

Lake Oswego Comprehensive Plan - Proposed Inspiring Spaces & Places Goals and Policies

Lake Oswego Comprehensive Plan  
Proposed text amendments  
Inspiring Spaces & Places Action Area

~~(New text is underlined, and deleted text is noted with strikethrough.~~ Includes goals and policies from Goal 2 Section 2 – Community Design and Aesthetics and Goal 14–Urbanization. This version incorporates feedback from the CAC on 3/25/12, 4/25/12, and PC on 4/9/12)

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Inspiring Spaces and Places Track Changes

VISION STATEMENT

*Our architecture and natural setting inspire people to live here. Development respects the physical environment and meets the highest quality of community design to preserve and foster the distinctive character and beauty of this special place.*

**GOAL**

~~The City shall M~~aintain and enhance the appearance and ~~design~~ quality of Lake Oswego’s natural and built environment to preserve Lake Oswego’s distinctive sense of place.

**POLICIES**

~~1. Enact and maintain regulations and standards which require:~~

~~A-1. Enhance the natural and built environment through~~ Use regulations and standards that ~~ensure~~

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a. New development in residential areas to enhance complements the existing built environment in terms of size, scale, and bulk, color;

b. New development in mixed-use, commercial and employment areas promotes an attractive pedestrian environment through color, materials and architectural design;

~~b. Landscaping;~~

~~c. Buffering and screening between differing land uses;~~ from the district to residential neighborhoods; and

~~d. Measures to foster a safe and interesting transit and pedestrian environment.~~ high-quality aesthetics.

~~2. Require developers to submit site and building plans for all proposed new development~~

~~which show building, site and landscape designs for all development phases.~~

A-2. Provide incentives for new development to preserve and enhance the natural environment, and to integrate natural features and functions.

*(New: This policy was added by separating Natural from the Built environment in A-1).*

~~3. Enact and maintain sign regulations to prevent adverse visual impacts on the community.~~

~~4. Ensure that both public and private development enhance the aesthetic quality of the community.~~

~~5. Establish and enforce regulations to abate unsightly conditions and other nuisance situations.~~

A-3. Identify strategies to preserve public view corridors of Mt. Hood, Oswego Lake, and the Willamette River from encroachment by the built environment.

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A-4. Create public spaces that reflect their unique settings, including community gathering spaces on both a larger citywide scale for cultural and civic events in Cultural/Civic Nodes and a neighborhood scale in Community Hubs.

A-5. Improve connections to parks, greenspaces, rivers, water bodies, and other natural features.

A-6. Enhance the unique character of Lake Oswego’s neighborhoods and commercial districts as the City grows and changes.

A-7. Protect Lake Oswego’s village aesthetic by:

- a. Preserving the residential character of Lake Oswego’s neighborhoods.
- b. Protecting places of historical significance and encouraging preservation and rehabilitation of historic buildings.
- c. Encouraging traditional urban form and pedestrian-friendly retail districts in existing commercial areas, including buildings oriented to the street and active ground-floor uses.

A-8. Maintain enforcement of regulations addressing signs and nuisances to prevent adverse visual impacts on the community.

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**GOAL**

Support future population and job growth within the City’s existing urban service boundary through redevelopment and a compact urban form, while maintaining and enhancing an attractive quality of life for Lake Oswego citizens.

**POLICIES**

*(B-1 was formerly Policy 5 in Goal 14-Urbanization)*

B-15. Support the Work with Metro to maintain the Metropolitan Area Urban Growth Boundary

as a means to:

- a. Reduce urban sprawl and ensure the development of an efficient and compact urban growth form;
- b. Provide a clear distinction between urban and rural lands;
- c. Ensure the opportunity for appropriate urban infill and redevelopment;
- d. Control costs and public subsidization of development associated with the unnecessary extension and provision of public facilities and services, and;
- e. Ensure the maximum efficiency of lands within the Urban Growth Boundary existing at the time of this policy's adoption.

B-2. Maintain the rural character to the south of the City's urban service boundary in order to provide access to small community farms, sustainable agriculture, and parkland in close proximity to the city center.

(B-3 was formerly Policy 7 in Goal 14-Urbanization; adds language to update the references to Metro's 2040 design types to better fit with Lake Oswego's vision concept plan map; B-4 reflects the Recommended Hybrid Land-Use Scenario)

~~7.B-3. The City shall work to~~ Achieve and maintain a compact urban form to minimize the expansion of the Urban Growth Boundary by:

- a. Making strategic investments in infrastructure, transportation, and community amenities to support growth and focus development in centers, neighborhood villages, hubs, and corridors.
- ~~a.b. Protecting existing Inner Neighborhoods\* by focusing future commercial and medium to high residential growth in and in close proximity to Town Centers\* and Main Streets\* and along Transit Corridors\* that contain commercial, high density residential or mixed use development. Providing opportunities for commercial, and medium- to high-density residential and mixed-use growth in Employment Centers, Town Centers or Neighborhood Villages that are well served by a variety of transportation options, including transit.~~
- ~~c. Maintaining livability within the Urban Growth Boundary by providing housing choices with good access to jobs, preserving the natural environment, maintaining and improving access to natural areas, open space and parks, developing a balanced transportation system, which is less dependent on the private automobile and maximizing the efficiency of public facilities and services (note: C. is addressed in other goals and policies)~~

B-4. Promote carefully organized patterns of growth through regulations, standards and incentives that

- a. Reduce impacts on natural resources through a more efficient land-use pattern;
- b. Allow a mix of uses within an approximate 20-minute walking distance of residences in Neighborhood Villages and Town Centers;
- c. Minimize impacts on existing low-density residential neighborhoods by focusing new development in Town Centers and mixed-use areas;
- d. Provide quality design that enhances and preserves the unique character of Lake

- Oswego's neighborhoods and commercial districts;
- e. Provide for diverse housing types and price ranges; and
- f. Provide opportunities for local economic growth.

