stevens Meadows are available for passive recreational use, while South Shore Natural Area, and Greentree and Lost Dog Creek natural areas, are not accessible for recreational use. School properties add additional recreational facilities that are available for public use when school is not in session and facilities are not scheduled for school-sponsored activities.

There is neighborhood desire for more pocket parks in the Palisades neighborhood that would provide active recreational opportunities within walking distance for the community. The Palisades neighborhood has only one small 0.4-acre pocket park (Greentree Park), while the City's standards would call for 23 acres of developed park to serve Palisades residents.

A 2004 Facility Study conducted by the City's Parks and Recreation Division also confirmed a city-wide need for trail enhancements, land acquisition and athletic fields.

**Figure 4-2: Palisades Neighborhood Area Park, Recreation and Natural Area Facilities**

	Park	Description / Amenities	Size
Active Recreation Sites in Palisades	Greentree Park	Playground, play area, basketball court, bench.	0.4 acres
	Lake Oswego Municipal Golf Course	18-hole, 61-par, 2,725-yard golf course with 13 mat driving range, pro shop, 4,650 sq. ft. clubhouse, grounds maintenance shop on Stafford Road.	39 acres
Passive Recreation, Natural Areas and Undeveloped Sites in Palisades	Cook's Butte Park	Natural area on an extinct volcano with heavily wooded west and south hillsides, natural meadow on the hilltop, streams, hiking paths, overlooks of lake and city.	42 acres
	South Shore Natural Area	Natural area along south shore of Lake Oswego, acquired with Metro park bonds to preserve endangered habitat. Not accessible for recreational use due to its steep slopes.	7 acres
	Greentree Open Space	Natural area. Not accessible for recreational use.	1.29 acres
	Lost Dog Open Space 1 & 2	Natural areas. Not accessible for recreational use.	0.05, 0.07 acres
	Rassekh Property	Currently undeveloped. Neighborhood desire for future park on property.	9.55 acres

	Park	Description / Amenities	Size
School Properties	Lakeridge High School	6 tennis courts, ,1 lighted football/soccer/lacrosse field, 1 lighted track/football/soccer/lacrosse field, 1 lighted baseball field, 1 lighted softball field, 1 unlit baseball field, soccer practice area, 2 large gymnasiums.	34 acres
	Palisades Elementary School	Playground, play area, 2 basketball courts, 2 soccer fields, a small gymnasium.	10 acres

	Park	Description / Amenities	Size
Private Facilities	Greentree Pool	Outdoor swimming pool with sunning deck, lockers, and restrooms. Managed by members of the Greentree Pool Association.	30 x 60 foot pool
	Palisade Park Community Club Easement	Lake easement property on SouthShore and Cedar Ct, provides rights to lake access to certain surrounding properties. Managed by Lake Corp and paying right-holders.	2 acres
	Lake Grove Swim Park on Lakeview Blvd <i>*Located outside of the Palisades neighborhood</i>	Lake swim park granting certain homeowners access to the facility. Rights extend into the PNA neighborhood and is operated by the LO School District.	1 acre
	Oswego Lake	Owned and managed by the Lake Corporation.	415 acres

	Park	Description / Amenities	Size
Near Palisades	Stevens Meadows	0.6 mile loop trail, two benches built by Eagle Scouts.	20 acres
	Luscher Farm Complex	Community garden; Oregon Tilth Demonstration Garden, Friends of Brewster Rogerson Clematis Collection greenhouse and garden, Community Supported Agriculture (CSA) cooperative farm; historic barn, farmhouse and other outbuildings; 1 multi-purpose artificial turf athletic field, 2 dog parks, and play structure.	90 acres

*\* In addition, there are several open space tracts within the Palisades neighborhood that are privately owned by individual homeowners associations.*



Lake Oswego Municipal Golf Course

The 39-acre Lake Oswego Municipal Golf Course rates high among parks and recreation facilities that Palisades residents want to preserve and enhance. The golf course is zoned a Park and Natural Area (PNA).

The golf course is comprised of an 18-hole, par 3 course with a 21-station driving range, pro shop, and cafe. The course is popular for beginners, juniors, seniors and seasoned golfers. The course is used regularly by local community groups, including the Lakeridge High School Golf Team and classes sponsored by the Parks and Recreation Department and Portland Community College. There are also several annual tournaments held at the course, including the Youth Action Council Tournament and the Mayor's Tournament held as a fundraiser for the golf course.

The golf course is an enterprise fund used to account for all financial activity associated with its operation. This fund is totally self-supporting, with its primary revenue coming from green fees, driving range fees, public and private lessons, cafe, and merchandise sales in the pro shop.

Since 2004, the City has been taking steps to improve the facilities and help to ensure the long-term financial viability of the course. The City's 2004-2009 Capital Improvement Plan earmarked \$2.5 million in for major repairs to its irrigation system and driving range, and safety improvements to its fairway and greens. In the spring of 2007 additional programmatic changes began to boost profits, and operational and facility plans are being developed for the near and long-term future of the course.

Cooks Butte Park

Cook's Butte Park is a 42-acre wooded natural area with a system of informal dirt trails leading to the summit for beautiful views of the Stafford Basin. The 2001 Lake Oswego Open Space Plan identifies Cook's Butte as a scenic viewpoint location and a Heritage Landscape. Heritage Landscapes were defined in the Plan as community landmarks that contribute to a community's identity, with Cook's Butte as a "unique natural feature."

There are trail entrances located at the top of Palisades Crest Drive, the southern end of Westview Drive and the southeast corner of the park. Community Connector trails along Atherton Drive and Westview Drive provide links between park trails and the neighborhood. Most Community Connector trails in Lake Oswego are either shared-use paths or separate facilities (i.e., a sidewalk or pathway for pedestrians and on-street bike lanes for bicyclists). These pathways provide an important link for Cook's Butte park users, particularly due to the absence of vehicle parking at park entrances.

Community members volunteer with the Lake Oswego Parks and Recreation Department to help maintain the park through activities such as removing invasive species. The Parks and Recreation Department is developing a natural area management plan to guide current and future resource protection and enhancement efforts.

Rassekh Property

This currently undeveloped 9-acre property is owned by the City, and is zoned Park and Natural Area (PNA). The City acquired this property in 1996 with the intention of providing parks and recreation facilities in the future. A master plan has not yet been developed for the property. The area is currently inside the city limits, but outside the urban growth boundary and urban services boundary, which will limit the type of development allowed. The western edge of the property contains Pecan Creek, a stream that is the headwater for Lost Dog Creek and three streams feeding to the Tualatin Basin, and is mapped on the City's Sensitive Lands Map.

The 1997 *Lake Oswego Park, Recreation and Open Space Master Plan for Luscher Farm, Taylor, Farr, and Rassekh Properties* identified this site for playing fields. Since that time, use of the site for playing fields has been precluded by changing community priorities. Representatives from the Palisades Neighborhood Association have had discussions with the Mayor and City Manager about developing the

property as a family-oriented neighborhood park. Development of a temporary park facility was approved by the Parks and Recreation Advisory Board in fall of 2007. The temporary park may include a grass lawn, picnic tables and parking for up to eight vehicles, and may be in place until a master plan for a permanent park is developed and implemented.

The 2005 Citizen Survey asked Palisades neighbors how they would like the City to use this green area:

<b>Desired Use</b>	<b>Percentage of Respondents</b>
Public park	38
Leave open space as is	38
Soccer fields	12

## Existing City Policies and Programs

Palisades residents determined that existing goals and policies identified in the Parks and Recreation section of the Lake Oswego Comprehensive Plan encompass the neighborhood's needs and future vision. Existing policies, programs and projects are discussed under each of the four topics in terms of how they address concerns identified by residents. Action steps are identified in the following section.

### **City of Lake Oswego Comprehensive Plan, Goal 8 – Parks and Recreation**

***The City shall plan, acquire, develop and maintain a system of park, open space and recreation facilities, both active and passive, that is attractive, safe, functional, available to all segments of the population and serves diverse current and long range community needs.***

The following Comprehensive Plan policies address neighborhood interests and concerns for parks and recreation programs and facilities in Palisades.

#### Policy #20

*“The Park and Natural Area Zone shall provide a wide range of passive and active recreational uses while protecting, preserving, conserving and enhancing natural areas, greenways and parks.”*

In 2007, a Park and Natural Area Zone was established to simplify and clarify zoning for park and natural area uses citywide. The Comprehensive Plan was amended to add this new policy under Goal 8 – Parks and Recreation.

The Park and Natural Area Zone is intended to:

- Protect, preserve, conserve and enhance natural areas, greenways and parks.
- Permit a wide range of passive and active recreational uses, and accessory uses, on property for the future use and enjoyment of the City and its residents.
- Establish a Master Plan process for park planning and development.

All of the City park properties in the Palisades neighborhood, including the undeveloped Rassekh property, were re-zoned from residential zoning and given the Park and Natural Area Zone designation. The zone limits the permitted and conditional uses to parks and park improvements, natural areas, agriculture, master-planned uses, and public facilities or concessions. Other uses such as residential development would require a zone change and associated public process.

#### Policy #2

*Identify and acquire lands which satisfy current and/or long-range community recreation needs in terms of size and usability for planned activities and facilities.*

Important opportunities have been identified to enhance recreational offerings for all Palisades residents. Neighbors acknowledged needs for additional small, neighborhood-oriented park facilities. Small parcels for additional “pocket parks” like Greentree Park are not easy or inexpensive to acquire, and developable parcels may be limited. Nevertheless, there is a real desire identified by the neighbors who worked on this plan for additional small, neighborhood-oriented parks.

Policy #3

*Coordinate park planning, acquisition and development with affected neighborhoods and with other community projects and programs.*

The Community Development Code outlines the elements of a Park and Natural Area Zone master plan. Public involvement elements include developing the plan through a City approved committee; holding public meetings to address the project, site analysis and design alternatives; and holding a study session with board and commission members to review the proposal.

Policy #7

*Plan and develop a system of pathways which can connect open space and park facilities with neighborhoods.*

The Lake Oswego Trails and Pathways Master Plan, adopted in 2003, identifies several pathways through the Palisades neighborhood (see map, figure 5-4). Pathways are classified as:

- **Community Connector trails:** Link important land uses and areas of interest within the City, including shopping, schools, parks, transit centers, churches, employment districts, libraries and others. They also connect users to adjacent communities and the regional trail system. Most community connector trails in Lake Oswego are either shared use paths or separate facilities (i.e., a sidewalk or pathway for pedestrians and on-street bike lanes for bicyclists).
- **Local Access trails:** Local access trails primarily serve pedestrians with safe and direct connections to local features such as schools and parks. They are often located within parks (e.g., the Cooks Butte trail system).

