



SUBMITTED BY



IN ASSOCIATION WITH
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LUSCHER AREA MASTER PLAN

ADOPTED RESOLUTION 13-36 | 25 JULY 2013

ACKNOWLEDGEMENTS

A plan of this scope and importance relies on many different people to come together and participate in the process and help craft a vision. The Luscher Area has and will continue to be a touchstone for this community and as such, many people and organizations have been and will continue to be involved in the planning, design and implementation of this plan. Those who actively participated in the planning process are acknowledged below.

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TABLE OF CONTENTS

WORKING GROUP VISION	i
EXECUTIVE SUMMARY	iii
ONE: INTRODUCTION	1
PLAN PURPOSE	1
ASSUMPTIONS	2
PAST PLANNING EFFORTS & FUNDING MECHANISMS	3
TWO: SITE ANALYSIS	7
SITE HISTORY	7
PAST PLANNING EFFORTS	10
PARKS PLAN 2025	11
SITE CONTEXT	12
CURRENT ZONING	12
SLOPES, GEOLOGY & SOILS	14
VEGETATION COMMUNITIES	17
WETLANDS & STREAM CORRIDORS	18
VIEWPOINTS & VISTAS	20
UTILITIES	22
STRUCTURES	22
CIRCULATION & TRANSPORTATION	24
LAND USE	29
COMPREHENSIVE PLAN GOALS	30
COMMUNITY DEVELOPMENT CODE	32
PARK & NATURAL AREA ZONE (PNA)	33
SENSITIVE LANDS OVERLAY	34

DEVELOPMENT STANDARDS	35
COUNTY ZONING	36
MASTER PLAN IMPLEMENTATION	37
THREE: OUTREACH, TRENDS AND NEEDS	41
PUBLIC OUTREACH & INVOLVEMENT SUMMARY	41
KEY FINDINGS	43
PARKS & RECREATION DRIVERS & TRENDS	45
COMMUNITY NEEDS	49
FOUR: OPPORTUNITIES & CONSTRAINTS	51
PUBLIC OUTREACH & INVOLVEMENT	51
OPPORTUNITIES	52
CONSTRAINTS	54
FIVE: PLAN FRAMEWORK	57
VISION	57
RELATIONSHIP TO THE COMPREHENSIVE PLAN	58
SIX: SITE PLAN & RECOMMENDATIONS	61
SITE PLAN & DESIGN EXAMPLES	63
CORE AREA SITE PLAN	67
GENERAL CONSIDERATIONS	69
AREA A: FARR OPEN SPACE	71
AREA B: ACTIVE RECREATION AREA	71
AREA C: URBAN AGRICULTURE AREA	72
AREA D: COMMUNITY GARDEN AREA	74
AREA E: LUSCHER FARM PROGRAM AREA	75
AREA F: URBAN AGRICULTURE/ ENVIRONMENTAL EDUCATION AREA	78
AREA G: ROSEMONT ENTRANCE, INTERNAL ROAD & PARKING	79
AREA H: FIRLANE FARM/CROWELL PROPERTY	80
AREA I: BROCK OPEN SPACE	82
AREA J: RASSEKH ACTIVE RECREATION AREA	83

AREA K: STEVENS MEADOW OPEN SPACE	85
ROSEMONT MULTI-USE TRAIL	86
OVERALL SITE RECOMMENDATIONS	87
Historic Resources Preservation Treatment	87
Standards For Rehabilitation	88
Site Specific Historic Resource Recommendations	89
Proposed Habitat Improvements	90
Scientific Research & Monitoring	91
Sustainability Guidelines	92
General Design Guidelines	93
Urban Agriculture Program & Infrastructure Needs	93
Types of Possible Farming Activities	94
Farm Buildings	95
Recreation	97
SEVEN: PROBABLE COSTS & FUNDING SOURCES	99
OPINION OF PROBABLE CONSTRUCTION COSTS	99
FUNDING OPTIONS AND RESOURCES	109
PROJECT PHASING	110
PHASING APPROACH	113
EIGHT: BIBLIOGRAPHY	115
NINE: APPENDICES	
A: PROPERTY USE PARAMETERS	A1
B. SELECT SITE ANALYSIS CHAPTER MAPS	B1
C: LUSCHER FARM HISTORIC INVENTORY	C1
D: TRANSPORTATION STUDY	D1
E: NATURAL RE SOURCE SURVEY DOCUMENTS	E1
F: PUBLIC INVOLVEMENT SUMMARY	F1

LUSCHER AREA MASTER PLAN VISION STATEMENT

Created by the Luscher Area Master Plan Working Group¹ September 17, 2012

The Luscher Area Master Plan is the culmination of nearly 20 years of hopes, aspirations, and planning of this 152 acre site. It reflects the evolution of Lake Oswego, our needs and priorities. The preservation of this diverse site, so rich in history, but also full of opportunity for the future, is of the highest priority for all who love Luscher Farm. The creation of this plan is a generational chance to integrate the open space, sustainability, historic, educational, and recreational sensibilities of our community. This Luscher Area Master Plan reflects a snapshot of the present, and a legacy for future citizens to appreciate and enjoy what has been created and preserved.

The group of properties, which together make up the Luscher Area park lands, is unique in the City. Rolling agricultural landscapes, tree groves, streams, wetlands, historic farm buildings, and a working farm make up the primary character of these properties. The variety of land types and uses together with the aggregate size of these parcels qualifies them to be thought of as a district with its own set of land use definitions. Its location and open character on the southeast border of the City allow it to serve as a buffer between the City and unincorporated Clackamas County.

This buffer zone function is reinforced by consolidating the active recreational sports fields around the existing Hazelia Field. The assets of agricultural lands, natural areas and the historic core of the Rudy Luscher Farm shall be respected and preserved for future generations while meeting the growing demand for active recreational uses together with bicycle and pedestrian connectivity.

Following the principles laid out in the Parks Plan 2025, the Luscher Area Master Plan embodies the principles of sustainability, historic preservation, natural resource protection, and recreation, and indicates where those will take place in the Luscher Area. It seeks to meet the needs of today's citizens without compromising those of future citizens. An Education Center is envisioned which is expected to provide a vehicle to promote a supportive community by teaching youth and adults about the importance of farming and food, as well as wetland conservation, environmental stewardship and connecting with our historic past. This multi-faceted approach to developing the Luscher Area park properties will help Lake Oswego thrive.

¹ The LAMP advisory board working group consists of: Sarah Asby, Steve Dodds, Kasey Holwerda, Jeannie McGuire, Gregory Monahan, Heidi Schrimsher, and Craig Stevens.

EXECUTIVE SUMMARY

The Luscher Area is unique for its location, its size, the variety of its cultural and natural resources and for the opportunities for active and passive recreation. Located near the intersection of Stafford and Rosemont roads, the Luscher Area straddles the boundary between urban and rural. It reflects our history and accommodates our modern day activities and values. It blends active and passive recreation, balances natural and cultural resources, and provides opportunities to exercise our minds and bodies. There are opportunities in the Luscher Area that are rarely found elsewhere. It is distinctive and one of a kind.

This plan recognizes and respects the qualities of this area as it seeks to accommodate the social, recreational and educational needs of the community. enjoying natural resources, interacting with local history, playing sports, walking and running on trails, gardening with others, learning, gathering with friends and family, and gaining access to locally grown food.

The Luscher Area Master Plan builds on years of studies, public outreach, and planning work done by City of Lake Oswego staff, professional consultants, partners and residents.

The site analysis for this plan examined everything from topography to traffic patterns, wetlands to water sources, and vegetation types to views and vistas in order to develop an informed

understanding of the site and its inherent qualities. Previous planning work in and around the Luscher Area was reviewed and pertinent information shared with the planning team, the community, and committees that provided input for the plan.

Public outreach occurred at every step of the process and included interviews, online and paper surveys, workshops, open houses, committee meetings and public meetings. In all, over 3,400 comments were gathered during the process. This robust effort to listen and respond to the residents of Lake Oswego has been one of the most important drivers of the master plan development.

Upon adoption, this master plan will provide direction for future development and protection for the many cultural and natural resources within its boundaries. The plan designates what happens, where it happens and the intensity with which it happens. It protects the historic core of the Luscher Area, provides additional active recreation in areas where it can be accommodated, preserves the current farming activities, expands the community gardens, provides a center for learning about the history and natural resources of the area, and knits the various parcels that make up the Luscher Area into a coherent whole with trails, pathways and connected natural resources.

The plan reflects Lake Oswego's commitment to sustainability, respects its past, recognizes its present and proposes a future to meet the community's desires for this area.

I. INTRODUCTION

PLAN PURPOSE

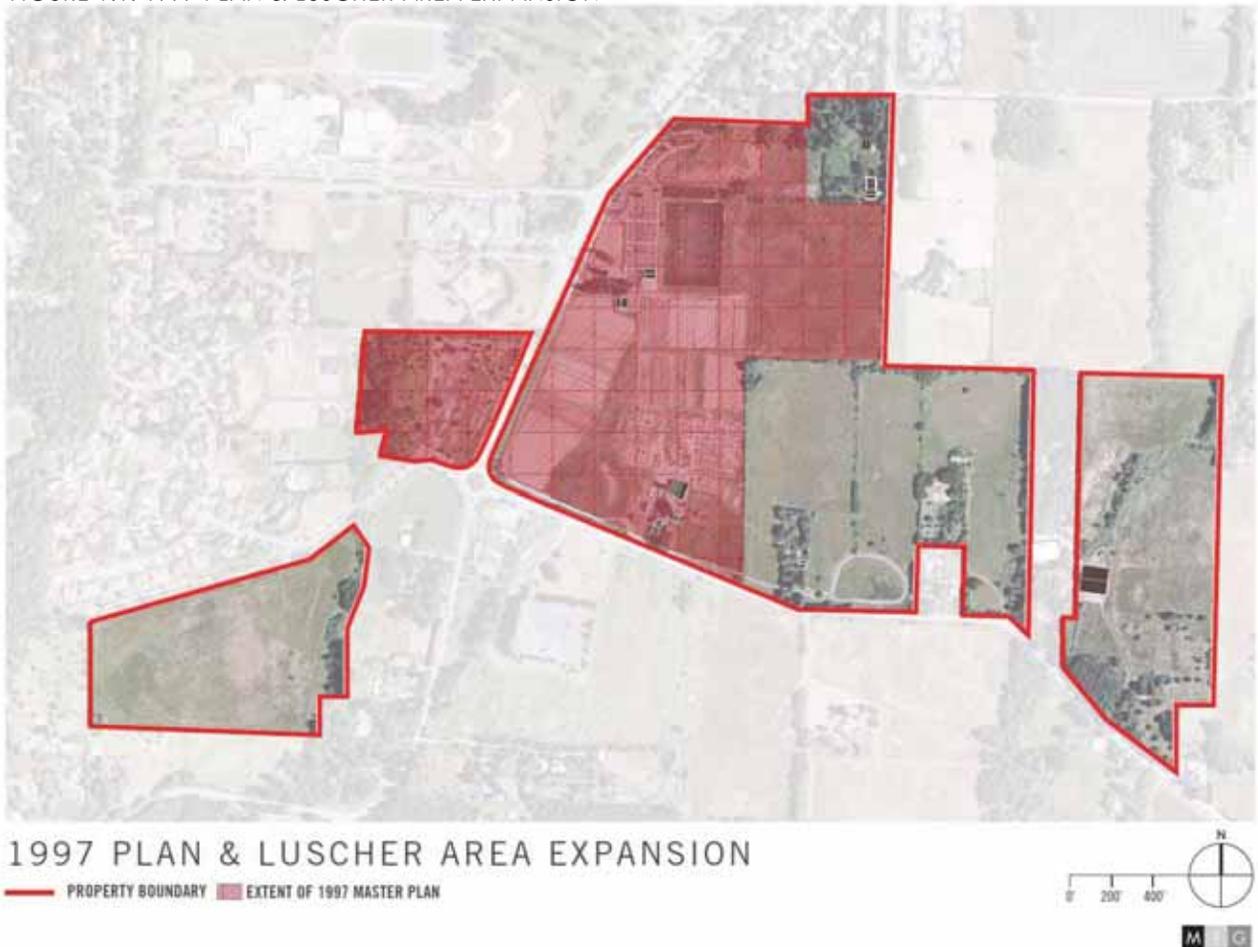
This master plan provides long-term direction for the stewardship and development of all public properties in the Luscher Area, with an emphasis on retaining the rural character of the area, protecting natural and cultural resources, and providing recreational opportunities for the citizens of Lake Oswego.

Since the last master planning effort was completed in 1997, the City of Lake Oswego

acquired four properties totaling 81.43 additional acres of land to add to the 70.59 acres that were already owned by the City. See Figure 1.1: 1997 Plan & Luscher Area Expansion. The 1997 master plan addressed less than half of the now publicly-owned lands centered on Luscher Farm and the intersection of Stafford and Rosemont Roads. These new land acquisitions, paired with the fact that the City’s parks and recreation needs have changed over the last 15 years, prompted the City to begin the process of updating the master plan for this area in late 2010. A new plan that encompasses the future of the expanded 152-acre site was needed.

This plan stands on a solid foundation of site

FIGURE 1.1: 1997 PLAN & LUSCHER AREA EXPANSION



analysis, public outreach, and national level planning and design expertise with strong local ties. The consultant team, led by MIG, consisted of landscape architects and designers, park and recreation planners, cultural and natural resource experts, architects, civil engineers and transportation planners. The team worked in partnership with the Lake Oswego Parks and Recreation Department staff to facilitate a planning and design process that assessed the site’s cultural and natural features, its opportunities and constraints, and the needs, goals and wishes of the community. The site analysis provides a summary of the investigations and results used to develop a firm base of knowledge for the planning and design process. The public outreach summary provides a comprehensive look at the extensive nearly two-year process of gathering input from the community through multiple means.

ASSUMPTIONS

In order to provide the project team and community the ability to explore a full range of opportunities for the Luscher Area, a set of assumptions was developed. This approach allowed for the development of an updated community vision that encompasses all of the



properties in the Luscher Area.

Currently, only a small portion of the Luscher Area is within the Urban Growth Boundary (UGB). While all of the Luscher Area properties are owned by the City of Lake Oswego, most remain outside the UGB and are subject to development restrictions set forth by the State of Oregon and Clackamas County.

The Luscher Area Master Plan was developed around an assumption that properties comprising the Luscher Area will be brought within the UGB and zoned PNA (Parks & Natural Area) under the City zoning code to allow uses that are compatible with the vision set forth by the community. It is uncertain when these properties may come within the UGB, therefore the master plan identifies uses that may occur under current zoning allowing for flexible implementation of the community’s vision.

The second assumption relates to the need to comply with development restrictions and specific requirements on individual Luscher properties. Each of the parcels that comprise the Luscher Area has a set of stipulations that stem from their purchase agreement and from the park bond funds that were used to purchase each property. The master plan reflects these restrictions and requirements. Details about each property, including which park bond funds were used to purchase them and deed stipulations, are outlined in Chapter 2: Site Analysis.

The third and final assumption concerns current access to water and sewer sources, which vary between the properties. Some are connected to the City of Lake Oswego water and sewer services and some are not. The City assumes it will provide water and sewer connections to the Rassekh property (site of

the future indoor tennis facility) and other areas where new active recreation uses are planned. The remaining portions of the Luscher Area will be serviced with well water via additional water rights applications. This approach is practical when it comes to expanding farming and community gardens. Water rights exist for agricultural and domestic uses (house and classroom) from two wells on the Luscher Farm property. Since the existing well on Firlane Farm lacks capacity for proposed uses, it will be necessary to obtain additional water rights for expanded agricultural uses and the proposed Urban Agriculture & Environmental Education Center. The Luscher Farm well has sufficient capacity for these new uses and the City assumes that water from the Luscher site can be used on Firlane Farm through a water rights application process.

PAST PLANNING EFFORTS AND FUNDING MECHANISMS

PARK BONDS

General obligation bonds have played an important role in the development of the Luscher Area. Three separate general obligation bonds for parks and recreation were approved by voters between 1990 and 2002, all of which earmarked funding to acquire land for park, recreation, and open space purposes, some of which was used to acquire land in the Luscher area. Each bond stipulated the purpose for which the land was to be acquired, which has a bearing on how these properties

can ultimately be used and developed. Appendix A lists each park property and its associated uses based upon funding, deeds, and sales agreement

1990 PARKS BOND

The 1990 Parks Bond was approved by voters in September 1990 to provide \$12,200,200 to fund city-wide land acquisition of 150-175 acres (\$7 million), pathway and trail development (\$3.02 million), and sports fields and park development (\$2.18 million). The bond allowed the implementation of the parks and comprehensive plans, with land acquisitions targeted for the Stafford Road area. Funding from this bond was used to acquire the first parcels in the Luscher Area which includes the main Luscher Farm site, and surrounding Rassekh, Taylor (known as Hazelia Field), and Farr Park properties.

1997 MASTER PLAN

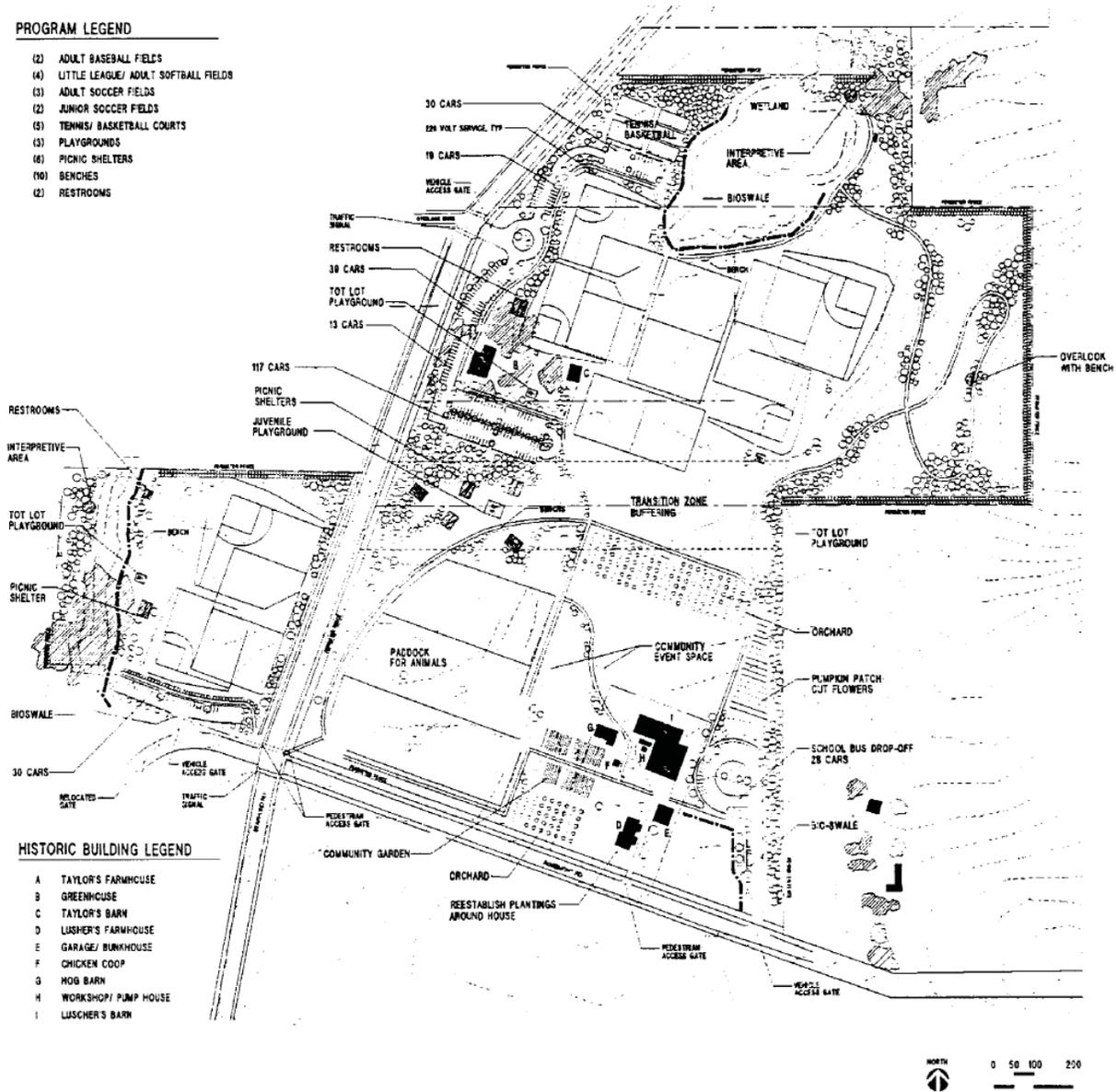
The 1997 Luscher Farm Master Plan proposed numerous changes to the Luscher Area, including construction of multi-use artificial sports fields, tennis and basketball courts, and related supporting facilities in the northwest portion of the site. The plan included a preservation plan for the site's historic farm structures, as well as a fundraising strategy to maintain and improve the property into the future. See Figure 1.2: 1997 Luscher Farm Master Plan.