## **Inspiring Spaces and Places Changes Accepted**

### **VISION STATEMENT**

***Our architecture and natural setting inspire people to live here. Development respects the physical environment and meets the highest quality of community design to preserve and foster the distinctive character and beauty of this special place.***

### **Inspiring Spaces and Places Track Changes**

### **VISION STATEMENT**

***Our architecture and natural setting inspire people to live here. Development respects the physical environment and meets the highest quality of community design to preserve and foster the distinctive character and beauty of this special place.***

### **GOAL**

Maintain and enhance the appearance and quality of Lake Oswego's natural and built environment to preserve Lake Oswego's distinctive sense of place.

### **POLICIES**

- A-1. Use regulations and standards that ensure
  - a. New development in residential areas complements the existing built environment in terms of size, scale, and bulk;
  - b. New development in mixed-use, commercial and employment areas promotes an attractive pedestrian environment through color, materials and architectural design; landscaping; buffering and screening from the district to residential neighborhoods; and high-quality aesthetics.
- A-2. Provide incentives for new development to preserve and enhance the natural environment, and to integrate natural features and functions.  
*(New: This policy was added by separating Natural from the Built environment in A-1).*
- A-3. Identify strategies to preserve public view corridors of Mt. Hood, Oswego Lake, and the Willamette River from encroachment by the built environment.
- A-4. Create public spaces that reflect their unique settings, including community gathering spaces on both a larger citywide scale for cultural and civic events in Cultural/Civic Nodes and a neighborhood scale in Community Hubs.
- A-5. Improve connections to parks, greenspaces, rivers, water bodies, and other natural

features.

- A-6. Enhance the unique character of Lake Oswego's neighborhoods and commercial districts as the City grows and changes.
- A-7. Protect Lake Oswego's village aesthetic by:
  - a. Preserving the residential character of Lake Oswego's neighborhoods.
  - b. Protecting places of historical significance and encouraging preservation and rehabilitation of historic buildings.
  - c. Encouraging traditional urban form and pedestrian-friendly retail districts in existing commercial areas, including buildings oriented to the street and active ground-floor uses.
- A-8. Maintain enforcement of regulations addressing signs and nuisances to prevent adverse visual impacts on the community.

## **GOAL**

Support future population and job growth within the City's existing urban service boundary through redevelopment and a compact urban form, while maintaining and enhancing an attractive quality of life for Lake Oswego citizens.

## **POLICIES**

*(B-1 was formerly Policy 5 in Goal 14-Urbanization)*

- B-1. Work with Metro to maintain the Metropolitan Area Urban Growth Boundary as a means to:
  - a. Reduce urban sprawl and ensure the development of an efficient and compact urban growth form;
  - b. Provide a clear distinction between urban and rural lands;
  - c. Ensure the opportunity for appropriate urban infill and redevelopment;
  - d. Control costs and public subsidization of development associated with the unnecessary extension and provision of public facilities and services, and;
  - e. Ensure the maximum efficiency of lands within the Urban Growth Boundary existing at the time of this policy's adoption.
- B-2. Maintain the rural character to the south of the City's urban service boundary in order to provide access to small community farms, sustainable agriculture, and parkland in close proximity to the city center.

*(B-3 was formerly Policy 7 in Goal 14-Urbanization; adds language to update the references to Metro's 2040 design types to better fit with Lake Oswego's vision concept plan map; B-4 reflects the Recommended Hybrid Land-Use Scenario)*

- B-3. Achieve and maintain a compact urban form to minimize the expansion of the Urban Growth Boundary by:
  - a. Making strategic investments in infrastructure, transportation, and community amenities to support growth and focus development in centers, neighborhood

- villages, hubs, and corridors.
  - b. Providing opportunities for commercial, and medium- to high-density residential and mixed-use growth in Employment Centers, Town Centers or Neighborhood Villages that are well served by a variety of transportation options, including transit.
- B-4. Promote carefully organized patterns of growth through regulations, standards and incentives that
- a. Reduce impacts on natural resources through a more efficient land-use pattern;
  - b. Allow a mix of uses within an approximate 20-minute walking distance of residences in Neighborhood Villages and Town Centers;
  - c. Minimize impacts on existing low-density residential neighborhoods by focusing new development in Town Centers and mixed-use areas;
  - d. Provide quality design that enhances and preserves the unique character of Lake Oswego's neighborhoods and commercial districts;
  - e. Provide for diverse housing types and price ranges; and
  - f. Provide opportunities for local economic growth.