The Trails and Pathways Master Plan recommended a phased implementation of trails and pathways. Palisades trail segments from the following projects are planned for implementation between 10 and 25 years:

- Bryant/Palisades Loop (Community Connector)
- Luscher Farm Trail System (Local Access Trail)

Tier III projects are long-term projects recommended for implementation between the next 25 and 50 years from Plan adoption. These are projects that generally supplement the trail and pathway system or may provide potential pathways over a longer period of time as land uses and regional planning boundaries change. Palisades trail segments from the following projects are included in Tier III:

- Westview Drive (Community Connector)
- Greentree Road (Community Connector)
- Treetop Lane (Community Connector)

Palisades residents identified improved pathway connectivity as an unmet desire for their neighborhood. Neighbors have also expressed a desire for regular upkeep on the pathways in the neighborhood. Additional detail about desired neighborhood pathway locations and the implementation process can be found in the Transportation chapter of the Palisades Neighborhood Plan,.

Policy #14

*Inform and involve the citizens of Lake Oswego in the development and operation of the Parks and Recreation system and in evaluating the effectiveness of parks and recreation activities.*

The Palisades Neighborhood Association needs to be involved in planning for the Parks and Recreation system for activities and sites within, and adjacent to, the Palisades neighborhood. Some neighbors expressed a desire for additional recreational facilities and programs including a swimming pool, racquetball, indoor tennis courts, martial arts programs, toddler programs, picnic areas, and programs and activities attractive to teens.

## Palisades Goals and Policies

### Neighborhood Goal

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

### Palisades Neighborhood Association Policies

1. Participate in the planning and operation of Palisades neighborhood parks.
2. Develop additional pocket park facilities in Palisades.
3. Support the recreational needs of diverse age groups in Palisades.
4. Promote maintenance and enhancement of Palisades natural area parks.
5. Improve pathway connectivity throughout the neighborhood.
6. Increase and maintain communication between the PNA and representatives of the Palisades Park Community Club (Lake Easement), Lake Grove Swim Park, and Greentree Community Swimming Pool.

### City Policies



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

## Action Steps for Parks & Recreation

### Palisades Neighborhood Association Action Steps

1. Work with the City to develop a master plan for a park on the Rassekh property.
2. Advocate for additional pocket park facilities. Priorities include play equipment and picnic facilities for Palisades residents and guests.
3. Incorporate and consider the needs of youth in planning for future recreational facilities. Consider the following:
  - Target activities for specific age groups.
  - Address after-school needs of children and families. Consider paid staff to organize and supervise after-school programs.
  - Coordinate with Lakeridge High School leaders to learn what activities are attractive to teens. Develop a survey for this purpose.
4. Develop a plan for facilities in Palisades that will provide activities for diverse age groups.
5. Promote use of the Municipal Golf Course to improve its economic viability. Action items include:
  - Hold an annual Palisades Golf Tournament.
  - Work with golf Course management to hold a Palisades Neighborhood Association general meeting at the golf course club house after hours, and have neighbors dine together at the Slice of Life Café prior to the meeting.
  - Promote golf course activities through the Palisades Newsletter.
  - Participate in City planning efforts regarding golf course facilities and operations.
6. Work with the City's Natural Resource Coordinator to identify opportunities for maintenance and planting activities in Palisades natural areas including Cook's Butte, South Shore Natural Area and Greentree Natural Area. Coordinate neighbors for volunteer opportunities to address maintenance and enhancement activities within Palisades natural areas.
7. Work with Lakeridge High School to improve the pathway between the varsity ball field and the golf course, down to the bottom of Cloverleaf and Banyon roads.

### 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 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 amendments to the Luscher Farm Master Plan.
5. Add signage at South Shore Natural area noting there are steep slopes and no pathways.

# TRANSPORTATION

*“...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 options for all ages...There will be more sidewalks to help people walk safety to school and other nearby amenities, and more lanes that provide a safe route for bicycles.”*

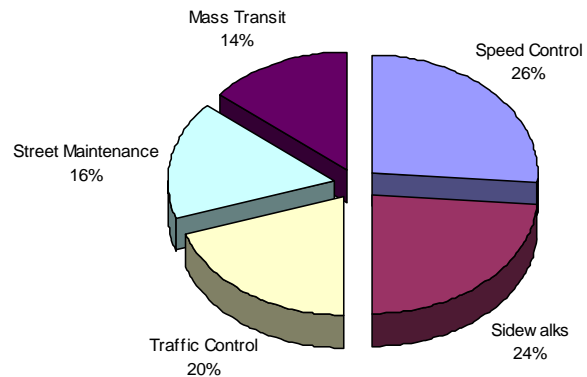
— Palisades Neighborhood Association, Vision for the Future

Palisades neighborhood residents responding to the 2005 neighborhood survey said that the most significant changes seen in their neighborhood in the past five years are increases in speeding, traffic, congestion, and parking demands. When asked about the threats to living in the Palisades neighborhood, 46% identified increased traffic as the number one threat. When asked, “What are the major improvements that would make living in Palisades better for you?”, the top responses were better speed control, traffic management/less traffic, better parking management, and more sidewalks. When asked: “Of the services and facilities above that you marked (in need of improvement or non-existent), which three should be given the highest priority by your local government,” survey respondents identified five transportation items as their top priorities:

- Speed control (1<sup>st</sup> priority)
- Sidewalks (where not in existence) (2<sup>nd</sup> priority)
- Traffic control (3<sup>rd</sup> priority)
- Street maintenance (4<sup>th</sup> priority)
- Mass transit (5<sup>th</sup> priority)

**Top Priorities for Local Government  
(% of Top Five)**

Palisades Neighborhood Survey	
Highest Priority for Local Government	% Responses (Top Five)
Speed Control	26
Sidewalks (where not in existence)	24
Traffic Control	20
Street Maintenance	16
Mass Transit	14



This chapter will address transportation in Palisades for three primary modes: driving, walking/bicycling, and public transit. According to the 2000 US Census, 87% of area residents (Census Tract 204.02 approximates the Palisades neighborhood) arrive to work in a car, truck or van. Of those, 93% drive alone and the remaining 7% reported carpooling. A little over 2% reported taking public transportation and less than 0.5% reported walking to work. The average travel time to work was about 20 minutes.

## Organization

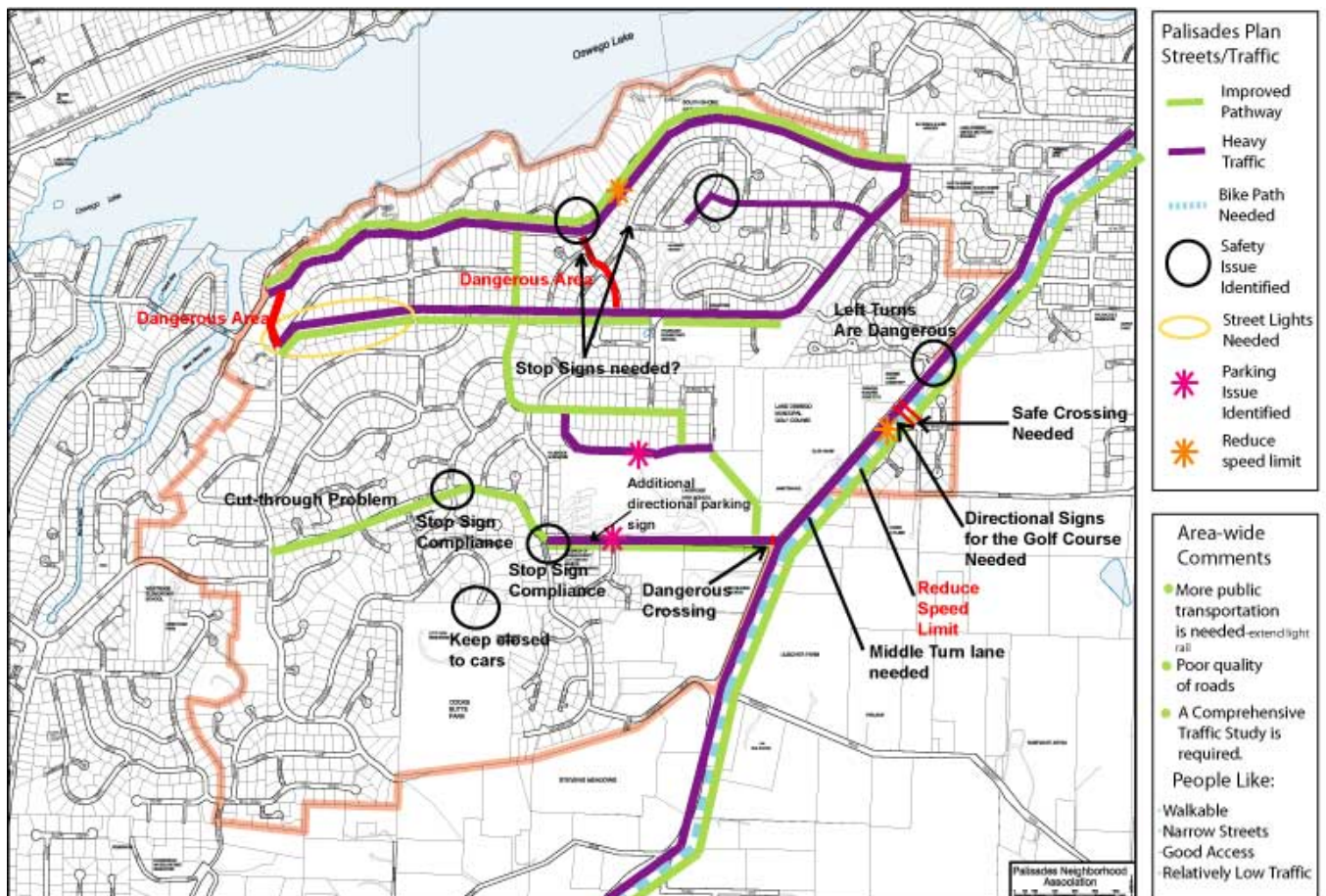
The transportation section of the Palisades Neighborhood Plan is organized under the following topics:

- Streets and Roadways
- Walking, Bicycling and Transit
- Parking
- Street Lights and Utilities

Palisades residents determined that most existing goals and policies identified in the Transportation Element of the Lake Oswego Comprehensive Plan encompass the neighborhood's needs and are adequate in terms of a future vision. Existing conditions including neighborhood concerns (identified on Figure 5-1) and objectives, and relevant City policies, programs and projects are discussed under each of the four topics.. Action measures are identified when a concern requires further attention.