1998 & 2002 PARKS BONDS

Two additional general obligation bonds approved by voters for parks, recreation, and open space purposes in 1998 and 2002 and were instrumental in the continued development of the Luscher Area. The 1998 Open Space & Athletic Field Bond was a \$13 million bond passed by voters in

PROGRAM LEGEND

- (2) ADULT BASEBALL FIELDS
- (4) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (3) ADULT SOCCER FIELDS
- (2) JUNIOR SOCCER FIELDS
- (5) TENNIS/ BASKETBALL COURTS
- (3) PLAYGROUNDS
- (6) PICNIC SHELTERS
- (10) BENCHES
- (2) RESTROOMS



HISTORIC BUILDING LEGEND

- A TAYLOR'S FARMHOUSE
- B GREENHOUSE
- C TAYLOR'S BARN
- D LUSCHER'S FARMHOUSE
- E GARAGE/ BUNKHOUSE
- F CHICKEN COOP
- G HOG BARN
- H WORKSHOP/ PUMP HOUSE
- I LUSCHER'S BARN

FIGURE 1.2: 1997 LUSCHER FARM MASTER PLAN

September 1998 to further develop city-wide parks and acquire open space including in the Luscher Area. The bond proceeds were used to acquire real property for parks and open space (\$6 million) and to develop or renovate sports fields (\$7 million) on City and School District lands. The bond purchased 92 acres of land and improved sports fields at one high school, two junior highs, seven elementary schools and two city parks.

The 2002 Park Development, Open Space and Pathways Bond was a \$9.75 million general obligation bond passed by voters in September 2002. Proceeds were used to acquire real property for parks and open space (\$4.55 million) and funded improvements for new and existing parks and pathways (\$5.2 million) on City and School District lands. The bond purchased 40 acres of land for parks and open space, constructed artificial turf fields at Lakeridge High School, developed three miles of pathways at three sites, and upgraded or

developed 24.5 acres of parks at four sites, including a new artificial turf field, dog park, and restored wetland at Hazelia Field.

2012 PARKS AND RECREATION SYSTEM PLAN

The *Parks Plan 2025: Lake Oswego Parks, Recreation and Natural Areas System Plan* was adopted by the City in 2012 after a nearly two-year planning process. The *Parks Plan 2025* was written concurrently with the City's Comprehensive Plan update, which will be completed in 2013, providing strong continuity between the two plans.

The *Parks Plan 2025* vision statement emphasizes a sustainable and interconnected system of parks, recreation facilities, programs, historic sites and natural areas that play a critical role in making Lake Oswego a livable community. Four basic goals ground the plan:

- investing in existing parks and natural areas;
- enhancing stewardship, maintenance and operations;
- providing recreation options; and
- filling geographic gaps.

Funding strategies emphasize key partnerships with the school district, private partnerships, and partnerships with non-profit and other governmental agencies.

II. SITE ANALYSIS

A critical step in developing a master plan is understanding a site's physical features, its history and context to develop a solid base of information that can be communicated to the community and used by the design and planning team to develop the master plan. A wide variety of background information was incorporated into the site analysis for the Luscher Area Master Plan. This chapter summarizes major inputs that were used in the development of the Luscher Area Master Plan and key findings of the site inventory. Each subsection of this chapter includes key findings and references to the relevant appendices.

Note: All site analysis maps produced by MIG were created using Geographic Information Systems (GIS) data layers provided by the City of Lake Oswego, Metro and supplemented with additional materials as needed.

SITE HISTORY

Documentation from Lake Oswego's formative eras provides information regarding the historic, natural and topographic features of the area known today as the Luscher Area. Notes from an 1852 survey map describe the present-day Luscher property as having "rolly and hilly lands, good second rate clay loam soil, scattered woodlands, with an understory of hazel, willows and ferns." A road from Tualatin Plains to Oregon City ran through the present-day Luscher Area. In terms

of ownership, an 1862 historic survey map shows that the original owners of the Luscher Area were Jesse Bullock and Edward A. Wilson. See Figure 2.1: 1862 Survey Map

DEEDS & PROPERTY ACQUISITION

The Luscher Area is comprised of eight properties purchased by the City of Lake Oswego between 1991 and 2005. Collectively the properties total 152.02 acres. See Figure 2.2: Luscher Area Properties.

Uses for each property varies depending upon the funding and purpose for which it was purchased, sale agreements, and deed restrictions. Each property's use restrictions are listed in Appendix A – Property Use Parameters. More detail is available upon request from the Lake Oswego Parks and

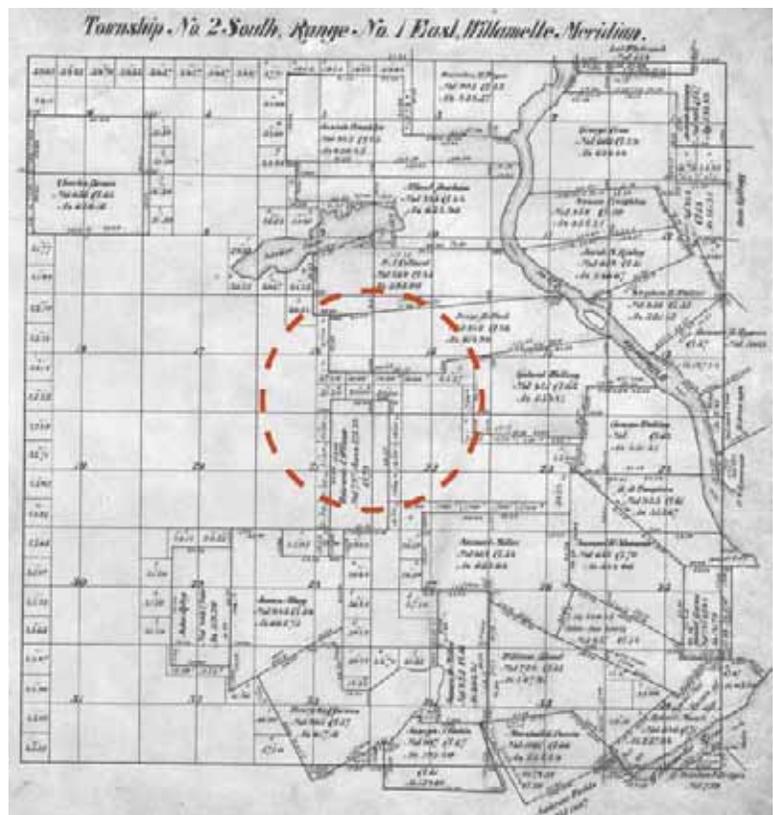
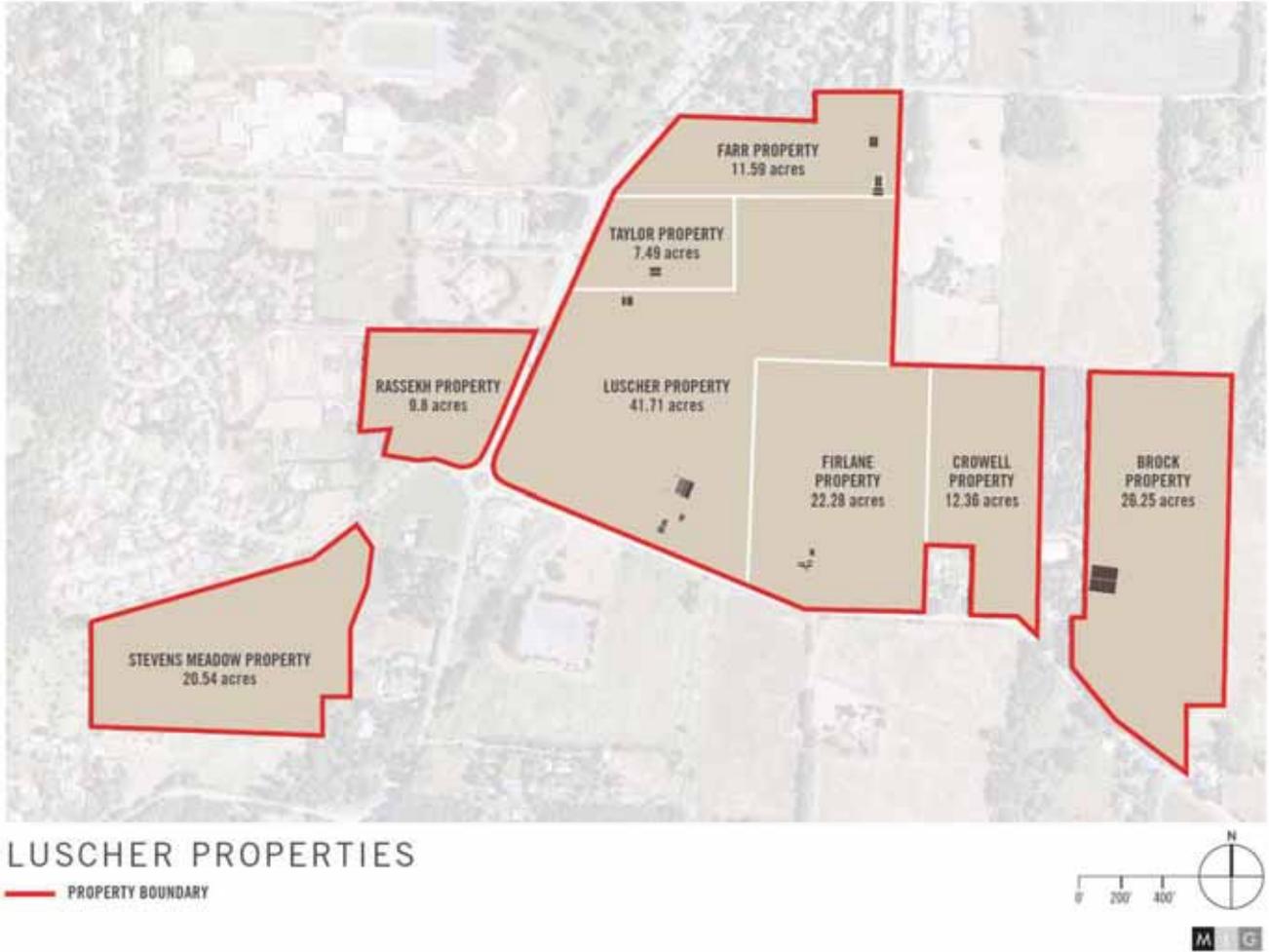


FIGURE 2.1: 1862 SURVEY MAP (Appendix B –Larger Version)

FIGURE 2.2: Luscher Area Properties



Recreation Department.

The 41.71 acre Luscher Property was purchased by the City of Lake Oswego in 1991 from the estate of Rudolph (“Rudie”) Luscher using 1990 Parks and Open Space Bond funds. This property includes the Luscher Farm Historic Core (22.15 acres) and is located 0.2 miles east of the Stafford/Rosemont Road intersection at 125 Rosemont Road. Five different owners operated a cattle ranch on the Luscher Property between 1900 and 1944. Between 1944 and 1969, and corresponding to the first part of the Luscher family ownership, a dairy farm was active on the property. The will of Rudolph Luscher stated that his “wish and desire” be that the City maintain a museum at the farmhouse “to show how dairy

farm people lived from the late 1880’s to 1950’s”. The purchase agreement, dated February 1, 1991, stated that the City of Lake Oswego intends to use the property “for agricultural, recreational, park and open space purposes.”

The Taylor Farm Property was purchased by the City in 1993 from Kenneth and Gladys Taylor using 1990 Parks and Open Space Bond funds, a total of 2 parcels totaling 7.49 acres. There are no restrictions on the use of this property.

The Farr Property was purchased by the City in 1994 from David and Frieda Farr using 1990 Parks and Open Space Bond funds for parks and open space. The property totals 8.34 acres and is located 0.2 miles south of the

Stafford/Bergis Road intersection. There are no restrictions on its use.

The Rassekh Property was acquired by the City in June 1996 using 1990 Parks and Open Space Bond funds for parks and open space. The property totals 9.8 acres and is located northwest of the Stafford Road/Atherton Drive intersection. Utility and road easements are described in the deed. The property was added to the Urban Services Boundary in 2005. There were no development plans submitted with the Urban Services Boundary application, but the application notes that athletic field development was being considered as part of the 1997 Luscher Farm Master Plan. The Rassekh Property is zoned PNA (Parks and Natural Area) at the time of this report.

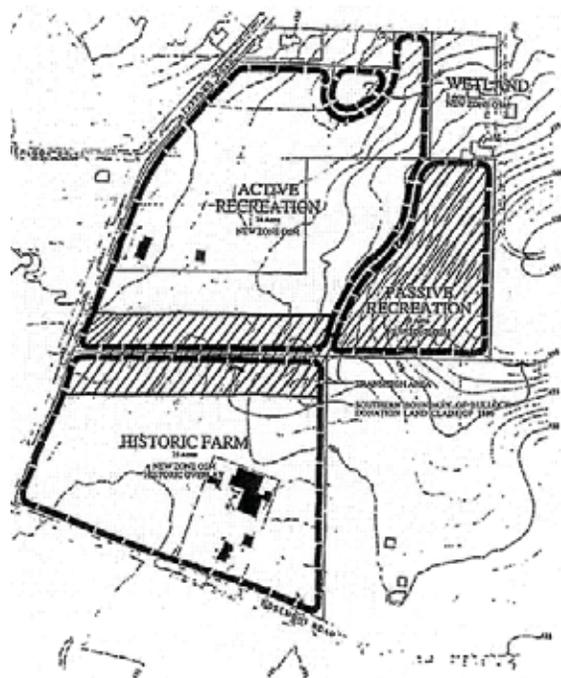
The Firlane Farm was purchased by the City in 1999 from Violet Lang using 1998 Open Space & Athletic Field Bond funds. The two parcels total 22.28 acres and the property is located 0.3 miles east of the Stafford/Rosemont Road intersection. The deed language stipulates that the allowable uses shall be for the “purpose of open space, recreational, instructional and similar purposes for the benefit to the general public as a whole.” The deed also states that without limiting the generality of these restrictions, the property “shall not in any event be used for any commercial purposes or for construction of a school”.

The Brock Property was purchased by the City in 2001 from Woodrow and Marilyn Brock using 1998 Open Space & Athletic Field Bond funds, totaling 26.25 acres. The property is located 0.7 miles east of the Stafford/Rosemont Road intersection. The deed language describes a power line easement to Portland General Electric on the western portion of the property.

The Stevens Meadows Property was purchased by the City in 2003 from Stevens Family Enterprises, LLC using 1998 Open Space and Athletic Field Bond funds. The property totals 20.54 acres and is located 0.2 miles southwest of the Stafford Road/Atherton Drive intersection. The deed language includes a stipulation that allowable use must remain open space, and describes numerous restrictions such as no parking lots, buildings, athletic fields, play grounds or commercial uses. The City must maintain the property continuously to keep vegetation under control. In 2012 interpretative signage was placed at Steven’s Meadow to recognize the Shipley Tree Grove as a significant historic feature in the area.

The Crowell Property was purchased by the City in 2005 from John and Margaret Crowell

FIGURE 2.3: LUSCHER FARM PLAN, FROM CLACKAMAS COUNTY HISTORIC LANDMARK APPLICATION



See Appendix C – Oregon Historic Site Form for Luscher Property

using 2002 Park Development, Open Space & Pathways Bond funds for open space. The property totals 12.36 acres and abuts the north side of Rosemont Road. Per the sales agreement the Crowell family retains access and use rights of the property for 10 years, during which time the public can access the property, but not use it for dog runs or exercise yards.

HISTORIC LANDMARK AND CORE

A 22.15 acres portion of Luscher Farm was designated a Clackamas County Historic Landmark on April 27, 1995 because it met “the criteria of Subsection 707 of the Zoning and Development Ordinance” and “Goal 5 for designation as a Historic Landmark.” See Figure 2.3: Luscher Farm Plan, Clackamas County Historic Landmark Application.

In 2007, an intensive level survey for the property was completed which documented the historic buildings and structures and provided a history of the property. This area is identified as the “Luscher Historic Core”. The Luscher Historic Core includes several buildings. The structures are a Queen Anne style farm house, barn, chicken coop, pump house, and workshop. With the exception of the workshop which was built c. 1940, all of the other buildings and structures were built c. 1900. The site also includes other historic landscape features, though a survey has not been completed to identify which features date to the historic period. Luscher Farm “is noteworthy as the most intact farm complex in the [Lake Oswego] area.” Based on the historic survey it is presumed that the historic period extends from 1900-1969, relating to the period of active agricultural use on the property relating to cattle and dairy farming. (See

Appendix C: Oregon Historic Site Form for Fletcher-Luscher Farm)

The Luscher Historic Core has been identified in previous city and regional plans as a community resource that is important to preserve and maintain for future public use. Although cattle and dairy farming are no longer present on the site, agricultural uses of some kind have been active on site for over a century.

PAST PLANNING EFFORTS

Planning and visioning for the Luscher Area has involved a wide array of citizens and citizen groups, advisory groups, city and county departments, and independent consultants. The effort dates from 1994 when the City Council assigned a task force to develop the Luscher Farm Opportunities and Constraints Study. Planning efforts continued through July 1997 with publication of the Master Plan for Luscher Farm. This plan set forth recommendations for half of the current parcels that comprise the Luscher Area in the following areas: transportation, historic zone, passive recreation and buffer areas, natural resources, and active recreation. (Detailed information about this planning process and a summary of its recommendations are located in Chapter 1.)