The primary focus of the transportation section is on outlining issues of importance to residents of the Palisades neighborhood, and identifying action measures to address these issues and implement adopted goals in this area of the city. The map on the following page illustrates issues identified by Palisades neighbors at neighborhood plan meetings.

**Figure 5-1: Neighbors' Transportation Concerns Summary Map**





## Streets and Roadways

### Existing Conditions

#### Major Streets: Stafford Road and South Shore Boulevard

##### Stafford Road

Stafford Road is classified by the City of Lake Oswego as a minor arterial. Minor arterials are designed, according to the functional classification system of the Lake Oswego Comprehensive Plan, as an inter-urban connector between different parts of the city and should accommodate between 7,500 and 25,000 cars per day with two-four lanes including turn lanes or acceleration lanes. Direct access is restricted except from existing platted lots which may be allowed direct access when there is no feasible alternative. On-street parking is generally prohibited.

Average traffic counts for Stafford Road between South Shore Boulevard and Overlook Drive taken in 2004 and 2005 range between 10,500 and 12,200 cars per day. Projected volumes are related to development beyond the existing Urban Service Boundary into North Stafford. North Stafford is a candidate for future expansion of the regional growth boundary. Metro is expected to consider expansion of the boundary within the next three years. The Lake Oswego Comprehensive Plan states that if the City is required to expand the Urban Services Boundary, new development shall not “diminish the quality of life the City has presently attained.” While the anticipated scale of future growth in the North Stafford area is not certain, it should be acknowledged that recently filed Measure 49 claims in the North Stafford area, and any expansion of the urban growth boundary by Metro would likely contribute to increased traffic volumes on Stafford Road.

Stafford Road is currently designed as a two-lane arterial within the Palisades neighborhood with a left turn lane and right turn pocket located at the Overlook Drive intersection. A traffic signal is also located at Overlook. Other intersections or significant access locations include the Golf Course, Bergis Road, and Sunny Hill Drive. Minor street approaches are controlled by stop signs. The speed limit zoned within the Palisades neighborhood is 40 miles per hour starting 450 feet south of Kilkenny Road. Speed data collected by City engineering staff indicates the average 85<sup>th</sup> percentile speed is 41 mph. This 85<sup>th</sup> percentile speed is recognized as an objective measure of reasonable speed and is considered with other factors when setting speed zones. Crash data shows eight traffic accidents over the past three years along the Palisades section of Stafford Road. The results do not indicate a high safety concern or specific accident pattern.

Neighborhood concerns about Stafford Road pertain primarily to traffic volumes and the resulting impacts for residents given the arterial's two-lane design with no turning lanes or signalization provided except at Overlook Drive, and a minimal right-turn pocket marked at Sunny Hill Drive. Concerns include delays, safety issues when making turns onto and off of intersecting streets, and noise. Traffic and safety concerns noted at specific locations included the following:

- Residents noted problems making left turns onto and off of Stafford Road at Sunny Hill Drive. The City has found the right of way limited by a wetland identified on the south side of the roadway, which reduces the area available to build turn lanes at this location.
- Neighbors have indicated a desire for turn lanes to improve safety when turning onto and off of Stafford Road and South Shore Boulevard. Palisades neighbors have noted that drivers headed west from Stafford Road may cut through on Sunny Hill to access South Shore and Greentree rather than incur potential delays involved in turning left at McVey. When the function of a major street begins to result in delays, people may choose to avoid the congestion by cutting through on neighborhood streets.

- Residents noted that a signal is needed at the intersection of Stafford and Bergis Road, primarily to assist with pedestrian crossing.
- Residents identified a need to provide a Golf Course sign further east on Stafford facing both directions, noting the current sign location is too close to the entry drive. Neighbors also voiced safety concerns related to sight distance at the southwest corner of the Stafford and Overlook intersection.

Another concern on Stafford Road is speeding. Residents are interested in reducing speeding on Stafford Road including changing the posted speed limit. The State Speed Control Board sets the speed zones for city streets, county roads, and state highways passing through cities. The Board sets speed zones based on careful studies that determine a reasonable speed for the road. This includes physical characteristics, accident history, and the speed at which 85 percent of drivers travel. Currently, the Board will not change any speed zone by more than 5 miles per hour. Requests for the Board to conduct a study must come from the City Council, who receives recommendations from City staff.

Palisades residents expressed concerns about the level of traffic volume on Stafford. This road serves as a transportation connection for travelers beyond the city of Lake Oswego. It is a minor arterial, intended to carry 7,500-25,000 cars a day. The City measures traffic volume yearly to identify changes, however, a comprehensive regional traffic study may provide a more complete picture of the regional significance of this route and anticipated future demand for the road from Stafford-area development, and new uses along the Palisades section of the road including The Stafford (Avamere Congregate Care), and the City-owned dog park and turf field.

#### South Shore Boulevard

South Shore Boulevard is classified as a major collector, intended to channel traffic from local streets to the arterial system. Major collectors can also provide access to abutting properties. Major collectors are designed to carry between 1,500 and 10,000 cars per day on 2 lanes. Turn refuge lanes may be allowed subject to review. Direct access is discouraged but access to abutting properties may be allowed. On-street parking is limited.

Average traffic counts for South Shore Boulevard taken in 2003 and 2005 between Westview Drive and McVey range between approximately 3,200 and 3,800 cars per day on 2 lanes. Projected volumes would be expected to remain in the same general range given that areas served by South Shore Boulevard are relatively built-out, though allowances may be made for increases in density primarily toward the downtown area. Intersections include Westview Road, Canyon Drive, Fernwood Drive, Cedar Court, Lakeridge Drive, Edgecliff Terrace and Greentree Road. A left turn lane is provided at Greentree Road, and a stop sign and flashing red light control traffic on South Shore at Westview. Other minor approaches are controlled by stop signs. Speed limits are zoned at 35 miles per hour from McVey to within 200 feet of Canyon Drive, where speeds reduce to 25 miles per hour through the western boundary of the Palisades neighborhood. Speed data for 2003 and 2005 indicates an average 85<sup>th</sup> percentile speed of 38 miles per hour. Tri-Met buses operate on South Shore Monday-Friday. Posted stops are located on Canyon Drive, Lakeridge Drive and Greentree Road.

Neighborhood concerns about South Shore Boulevard were similar to those for Stafford Road and pertained to traffic volumes and related impacts including delays, safety issues when making turns, and noise. Speeding is also a concern on South Shore Boulevard and there is interest in reducing the 35 mile per hour speed limit (See *Stafford Road – Concerns* above for information about the State Speed Control Board). This is particularly a problem along the western portion of South Shore, where vehicles speed down the hill or accelerate rapidly uphill. Residents also noted difficulty in seeing oncoming traffic when turning onto Lakeridge Drive from South Shore. Traffic and safety concerns noted at specific locations included glare on South Shore at Lakeridge Drive. Safety concerns related to vegetation impeding visibility were noted at the intersections with South Shore Blvd.

Palisades residents expressed concerns about the level of traffic volume on South Shore Boulevard. As noted above, South Shore is operating within its carrying capacity. The neighborhoods served by South Shore Blvd. are primarily built-out, and are not expected to add a significant volume of additional traffic in the future.

### **Neighborhood Streets**

The Palisades neighborhood is served by four neighborhood collectors: Greentree Road and Overlook Drive running east-west, and Treetop Lane/Fernwood Dr. and Westview Drive running north-south. These streets are intended to provide access to abutting properties and serve the local access needs of neighborhoods by channeling traffic to the major collector and arterial system. They are not intended to serve through traffic. Neighborhood collectors are designed to carry between 1,000 and 3,000 cars per day on two lanes. Direct access to each lot is permitted as is on-street parking.

The remaining streets in Palisades are local residential streets with the purpose of providing access to neighborhood land uses. They are not intended to serve through traffic for trips beginning or ending outside the neighborhood. The speed limit on neighborhood streets is 25 miles per hour.

#### Greentree Road

Average traffic counts for Greentree Road taken in 2006 are approximately 1,100 cars per day on two lanes. Projected volumes would be expected to remain in the same general range for all neighborhood collectors in the Palisades neighborhood. Intersections are controlled on the minor approach by stop signs. Traffic on Greentree Road is controlled by stop signs at Greentree Avenue adjacent to Palisades Elementary School, Fernwood Drive, Canyon Drive and Westview Drive (see Figure 5-3 Stop Signs and Sidewalks/Pathways Map). Speeds are zoned at 25 miles per hour and further reduced to 20 miles per hour within the vicinity of Palisades School. Speed data for Greentree Road indicates an average 85<sup>th</sup> percentile speed of 35 miles per hour, in excess of the 25 mile per hour posted speed.



#### Overlook Drive.

Weekday traffic counts were conducted along Overlook Drive in April 2008. Average two-day counts conducted over a 24-hour period between Tree Top Lane and Stafford Road were 4,112 vehicles per day, exceeding the target traffic volume for neighborhood collectors. Traffic on Overlook Drive is controlled by stop signs at Westview Drive, Hillside Drive, and Treetop Lane/Meadowlark Drive. A stop light controls traffic at Stafford Road. The posted speed limit is 25 mph.

#### Treetop Lane/Fernwood Drive.

Average daily traffic counts for Treetop and Fernwood taken in 2003 show approximately 970 vehicles/day for Fernwood Drive and 1,000 vehicles/day for Treetop Lane. Traffic is controlled by stop signs at Overlook Drive, Fernwood Drive, Fernwood Circle (2), Greentree, Glen Haven Road, and South Shore Boulevard. Traffic on Treetop Lane/Fernwood Drive is controlled by stop signs at Overlook Drive. The posted speed limit is 25 mph. Speed bumps were installed along Treetop Lane from Overlook to Fernwood Drive.

#### Westview Drive.

Weekday traffic counts were conducted along Westview Drive in April 2008. Average two-day counts conducted over a 24-hour period from just north of Overlook Drive to South Shore Boulevard were 1,646 vehicles per day. Traffic is controlled by stop signs at Royce Way, Greentree Road, and South Shore Boulevard. The posted speed limit is 25 mph.

#### Lakeridge Drive

Traffic counts for Lakeridge Drive are not available, however, it is a high traffic feeder street to the neighborhood from South Shore. The intersection at Southshore is identified by neighbors as a one of the most dangerous in the neighborhood. Speeding on Lakeridge Drive is common.