In 2005, the City began exploring the addition of a multi-use trail along Rosemont Road. The Stafford Basin Multi-Use Pathway project finalized the alignment of a trail that borders Stafford Road between Overlook Drive and Rosemont Road, and borders Rosemont Road along the southern edge of the Luscher Area properties. This trail’s alignment, was

established in 2010, will link the Lake Oswego and West Linn parks systems. The Lake Oswego portion of the project specifies a ten-foot wide paved path, with the final phase slated for completion in 2013.

The Hazelia Artificial Sports Field and Off Leash Open Space Project was completed in 2008. This project includes a multi-use athletic field, landscaped parking lot, restrooms, off-leash dog park, and an enhanced wetland in the northwest portion of the Luscher Area. As a requirement of this project, the Taylor Property was brought into the UGB, with the stipulation that the boundary be realigned and the Rassekh property located outside the UGB. Wetlands on the site were delineated as part of this process.

In 2010, the City of Lake Oswego commissioned a study to explore the potential for introducing an indoor 8-court tennis facility on the Rassekh Property, located at the northwest the corner of the Stafford Road roundabout. As of 2013, the City is in the process of refining construction costs, and has also applied for a modification of the UGB boundary to possibly accommodate this development.

PARKS PLAN 2025

The planning and design process for the Luscher Area Master Plan was conducted along with the *Parks Plan 2025*. Adopted in Summer 2012, *Parks Plan 2025* is the result of a wide-ranging planning effort to establish a vision for the future of Lake Oswego's parks, recreation and natural areas. As a major

community asset, the future of the Luscher Area is directly linked to the vision and direction set-forth in the *2025 Plan*.

Throughout Plan development, feedback from the community was central in identifying the desired future for the Luscher Area.

Community participation was a fundamental element of the plan process and the needs and goals identified in *Parks Plan 2025* are founded on extensive citizen input. Over 1,800 people contributed to the *Parks Plan 2025* effort. City residents, interest groups, park users, City staff and agency representatives provided feedback through a variety of meetings, open houses, workshops, surveys and questionnaires designed to capture the diverse interests and needs of the community.

The process included an examination of new and adopted plans and studies that impact the park system and the future of the Luscher Area. Findings from documents such as the Park and Recreation Facility Survey Summary Report (2004) and Golf and Tennis Feasibility Study are integrated into *Parks Plan 2025*, including needs related to the Luscher Area.

During the Plan's development, the City was also working on the Comprehensive Plan update. As a result, *Parks Plan 2025* carries forward the overarching goals of the Comprehensive Plan into its framework. Comprehensive Plan goals that relate to the Luscher Area include a focus on educational, cultural and recreational opportunities, a community where people can live, work and play, a healthy environment and inspiring natural settings.

SITE CONTEXT

During the Luscher Area Master Plan process, it was important to develop an understanding of the property in relationship to the City of Lake Oswego and METRO’s urban growth boundary. The following maps illustrate that relationship by showing that a majority of the Luscher Area is located outside of the City of Lake Oswego limits, in unincorporated Clackamas County. See Figure 2.4: Project Site. The Rassekh property is the exception, as it is located outside the UGB but within the city limits. See Figure 2.5: City Limits Map. A majority of the Luscher Area is also located outside the urban growth boundary. The one exception is the Hazelia Field site which is located within the city limits and the UGB. See Figure 2.6: Urban Growth Boundary Map.

CURRENT ZONING

The Luscher properties are subject to three zoning designations. Most of the acreage is zoned Exclusive Farm Use (EFU, Clackamas County zoning). The remainder of the property is zoned for Park & Natural Area (PNA, City of Lake Oswego zoning) and Rural Residential & Farm Forest (RRFF-5, Clackamas County zoning). There is also a Clackamas County Historic Landmark Overlay on the 22.15 acres of the Luscher farm site. At the time of this report, all of the Luscher Area properties are owned by the City of Lake Oswego. With the exception of the Hazelia Field site, the Luscher Area is located outside of the Urban Growth Boundary (UGB) and falls under the jurisdiction of Clackamas County. See Figure 2.7: Zoning.



FIGURE 2.4: PROJECT SITE

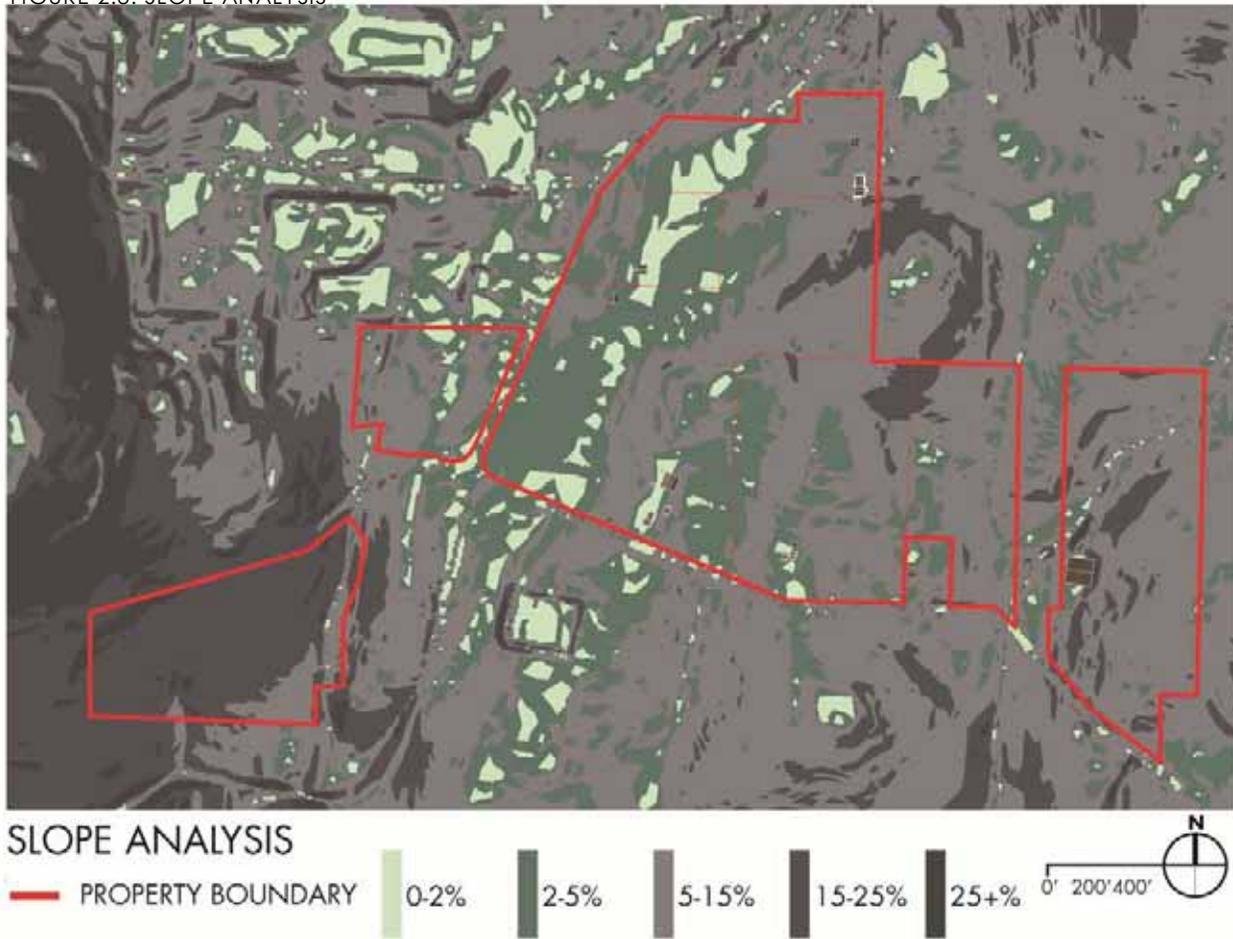


FIGURE 2.5: CITY LIMITS MAP



FIGURE 2.6: URBAN GROWTH BOUNDARY MAP

FIGURE 2.8: SLOPE ANALYSIS



SLOPES, GEOLOGY & SOILS

The Luscher Area is generally characterized by rolling hills with slopes ranging between 0-15%. Where structures are present, slopes range between 0-15%. Cultivated areas generally have slopes between 0-8%. Areas with slopes between 0-2% are generally wet or wetlands and are described in more detail in the Wetland and Stream Corridor Analysis section. See Figure 2.8: Slope Analysis and Figure 2.9 Topography.

There are several significant high points. At the northern portions of the Firlane Farm and

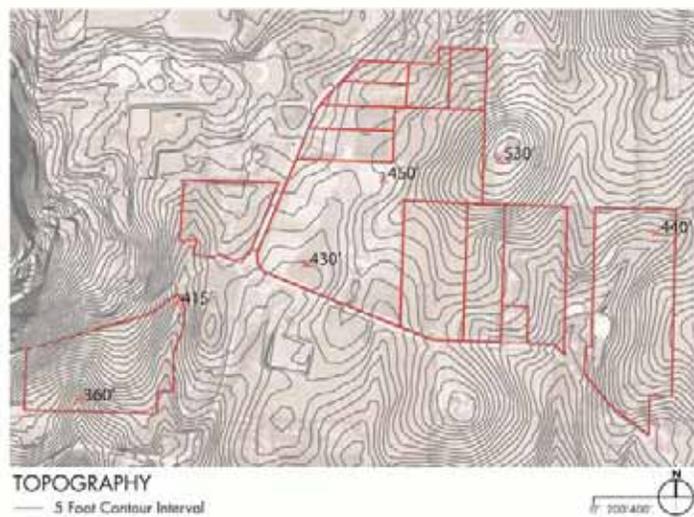
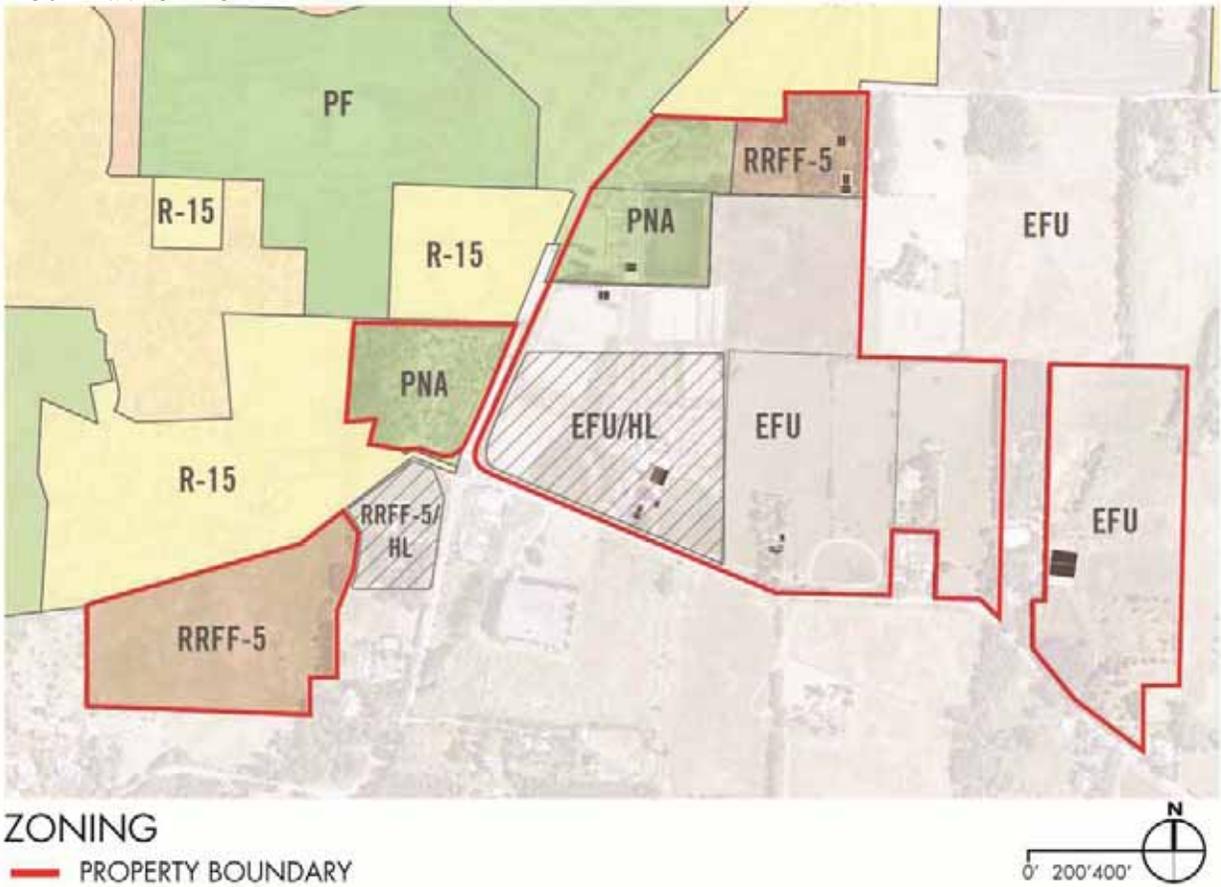


FIGURE 2.9: TOPOGRAPHY

Crowell Properties is a high point where slopes approach 25%. Significant views of the Luscher Area and surrounding community are gained from this vantage point and are

FIGURE 2.7: ZONING

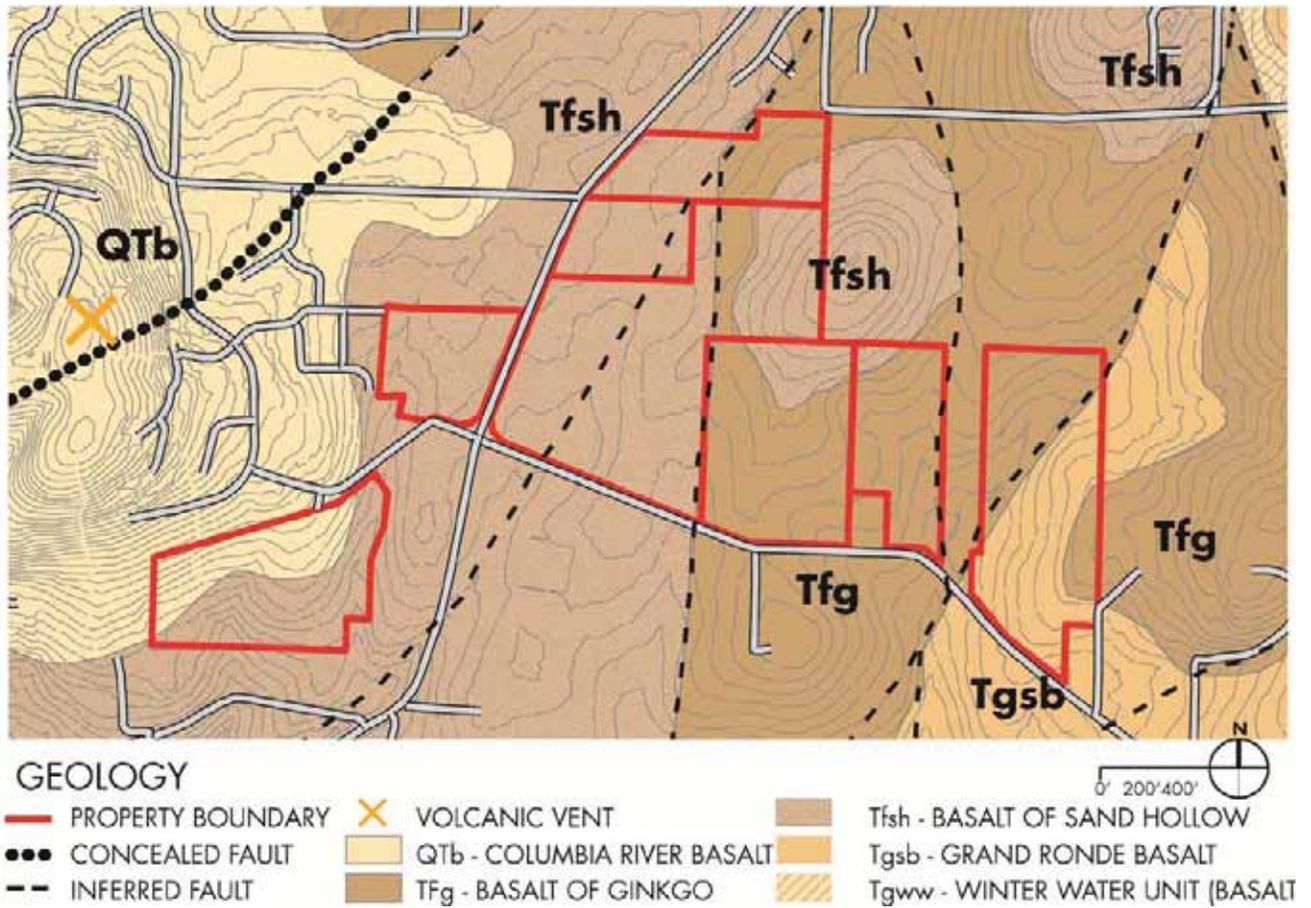


In Spring 2012, the City of Lake Oswego explored the possibility of submitting a major UGB amendment to Metro, the regional governing authority. The proposal called for all of the Luscher Area properties to be brought into the UGB for use as park facilities. That application was later resubmitted to include just the Rassekh site for the possibility of a proposed tennis center or other active recreation. The existing zoning designations do not allow parks and recreational facilities identified in the City’s proposal, specifically dedicated sports fields, parking lots and

additional flexible format fields, to occur on properties with the current zoning. When the properties are brought into the UGB, the City will annex, rezone, and implement the master plan.¹ Some uses, such as hosting large gatherings, are currently allowed under special permission from Clackamas County.