#### **Stop Signs**

Participants in planning meetings identified locations where stop signs may be needed or where compliance is a problem for an existing stop sign.

Neighbors can request a study to determine whether a stop sign is needed in a particular location by making that request directly to the City Transportation Engineering Staff. Stop signs are not effective for speed control or reducing traffic volume, but rather are used to assign the right-of-way. If a stop sign is not perceived as being warranted, motorists will not comply with the stop. Decisions about new stop signs rely on the standards established in the Manual on Uniform Traffic Control Devices (MUTCD). The MUTCD is a document issued by the Federal Highway Administration (FHWA) of the United States Department of Transportation (USDOT) to specify the standards by which traffic signs, road markings, and signals are designed, installed, and used. In the United States, all traffic control devices must generally conform to these standards.

See figure 5-3 for identification of current stop signs. See action items for specific locations of concern.

#### **Speeding and Driver Behavior**

Speeding and traffic volumes were of concern on several local residential streets and neighborhood collector streets.

Neighbors can apply to have the City Transportation Engineering department conduct a study to determine if their street qualifies for traffic calming through the Neighborhood Traffic Management Program. If the street meets the City's qualifications outlined in City Code, Chapter 32, the application will be forwarded to the Traffic Advisory Board (TAB) for review. The TAB will make a decision based on a set of criteria. Recently, the City has agreed to cover 50% of the cost of installing traffic calming devices at approved locations. The balance must be collected by neighbors.

Neighbors can also participate in the Neighborhood Speed Watch Program. This program provides residents with equipment and training to record speeds and license numbers for cars exceeding the speed limit. Participants give this information to the City, who will send the driver a letter encouraging them to slow down. Neighbors can also request a radar speed reader board to be temporarily placed in areas where speeding is a concern.

Neighbors are also particularly concerned about driver behavior near the high school, including speeding and illegal u-turns occurring on Ridge Lake Drive. Two speed zone improvements were implemented in 2006 following a meeting sponsored by the City Manager's Office:

- School Zone speed signs were installed on Cloverleaf, Marjorie Avenue and Banyon Lane.
- Automobile speeds were recorded in the area for the purpose of analyzing the need for speed bumps or other interventions to reduce speeds.

In September, 2006, the Transportation Advisory Board was presented with information regarding neighborhood concerns on the neighborhood streets surrounding Lakeridge High School. Although the

data collected in June did not support the construction of speed bumps, several alternatives were presented to neighbors to help address their concerns. The preferred alternative was the installation of reflective, "buttons", installed into the pavement of the street at the two curves on the east and west ends of Cloverleaf drive. These create a line which clearly separates the two lanes of traffic, requiring cars to stay in their designated lane while turning, effectively reducing their speed. The response from neighbors has been positive.

***Sight Distance***

Sight distance and visibility were mentioned as a problem at the intersection of Palisades Crest Drive and Westview Drive.

## City and County Policies and Programs for Streets & Roadways

### Lake Oswego Comprehensive Plan Goal 12: Major Street System

***Lake Oswego shall develop a major street system consisting of major and minor arterials and major collectors, which will have minimal impact on the City's air quality, address the mobility needs of residents for all modes of travel and promote energy conservation.***

#### Major Streets Policies

Major streets policies require Stafford Road and South Shore Boulevard to meet level of service standards at peak hours. Level of service is used to identify the desired level of traffic flow with ratings ranging from "A" to "F". The Comprehensive Plan requires major streets to be designed to function at a level of service "E" or better. Traffic flow on Stafford Road and South Shore Boulevard currently functions within this required level of service standard. Level of service "E" indicates speed restrictions, delays at traffic signals and traffic volumes near capacity.

Existing major streets policies also give preference to transportation improvements that increase the efficiency, safety, and design capacity without increasing corridor width. Projects to manage turning movements while maintaining capacity may not be feasible at certain locations along Stafford Road and South Shore Blvd. due to right-of-way constraints. Consideration must also be given to "preserving community aesthetics by considering existing topography and vegetation." Major streets policies require traffic impacts on noise, safety, aesthetics and air quality be minimized where Stafford Road and South Shore Boulevard bisect residential neighborhoods. For example, the City should ensure traffic generated by new land uses does not exceed the design capacity of the street system, or adversely affect the neighborhoods.

#### Projects – Public Facilities Plan

The Public Facilities Plan is included in the Transportation Chapter of the Comprehensive Plan. It provides a list of projects anticipated for all modes of transportation including estimates project costs, approximate locations and possible funding sources. Table 5-1 shows Street and Roadway projects identified in the Public Facilities Plan for Stafford Road and South Shore Boulevard in the Palisades neighborhood. Projects for both streets would provide left turn lanes but may be difficult to construct due to site constraints such as protected wetlands at the Stafford Road/Sunny Hill Road intersection. Pedestrian, bicycle and transit facility projects identified in the Public Facilities Plan for the Palisades neighborhood are identified in Table 5-4. Projects that have not been completed will be looked at for their feasibility and timeline as part of the Transportation System Plan update scheduled for 2008.

**Table 5-1: Public Facilities Plan Roadway Projects in Palisades**

Location	Description	Timeframe	Potential Funding	Status
South Shore Blvd./Westview Drive	Left turn lane, retaining wall	11-20 Years (2008–2017)	System Development Charges (SDC)	Incomplete. Constrained right-of-way,
Stafford Road/Golf Course Road	NB left turn lane on Stafford	11-20 Years (2008–2017)	SDC	Incomplete. Constrained right-of-way,
Stafford Road/Sunny Hill Drive	NB left turn lane on Stafford	11-20 Years (2008–2017)	SDC	Incomplete. Right-of-way, constrained due to wetlands.
Stafford Road/Bergis Road	Left turn lane on SB Stafford Rd	11-20 Years (2008–2017)	SDC	Incomplete.
South Shore Blvd./Fernwood Drive	Left turn lane on SB South Shore	11-20 Years (2008–2017)	SDC	Incomplete. Constrained right-of-way.

**Lake Oswego Comprehensive Plan Goal 12: Neighborhood Streets**

***Lake Oswego shall develop a system of neighborhood collectors and local residential streets which preserves the quiet, privacy and safety of neighborhood living and which has adequate, but not excessive capacity, necessary to accommodate planned land uses.***

Neighborhood Streets Policies

Existing policies addressing traffic management on neighborhood streets state that traffic calming measures should be used where feasible to encourage non-local traffic to use Stafford Road and South Shore Boulevard. Traffic calming measures should not significantly divert traffic to other neighborhood streets of the same or lower classification. For example, measures to address speed issues noted on Westview Drive should not result in drivers choosing alternative routes on local streets such as Palisades Crest Drive.

Neighborhood streets policies in the Comprehensive Plan require the City to act in conjunction with the Palisades Neighborhood Association to plan for, develop and maintain the local residential street system at a service level and scale which allows adequate and safe circulation from residential properties to the major streets system and neighborhood activity centers including schools, churches and parks. The policies also state that the City and neighborhood associations shall jointly plan for the use of public rights-of-ways in residential neighborhoods. Finally, existing neighborhood streets policies require the City to ensure that new development which will use new and existing neighborhood collectors and local residential streets is compatible with these street's function and character. Development approval criteria must ensure that the quiet residential quality of Palisades neighborhood streets is maintained and promoted.

Inter-Governmental Coordination

An overwhelming majority of respondents to the 2005 Citizen Survey said the City and the County should work together to develop solutions to the increasing traffic issues on Stafford Road. The existing Lake Oswego Comprehensive Plan transportation goal addressing inter-governmental coordination says:

**Lake Oswego Comprehensive Plan Goal 2: Inter-Governmental Coordination**

***Lake Oswego's transportation system shall be planned, developed and operated in a coordinated manner with other state, regional and local transportation providers.***

**Clackamas County Comprehensive Plan**

Stafford is a County-Designated Scenic Roadway

In public meetings held for this plan, neighbors spoke about the rural look and feel of the neighborhood created by the nearby farms and open space all along Stafford Road. The Clackamas County Comprehensive Plan, Transportation Chapter (April 2005) designates Stafford Road from Lake Oswego to Mountain Road as a Scenic Road. The following is what the plan says about the implementation of the Scenic Road System.

*35.1 The Scenic Road designation is intended to protect recreation values, scenic features, and an open, uncluttered character along the roadway. Developments adjacent to scenic roads shall be designed with sensitivity to natural conditions. The following policies are intended to accomplish these ends:*

- a) *Scenic roads shall have strict access control on new developments.*
- b) *Scenic roads should have shoulders wide enough for pedestrians or bicycles.*
- c) *Turnouts should be provided where appropriate for viewpoints or recreational needs.*
- d) *Design review of developments adjacent to scenic roads shall require visual characteristics and signing appropriate to the setting.*
- e) *Buildings should be set back a sufficient distance from the right-of-way to permit a landscaped or natural buffer zone.*
- f) *Parking areas adjacent to scenic roads should be separated from the right-of-way by a landscaped buffer.*
- g) *Frontage roads, if any, adjacent to scenic roads should be separated by a vegetative buffer.*
- h) *Encourage underground placement of utilities.*



Scenic Stafford Road forms the eastern edge of the Palisades neighborhood. Several open spaces border the road along both sides.

The portion of Stafford Road inside the City of Lake Oswego (from South Shore Boulevard to Overlook Drive) is bordered by neighborhoods and several public properties shown in green on Figure 2-2. Decisions about the use and design of these properties will have the greatest influence on the Lake Oswego portion of Stafford Road.

#### Clackamas County Roadways Projects

Clackamas County has identified three projects in their 2006 Capital Improvement Program for Stafford Road at locations south of the City and Palisades neighborhood boundary. Issues addressed include road capacity, traffic flow, and intersection performance and safety. The projects are part of a 5-year program.