¹ Study Session Worksheet, 13 March 2012

FIGURE 2.10: GEOLOGY

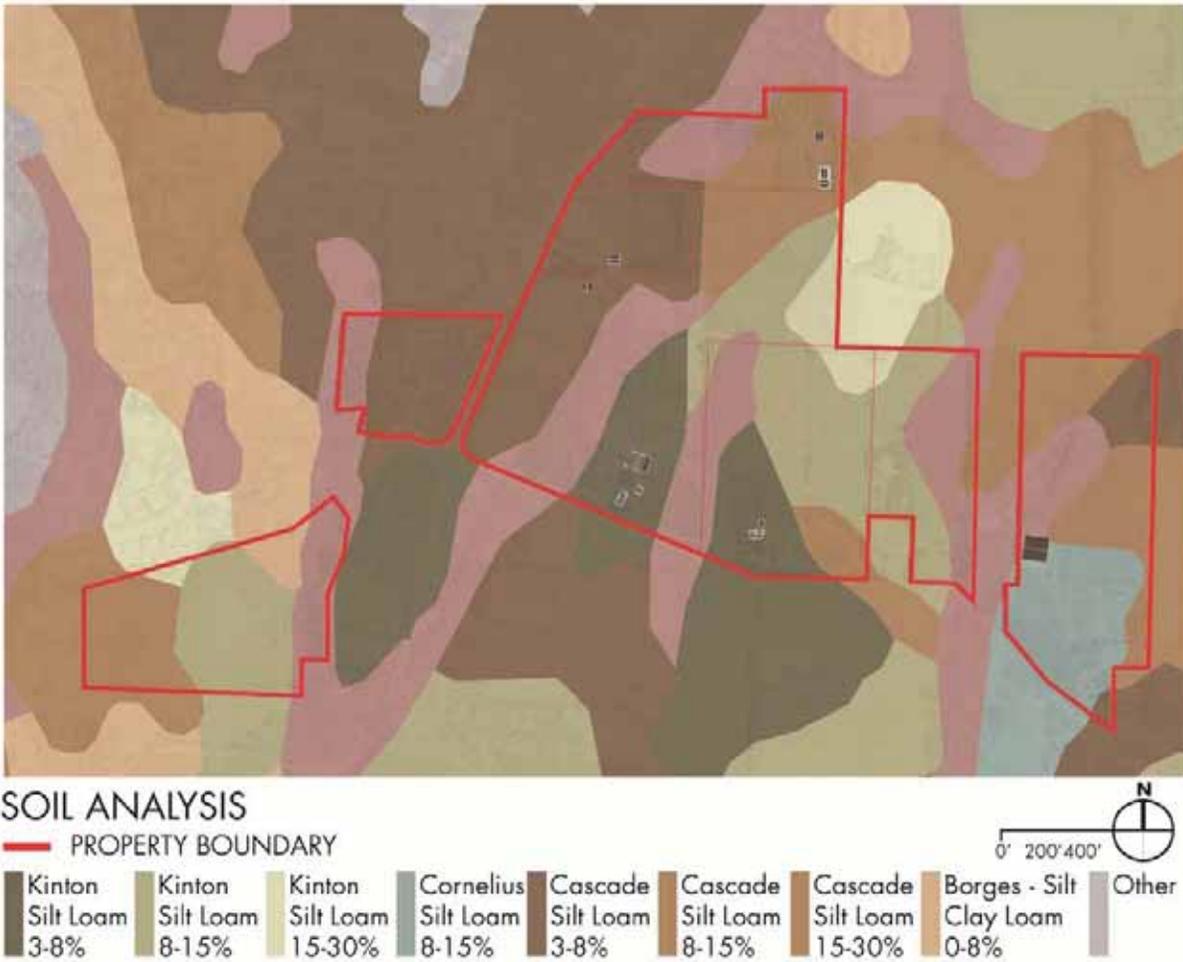


described in more detail in the Views and Vistas section. The Stevens Meadow Property also has a high point exceeding a 25% slope at its western boundary, with an overall slope approaching 15%. There are significant views down slope from the Stevens Meadow Property onto adjacent vineyards, open spaces, and the surrounding community.

According to previous City related studies, the geology of the Lake Oswego area previous to 15 million years ago is largely unrecorded. Although a pile (possibly an oceanic island) believed to be approximately 40 million years old, is exposed further north in Tryon Creek State Park and Elk Rock Park. The pile

consists of Eocene volcanics and sediments. The major rock features within the properties of the Luscher Area are predominately flows of Columbia River basalts. See Figure 2.10: Geology. Within or bordering the park properties it is inferred that four faults exist see Figure 2.10: Geology. To the north of park is the Bolton Fault running a northwest to southeasterly direction approximately over one mile away. To the west of the Park is Cooks Butte which consists of Boring Lavas (QTb) and is the location of two volcanic vents. See Appendix B, page B7.

FIGURE 2.11: SOIL ANALYSIS

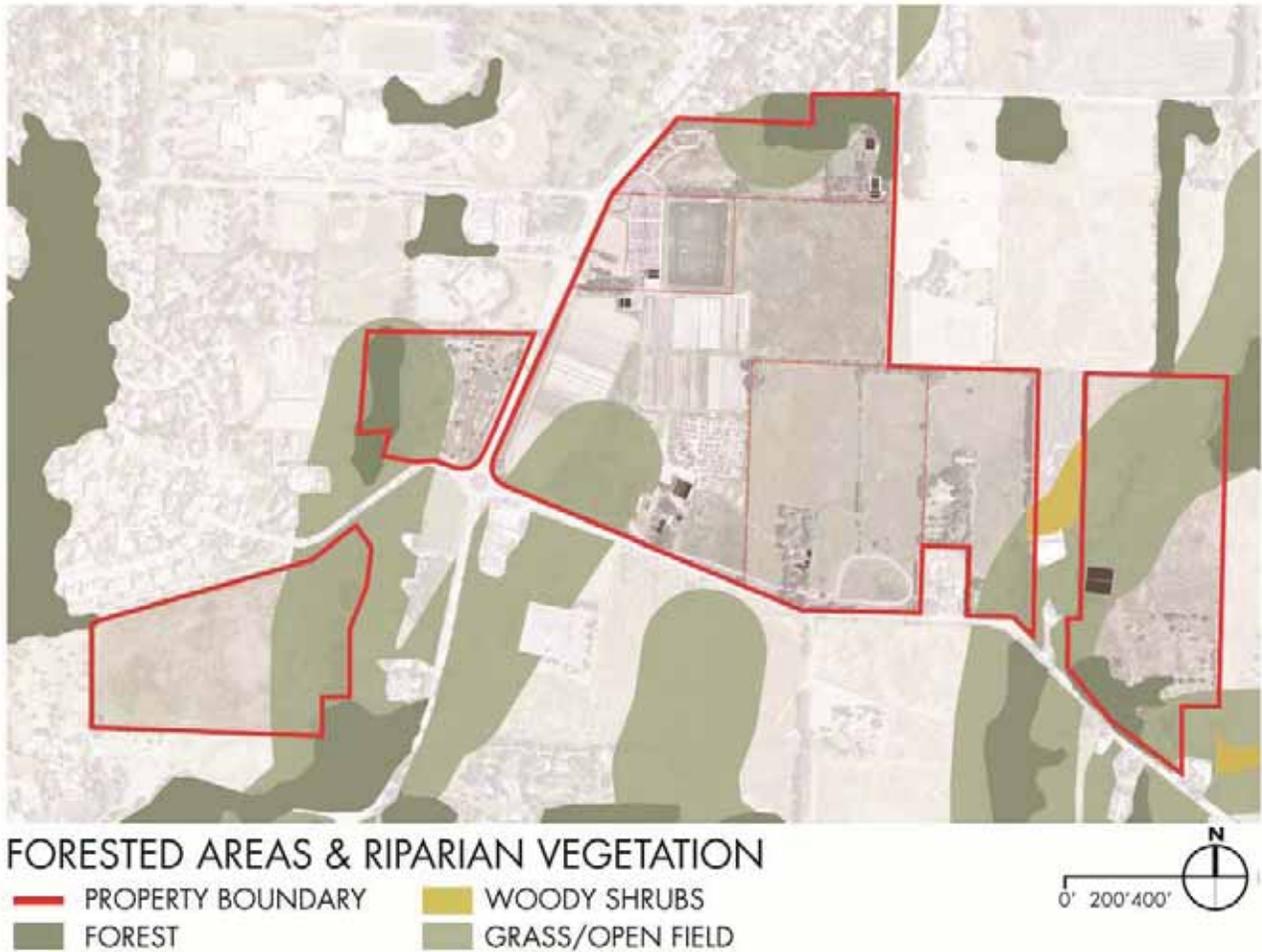


The Luscher Area soils are comprised of four USDA soil series: Cascade silt loam, Cornelius silt loam, Kinton silt loam and Borges silty clay loam. Cascade, Cornelius and Kinton silt loams are poorly to moderately well-drained with slow to rapid surface runoff characteristics and slow to moderate permeability. They are naturally suited for growing berries, orchards, small grain, seed crops, hay and woodlands. Native vegetation for these soils includes Douglas fir, big leaf maple, Western red cedar, vine maple, salal, Western swordfern, poison Oak, grasses and weeds.

The Borges silty clay loam soils are located on the Luscher, Farr, Firlane, Crowell and Brock properties and coincide with locations where

wetlands exist. Borges silty clay loam soils are poorly drained with slow permeability. Depth to the water table is 0-6". These soils are most suitable for pasture, hay, woodland or wildlife habitat. Native vegetation for the Borges silty clay loam soils includes red alder, Oregon ash, Douglas fir, Western red cedar and Western swordfern. See Figure 2.11: Soil Analysis.

FIGURE 2.12: FORESTED AREAS & RIPARIAN VEGETATION



VEGETATION COMMUNITIES

The Lusher Farm Area has a mostly open, rolling grassland/pasture landscape with patches of woodland and individual trees. Vegetation communities are characterized by non-native pasture grasses and forbs, with small areas of forest, woody shrubs and some wetland areas. Forested areas are found primarily at the north end of the Farr Property, the west end of the Rassekh Property, and the south end of the Brock Property. There are seven areas with wetland vegetation, two on the Lusher Farm, one on the Raseekh Property, one on the Farr

property, two on Steven's Meadow and one on the Crowell Property. These are described in more detail in the Wetlands and Stream Corridors section on page 18. The largest portion of the Lusher Area consists of grasslands or cultivated fields. See Figure 2.12: Forested Areas and Riparian Vegetation and Figure 2.13: Blackberry at Brock Property.

STEVEN'S MEADOW

Steven's Meadow is an open, non-native grassland area with one stream channel, Pecan Creek, on the east edge and a swale near the center. Pecan Creek is partly wooded, with mixed deciduous and conifer trees growing over native and non-native brush. Seedling

oak trees have been planted in the meadow. The swale is not wooded.

RASSEKH PROPERTY

The Rassekh property has a semi-native woodland along Pecan Creek, which flows along the west edge. There is a high amount of non native brush, and a scattering of small trees in the eastern half of the property.

BROCK, CROWELL & FIRLANE FARM PROPERTIES

All three properties that make up the Southeast side of the Luscher Farm complex are mostly open, non-native grassland, with some scattered trees, tree clumps, and fencerows. Two branches of Wilson Creek, one north to south, the other northeast to southwest flow through these properties. Most of the vegetation along Wilson Creek, especially the Brock property branch, is non-native blackberry and other brush.

The majority of vegetation on all three of these properties is non native grasses and forbs, with some areas of heavy non-native brush, mostly blackberry. A small semi-native woodland occupies the south and northeast corner of the Brock property.

WETLANDS & STREAM CORRIDORS

Delineated wetlands are found in five locations: one is north of Hazelia Field, two are along Rosemont Road adjacent to the Luscher Farm Historic Core, one on the west side of the Rassekh property and one on the southeastern tip of the Crowell Property . The wetland north of Hazelia Field was delineated during the process that added a sports field,

bathrooms and parking facilities to the site in 2008. Part of it was created to mitigate for wetlands removed when Hazelia Field was constructed. The two wetlands along Rosemont Road near the Historic Core were delineated in 2005 as part of the Rosemont Trail proposal. The wetland along Rosemont to the east of the farm house was also expanded to mitigate for the Hazelia Field construction. The Pecan Creek stream corridor and wetland on the Raseekh property was delineated as part of the 2005 Urban Services Boundary application. The Crowell Property Wetland was delineated as part of the Rosemont Trail Construction in 2011. Two wetlands and three stream corridors that will be designated once the respective properties are within the UGB, USB and City Limits or when any development would occur. Steven’s Meadow includes the Pecan Creek stream corridor and two wetlands, the Crowell Property includes a Stream corridor, and the Brock Property includes the Wilson Creek Stream Corridor. See Figure 2.14: Streams and Wetlands for locations. Areas designated will need to be formally delineated prior to implementation of the master plan. In areas near resources such as wetlands and stream corridors, planned uses are designed to have minimal impact.

Two north-south running streams are found within the Luscher Area. Wilson Creek is on



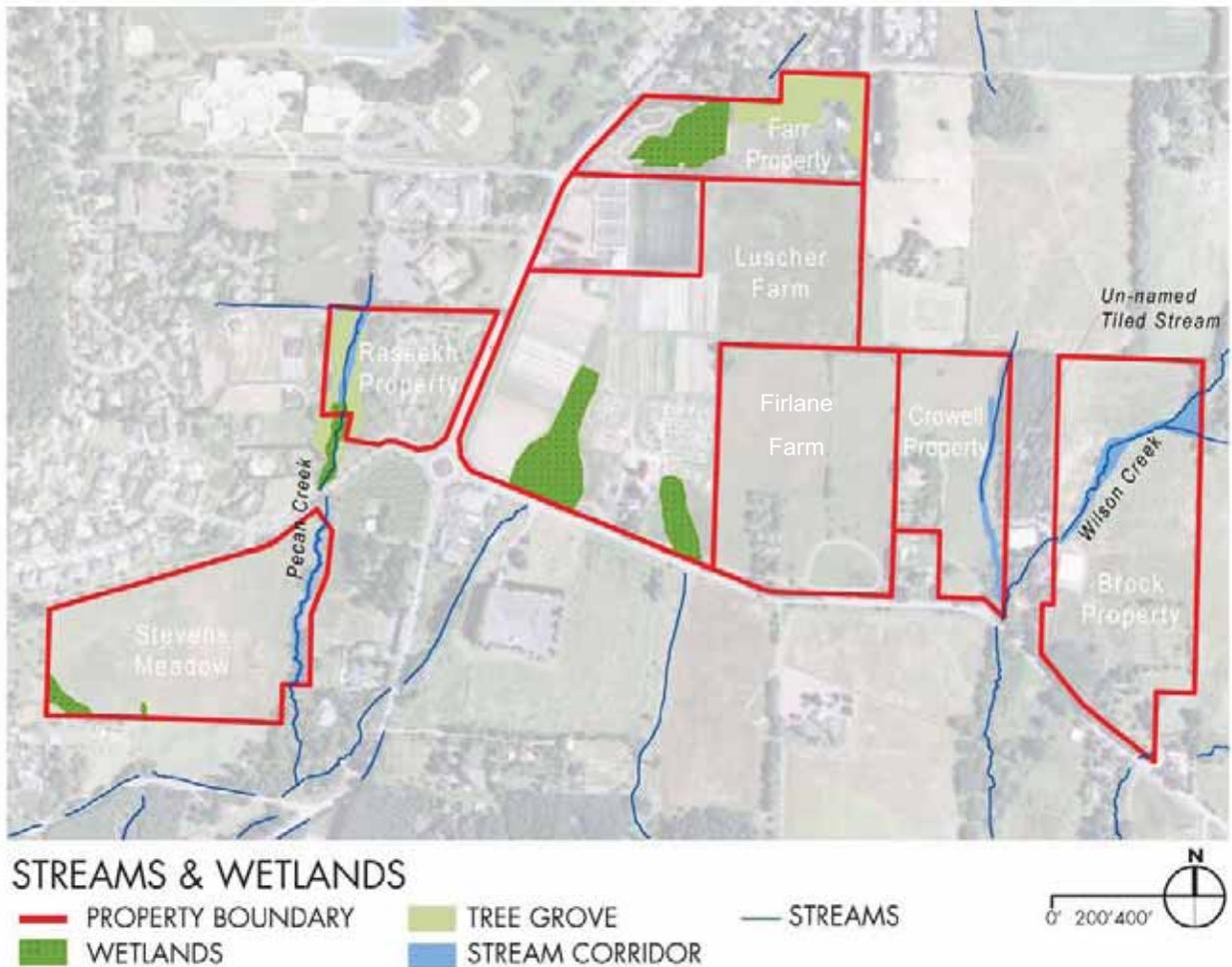
FIGURE 2.13: BLACKBERRY AT BROCK PROPERTY

the east end, with two forks that flow through the Brock and Crowell properties. The east fork extends diagonally across the northern portion of the Brock property. The west fork is a former stream channel that was tiled and regraded to facilitate farming. The original channel, based on old aerial photos, extended along the eastern border of the Crowell property.

Pointe Drive. A swale in the center part of Stevens Meadow also carries water south and joins Pecan Creek south of the property boundary. Both creeks are part of the Tualatin River watershed. A depression which serves as a drainage also runs north-south through the center of the Stevens Meadow property.

Pecan Creek flows along the east side of the Stevens Meadow parcel and the west side of the Rassekh property. It enters a culvert under Atherton Drive and then again under Ridge

FIGURE 2.14 STREAMS & WETLANDS



VIEWPOINTS & VISTAS

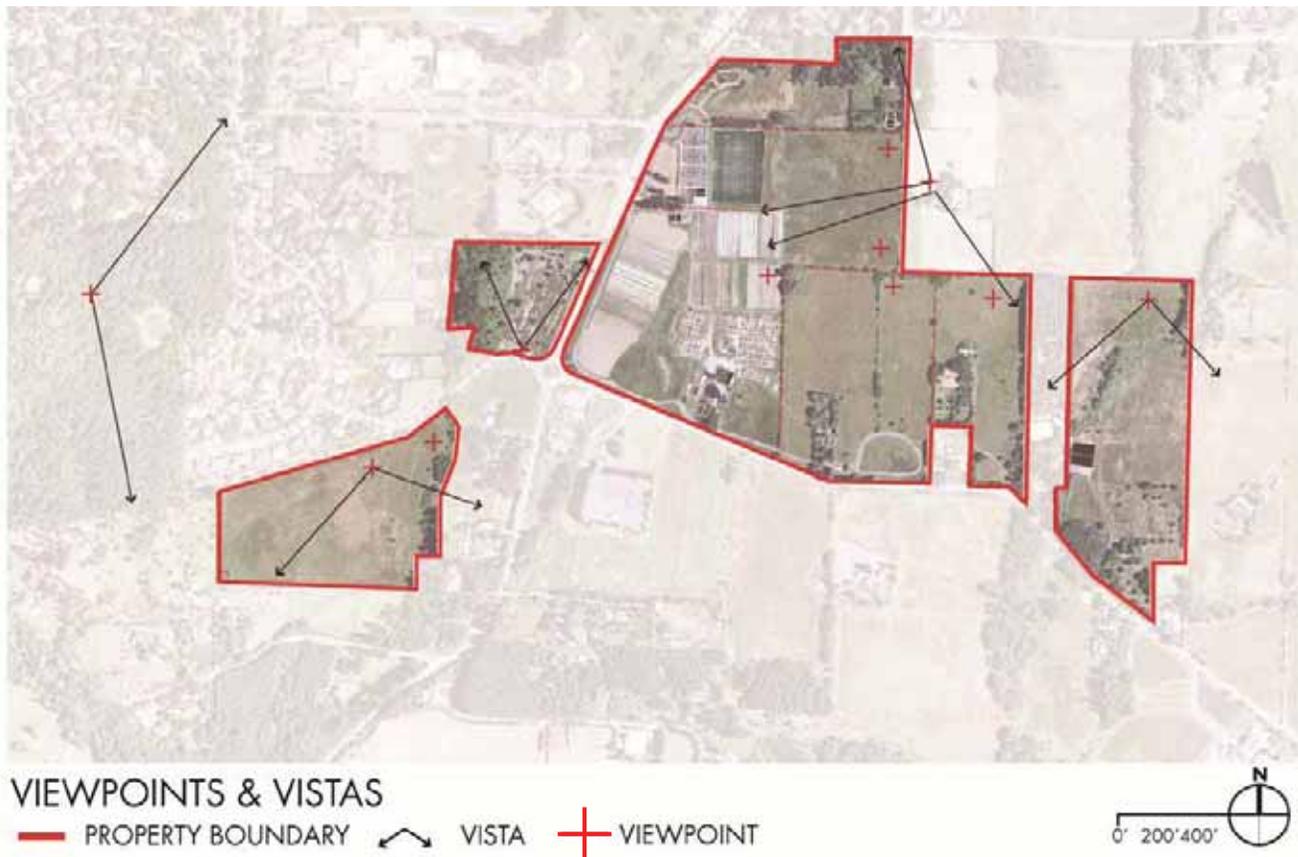
Significant viewpoints and vistas exist both from within and outside the Luscher Area and contribute to the City of Lake Oswego’s sense of place and identity. The 2001 Open Space Master Plan made a first effort to formally recognize the scenic resources of Lake Oswego in terms of viewpoints, scenic drives and scenic sites. The Open Space Master Plan describes the Luscher Area contributing to all three categories of scenic resources: 1) viewpoints from within the site westward to Cook’s Butte; 2) the scenic corridor along Stafford Road; and 3) the farm itself as a scenic



FIGURE 2.16: AT FIRLANE FARM LOOKING TOWARD HISTORIC CORE

site. Through field observation, community feedback and discussions with City staff, additional significant vistas and viewpoints specific to the Luscher Area site were identified and shown on Figure 2.15. Two

FIGURE 2.15: VIEWPOINTS AND VISTAS



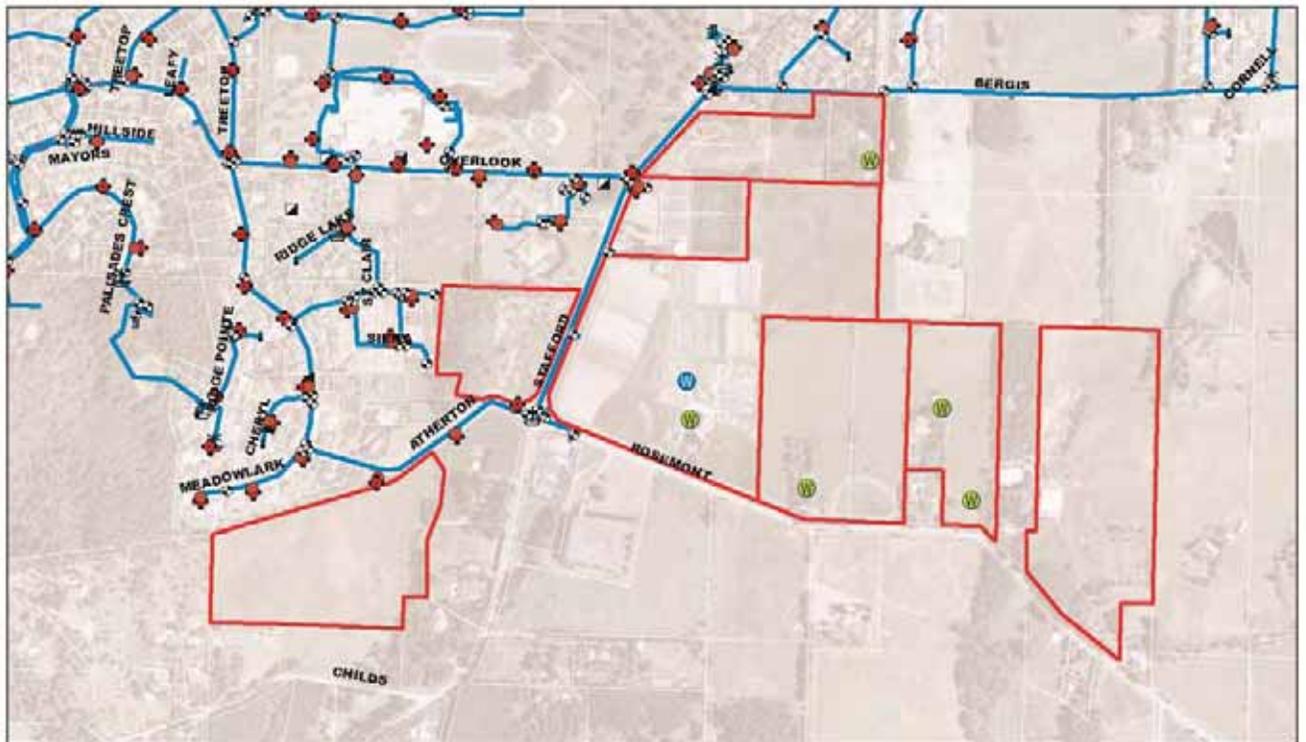
categories of view experiences at Luscher Farm were noted. First, viewpoints experienced within the site of features within the Luscher Area. Second, vistas from within the site outward to citywide or regional features.

Figure 2.16 provides an example of a type of view experience. This photo is taken from the north edge of the Firlane Farm across the site to the historic core, barn and cultivated fields. The second photo, which provides an example of vistas, is taken from the Farr property looking west over Hazelia Field and upward to Cook's Butte. See 2.17.



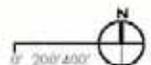
FIGURE 2.17: VIEWS BEYOND LUSCHER AREA – LOOKING TOWARD COOKS BUTTE

FIGURE 2.18: EXISTING WATER FACILITIES



EXISTING WATER FACILITIES

PROPERTY BOUNDARY	AIR RELIEF VALVE IN-LINE	CHECK VALVE	FIRE HYDRANT VALVE	REDUCER
COMMERCIAL WELL	AIR RELIEF VALVE OFF-SET	CROSS	FIRE VALVE	TAPPING SLEEVE
DOMESTIC WELL	BACKFLOW VALVE	END	FITTING	TEE
	BEND	FIRE DEPARTMENT CONNECTION	GATE VALVE	VALVE
	BLOW OFF VALVE	FIRE HYDRANT	PLUG	WATER LINES
	BUTTERFLY VALVE	FIRE HYDRANT CONNECTION	PRESSURE REGULATOR	



UTILITIES

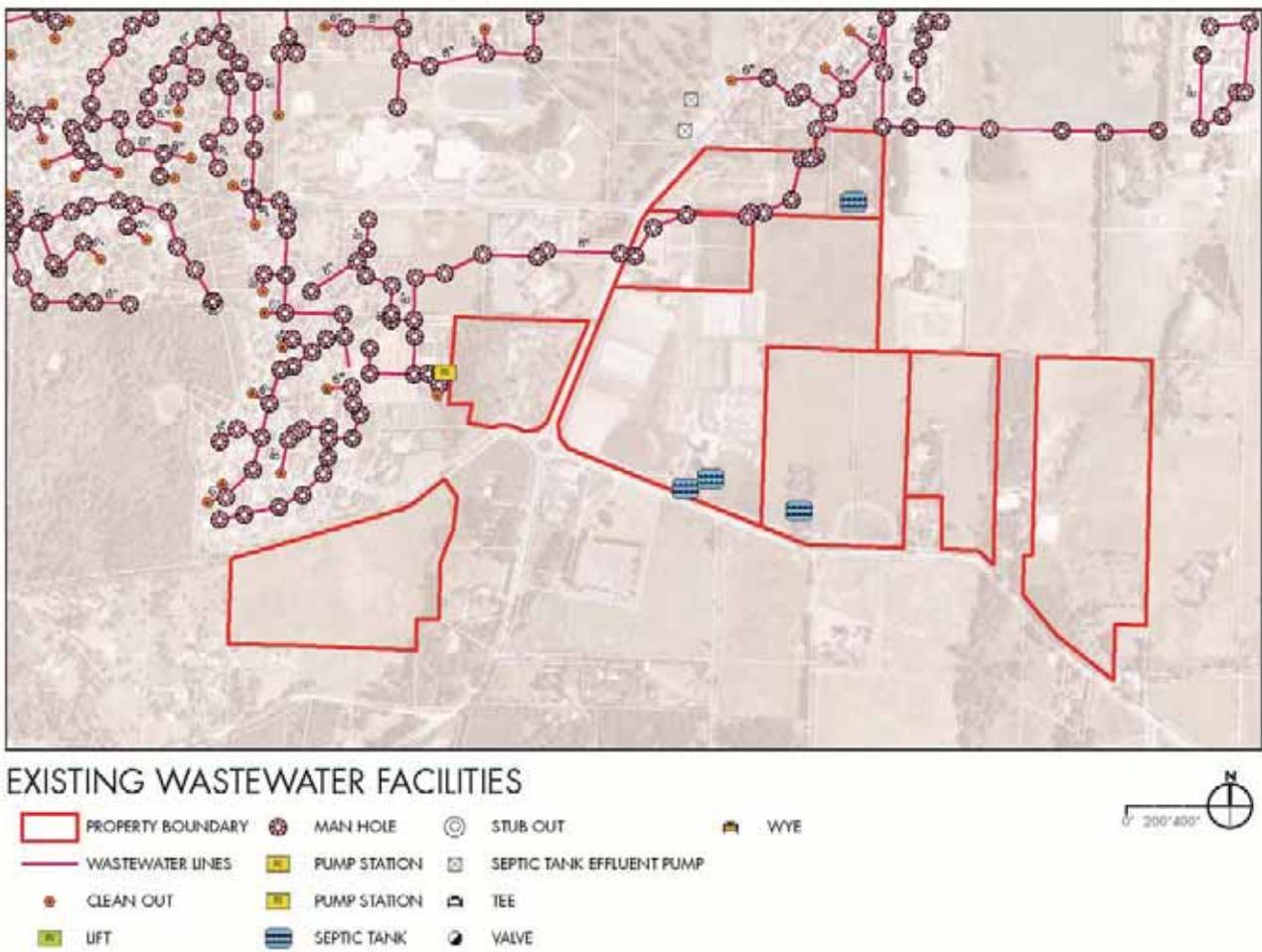
Locations of existing Luscher Area water and wastewater facilities are illustrated in Figures 2.18 and 2.19. There are six wells in the Luscher Area, two of which are located on the Luscher farm site, one a commercial and the other domestic. The remaining wells are located on the Firlane, Farr and Crowell Properties. Septic wastewater tanks exist on the Luscher, Farr and Firlane Properties. A city sewer line runs east-west along Bergis Road, diverging southwest through the Farr Properties and along the north edge of the

Hazelia Field Site where it crosses Stafford Road and connects to a residential subdivision. This sewer line stubs out at the west boundary of the Rassekh property where there is also a pump station facility.

STRUCTURES

A review of existing buildings was conducted for each property in the Luscher Area Master Plan to determine condition and issues that need addressing in the future. Facilities do not exist on the Farr, Rassekh, and Stevens Meadows park properties.

FIGURE 2.19: EXISTING WASTEWATER FACILITIES



HAZELIA FIELD AT LUSCHER FARM

Facilities in this park were built in 2007. Buildings include a public restroom and storage facility for park maintenance equipment and supplies. A playground is also located on site adjacent to the restroom facility. Two covered shelters are located in the dog parks. All structures are in excellent condition and will need routine inspection and maintenance.

BROCK PROPERTY

This property contains a large metal sided arena previously used for equestrian activities by the previous owner. The facility is beyond its useful life and efforts to repair or upgrade the facility would be very costly. The facility is recommended to be retrofitted for use as an open air, outdoor program structure.

CROWELL PROPERTY

This property contains a small outbuilding that is in good condition. Routine maintenance should preserve this facility for continued park maintenance equipment and supply storage in the future.

FIRLANE FARM

Three buildings are located at Firlane Farm and include a home, garage, and outbuilding for storage. The home is a single level brick building in moderate condition. The interior of the building is in need of repair and upgrade to make the facility accessible to the public including ADA accessible access, ADA restrooms, upgraded kitchen facilities, and general cosmetic improvements. The foundation on the west side of the building is damaged and will also need to be repaired. The garage is in fair condition. The storage building is in poor condition and should be

replaced with more adequate storage facility in the future.

LUSCHER FARM

The Luscher Farm site contains a number of historic and non-historic structures.

HISTORIC STRUCTURES

BARN

Currently used for storage of farm equipment and supplies to support community gardens, parks programming, and CSA farm operations. The roof, siding, and structural support system were repaired in the late 1990's to preserve structural integrity of this historic facility. Routine maintenance (e.g. painting, roof cleaning) is performed as needed to maintain its current condition. Upgrades to make this facility accessible to the public and more functional for the future are outline in Chapter 6.

FARMHOUSE

Currently used for meetings, occasional classes, and park offices. The facility is in good condition. Repairs to the roof, gutters, electrical system, and furnace were performed between 2009 and 2012. ADA upgrades for access into the building and restrooms are needed to make this facility better suited for public use. Routine maintenance will keep this facility functional until future upgrades outlined in Chapter 6 are implemented.

GARAGE/BUNKHOUSE

This facility is two levels and includes a small caretaker apartment in the upper floor, and a small classroom, restroom, and garage on the lower floor. The building is in good condition and received needed repairs to its electrical system, roof, and siding between 2009 and 2011. Routine maintenance will keep this

facility functional until future upgrades outlined in Chapter 6 are implemented.

POULTRY COOP-

This small coop houses chickens and a variety of poultry. It was painted and reroofed in 2009. Routine maintenance will keep this facility functional.

TOOL SHED/WORKSHOP

This building is used for tool and equipment storage. It was painted and reroofed in 2009. Routine maintenance will keep this facility functional.

Appendix C – Oregon Historic Site Form contains a more detailed discussion of historic structures at Luscher Farm.

NON-HISTORIC BUILDINGS/STRUCTURES:

PUMP HOUSE

The pump house contains the farm’s well which provides water for the farmhouse and garage/bunkhouse, plus irrigation for all agricultural uses at Luscher Farm. This building is in good condition. Routine maintenance will keep this facility functional.

CLEMATIS COLLECTION GREENHOUSE

Owned and operated by the Friends of the Rogerson Clematis Collection. This structure was built in 2005 and is used for propagation and culture of Clematis for the botanic garden at Luscher Farm. It is in good condition, and upkeep is the responsibility of the Friends group.

LUSCHER FARM GREENHOUSE

Formerly operated by Oregon Tilth and used for propagation and culture of plants for Oregon Tilth’s demonstration organic garden at Luscher Farm. It is in good condition, and

upkeep will be the responsibility of the Parks and Recreation Department.

COMMUNITY GARDEN STORAGE SHED

This facility is a simple wooden and metal building used to store equipment, tools, and supplies for the City’s community garden program. It is in good condition and routine maintenance will keep this facility functional.

CIRCULATION & TRANSPORTATION

The results of the transportation analysis indicate that the proposed Luscher Area Master Plan vision can be developed while maintaining acceptable levels of service on the surrounding transportation system.

Modifications to the Stafford Road/Rosemont Road intersection will be needed in the future but will not be triggered by any recommendations made in the Luscher Area Master Plan. Modifications to that intersection will be prompted by planned growth rates for the area. The findings of this analysis and recommendations from the transportation study are discussed below. A more detailed description of the analysis is in Appendix D.

To ensure that this analysis was based on a reasonable worst-case scenario, the peak 15-minute flow rate during the peak hour analysis periods was used in the evaluation of all intersection levels of service. Traffic conditions during other typical weekday hours and throughout most weekends will likely be better than those described in this report.

Level of service analyses in this report for signalized and roundabout intersections are based on the intersection’s ability to accommodate the most difficult, or critical,

	Northbound Stafford Rd	Southbound Stafford Rd	Eastbound Atherton Dr	Westbound Rosemont Rd
Number of Lanes	1	1	1	1
V/C Ratio	0.86	0.74	0.03	0.31
Approach Delay (sec/veh)	28.8	17.0	20.7	8.2
Approach LOS	D	C	C	A
Intersection Delay (sec/veh)	20.7			
Intersection LOS	C			

TABLE 2.1: 2012 EXISTING TRAFFIC CONDITIONS AT THE STAFFORD RD/ROSEMONT RD INTERSECTION, WEEKDAY PM PEAK HOUR

approach. Level of service analyses for signalized intersections in this report are based on the average control delay per vehicle entering the intersection. The City of Lake Oswego bases intersection operations on level of service (LOS). City of Lake Oswego standards require that intersections operate at level of service “E” or better (less than 80 seconds of average per vehicle control delay), which includes the Stafford Road/Overlook Drive intersection. Clackamas County requires that the Stafford Road/Rosemont Road roundabout operate at level of service “D” (less than 55 seconds of average per vehicle control delay).

YEAR 2012 EXISTING CONDITIONS

All of the study intersections currently operate acceptably during the weekday p.m. peak hour. (See Table 2.1

YEAR 2032 BACKGROUND CONDITIONS

The year 2032 background traffic analysis identifies how the study area’s transportation system may operate without the proposed Luscher Area Master Plan vision within a 20 year time period. This analysis accounts for traffic attributed to general growth in the region but does not include traffic from the proposed Luscher Area Master Plan.

While no specific development activities were noted that will add significantly to existing traffic volumes in the immediate site vicinity, a three percent annual growth rate was assumed along the Stafford Road and Rosemont Road corridors to account for continued regional traffic growth through the study area. This growth rate is a conservative representation that is consistent with the Metro Regional Travel Demand Model and other historical planning efforts in the area. The resulting 2032 weekday p.m. peak hour background traffic volumes are summarized in Table 2.2.

	Northbound Stafford Rd	Southbound Stafford Rd	Eastbound Atherton Dr	Westbound Rosemont Rd
Number of Lanes	1	1	1	1
V/C Ratio	1.57	1.47	0.05	0.58
Approach Delay (sec/veh)	278.7	231.5	10.5	13.4
Approach LOS	F	F	B	B
Intersection Delay (sec/veh)	215			
Intersection LOS	F			

TABLE 2.2 - 2032 BACKGROUND TRAFFIC CONDITIONS AT THE EXISTING STAFFORD ROAD/ROSEMONT ROAD INTERSECTION, WEEKDAY PM PEAK HOUR

- The Stafford Road/Overlook Drive intersection is forecast to continue to operate acceptably during the p.m. peak hour.
- The Stafford Road/Rosemont Road roundabout is forecast to operate over capacity during the weekday p.m. peak hour.
- Due to assumed continued growth along the Stafford Road and Rosemont Road corridors, the northbound and southbound approaches are forecast to operate over capacity.
- With an expansion to a double-lane roundabout, the Stafford Road/Rosemont Road intersection would operate acceptably during 2032 background traffic conditions. See Table 2.3.
- All of the study intersections currently operate acceptably during the weekday p.m. peak hour.

PROPOSED LUSCHER AREA MASTER PLAN

- The Master Plan vision includes the following elements in addition to the existing park facilities: two neighborhood parks (Farr and Rassekh properties), active recreation and parking lot, multi-use athletic field and parking lot, two basketball

	Northbound Stafford Rd	Southbound Stafford Rd	Eastbound Atherton Dr	Westbound Rosemont Rd
Number of Lanes	2	2	1	2
V/C Ratio	0.44	0.68	0.04	0.39
Approach Delay (sec/veh)	5.7	15.2	9.8	8.8
Approach LOS	A	C	A	A
Intersection Delay (sec/veh)	13.7			
Intersection LOS	B			

TABLE 2.3 – 2032 BACKGROUND TRAFFIC CONDITIONS AT A MITIGATED STAFFORD ROAD/ROSEMONT ROAD DOUBLE LANE ROUNDABOUT, WEEKDAY PM PEAK HOUR

		Weekday PM Peak Hour		
		Total	In	Out
Existing Luscher Area				
Existing Luscher Area		130	65	65
Proposed Luscher Farms Master Plan				
Assumed Luscher Area Trip Increase ¹		260	130	130
Tennis Center ²	8 tennis courts	30	15	15
<i>Net New Increase</i>		<i>290</i>	<i>145</i>	<i>145</i>
Total Trips		420	210	210

¹Assumes the trip increase would be 200% over today's level.