## Walking, Bicycling and Transit

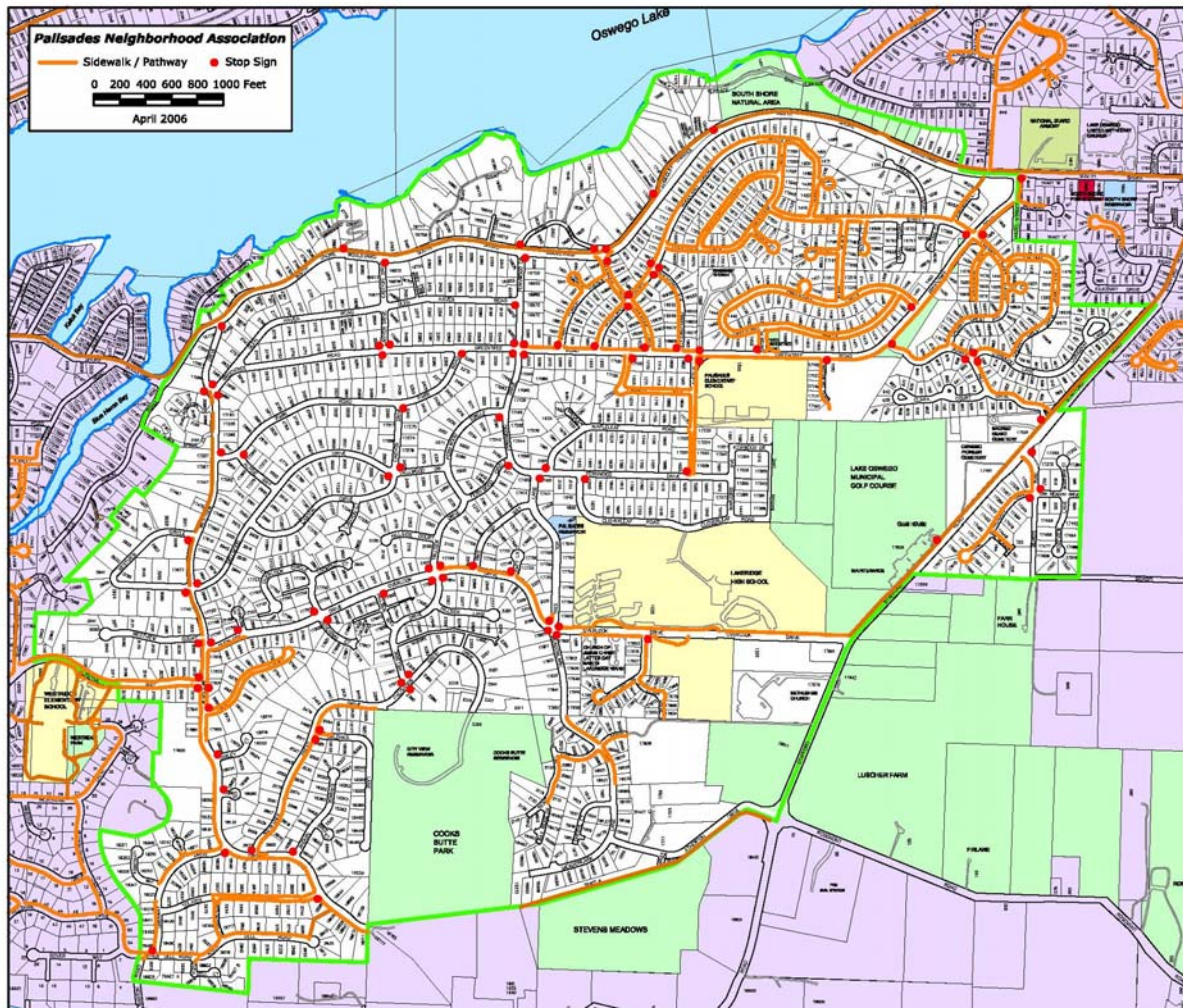
*“We advocate for alternative transportation choices and for enhancing mobility for all ages...There will be more sidewalks to help people walk safely to school and other nearby amenities, and there will be more lanes that provide a safe route for bicycles...”*

— Palisades Neighborhood Association, *Vision for the Future*

The 2005 survey indicated that residents value the pedestrian environment in the Palisades neighborhood and wish to maintain the qualities that already make many areas within the neighborhood “a good place to walk.” Residents also desired improvements to the existing pedestrian and bicycle system and noted it was important for children to be able to safely walk to school. Existing sidewalks and pathways within the Palisades neighborhood are shown on Figure 5-3 below. Some neighbors said that they anticipate needing more access to public transportation in the future and desired safer, more comfortable places to wait for the Tri-Met bus currently operating on South Shore Boulevard.

See the Parks & Recreation section of this report for related information on policies, plans and goals for pathways.

**Figure 5-3: Existing Stop Signs and Sidewalks/Pathways**



## Existing Conditions

Many Palisades streets do not have sidewalks or pathways. Pathways are located along many streets that do not have curbs, and are defined by a paved area outside of the traffic lane. On South Shore Blvd. and Westview Drive, the pathways are striped along the edge of the roadway, while along Stafford Road the pathway is separated from the roadway by a narrow grass buffer.

Sidewalks and pathways are primarily located along one side of the street, with some exceptions in newer areas of development where sidewalks have been built along both sides. Areas of the neighborhood that developed in the 1950's and 1960's, including Palisades Park, Ferncrest, and Palisades Heights, are largely without sidewalks or pathways for pedestrians. This includes Palisades sub-areas 3, 9 and 10, and parts of sub-areas 11 and 12. On some neighborhood streets, sidewalks have been added incrementally in response to redevelopment and do not extend the entire length of the road (See Figure 5-3, page 73).

Many of the roadways in Palisades are also narrow and winding, which lends interest to pedestrians and bicyclists. This may also pose a safety concern along streets without a sidewalk or pathway, depending on the traffic volume, visibility, and available space for pedestrians and bicyclists.

Several pathways in Palisades are currently listed on the City's Transportation System Plan. Pathways included in the Palisades Neighborhood Plan that are not part of the TSP should be included in the TSP when the TSP is updated.

Public transportation in Palisades is currently limited to one bus that serves weekday commuters. Tri-Met operates the #36 bus along South Shore Boulevard that connects riders to the Tualatin Park and Ride and to downtown Portland. The bus operates Monday-Friday from 6 a.m. to 6 p.m. Buses arrive every 30 minutes during rush hours and every 60 minutes during non-rush hours.

### South Shore Boulevard

Residents raised concerns about the pathway on South Shore, which is not separated from the road. Pedestrians are not always comfortable walking so close to passing cars and there can be competition for this space from cyclists who sometimes use it as a bike lane. Residents indicated the need for a bike path that is separated from the pedestrian path and the vehicle lane for the entire length of South Shore Boulevard. They specifically noted problems at Edgecliff Terrace where it was noted that the people walking and particularly, bicycling do not use the alternative route provided at this location.

### Stafford Road

Stafford Road was also noted as a street where greater separation at certain portions of the existing pathway could make the pathway more comfortable for pedestrians. Residents noted that the existing pathway is not adequate for a multi-use pathway intended to serve both pedestrians and cyclists. They recommended widening the existing pathway for pedestrians and providing a striped bike lane separate from the vehicle travel lane. Stafford Road is very difficult to cross, particularly at uncontrolled intersections. There is a long gap between the signal at South Shore and the next signal at Overlook. The intersection at Bergis Road was specifically mentioned as a location where a signal is desired to assist with pedestrian crossing.

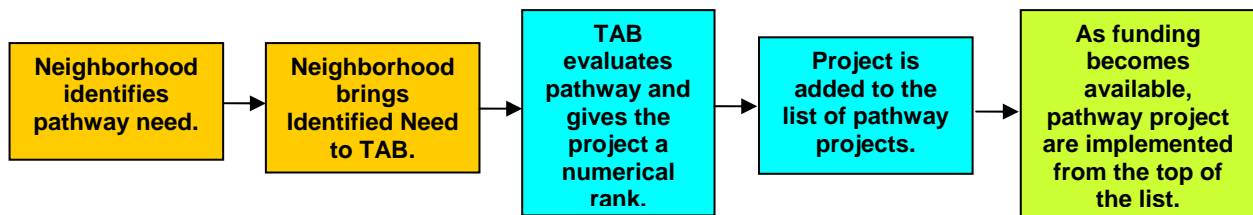
**Additional Sidewalk and Pathway Improvements**

Neighbors who participated in the development of this plan generally supported the construction of additional sidewalks, particularly in the vicinity of Palisades Elementary School and Lakeridge High School and busier streets where pedestrians have no alternative except the street. Specific locations of desired sidewalks can be found in the Action Steps section.

The process for getting a new pathway will depend on the street classification for the route. For pathways on local residential and neighborhood collector streets, neighbors can apply to the Neighborhood Pathway Program through the Transportation Advisory Board (TAB). The TAB will consider the pathway based on a set of criteria when selecting their top projects for implementation. For pathways on major collectors or arterials, staff will make recommendations for projects to be added to the Capital Improvement Plan (CIP), which is updated biannually along with the budget. Neighbors should work with Staff to place the pathway on the CIP, and advocate for project funding during the City’s budget process.

Neighbors may also pursue new pathway construction through a Local Improvement District process in which property owners collectively assume the cost of construction. Due to limited City funding and the large number of new pathways desired citywide, this approach may expedite the implementation process.

**TAB PATHWAY PROCESS**



**Transit Service**

At transportation planning meetings, neighbors recommended a Tri-Met bus route be added on Stafford Road to access downtown Lake Oswego and Portland. Neighbors suggested supplementing existing Tri-Met service on South Shore Boulevard to serve neighbors during more hours and on every day of the week. This could be done with a shuttle van to link residents with bus lines and local shopping destinations. Neighbors noted that partnerships should be considered with Lakeridge High School and the The Stafford facility. They also noted that high school students should have access to public transportation when going to advanced classes at Community Colleges or PSU, or going to their jobs.

## Existing City Goals, Policies and Programs

### **Lake Oswego Comprehensive Plan Goal 12: Walking, Bicycling and Transit**

***The City shall provide a continuous citywide network of safe and convenient walkways that promotes walking as a mode of travel for short trips.***

***The City shall provide a network of safe and convenient bikeways integrated with other transportation modes to increase modal share of bicycle transportation for all trip purposes.***

***The City shall encourage transit ridership by working with Metro, Tri-Met, and ODOT to develop a transit system which is fast, comfortable, accessible and economical through development of land use patterns, development design standards and street and pedestrian/bikeway improvements which support transit.***

### Walking Policies

Existing policies call for local walkways to connect to activity centers including schools, parks and transit corridors. Policies also call for the City to make the pedestrian environment safe, convenient, attractive and accessible for all users by providing adequate and safe street crossing opportunities for pedestrians, and improving street amenities including landscaping, pedestrian-scale street lighting, benches and transit shelters. The goal is to develop a network of continuous sidewalks, pathways and crossings that also meet Americans with Disabilities Act requirements. Developers are required to provide pathway connections from new development projects to the existing pedestrian and bicycle system. Finally, existing policies require citizens to be involved in the planning and design of pedestrian improvements.