²Assumed an 8-court tennis center per direction from the Lake Oswego Parks Department

TABLE 2.4 – MASTER PLAN TRIP GENERATION ESTIMATE

courts, oak upland and grassland restoration, stream and riparian area restoration, expanded community gardens, expanded urban agriculture area, environmental education center, agriculture-themed children's play area, open-air shelter, ropes challenge course, and three new trailheads.

- It was estimated that full build-out of the master plan vision would generate a 200% increase in the amount of existing trips currently being generated by the site. This increase in trip generation is reasonable given the sizeable increase in amenities and activity areas that would be offered at full build-out of the master plan vision. See Table 2.4.

- Like 2032 Background conditions, the Stafford Road/Rosemont Road intersection is forecast to continue to operate over capacity as a single-lane roundabout. See Table 2.5.
- With the double-lane roundabout mitigation identified under Background conditions, the Stafford Road/Rosemont Road intersection would operate acceptably under 2032 total traffic conditions. See Table 2.6.
- With the additional traffic being generated by the Luscher Area Master Plan vision, no additional mitigation measures are needed beyond those identified under background traffic conditions at the Stafford Road/Rosemont Road intersection.

YEAR 2032 TOTAL TRAFFIC CONDITIONS

- The Stafford Road/Overlook Drive intersection is forecast to continue to operate acceptably.

	Northbound Stafford Rd	Southbound Stafford Rd	Eastbound Atherton Dr	Westbound Rosemont Rd
Number of Lanes	2	2	1	2
V/C Ratio	0.48	0.78	0.10	0.44
Approach Delay (sec/veh)	6.4	22.5	11.2	9.8
Approach LOS	A	C	B	A
Intersection Delay (sec/veh)	13.7			
Intersection LOS	B			

TABLE 2.5 – 2032 TOTAL TRAFFIC CONDITIONS AT THE EXISTING STAFFORD ROAD/ROSEMONT ROAD ROUNDABOUT, WEEKDAY PM PEAK HOUR

- There is adequate intersection sight distance at the proposed Rosemont Road site access to the Luscher Area. The access driveway would be located in the approximate location of the existing Luscher Farm driveway. This location was chosen as it is the only location along the Rosemont Road site frontage that would provide adequate site distance.
- Based on the results of the left-turn lane analysis, it was determined that an eastbound left-turn lane is warranted at the proposed Rosemont Road site access to Luscher Farm. The procedures used to determine the need for a left-turn lane were based on a queuing model titled Volume

Warrants for Left-Turn Storage Lanes and Unsignalized Grade Intersections. The procedures take into account left-turn arrival rates, the volume of advancing and opposed traffic, and the time interval required to make a left-turn maneuver.

	Northbound Stafford Rd	Southbound Stafford Rd	Eastbound Atherton Dr	Westbound Rosemont Rd
Number of Lanes	1	1	1	1
V/C Ratio	1.64	1.56	0.11	0.65
Approach Delay (sec/veh)	310.5	273.4	11.4	15.9
Approach LOS	F	F	B	C
Intersection Delay (sec/veh)	242.5			
Intersection LOS	F			

TABLE 2.6 - 2032 TOTAL TRAFFIC CONDITIONS AT A MITIGATED STAFFORD ROAD/ROSEMONT ROAD DOUBLE LANE ROUNDABOUT, WEEKDAY PM PEAK HOUR

LAND USE

Development of the Luscher Area Master Plan is contingent upon whether the entire site is brought within the City or whether the land use policies remain as they are today. Areas outside of the Urban Growth Boundary (UGB) are within Clackamas County’s jurisdiction and must comply with County zoning requirements. Properties annexed into the City will be required to adhere to City policy, code, and zoning requirements. City and

County policies and zoning requirements differ and have an affect on the types of allowable uses and standards for development. Table 2.7 lists each property, current zoning, and proposed elements of the master plan.

CITY CODE & POLICIES

After annexation to the City, master plan implementation must comply with City code and policies.

TABLE 2.7 EXISTING ZONING DESIGNATIONS

	EXISTING ZONING DESIGNATIONS		
	PNA (City)	EFU (County)	RRFF-5 (County)
Permitted Uses	Passive and active recreation uses and accessory uses.	Farm uses, nonresidential buildings. Parks are subject to County Planning Director review.	Detached home, general farm uses, public parks.
Designated properties	<ul style="list-style-type: none"> • Farr (western half) • Taylor (Hazelia Field) • Rassekh 	<ul style="list-style-type: none"> • Luscher Farm • Firlane Farm • Crowell • Brock 	<ul style="list-style-type: none"> • Farr (eastern half) • Stevens Meadow
Proposed Uses	<ul style="list-style-type: none"> • Parking lot • Trailhead (10 spaces) • Active Recreation • Neighborhood park • Trails 	<ul style="list-style-type: none"> • Internal road • Community gardens • Urban agriculture • Urban Ag/Environmental education center • Clematis garden • Play area • Ropes challenge course • Parking lots • Trailhead & Trails • Sport fields • Natural area restoration • Historic structures • Museum 	<ul style="list-style-type: none"> • Neighborhood park • Basketball courts • Parking lot • Trailhead • Trails
Allowable Uses In Zone	All	<p><u>Allowed:</u></p> <ul style="list-style-type: none"> • Community gardens • Urban agriculture • Clematis garden • Natural area restoration • Historic structures <p><u>Conditional Use Permit Required:</u></p> <ul style="list-style-type: none"> • Internal road • Parking lots • Trailhead & Trails 	All

COMPREHENSIVE PLAN

The City of Lake Oswego's Comprehensive Plan establishes city-wide policies which all development must conform with. Based on Oregon state-wide planning goals, the Comprehensive Plan sets policies to establish a growth boundary and meet state and regional planning requirements to effectively manage land use at the local level. After the City annexes the site and phases in improvements, all development will be required to comply with the goals of the Comprehensive Plan.

There are seven Comprehensive Plan goals that apply to this project and that are reflected in this master plan.

GOAL 2: LAND USE PLANNING POLICIES

Goal 2 consists of two parts: 1) to provide a basis for all decisions and actions related to land use, and; 2) ensure consistency with the Comprehensive Plan.

The Luscher Area Master Plan is based on a careful assessment of land use regulations, including conformance with underlying zoning and development requirements. The design recognizes the agricultural and natural areas that exist on the site presently, and either preserves them or enhances them. New structures such as the Urban Agricultural/Environmental Educational Center will comply with City development regulations.

GOAL 5: OPEN SPACES, HISTORIC AND NATURAL AREAS

Goal 5 requires development that will: 1) ensure open space; 2) protect scenic and historic areas and natural resources for future generations; and 3) promote healthy and visually attractive environments in harmony with the natural landscape character.

Goal 5 also requires development to address impacts to fish and wildlife areas and habitats.

The Master Plan has resulted in a design that preserves the open spaces, scenic and historic areas, natural resources and visual impacts that residents value. The majority of the site will be protected as open space, preserving and enhancing significant views and focusing on maintaining the historic significance of the site. Existing stream corridors, wetlands and wildlife habitat will be preserved and restored where possible and will be defining features of the site.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

Goal 6 calls for reducing pollution, and improving the quality of air, water and land resources in Lake Oswego.

The majority of the Luscher Area is preserved as open space, protecting and enhancing existing wetlands and stream corridors, planting more trees improving riparian corridors and retaining the rural and open nature of the site based on its intended use for agriculture. The majority of new parking and pathways will use pervious surfaces, and new buildings will be designed using sustainable materials, and with systems designed to reduce waste and conserve energy. In the case of recommendations for the Urban Ag/Environmental Education Center, recommendations include exploring the adaptive reuse of the Firlane Farm house to meet sustainability goals to reuse materials and decrease the need for new materials. Stormwater runoff will be treated on site, and most of the site will be designed to allow water to infiltrate naturally into riparian corridors and wetlands. Final site design of the site will conform with applicable state and

local regulations related to air, water and land protection.

GOAL 8: RECREATIONAL NEEDS

Goal 8 calls for the City to 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 Master Plan process sought input from a wide cross-section of the community in a variety of ways, asking residents about their recreation needs and envisioned future for the Luscher Area. Their input directly influenced the proposed recreational uses and related programmatic elements for the site. Overall, recreational programming will predominantly fulfill passive needs, such as places for walking, biking, observing nature and gardening, educational classes, and historic appreciation. Facilities such as the new multi-use fields, proposed basketball court, and ropes course will serve more active recreational community needs in the areas that can accommodate that need. Elements of the master plan respond to recreational opportunities for all ages, from young children to the 50+ population.

GOAL 11: PUBLIC FACILITIES AND SERVICES

Goal 11 calls for emergency response preparedness, flooding and water quality management, planned extension of public services and coordination with utility and public service providers.

An internal circulation road was designed to provide safe ingress and egress from the site during emergency situations and when the site is being used for major community events

which bring the need to move large numbers of pedestrians and cars. New development will require minimal extension of public utilities. Most of the site includes passive features such as pathways, as well as smaller-scale public facilities like gravel parking areas. The new multi-use athletic fields will require an extension of public utilities for water and lighting are the new multi-use athletic fields. New utilities will be required to expand the urban agriculture and community gardens, and the Urban Agriculture/Environmental Education Center on the Firlane Farm property which is currently zoned for agricultural-related uses. In particular, water rights will need to be reviewed in order to provide water for the proposed agriculture uses. A more detailed assessment of all of these utility needs will be addressed at the time of development review. Flooding and water quality management will improve when the riparian areas and systems on the various properties are restored and enhanced. Other recommendations related to the public use of the site, including roads and trails, are made to prevent erosion.

GOAL 12: TRANSPORTATION

Goal 12 calls for establishing a street system which minimizes impacts to air quality, addresses mobility needs and promotes energy conservation.

The Luscher Area Master Plan proposes three new access points: 1) paved access for the active recreation at Atherton Road; 2) gravel access for Stevens Meadow parking and trailhead onto Atherton Road; 3) and new gravel access and road at Rosemont Road east of the existing access for Luscher Farm. The Master Plan includes continuation of the regional trail located within the Brock

Property, which was recently completed. This will enhance regional connectivity for non-motorized use. Community connector trails will be included as required along Stafford and Rosemont roads. The entire circulation system will be designed to meet accessibility guidelines to ensure that all users can enjoy this resource. New internal roads, such as those that exist in the historic zone, agricultural and natural resources areas are permeable gravel surfaces to reflect both the sustainability and preservation guidelines of this plan. Due to more frequent and heavy use, and to minimize disturbance to the historic zone, a new internal road that leads to the new multi-use fields on the Farr Property will be paved, but the use of sustainable materials and stormwater mitigation elements will be investigated. Parking is minimized to preserve the natural character of the site, and will be designed in harmony with the surroundings.

GOAL 14: URBANIZATION

Goal 14 calls for the orderly control of development, ensuring that growth will not diminish quality of life. Overall, the goal requires that urbanization is restricted to land inside the Urban Growth Boundary and that new development will pay for the full cost of needed services.

Currently, much of the area is outside of the Urban Growth Boundary and City Limits. The existing Hazelia Field is the only portion of the project area within the Urban Services Boundary and City Limits. The proposed active recreation area at the Rassekh Property is inside of the City Limits but will need to be brought into the Urban Services Boundary for it to be developed. Based on the Master Plan, the Luscher Area will be a community asset and resource that will enhance quality of life

by providing a unique place to learn, play and appreciate natural and cultural assets. Wastewater services are currently extended to Hazelia Field and the proposed synthetic fields, new neighborhood park on the Farr property, active recreation area and neighborhood park on the Rassekh Property. Septic sewer is also available at the location of the proposed Urban Agriculture/ Environmental Education Center. Water resources needed for the proposed agriculture and community garden expansion on the Firlane Farm property will need to be addressed. The well on the Luscher property has enough capacity for this expansion, but the water rights do not extend beyond the Luscher property at this point. Conformance with more specific land use and development regulations is provided below.

Whether inside or outside the Urban Growth Boundary, the Luscher Area properties serve as a greenbelt between the City and future development in Stafford Basin.

COMMUNITY DEVELOPMENT CODE

The Lake Oswego Community Development Code sets the regulatory standards that all development in the City must follow. Currently, only a portion of the Luscher Area site is within the City limits. The ability of the City to implement the master plan proposals depends on whether these properties are annexed into the City and whether their zoning designations are amended to allow for the desired uses. The intent of this Master Plan and land use summary is to describe the desired future use and design of the area, addressing the regulatory challenges that will need to be addressed at the time of the land use application. The following provides a

summary of how the design conforms to requirements of the Community Development Code.²

As addressed earlier, the Luscher Area is composed of several properties and is mostly outside of the City's Urban Growth Boundary and City Limits. Only the Rassekh property and the Hazelia Field area are located within the City limits, and only the Hazelia Field area is within the Urban Growth Boundary. Table 6.1 provides an overview of permitted uses for current zoning. With different zoning designations, there are different land use restrictions for the site. Overall, the proposed plan fulfills the purpose and intent of the underlying zoning.

Based on the proposed design and uses, there are also several permitting and review procedures that will be necessary. The existing zoning determines the type of review process that will be required, as addressed in the following descriptions.

PARK & NATURAL AREA ZONE (PNA)

The Park & Natural Area Zone (PNA) is a special purpose zone in the City Development Code for the purposes of protecting, preserving, conserving and enhancing natural areas, greenways and parks, and permitting a wide range of passive and active recreation,

and accessory uses on properties for the future use and enjoyment of the City and its residents.

Most of the proposed uses for the PNA-zoned properties in the Luscher Area will retain their natural character which is permitted in the existing zoning.

The existing sports field site (Farr and Taylor properties) and Rassekh property are currently zoned PNA. The active recreation area, parking area and neighborhood park at the Rassekh property are within the City's Urban Services Boundary (USB), but are currently outside of the Urban Growth Boundary (UGB).

- **Setbacks.** Based on the code, PNA-zoned properties are required to comply with the minimum setbacks of adjacent sites. The Rassekh property abuts R-15-zoned properties, which have a minimum setback of 25' (front) and 30' (rear). Street-side setbacks are less. Along the north side of the active recreation area.
- **Height of Structure.** The maximum permitted height is either 35' or a height as determined by the ratio of one foot in height for every 3.5' of distance from an abutting residentially zoned property up to 75'.
- **Lot Coverage.** The maximum lot coverage is 35% or as established by the Master Plan. Lot coverage for each of the PNA-zoned properties could be greater than the required maximum but will need to be addressed during the application review.

² This summary describes how the project conforms to the revised code requirements in effect on October 2012.

SENSITIVE LANDS OVERLAY

The City of Lake Oswego protects important natural areas such as wetlands, trees and wildlife habitat and controls impacts to them through its Sensitive Lands Overlay. There are two types of sensitive land designations within the Luscher Area: Stream Corridors and Wetlands (RP), and Tree Groves (RC). Impacts to protected tree canopies or more than a quarter-acre of ground disturbance within sensitive areas will require in-depth assessment and will likely require mitigation.

To protect these resources, the proposed design shift impacts away from existing creeks, wetlands and trees. However, necessary impacts to wetlands along Rosemont Road for safe access to the Luscher Area will require permits from federal and state agencies. Designated sensitive areas are present on the Farr, Luscher, Crowell, Brock, Rassekh and Stevens Meadow properties and described below.

FARR PROPERTY

There is a designated wetland adjacent to the existing Hazelia Field site. A wetland is also present to the north of the proposed neighborhood park near the existing field, but outside the property. No impacts are proposed to these wetlands. The site also includes a tree grove along the north side which will be designated/delineated when the property is brought into the UGB, USB and City Limits (See Appendix E for resource survey forms). Development of the neighborhood park will be designed to meet required setbacks from the designated wetlands and tree groves.

STEVENS MEADOW

There is one stream corridor and two low value wetlands which will be designated/delineated if the property is brought into the UGB, USB and City Limits (See Appendix E for resource survey forms). Impacts to the creek and wetlands will not be affected by the master site plan. Pecan Creek will be protected during construction of an adjacent trail that is located outside the buffer zone. Otherwise, no impacts will occur to the wetlands.

RASSEKH PROPERTY

There is a delineated wetland and tree grove located along the western border of the proposed active recreation area. The design of active recreation amenities and adjacent neighborhood park will be designed around these features and will meet required setbacks while protecting existing trees.

LUSCHER, BROCK AND CROWELL PROPERTIES

Several small wetlands exist along the area's boundary with Rosemont Road, namely near the Luscher Historic Core. The new public road alignment off Rosemont Road, which was positioned at the only point in this area with adequate sightlines and which meets traffic safety standards, will require the access road to cross a designated wetland. Placing the new access on the opposite side of the wetlands to avoid any impacts would not meet permitting requirements. The location and alignment of the road was positioned adjacent to the existing Rosemont Trail so as to minimize impact on the wetland. The City will obtain permits from federal and state agencies and mitigate the impacts to the wetland.

A section of Wilson Creek courses through the Brock property and a previously tiled tributary

of Wilson Creek is located on the Crowell Property. All future design development in the master plan is located outside the required buffer zone for the creek and tributary. Based on a preliminary review of the proposed impacts, a more detailed assessment of the impacts will be needed to determine design requirements and development limitations. These resources will also be designated/delineated when the properties are brought into the UGB, USB and City Limits. Any construction of amenities that occur prior to this will follow City code requirements, regardless (See Appendix E for resource survey forms). Issues relating to the extension of the Rosemont Trail through the wetland and stream corridors on the Brock property were investigated and mitigated during the design and construction of that trail.

DEVELOPMENT STANDARDS

The Luscher Area Master Plan provides a comprehensive guide for future uses as well as an assessment of existing conditions and proposed impacts. The Master Plan includes recommendations and provides overarching guidelines for more detailed analysis that will be conducted during the design of specific improvements and new development. Details for some improvements, such as the design of parking areas, trails, and building facilities will require a more thorough and separate study in order to obtain a more accurate understanding of regulatory compliance. A preliminary review of applicable development standards related to parking, access and vision clearance provides a starting point for understanding how improvements meet the intent of the development code.

PARKING

Existing parking includes the 125-space paved parking lot for Hazelia Field, the seven-space parking lot on the Brock property that is used as a trailhead, and parking that currently exists around the Luscher property that is not defined, but probably includes 15+ parking spaces. New parking will include 302 new parking spaces with 125 spaces (paved) for the neighborhood park and sports fields on the Luscher and Farr properties, 70 spaces (paved) for the active recreation area on the Rassekh Property, 75 spaces (gravel) for the community gardens and environmental education center, two ADA spaces near the environmental education center, 10 spaces (gravel) for the Luscher historic core and clematis garden, and two 10-parking space parking areas for trailheads: one on the Luscher property (paved) and one at Stevens Meadow (gravel).

Many of the proposed uses are new to the City and therefore are not addressed in existing code regulations. Parking code requirements allow for interpretation by the City Manager or through a parking study. Currently, only parking for the active recreation area is within City Limits and is required to comply with City standards. After the City annexes the remainder of the site, new development will be required to conform with parking standards at the time of development review. At that time, the City will provide a separate parking study to address the number and design of parking areas proposed in the Master Plan.

ACCESS

Access is any ingress and egress point within the development site that create vehicular traffic. There are three existing access points within the Luscher Area and the master plan

includes an additional two access points. The three current access points include the historic driveway to the Luscher Farm off Rosemont Road, the road leading to the trailhead on the Brock property, and the entrance to Hazelia Field off Stafford Road. The new access points include one to the east of the Luscher Farm driveway, and one on the Rassekh property off Atherton Road. The Master Plan does not propose any new land division and each parcel currently abuts a street with a minimum width of 25 feet as currently required by City access standards. Other criteria for determining design conformance relate to topography, nearby streets and anticipated traffic volume. Conformance with specific access standards, such as driveway requirements and construction standards, will be required during development review with submittal of a traffic study. A preliminary traffic study (Appendix D) evaluated and helped determine ideal locations of the proposed ingress/egress points.

VISION CLEARANCE

Intersections and access points are required to comply with City vision clearance standards. The development code currently requires abutting intersections to remain clear of obstructions that limit visibility of on-coming traffic. All new access points will be designed to conform with the City's vision clearance standards and will be determined during development review. A preliminary traffic study (Appendix D) evaluated the locations of the proposed ingress/egress points.

COUNTY ZONING

As mentioned, the majority of the Luscher Area properties are currently under Clackamas County's jurisdiction and, until annexation to the City, must comply with County zoning.

EXCLUSIVE FARM USE (EFU)

The majority of the property is zoned EFU, including the Luscher, Firlane, Crowell and Brock properties. This is the most restrictive of the existing County zoning types in the Luscher Area. Because the primary purpose of this zoning is to protect and preserve agricultural uses, proposed improvements within this zoning will require greater scrutiny. Structures such as the Urban Agricultural/Environmental Education Center, sports fields and related infrastructure are not allowed within the EFU zone and must wait until annexed into the City for their development.

The majority of the proposed and expanded uses within EFU-zoned land would retain the existing agricultural and natural character. Additions including the community garden, urban agriculture expansion, grasslands and trees would serve to enhance this character.

Proposed improvements to the EFU-zoned properties will require County Planning Director review. Depending on the review process, the director will either make a decision, or forward a recommendation to the County's Design Review Committee for a decision. Key elements to be considered are: the size and scale of the project, presence of natural features, visual significance, and impact on neighboring properties. In some cases, a conditional use permit will be required for improvements such as trails and trailheads.

- Setbacks. Based on the code, EFU zoning setbacks are 30 feet for the front and rear of a structure and ten feet for the side. Proposed uses in properties zoned EFU are designed to meet this standard.

- Height of Structure. There are no structure height limitations prescribed in the underlying zoning.
- Lot Coverage. There is no lot coverage requirement described in the underlying zoning.

RURAL RESIDENTIAL & FARM FOREST (RRFF-5)

The Farr (eastern half) and Stevens Meadow properties have RRFF-5 zoning. This zoning is the least restrictive of the existing County zoning types within the Luscher Area. The purpose of this zoning is to create uses that are compatible with farm and forest uses, conserve natural scenic beauty, protect watersheds and avoid potential hazards caused by urbanization. Public parks, playgrounds, trails and related uses are allowed.

Within properties zoned RRFF-5, all of the proposed uses would be permitted in that zone. The open grass areas that are proposed for Stevens Meadow, would fulfill the purpose of the underlying zoning. The neighborhood park, basketball courts and trails proposed on the Farr property are also permitted. Proposed development within the existing RRFF-5 zone would likely require a land use and zoning review. A design review with Clackamas County may be required.

- Setbacks. Based on the code, RRFF-5 zoning setbacks are 30 feet for the front and rear of a structure and 10 feet for the side. Setbacks for proposed structures within the existing RRFF-5 zoning will be met.
- Height of Structure. There are no structure height limitations prescribed in the underlying zoning.

HISTORIC OVERLAY

Along with base zoning, 22.15 acres of the Luscher Farm property has an Historic Overlay administered by the County that protects the historic resources on the site. Within this overlay, alterations to designated historic landmarks or contributing resources are not permitted unless approved through the County.

Depending on the nature of any proposed changes, the process may require a public hearing and review process. Demolition or movement of noncontributing resources, and water quality projects, public safety concerns, maintenance and interior alterations are exempt from the Historic Overlay restrictions. No changes are proposed in the master plan that would adversely affect the historic resources in this overlay zone.

LUSCHER AREA MASTER PLAN IMPLEMENTATION

With the exception of the Rassekh park property (Figure 2.5 and 2.6 page 12), the entire Luscher Area site is outside of the City, and is required to comply with County zoning and land use regulations. However, many of the proposed master plan elements would comply with existing County zoning, as noted in figure 2.7 page 13.

There are two ways implementation of the master plan can be carried forward:

1. Either through review by the County and approval based on existing County zoning and land use requirements, which would not allow for all the improvements proposed in this master plan, or
2. By modification of the Urban Growth Boundary and annexation of the entire site into the City, then review and approval under City zoning and land use requirements, which would allow full implementation of the plan since it was developed to conform with the PNA zoning criteria.

COUNTY JURISDICTION (NO UGB MODIFICATION)

County review has been discussed above under “County Zoning” and requires review by the County’s Planning Director.

CITY JURISDICTION (UGB & ANNEXATION)

In order for the City to have zoning and land use jurisdiction over all of its park properties and implement the entire master plan, the following steps are required.

1. URBAN GROWTH BOUNDARY EXPANSION (UGB)

An expansion of the UGB is necessary in order for the Luscher Area site to be annexed by the City. This may occur by one of two ways.

1. The City may make a request during Metro’s legislative review process, which occurs every five years (Dec. 2014 or Dec. 2019); or
2. Submit an application to Metro for a “Major Amendment” of the UGB, which is allowed in between

legislative review periods, assuming the area under question meets Major Amendment criteria. The criteria for the two processes is slightly different.

2. URBAN SERVICES BOUNDARY AMENDMENT

Following approval of the UGB expansion, the City will modify its Urban Services Boundary (USB) to allow City services (e.g. water, sewer, etc.) to be provided to the properties, and to allow annexation. This involves a modification of the City’s Comprehensive Plan, which requires public hearings before the Planning Commission and City Council, and approval by the City Council.

3. ANNEXATION & REZONING TO PNA

An application for annexation is submitted to the City’s Planning Department. The application states the intended zone for the properties; in this case, Park & Natural Area (PNA), which is the zone applied to all park property in the City. A public hearing process is conducted and the City Council determines compliance with the Lake Oswego Comprehensive Plan.

The City Charter, Sec. 57, requires voter approval prior to annexation of most properties outside the then 1998 Lake Oswego Urban Services / Urban Growth Boundary. Therefore, the City Council must place a measure on the ballot to obtain voter approval to annex the properties into the City.

HISTORIC OVERLAY

A portion of Luscher Farm is currently designated as an Historic Landmark in Clackamas County and contains an Historic Overlay on 22.15 acres of the site. This designation and overlay provide protections

that will remain in effect as long as the property is in the County.

The intent of the master plan is to comply with the County historic landmark requirements. As a part of the annexation process, the City would take steps to apply the City's Landmark Designation status to this site. This would involve designation of the site to the City's Landmark list by the City's Historic Resources Advisory Board prior to annexation. It is important to note that the City's historic preservation code generally provides a higher level of protection than the County's Landmark Designation in regards to modifications and impacts to historic resources.

In anticipation of future annexation of the Luscher Area properties into the City of Lake Oswego, steps will be taken to investigate and establish a mechanism that provides similar levels of protection as the County's Historic Overlay zone to preserve the 22.15 acre historic resource area identified in the site plan (e.g. overlay, zone, district, etc.). This will be done in coordination with urban agriculture protections.

URBAN AGRICULTURE

Urban agriculture is a popular and relatively new use on City park property. It is an allowed use in the Park & Natural Area (PNA) Zone. Master plans for PNA zoned property designate and provide certainty about future use and development, and require additional public process for any major modification of the plan. This ensures that the public's wishes for the site are implemented.

Urban agriculture is an important element in the Luscher Area master plan. In addition to protections provided by the PNA Zone and

adopted master plan, consideration will be given to establishing a mechanism in the City code for additional protection (e.g. overlay, district, zone, etc). An analysis will be undertaken to determine the most appropriate vehicle and update the City's code in advance of annexation, then applied following annexation.

III. OUTREACH, TRENDS AND NEEDS

PUBLIC OUTREACH & INVOLVEMENT SUMMARY

The vision for the Luscher Area properties grew out of public comments obtained through an extensive public outreach effort. A variety of activities were held in different forums to reach as many residents and community leaders as possible. Approximately 3,400 comments were submitted during the planning process. These comments were used to create a community-supported vision for the site and provide the context and foundation for the development of the Luscher Area Master Plan.

INVITED PARTICIPANTS

Because the Luscher Area properties serve residents citywide, the entire community of Lake Oswego was invited to participate in the planning process. Ten different types of forums—ranging from a design charrette to in-person interviews and surveys—ensured that community members had multiple opportunities to learn about the planning process, provide feedback and participate in site plan development.

During the planning process, specific organizations and interest groups were invited to participate in stakeholder interviews and focus group meetings. In addition, the

following individuals and groups were invited to participate in the planning process:

- Surrounding property owners (74)
- Interested citizens (approximately 900 on e-mail list)
- Stafford/Tualatin CPO
- Blue Heron Neighborhood Association
- Childs Neighborhood Association
- Glenmorrie Neighborhood Association
- Hallinan Neighborhood Association
- Skylands Neighborhood Association
- Westridge Neighborhood Association

Individuals from these groups may have attended several outreach activities to ensure that their views and preferences were reflected in the different phases of plan development throughout the planning process.

OUTREACH ACTIVITIES

The outreach activities conducted during the master planning process are described in chronological order below.



LUSCHER AREA EVENTS / FORUMS

INTERCEPT EVENTS

Three intercept events were held in August 2010 to gauge public preferences for the Luscher Area properties and other parks across the city. Events were held at a community concert, a movie in the park and the Lake Oswego Farmers' Market to solicit comments from a variety of park users. Over 150 residents provided input at these events.

STAKEHOLDER INTERVIEWS/FOCUS GROUPS

Between November 2010 and December 2011, one-on-one or small group interviews were conducted with representatives from 11 different groups with an interest or stake in the development of the Luscher Area properties. These include organizations such as 47th Avenue Farm, Palisades Neighborhood Association, Friends of Luscher Farm, Historic Resources Advisory Board, Friends of Rogerson Clematis Collection, and Oregon Tilth. It also included meetings with topic-oriented focus groups, including natural resource interests, team sports representatives and City Advisory Board and Commission members. Over 50 individuals participated in the focus groups and stakeholder interviews.



DESIGN CHARRETTE

A design workshop was held in January 2011 at Lakeridge High School to introduce residents to the master planning process and brainstorm program elements and facilities desired at the site. 83 people attended the design charrette and participated in the visioning exercise, and an additional 356 people filled out the comment card available at this meeting and posted online for additional public input. This information was specifically used to create three different site design alternatives.

PUBLIC OPEN HOUSE

An open house was held in April 2011 to present three site plan alternatives for public review and comment. An interactive "voting" exercise allowed participants to choose their preferred alternative and note favorite activities. Additional comments were collected about their vision for the Luscher Area properties. The site alternatives were also posted online following the meeting. 205 people attended the open house event. A total of 369 residents provided comments at the meeting a online. This information was used to create a Preferred Site Alternative.

PARKS AND RECREATION ADVISORY BOARD (PRAB)

The Preferred Site Alternative was presented to the PRAB in a public meeting held in June 2011. Following the presentation to PRAB, members of the public were invited to step forward and make comments. 39 people provided public testimony during the meeting and comment cards were provided at this meeting and online to solicit feedback on the preferred site design, and 908 comments were received.

ADVISORY BOARD WORKING GROUP

An Advisory Board Working Group met between April and September 2012 to resolve program conflicts between the sports fields and urban agricultural areas. Their recommendations were used to refine the Site Master Plan.

PLANNING COMMISSION AND CITY COUNCIL

The Revised Site Master Plan was presented to the Planning Commission and later to the City Council in September 2012 for review and approval. With Commission and Council feedback, a final Site Master Plan was developed.

COUNCIL APPOINTED WORKING GROUP

The City Council appointed a working group made up of Advisory Board members (from the Advisory Board Working Group) to review the draft document. The group worked with staff on the comprehensive review of the document over seven meetings.

OTHER PUBLIC INVOLVEMENT EVENTS / FORUMS

In addition to the events noted above, an online questionnaire and phone survey were undertaken in this timeframe for the *Parks Plan 2025* update. These forums provided general and specific questions that addressed needs and preferences for the Luscher Area properties.

ONLINE QUESTIONNAIRE

An online questionnaire was available October through December 2010 to obtain feedback about park priorities, use, benefits, and recreation participation. A total of 1,110 responses were received.

COMMUNITY PRIORITY SURVEY

A statistically-representative phone survey was conducted in November 2011 to test project ideas and potential funding options. The survey had several questions specific to Luscher Farm and urban agriculture. A total of 400 Lake Oswego residents were surveyed, resulting in a confidence level of 95 percent with a margin of error of +/-4.9 percent. This means that if all city residents were polled, results are unlikely to vary more than 5% from the findings noted in this survey.

KEY FINDINGS

The key findings and directions noted across all public outreach activities are summarized below. More detailed summaries for the Design Charrette, Open House, and the Parks & Recreation Advisory Board meeting are presented in Appendix E. More detailed summaries of other events are provided in Appendix C of *Parks Plan 2025*.

PREFERRED USE DEBATE

Public involvement findings are useful in identifying desired program elements, priorities, and even concerns regarding the park that should be addressed through the development of programmatic recommendations. However, public comments can also be used to paint a picture of community preferences and priorities for site master planning and development.

From the Design Charrette to the Open House to the PRAB Meeting, hundreds of comments were used to brainstorm site elements, create and review three design alternatives, and create and review a preferred alternative.

Of the many ideas generated at the Design Charrette (and in online comments) for the Luscher Area, Sports fields are clearly important, with agriculture, trails and gardening preferred as well. Participants were just as clear about the types of facilities and program elements they did not want to see in the Luscher Area.

For people who already used the site regularly, sports, farming, the dog park, walking opportunities and community gardens drew them there. For people who didn't use the site regularly, special events and active use elements (e.g., tennis center, sports fields, and trails) were the most attractive.

The challenge in creating a preferred design concept that appeals to the majority of residents is to find the right mix of current and new uses, while minimizing potential conflicts. For the Luscher Area, a conflict between sports/active uses and agricultural/nature site uses was noted at the Open House, when people were asked to elaborate on their priorities. Some of the same elements, such as sport fields, were most wanted and not wanted at the site.

When the Preferred Design Alternative was developed and presented to the Parks and Recreation Advisory Board (PRAB), sports proponents rallied to submit comments. Sports



fields appeared as the community's top priority, as illustrated in the word cloud from comments obtained at the PRAB Meeting or in the online review.

On other hand, urban agriculture was clearly a priority in the representative Community Priority Survey, where 77% of respondents were somewhat or very supportive of providing urban agriculture at Luscher Farm. Additionally, at least 70% of respondents viewed each of the four specific goals for urban agriculture at Luscher as somewhat or very important.

The key message to be taken from these outreach activities is that residents want a variety of park and recreation opportunities at the Luscher Area properties, including sports, urban agriculture and other noted uses. The final Site Master Plan for the Luscher Area properties reflects community preferences for a multi-purpose site.

BALANCE OF USES

Taken collectively, the comments obtained through the public involvement process suggest the desire to support the following activities at the Luscher Area properties:

- Walking/hiking/biking (trails)
- Urban agriculture
- Community gardening
- Rectangular field sports (e.g., soccer, lacrosse)
- Court sports (e.g., active recreation, basketball)
- Agricultural/environmental education and programs (classrooms and demonstration facilities)

- Events and large group activities (amphitheater, rental venues, picnic shelters)
- Habitat protection/restoration
- Play for children (thematic playgrounds, nature play areas)
- Other nature-based or outdoor recreation opportunities (multiple noted as lower priorities).

Additional details obtained through public involvement comments also suggest that events, education and programming, quality maintenance and facility upkeep, and natural area restoration will be important considerations for ongoing operations at this site.

PARKS & RECREATION DRIVERS & TRENDS

The growth and development of the Luscher Area properties reflects a national trend of providing larger parks that incorporate developed and natural areas to meet local and citywide recreation needs. Emerging trends also influence community demand for the types of facilities and programs provided at the park. This section summarizes various local, state and national trends that have and will continue to influence the design, development and programming of the Luscher Area properties.

DRIVERS

As noted in *Parks Plan 2025: Lake Oswego's Parks, Recreation and Natural Areas System*



Plan, demographic characteristics and local circumstances specific to Lake Oswego affect the types of amenities, facilities and programs desired at city parks. These are summarized briefly below as they relate to the Luscher Area properties, and discussed in more detail in Chapter 2 and Appendix B of *Parks Plan 2025*.

AFFLUENT COMMUNITY

Lake Oswego is one of the most affluent communities in the Portland metropolitan area. Residents expect high-quality amenities and facilities in citywide parks, plus innovative or unique opportunities associated with their personal and social interests.

MODEST POPULATION GROWTH

Lake Oswego is growing slowly, but its population is expected to grow from over 36,000 to 50,000 by 2025. Given anticipated



growth, the properties included in the Luscher Area Master Plan are well-situated to meet growing recreation needs for nearby neighbors.

AGE CHARACTERISTICS

In Lake Oswego, the greatest percentage of population growth is forecast in the following age groups: seniors (ages 65+), children under five, working singles ages 20 to 24 and adults between 25 and 44. Consequently, well-designed facilities in citywide parks will need to provide recreation opportunities catering to a wide variety of ages, a full range of abilities, and multi-generational activities.

ACTIVE RECREATION

Reflecting an interest in healthier lifestyles, youth and adults in Lake Oswego participate frequently in activities such as tennis, golf and field sports (e.g., soccer, softball, lacrosse). This creates a demand for sports fields and courts. The Luscher Area properties do provide opportunities that will accommodate large scale development to meet some of the City's demands.

VALUED COMMUNITY AND ENVIRONMENT

Lake Oswego residents value their city's unique character and identity, history, and environmental resources. Cultural and environmental preservation, natural and



historical interpretation, and placemaking through programming and the maintenance and restoration of natural areas and heritage facilities will continue to be important at the Luscher Area properties.

STATE/NATIONAL DRIVERS & TRENDS

In addition to the specific local drivers, several regional, state and national drivers are likely to shape the development and use of the Luscher Area properties.

HEALTH AND RECREATION

As noted in the 2008-2012 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP), providing accessible recreation opportunities has been shown to increase activity levels and promote health, reducing chronic illnesses throughout communities. Different types of facilities, ranging from sports fields and courts to trails with mileage markers, encourage fitness and active recreation for people of various ages.

CHILDREN AND NATURE

Addressing what has become known as "nature deficit disorder," agencies are integrating environmental education into recreation programming and creating recreation opportunities in natural areas where this can be incorporated without damaging habitat and natural resources.