### Bicycling Policies

Existing policies require bicycle access needs to be integrated into the design of all transportation improvement projects. Local bicycle facilities must be connected to local and regional destinations, and the regional bicycle network. The Transportation Systems Plan identifies bike lanes on South Shore Boulevard and Stafford Road. Shared Roadway bicycle routes are identified for Westview, Overlook, Tree Top Lane, Fernwood Drive, and Dellwood Drive.

### Transit Policies

Existing policies establish transit as a viable alternative to auto use and calls for the City to work with Tri-Met to develop a network of transit routes. The Comprehensive Plan also calls for areas not directly served by transit to be served with park and ride lots. There are currently no park and ride lots within the Palisades boundaries. The nearest facility is located at the Lake Oswego United Methodist Church on South Shore Blvd.

Projects – Public Facilities Plan

The City’s Public Facilities Plan (PFP) addresses a few neighborhood collectors as well as arterials and collectors. Most projects are for sidewalks and shoulder pathways (P-3 and P-18). The following table shows the status of Palisades projects that are part of the City’s PFP and have yet to be fully implemented.

**Table 5-4: Public Facilities Plan Pathway Projects in Palisades**

Map #	Timeframe	Location	Description	Potential Funding Source	Status
P-3	1-10 Years (1997–2007)	Greentree Road, Fernwood to Westview	Shoulder Pathway	SDC, NLFS	Not completed. On list of top ten pathway projects to be implemented.
P-18a	1-10 Years (1997–2007)	Treetop/Fernwood between Greentree/ Overlook	Sidewalk	SDC, NLFS	Not completed. On list of top ten pathway projects to be implemented.
P-18b	1-10 Years (1997–2007)	Greentree Ave. between Greentree Rd & Fernwood Dr & Fernwood Dr between Mapleleaf & Greentree Ave	Pathway, one side	SDC, NLFS Partially Complete	Completed sidewalk along Greentree Avenue. Not completed along Fernwood Drive.



## Parking

### Existing Conditions

Overflow parking is a concern often raised by neighbors, particularly those living near high impact uses such as schools and churches, which host activities that draw large groups of people. Another parking concern is vehicles that park along on-street bicycle paths and shared pedestrian pathways striped along the edge of the road. Parking in a pathway is prohibited by state law under ORS 811.555, and can be reported to the police department for enforcement.

### Existing City Goals and Policies

**Lake Oswego Comprehensive Plan Goal 12: Parking**

***Adequate on-site parking and loading facilities shall be provided for all land uses.***

Existing policies require that existing and new development or intensification of an existing institutional, commercial or industrial use must provide adequate off-street parking facilities commensurate with the size and relative needs of the proposed use. The Comprehensive Plan also calls for the City to work with the Palisades Neighborhood Association to develop residential area parking guidelines to maintain the safety, character and utility of residential streets.

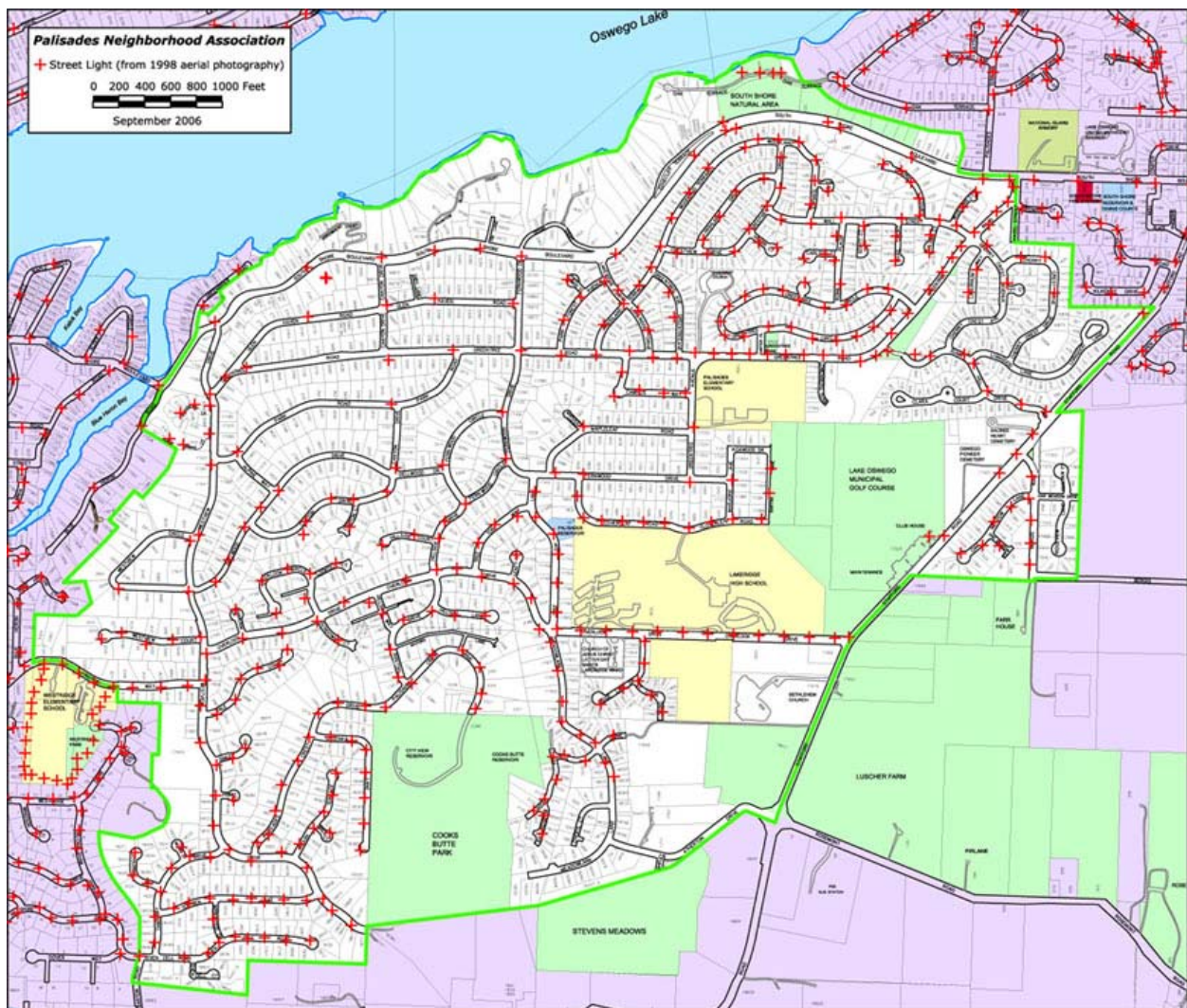
# Street Lights and Utilities

## Existing Conditions

### Street Lights

Some areas of the Palisades neighborhood do not have street lights installed. One area of concern raised by a neighbor was the lack of streetlights on busy and dangerous intersections. Some neighbors prefer the lack of street lights, while others would like additional lighting installed. Some neighbors have also been bothered by lights on churches and schools that trespass light onto adjacent private property. Figure 5-6 maps the locations of most of the neighborhood's existing streetlights.

Figure 5-6: Existing Streetlights Map





### **Overhead Utility Lines**

The Palisades neighborhood still has overhead utility lines in some locations. Some residents' opinion is that overhead lines are visually unattractive and detract from the appeal of the neighborhood. Neighbors also expressed safety concerns with overhead utility lines during winter storms. Because of the many trees in the area, broken limbs or fallen trees may cause down power lines.

## **Existing City Policies and Programs**

### **City of Lake Oswego Community Development Code**

The City of Lake Oswego requires the installation of streetlights and underground utility and service facilities with all new development that requires utility service (LOC 50.64.015). The requirement extends to the remodel of a structure if it results in a substantial modification to the existing utility service or requires the construction of a utility trench (LOC 45.09.75). The Development Code also identifies standards addressing equipment and lighting levels for Street (Pathway, Parking Lots) Lights (LOC 50.63). The City does not currently have a funding source for the installation of street lights unless it is determined that a safety issue is involved.

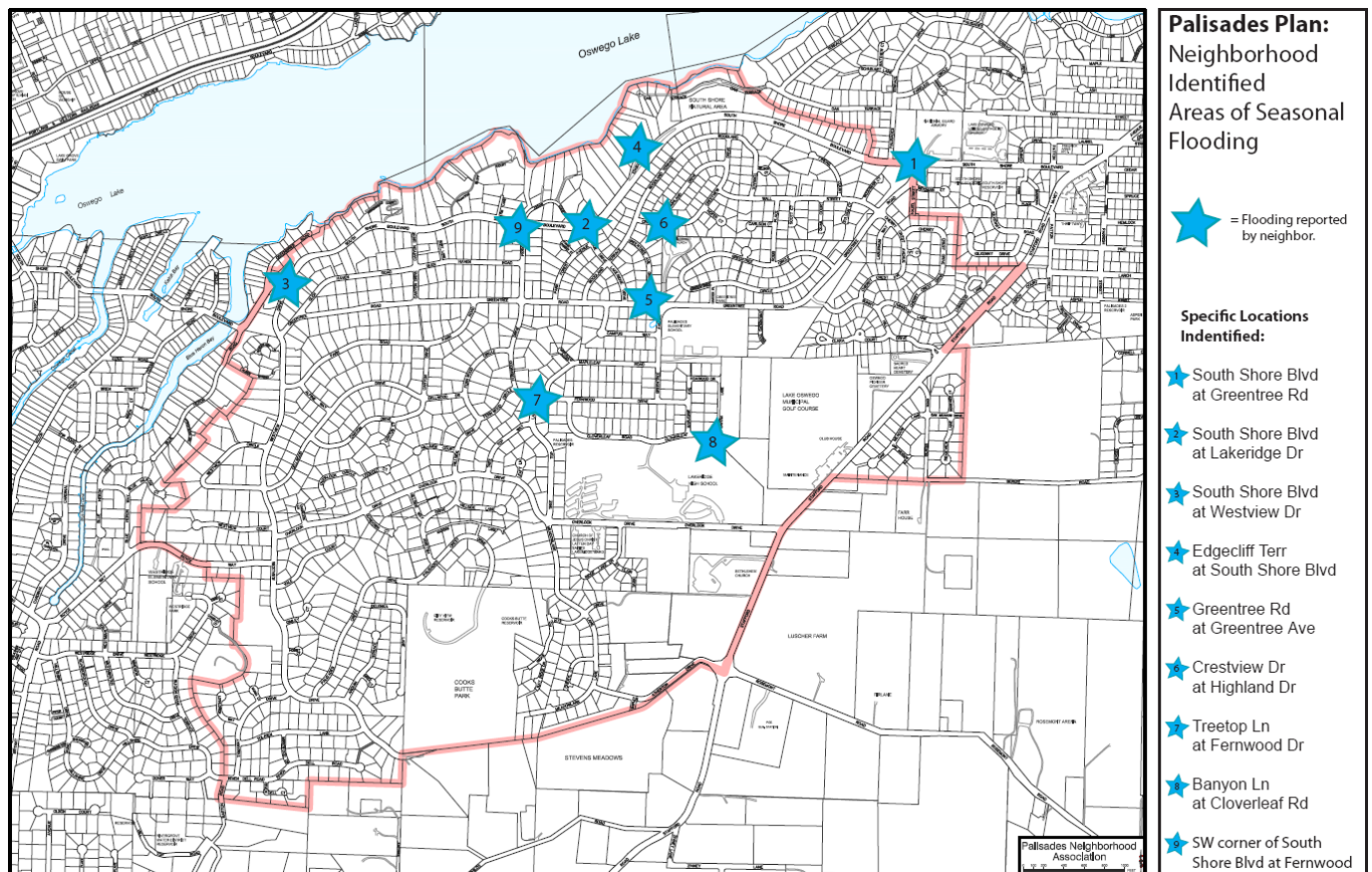
In permitting a new conditional use, or modifying an existing conditional use in Palisades, conditions may be imposed which are necessary to assure compatibility of the proposed uses with residential uses in the vicinity. Conditions may include limiting the location and intensity of outdoor lighting and requiring its shielding (LOC 50.69.015).

# Stormwater and Street Maintenance

## Existing Conditions

Palisades residents identified several areas where seasonal flooding and drainage problems occur. These locations and their conditions are highlighted on the map below. The areas of concern are found primarily at the bottom of slopes where a storm drain is located. Drains blocked by leaves and debris often cause water to pool at such locations. The Lake Oswego Maintenance Department cleans streets with curbs and gutters at least four times yearly, and streets without curbs and gutters at least twice yearly. During the fall, the City's three street sweepers run ten hours a day to clean up fallen leaves. City Code prohibits placing debris into the streets, including blowing leaves from private properties. Clearing leaves from collecting in the streets and drains can help to reduce seasonal flooding problems along the roads.

Figure 5-2: Areas of Seasonal Flooding



## Palisades Goals and Policies 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.

### Palisades Neighborhood Association Policies for Streets & Roadways

1. Minimize seasonal flooding from leaf-plugged storm drains through neighborhood assistance and City programs.
2. Promote compliance with and enforcement of traffic rules in Palisades to provide safe streets for all community members.
  - a. Provide effective communications and process to help neighbors identify and work with the city to resolve traffic safety issues in our neighborhood including speeding, stop signs, dangerous intersections, pedestrian/bike path risks, persistent violations and obstruction issues.
  - b. Monitor and assess high traffic streets and dangerous intersections, working with the City to implement existing City policies and consider alternatives and resolve the problems, particularly as new development impacts traffic conditions.

### City Policies for 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. \* *City Council Amendment*

### Palisades Neighborhood Association Policies for Walking, Bicycling and Transit

1. Increase the use of alternative transportation in Palisades by helping neighbors to car pool, car share, ride TriMet, walk and bicycle.
2. Participate in the City's planning and implementation process for sidewalks and pathways.
  - a. Obtain additional pathways through the Transportation Advisory Board (TAB) process, and Capital Improvement Plan.

### Palisades Neighborhood Association Policies for Parking

1. Develop a process for resolving parking issues.

2. Provide safe streets by encouraging off-street parking.

**Palisades Neighborhood Association Policies for Street Lights and Utilities**

1. Educate neighbors to assist in the resolution of light trespass issues.
2. Promote putting overhead utility lines underground.

## Action Steps for Transportation

### Action Steps for Streets and Roadways

#### Palisades Neighborhood Association Actions Steps

1. Identify neighbors willing to work with others on their street to apply for traffic calming devices for the following locations through the Neighborhood Traffic Management Program and/or participate in a Neighborhood Speed Watch activity.
  - Tree Top Lane
  - Westview Drive
  - Lakeridge Drive
  - Overlook Drive
  - Fernwood Drive
  - Greentree Road
  - Greentree Avenue
  - Cloverleaf Road
  - South Shore Blvd
2. Request police enforcement of the 35 mph speed zone on South Shore Blvd.
3. Identify neighbors willing to work with others on their street to contact the Lake Oswego Police Department about the following locations and/or participate in a Neighborhood Speed Watch activity. Neighbors can report areas of noncompliance with traffic regulations and request increased enforcement from the Traffic Unit of the Lake Oswego Police Department by calling the non-emergency number at 503-635-0238. If contact is made with the Police Department, details regarding the approximate location of traffic violations and the time of day they are mostly to occur will be very helpful.
  - Overlook Drive and Hillside Drive (noncompliance with stop signs)
  - Overlook Drive at Ridge Lake Drive (illegal u-turns on Overlook Drive)
  - Overlook Drive and Tree Top Drive (noncompliance with stop signs)
4. Address transportation concerns related to turns at intersection of Stafford Road and Sunny Hill Drive by working with the Sunny Hill HOA to submit a letter to the City's Traffic Engineer requesting a study of existing conditions and alternative solutions.
5. Work to address areas of seasonal flooding due to storm drains blocked with leaves by:
  - Encourage residents to organize a neighborhood leaf cleanup for their street each fall.
  - Encourage neighbors to collect leaves fallen on private property instead of blowing them into the street.
  - Encourage neighbors to keep personal property such as garbage cans and basketball hoops out of the street to facilitate City street sweeping
  - Encourage neighbors to call the City Street Maintenance Department at 503-635-0280 to report blocked drains.
  - Provide these ideas to residents through the Palisades web site and fall newsletter.
6. Through the City budget process, encourage the City to re-visit the feasibility of a fall leaf management program.



### 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 Actions Steps

1. Request a study of pedestrian safety by the City's Traffic Engineer of following locations.
  - Stafford Road at Bergis Road
  - Stafford Road and Overlook Drive, particularly the crosswalk at the south side of the intersection.
2. Through the City's budget process, advocate for funding of new and improved intersections and pathways.
3. Develop a Palisades neighborhood carpool program to connect nearby residents with similar destinations who may be able to ride together or deliver goods to residents who are not able to get places on their own.
4. Support and promote a program to provide carsharing vehicles for public use in the City of Lake Oswego.



#### 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.

### Action Steps for Street Lights and Utility Lines

#### Palisades Neighborhood Association Action Steps

1. Educate neighbors about shielding available for street lights to limit light trespass onto private property.
2. Contact PGE and ask them to come out and lower the lights to the city code height maximum of 22', and to install a 70W lamp instead of their usual 100W or 150W lamp.
3. To address concerns about lights on conditional use buildings, meet with property owners or managers to discuss lighting concerns. Prior to the meeting, the Palisades Neighborhood Association will outline ideas about how the properties could maintain safety and security while limiting the amount of light trespass.



4. Through the City of Lake Oswego and Clackamas County budget process, encourage the allocation of funds for underground utilities particularly along Stafford Road, in consideration of Clackamas County Comprehensive Plan, item 35.1, item h., which provides that the underground placement of utilities should be encouraged including along Stafford Road.

## NATURAL RESOURCES

*“Palisades Neighborhood Association residents want future development to meet the demand for growth while preserving biological diversity and natural ecosystems...Residential neighborhoods are separated from each other by a system of greenways and natural buffers. There is 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, function in safe and sustainable ways. There is a balance between public lands used for recreation and those dedicated protected natural areas throughout the neighborhood.”*

— Palisades Neighborhood Association, *Vision for the Future*



The Palisades neighborhood occupies a unique location in Lake Oswego, with its northern boundary formed by Oswego Lake and its southern boundary formed by the edge of the city and the regional urban growth boundary. A series of parks and open spaces extend along the neighborhood's southeastern edge, providing a visual link to the Stafford Basin beyond, and giving an open and rural character to the neighborhood.

Natural resources were among the most frequent responses when Palisades residents were asked what aspects of their neighborhood they wanted to see preserved in 2028. Palisades residents place high value on their neighborhood's mature trees, green open spaces, views, lake, tranquility, and the rural feel of their neighborhood. When asked what should be added to the neighborhood in the future, more trees and open space were also common replies.



## Existing Conditions

### Sensitive Lands

Palisades has numerous natural resource sites mapped on City's Sensitive Lands Map due to their value for wildlife habitat. There are also two sites in Palisades that are identified on the 1998 adopted Sensitive Lands Map as "potential" resource areas in the City's inventory (Figure 6-1). This status indicates that during the previous inventory, there was not enough information to determine the resource size or quality. One such site is located between Sacred Heart Cemetery and the Municipal Golf Course. The other site is located northwest of the Municipal Golf Course, adjacent to the west fork of Lost Dog Creek. The City of Lake Oswego assessed these sites as part of the Natural Resource Inventory Update conducted in 2007-2008. The quality of the resource is being evaluated and may result in adding or removing these resources from the Sensitive Lands Map.

### Vegetation

The character of the Palisades neighborhood is marked by a hilly topography with homes nestled between the trees. In addition to their scenic beauty, these trees provide shade, habitat for birds, and water and air filtration. They also aid in controlling erosion, which is particularly important for sloped areas of Palisades.

The largest Palisades tree groves designated on the Sensitive Lands Map are located at South Shore Natural Area and Cook's Butte Park. Four smaller groves are also distributed throughout the neighborhood. The Three Rivers Land Conservancy owns part of South Shore Natural Area, and partners with the City on natural resource management. Three Rivers has received grants in the past that have allowed them to remove invasive plants from the natural area. Invasive plants and hazardous trees are problematic in South Shore and in most City natural areas. The tree grove in South Shore Natural Area also contains an eagle's nest, and a viewpoint to Oswego Lake that will close in over time as trees mature.

### Stream Corridors & Oswego Lake

The Palisades neighborhood is located within the Oswego Lake and Willamette River Watersheds. Several streams, including Lost Dog Creek and its tributaries, flow through Palisades to empty into Oswego Lake, Blue Heron Canal, and the Tualatin River. Lost Dog Creek is a tributary to Oswego Lake, and water quality and erosion are primary concerns as this creek risks degradation from encroachment of neighboring properties. There is also a stream located along the western edge of the Rassekh Property, which is the Atherton Tributary to Pecan Creek, a tributary to the Tualatin River.

The southern shore of Oswego Lake, between Oak Terrace and the end of Greenbrier Road, forms the northern boundary of the Palisades neighborhood. This portion of the lake has steep banks, and is bordered by private residential properties. Views of the lake are afforded from South Shore Natural Area. The Oswego Lake Watershed is seven square miles, and is fed by numerous streams including Lost Dog Creek, as well as by many storm drains from the City of Lake Oswego. An electronically controlled headgate regulates the amount of water allowed into the lake from the Tualatin River. Flooding from the lake is not a significant concern for lakefront property owners in Palisades, due to the slope of the bank.

When it rains, surface water runoff flows over lawns, roads, driveways, and parking lots on its way to the storm drain system, and collects sediment, fertilizer, pesticides, animal droppings, trash, oil, gas, dirt, and other contaminants along the way. These pollutants are then carried directly into local streams, Oswego Lake, and the Tualatin and Willamette rivers. The hilly topography of the Palisades neighborhood brings a significant amount of runoff downhill and into the lake and streams. Runoff containing fertilizers and decomposing leaves add phosphorous to the lake and streams, which contributes to algae growth and other ecosystem problems. Palisades residents can help to keep their local streams clean by using natural and low-phosphorous lawn care, raking and composting fallen leaves, and reducing stormwater runoff by infiltrating rainwater through vegetation and pervious landscape materials.

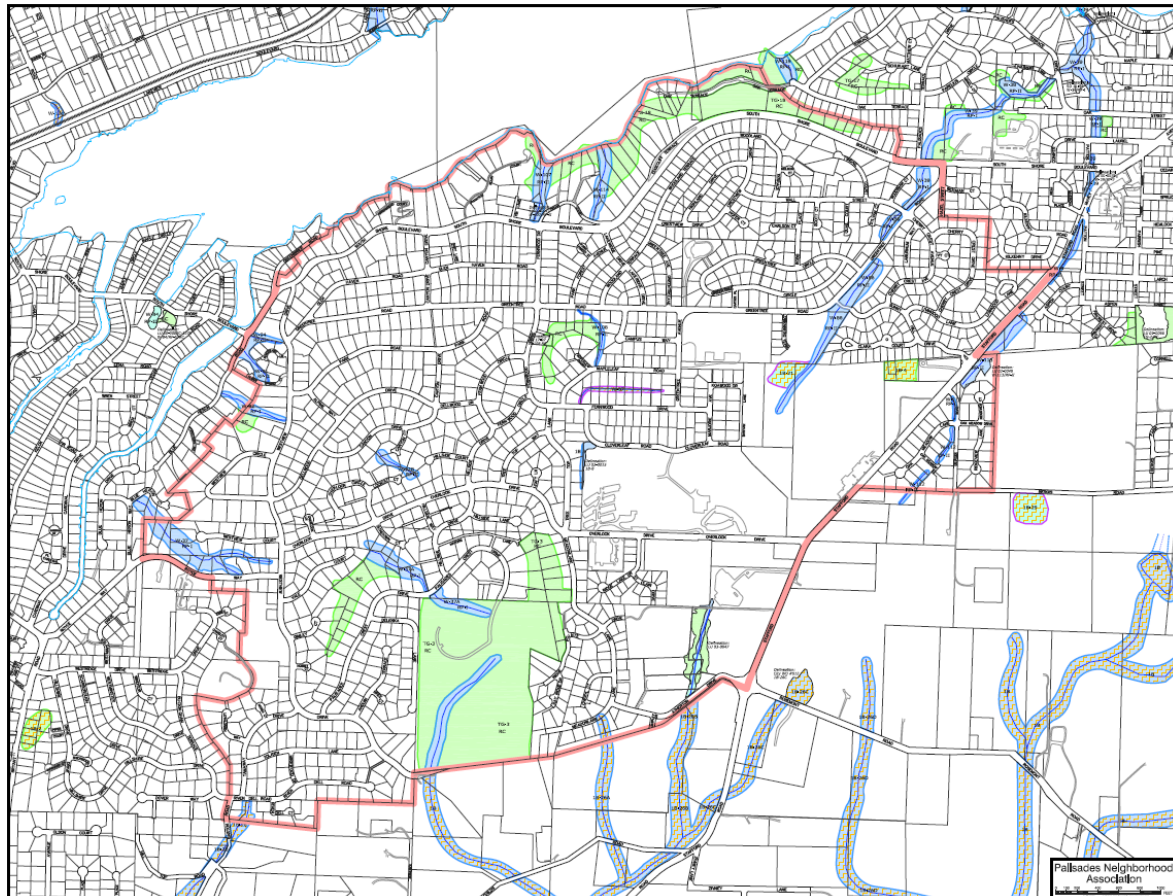
Wetlands

Many wetlands, both in Palisades and across Lake Oswego, have been degraded or drained to facilitate development. The Lakeridge High School playing fields are located in a stream drainage area; while now developed, the area still experiences seasonal standing water. There are currently two wetlands in Palisades that are designated on the Sensitive Lands Map. One is located at the northwestern corner of the Municipal Golf Course, and the other is located in a tree grove along the western edge of the Rassekh Property. Palisades neighbors would like these remaining wetlands to be preserved.

Wildlife Habitat

The cluster of parks and open space along the Stafford Corridor provides habitat for wildlife in Palisades. The Luscher Farm area, the Municipal Golf Course, Pioneer and Sacred Heart cemeteries, the Raseekh property, Stevens Meadows and Cook's Butte are large open parcels that contribute to this corridor. Wildlife that live and travel through Palisades include deer, coyotes, raccoons, beavers, otters, osprey, blue heron and other small animals and birds. An eagle's nest is located both in South Shore Natural Area and in a tree at the intersection of Stafford Road and Bergis Road. Brook trout also live in Lost Dog Creek and their health is monitored as a resident species. Keeping the creek clean is important to preserving this local fish habitat.

**Figure 6-1: Sensitive Lands Map (Adopted 1998) – Palisades Neighborhood**



## Existing City Goals, Policies and Programs

**City of Lake Oswego Comprehensive Plan Goal 5: Open Spaces, Historic and Natural Areas**

*(Includes goals for: Fish and Wildlife Habitat, Vegetation, Wetlands, Stream Corridors, Sensitive Lands, Open Space and Oswego Lake)*

**City of Lake Oswego Comprehensive Plan Goal 6: Air, Water and Land Resources Quality**

Numerous policies in the Comprehensive Plan address specific aspects of the natural environment. Policies call for the protection and restoration of wetlands, stream corridors, vegetation and wooded character, environments that provide fish and wildlife habitat, and Oswego Lake.

The policies are implemented through regulations including a citywide tree code established in 1971, and Sensitive Lands Overlay Districts that protect tree groves, wetlands and streams with significant habitat.

### Tree Programs

In addition to the citywide tree code, the City of Lake has adopted a comprehensive plan for its urban forest. The plan includes initiatives to maintain street trees and trees in public parks, and voluntary efforts to promote tree stewardship on private land. The specific maintenance needs of Palisades urban forest have not yet been evaluated. The City is looking to neighborhoods for assistance through neighborhood-led tree inventories, which will help the City to refine its Urban and Community Forestry implementation effort. A tree inventory was initiated by a resident and has been completed for Area 9 of the Palisades neighborhood. The inventory shows that fir trees are the most common type of tree in this area of the neighborhood, with Fernwood Drive containing the highest overall number of trees.



Photo Credit: Ines Bojlesen

Lake Oswego's Heritage Tree program recognizes trees or stands of trees "of landmark importance due to age, size, species, horticultural quality or historic importance." Residents may nominate trees to be designated by the Natural Resource Advisory board as Heritage Trees, and marked with a Heritage Tree plaque. The designation creates a higher level of review for tree cutting, and helps foster appreciation and awareness of trees. There is one tree in the Palisades neighborhood that has been designated as a Heritage Tree. The White Oak is located on private property at 1421 Greentree Circle and is marked with a plaque. Additional trees in Palisades may be eligible for this designation.

### Sensitive Lands

The City's Sensitive Lands Overlay Districts provide additional protection for resources that contribute to wildlife habitat. These resource sites were identified through surveys conducted in 1993-1994, and were adopted as part of the Lake Oswego Comprehensive Plan when the Sensitive Lands Overlay Districts were designated in 1998. The Resource Conservation (RC) overlay district protects tree groves and the Resource Preservation (RP) overlay district protects stream corridors and wetlands. Designation as a Sensitive Lands site limits where and how development happens, but does not call for resource restoration. The location of sites shown in the City atlas is approximate; resources must be precisely delineated when development occurs near them. Sensitive Lands in Palisades are identified on Figure 6-1.



Photo Credit: Ines Bojlesen

## Palisades Goals and Policies for Natural Resources

### Neighborhood Goals

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

### Palisades Neighborhood Association Policies

1. Consider the impacts that neighborhood association decisions have on neighborhood wildlife and vegetation.
2. Promote improved watershed quality in and around Palisades.
3. Increase awareness and knowledge about trees in Palisades.

### City and Palisades Neighborhood Association Policy

1. Increase awareness and knowledge about trees in Palisades.

## Action Steps for Natural Resources



### Palisades Neighborhood Association Action Steps

1. Work with the City to organize a storm drain marking project. Organize community members to participate in marking Palisades storm drains with messages indicating the lake or river they drain into. This will help to prevent dumping hazardous materials and educate residents about their watershed.
2. Promote improved watershed quality in Palisades by providing information on the Palisades Neighborhood Association web site and newsletter about what residents can do to improve the health of their lake and streams.
3. Identify Community Forestry leaders in each neighborhood sub-area. Work with the City to provide training to community leaders and members about trees and tree inventories. Partner with Palisades residents and community groups to complete inventories of each neighborhood sub-area.
4. Promote education about trees by providing information on the Palisades Neighborhood Association web site and newsletter.
5. Encourage neighbors to identify local trees “of landmark importance due to age, size, species, horticultural quality or historic importance” to be designated as Heritage Trees. Property owners can nominate trees on their property by submitting nomination and consent to the City. The Palisades Neighborhood Association can nominate trees on public property by submitting a nomination to the City Manager.
6. Encourage the City and School District to plant trees on their properties.

### City Action Steps



1. Provide training on tree identification, native tree planting, tree maintenance, and the City Tree Code to neighborhood Community Forestry leaders.
2. Maintain trees in City-owned natural areas.
3. Provide ongoing assessment of the condition of natural resource sites in Palisades.