CHILDREN AND OUTDOOR RECREATION OPPORTUNITIES

The Oregon Outdoor Children's Bill of Rights is a statewide effort sponsored by the Oregon Recreation and Park Association (ORPA) designed to encourage children and youth to participate in outdoor recreation activities,

such as trail use, tree climbing, wildlife watching and exploring Oregon’s culture and history. Trails, interpretive facilities, viewpoints, community gardens, and diverse habitats at the Luscher Area properties can support these types of recreation opportunities.

ADULTS AND OUTDOOR RECREATION ACTIVITIES

According to the Outdoor Industry Association, 159 million people over the age of 16 participate in outdoor activities in America today. Not surprisingly, the Baby Boomer generation (people aged 47 to 66) and the millennial generation (ages 27 and younger) are the largest segments driving this new outdoor lifestyle trend. Cities that provide parks, facilities and programs with compelling, close-to-home outdoor activities have a competitive advantage in retaining and attracting residents.

HERITAGE TOURISM

Heritage tourism, defined by the National Trust for Historic Preservation defines as “travelling to experience the places and activities that authentically represent the stories and people of the past.” It is identified as one of the most important ways a community can save its important cultural and historic resources while also contributing to the local economy. Luscher Farm is well situated to promote the history of the area and make it come alive through a wide range of programs and interpretation.

OLDER ADULT/SENIOR PROGRAMMING

The population across the United States is aging, forcing agencies to recognize that older adults and seniors can no longer be categorized together and be effectively served.



Programming and facility development now considers seniors’ diverse interests and multiple life stages. This includes activities ranging from gardening and social events to low impact sports and active recreation.

MULTI-PURPOSE, HYBRID PARKS

Where acreage is available and the site character is amenable, many cities prefer larger parks with developed space and natural areas, as well as both neighborhood and community-scale facilities to broaden recreation opportunities and services. The Luscher Area properties reflect this trend for park acquisition, development, and natural area preservation.

WALKABLE COMMUNITIES

Trail-related activities tend to have the highest participation rates in recreation nationwide, and account for five of the six most popular recreation activities in Lake Oswego. In addition, trail-related recreation attracts participants from many different age groups. Promoting walking, biking, and other forms of non-motorized transportation supports health and wellness, provides environmental benefits, creates recreation opportunities and provides various options for travel. Many park and recreation agencies are striving to increase hard and soft-surfaced trails and trail-related

facilities (e.g., signage, benches, bike racks, viewpoints, wildlife viewing areas) in parks, but also working to connect parks via a regional trail network to other destinations.

URBAN AGRICULTURE AND COMMUNITY GARDENING

Food production has re-emerged in the urban landscape in several forms, including community gardens, demonstration gardens, farmer’s markets, community-supported agriculture, food co-ops, and seed-saver groups. Facilities and programs, such as those at Luscher Farm, support gardening and agricultural education, connect people to the land, support small farmers, preserve Lake Oswego’s agricultural heritage, and ensure the availability of nutritious, locally-grown food.



DOG PARKS

As off-leash dog areas have grown in popularity, they have become increasingly recognized as social spaces for dog owners, as well as amenities that reduce user conflicts with dogs in parks and minimize dog-walking on sports fields and open turf play areas. Especially in high-income areas, facilities are becoming more sophisticated with large and small dog areas, turf and non-turf surfacing for wet and dry seasons, loop trails for people/dog

exercise, shelters, water play opportunities, artwork, etc.



ALTERNATIVE AND CHALLENGE SPORTS

Alternative sports and challenge activities, such as lacrosse, bocce ball, skateboarding, rock/tree climbing, zip-lining and mountain biking have growing appeal, especially for teens and younger adults. Because these activities have limited availability, they generally draw participants from larger geographic areas and are well-suited for large, multi-use parks such as the Luscher Area properties.

MULTI-USE RECREATION FACILITIES

Multi-purpose recreation facilities appeal to agencies and communities by meeting a broad range of needs in one space. Examples include multi-striped sports fields and sports courts, along with open turf play space that also can be used for special events and programming.

PARTNERSHIPS AND COLLABORATION

The growing use of partnerships has been a successful response to shrinking resources in many communities, but also an effective way to provide unique recreation opportunities by relying on the expertise of others. Relationships with a variety of partners has been building nation-wide, including those with other municipalities and jurisdictions,

schools, non-profit agencies, businesses, grassroots organizations, special interest and sports groups, religious organizations, and others. In urban agriculture and other recreation opportunities, partners are likely to continue to play an important role at the Luscher Area properties.

PUBLIC INVOLVEMENT/VOLUNTEERISM:

Public involvement has shifted in recent years to include community members in many aspects of park and facility planning, development, maintenance and programming. Public involvement and volunteerism develop a sense of public ownership, pride, and support for community resources. This type of support can continue to be fostered at the Luscher Area properties.

COMMUNITY DEVELOPMENT/LIVABILITY

Parks and recreation facilities are increasingly valued for their role as catalysts in economic and community development, as well as critical elements in supporting a high quality of life. Animated public spaces, natural open space, protected cultural and historic venues, and facilities that support recreation programming and special events serve as magnets for residents, employees, and out-of-town visitors. The trend toward the development of these types of space is evident



in the Luscher Area properties.

COMMUNITY NEEDS

Parks Plan 2025 outlines key needs and goals for improvements and management of the City's parks, recreation, and natural area system.

GOAL 1: FILLING GEOGRAPHIC GAPS

The community voiced a need to improve access to parks, creating places that allow for residents to experience nature, play for children, and for exercise and sports.

GOAL 2: INVESTING IN EXISTING PARKS AND FACILITIES

Feedback from the community supports prioritizing improvements to existing sites such as the Luscher Area properties.

GOAL 3: PROVIDING RECREATION OPTIONS

There is a need for greater diversity in the park system. Public feedback supports a need for options such as community agriculture, gardening and historic and environmental interpretation and education.

GOAL 4: ENHANCING STEWARDSHIP, MAINTENANCE AND OPERATIONS

The community is strongly committed to the environment, and desires improvements that have a minimal impact on natural areas as well as careful consideration of long-term funding needs.

Public outreach for the Luscher Area planning process included questions on potential programming and design considerations. The responses from the community helped to identify needs and to narrow the range of possibilities for the site. The priorities confirm

the importance of the Luscher Area to the community and are related to the key system needs and goals presented in *Parks Plan 2025*. The Luscher Area's history and potential for a range of uses uniquely positions it to address many of the key system-wide recommendations. Some of the most applicable recommendations include:

- Providing a broad range of recreation options for youth through adults by expanding the trail system, picnicking, gardening, wildlife viewing, historic/agriculture/environmental education, children's play areas, and additional athletic fields;
- Relocating and expanding the indoor tennis center, siting the future tennis facility within a portion of the Luscher Area (the Rassekh property);
- Protecting and preserving historic resources, calling for protection and preservation of the City's unique history, especially within sites such as Luscher Farm;
- Reflecting Lake Oswego's unique identity, conveying the City's natural, historical and cultural identity within the region; and
- Expanding urban agriculture, adding additional sites for gardening and agriculture and improving urban agricultural education.

IV. OPPORTUNITIES & CONSTRAINTS

Opportunities and constraints for the Luscher Area were developed from multiple sources including, but not limited to the analysis of site features; ideas and issues brought forward by community members and City of Lake Oswego staff; past planning efforts; and parks and recreation trends at the local, state and national level. Through this planning process many opportunities and constraints were brought to the table for consideration. These multiple and varied opportunities and constraints were evaluated based on their feasibility, viability and alignment with community needs and values.

This chapter highlights the major opportunities and constraints that were evaluated, regardless of whether they are included in the plan's final recommendations in Chapter 6. All major opportunities and constraints that were raised during the site analysis and public outreach phase of the project are included here to provide a comprehensive look at what was considered and incorporated or excluded. Elements which



were deemed more appropriate for other park sites in Lake Oswego are addressed in *Parks Plan 2025*.

OPPORTUNITIES

Opportunities can be broadly defined as particular site conditions, features or resources that could positively contribute to the diverse experience of the Luscher Area.

CONSTRAINTS

Constraints are issues and gaps that could affect the site's ability to achieve a particular goal.

PUBLIC OUTREACH & INVOLVEMENT

As noted in the summary of state and national trends in Chapter 3, public involvement and volunteerism create opportunities as well as expectations about the community's role in planning, designing, and operating the Luscher Area properties.

On one hand, community support and partnerships are integral to the vision for this site. The involvement of groups, such as 47th Avenue Farm, Oregon Tilth, Friends of Rogerson Clematis Collection, the Friends of Luscher Farm and the many sports leagues that play there is critical both to providing recreation opportunities and defining site character. This sense of collaboration creates a

support base of volunteers and groups interested in the development and stewardship of the Luscher Area properties.

On the other hand, interest groups also have a sense of ownership and vested interest in these properties, and they are quite articulate in advocating for their own interests and recreation needs. This tendency helped create a very robust public outreach effort, with over 3,400 comments submitted as part of the planning effort. It also required additional coordination to find the right balance between the various recreation and preservation elements that residents wanted to see in the Luscher Area. Not all community-supported elements can be carried forward into the final Luscher Area Master Plan. The best design will balance needs and desires with opportunities and constraints to create a community supported design concept and a well-loved park for Lake Oswego.

OPPORTUNITIES

Opportunities for the Luscher Area are widely distributed across the site and provide a balance of mixed-uses spanning a full range of options from active sports to passive recreation, from agriculture to cultural history and natural resources. The various opportunities that the Luscher Area provides



have been grouped into categories: Natural Resources & Habitat, Active Recreation, Agriculture, Community & Heritage, Connectivity, and Special Interest. Some areas support multiple opportunities, and some opportunities could fall into more than one category, but for clarity they are listed only once under the category that is most germane. The following activities are possible in their respective categories:

NATURAL RESOURCES AND HABITAT

The following opportunities address priorities for open space and natural resource protection as outlined in State-wide Planning Goal 5:

- Construct interpretative sites at wetlands, riparian areas, and other important habitat sites.
- Improve wildlife habitat connectivity by linking isolated patches of vegetation and water features to enhance corridors.
- Improve quality of riparian areas by restoring native plantings along riparian corridors on the Stevens Meadow, Rassekh, and Brock Properties.
- Maintain views to, from and within the site and preserve the open quality of the landscape throughout the site.
- Create new environmental education facilities and programs at the Firlane Farm (which can also serve other education and programming needs).

ACTIVE RECREATION

- Add areas for active recreation such as multi-use fields and sport courts adjacent to Hazelia Field to expand the site's capacity for active sports recreation and

tournaments or possible future golf practice facility.

- Introduce supportive facilities for recreation such as lawn bocce, disc golf, , baseball and volleyball.

AGRICULTURE

- Expand community garden plots to meet growing need.
- Expand urban agriculture production either in scale or crops that are produced.
- Expand urban agricultural program to include livestock.
- Create more opportunities for agricultural education.
- Support and encourage local food security including growing food for local schools.

COMMUNITY & HERITAGE

- Promote heritage tourism by providing facilities that can accommodate education and interpretive programs that are related to the site’s cultural history, agriculture, and natural environment
- Develop a museum and/or interpretive sites that speak to the site’s history as a dairy and cattle farm



- Incorporate agriculture and historic interpretation throughout the trail system in the Luscher area
- Provide children’s play environments that focus on nature or introduce children to nature play
- Provide space for community gathering events, activities, rental facilities, etc.
- Improve visibility and provide opportunities to enhance the Rogerson Clematis Collection at Luscher Farm
- Instill methods of sustainability into the site facilities and programs that are located on site to meet Lake Oswego’s sustainability goals

CONNECTIVITY

- Improve trails and walking connections for better access to the entire site and link these trails to a regional trail system via Stafford Basin Multi-Use Trail.
- Acquire additional properties to fill current gaps and make the Luscher Area even more contiguous.
- Improve entrances and exits to the Luscher Area at feasible locations and with minimal impact to site.

- Increase the number of parking spaces required for the expansion of the site’s uses that span from active recreation to gardening/education to walking/running.
- Improve vehicular circulation and pedestrian safety.

CONSTRAINTS

Luscher Area’s constraints have shaped development of the site and will continue to present a check on future efforts to expand programs and services offered there. In order to begin to draw relationships and associations between them constraints are grouped together in the following categories: Site Access; Invasive Vegetation; Protected Areas; Topography and Soils; Deed, Zoning and UGB Restrictions; and Utilities. In some cases design solutions will be able to address multiple constraints at once.

SITE ACCESS

- Two-way vehicular access to the Luscher Area properties from both Rosemont Road and Stafford Road is limited based on the distance from the existing roundabout, sightlines and curves along these roads. Access to the site from Stafford Road is limited to the current intersection at Overlook Drive near Hazelia Field. Primary access to the site from Rosemont Road is limited to the existing historic farm access driveway and one other location just to the east of this driveway. The Brock property includes an existing access point off of Rosemont Road for parking for the Rosemont Road Trail, and is not suitable

as major access point for the Luscher Area park properties.

- Access to the Rassehk and Stevens Meadow properties is from Atherton Drive.
- Three driveways accessing park property are located on Rosemont road and are used for maintenance access only. These are not suitable for two-way vehicular access.
- Three of the properties that comprise the Luscher Area are non-contiguous. The Brock, Rassekh, and the Stevens Meadow Properties are separated by privately owned parcels of land or by Stafford Road.

INVASIVE VEGETATION

- Invasive vegetation, while possible to eradicate, is considered a constraint since the character of invasive vegetation on some of the properties is severe and will cause limitations in terms of the natural area restoration efforts that can successfully be completed in those areas.
- Presence of vigorous invasive vegetation thistle, tansy, Scotch broom, ivy and blackberry – is a threat to nearby organic farm and community garden plots
- Spreading invasive vegetation stifles plant diversity, is not attractive to native plant pollinators, and damages quality of wildlife habitat.
- Open, unshaded quality of the Luscher Area provides ideal growing conditions for many invasive plants. Shaded woodlands, while not as common on these properties, is an ideal area for many other types of invasive plants.

PROTECTED AREAS

- Four delineated wetlands and branches of Wilson and Pecan Creeks have mandatory 100' buffers that limit development nearby these resources.

TOPOGRAPHY & SOILS

- Steep slope conditions limit locations of activities such as field sports and many types of agriculture which require slopes of 1-2% for sports and under 5% ideally for row crops.
- Steep slopes along or near ridges present obstacles to making the Luscher Area universally accessible.
- Soil profiles of the Luscher Area limit where agricultural and recreational uses can be sited.



DEED, ZONING & UGB RESTRICTIONS

- The eight Luscher Area properties are subject to unique development restrictions as part of their sales agreements or deed language
- Zoning varies between the eight properties and includes Exclusive Farm Use (EFU), Rural Residential Farm Forest (RRFF-5) and Parks & Natural Areas (PNA). Traditional park uses, such as sports fields, parking lots, restrooms, etc., can only be developed on PNA-zoned lands.
- Only one portion of the Luscher Area, Hazelia Field, is located within the Urban Growth Boundary (UGB). Some of the proposed park uses for the Luscher Area will require an amendment to the

UGB for some of the properties. For the purposes of this plan the assumption was made that all properties would be included in the UGB, however it is a constraint that exists at present. (See Chapter 1 for more information about assumptions)

UTILITIES

- Onsite demand for water and sewer services will increase as the Luscher Area is developed. At this time, water is limited to wells on four properties (Luscher, Farr, Firlane, Brock) and wastewater is confined to septic tanks on two properties (Luscher, Firlane Farm). Hazelia Field is serviced by the City of Lake Oswego.

V. PLAN FRAMEWORK

Given the opportunities and constraints that exist for the development of the Luscher Area properties, the City of Lake Oswego realized that a clear and balanced vision for the park is needed. An extensive public outreach effort was used to identify the community's visions and priorities for the Luscher Area. These ideas were then used to develop the planning framework and the Luscher Area Master Plan.

VISION

Since the completion of the 1997 Luscher Farm Master Plan, the size and scale of the park have changed as have recreation trends and community preferences. This necessitates a new vision and plan for all the properties of the Luscher Area. The vision statement presented in this chapter draws from all outreach findings, including the vision statements created by multiple boards and committees as part of the planning process.



OUR VISION FOR THE LUSCHER AREA

In planning, a vision is a statement that describes a preferred future. It paints a picture of the type of park the community wants to build and operate in the next several years. In this case, a vision for the Luscher Area was created based on how city residents wanted the area to look in 20 years.

As part of the public involvement process, residents were asked to describe their impressions of spending an imaginary day at Luscher Farm in 2030. Their insights were combined with those of other individuals, groups and committees involved throughout the planning process. These insights were refined taking into account all of the community comments and feedback to develop the following vision.

VISION FOR LUSCHER AREA

The Luscher Area is a diverse and inspiring park landscape that integrates historic, educational, recreational, sustainable, agricultural, open space and environmental sensibilities into a place that cultivates community culture, health, connectivity, and the economic vitality of Lake Oswego.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

Achieving the vision for the Luscher Area will help fulfill the Comprehensive Plan community vision in all of its focus areas.

COMMUNITY CULTURE

Our educational, cultural and recreational opportunities strengthen the social fabric of the community.



- The Luscher Area will provide facilities and programs that support community events, environmental and agricultural education, historic preservation and a variety of recreation opportunities.

COMPLETE NEIGHBORHOODS AND HOUSING

We have a wide variety of neighborhoods with high quality, attractive and compatible housing that serves a range of ages, incomes and households.



- The Luscher Area will provide attractive park facilities that meet neighborhood needs for close-to-home recreation opportunities, serving a range of ages, incomes and diverse households.

A CONNECTED COMMUNITY

We have safe, efficient and convenient transportation choices.



- The Luscher Area will include trails and pathways that connect these properties to other destinations in Lake Oswego and its neighbors.

ECONOMIC VITALITY

We are a community where people can live, work, play and meet their daily needs for goods and services.



- The Luscher Area will provide opportunities for play and revenue-generating facilities and events that support the City’s economic vitality. The Luscher Farm will also provide locally grown food to meet daily needs.

INSPIRING SPACES AND PLACES

Our architecture and natural settings inspire people to live here.



- The environment and landscape along with historic and new facilities of the Luscher Area properties will continue to inspire residents and visitors to Lake Oswego for many generations. All elements will reflect an artful approach to our public spaces.

HEALTHY ECOSYSTEMS

We are good stewards of our environment.



- The Luscher Area properties will protect and preserve significant habitat, wetlands and agricultural landscapes through restoration, management and stewardship.

COMMUNITY HEALTH AND PUBLIC SAFETY

Our community is a safe place to live and supports lifelong active and healthy living.



- The Luscher Area will contribute to a safe and healthy community by providing safe, well-maintained park facilities; programs that support lifelong learning, active recreation, and fitness; places that reduce stress and promote mental health by connecting people to nature and the outdoors; and healthy food choices for residents in Lake Oswego.

VI. SITE PLAN AND RECOMMENDATIONS

The Luscher Area site plan illustrates the future uses for the Luscher Area properties. Each element of the site plan is based upon community desires and the ability to accommodate those desires. A summary of the feedback obtained from the community through various outreach efforts is included in Chapter 3 and was used to develop the site plan along with the opportunities and constraints in chapter 4.





- AREA A. FARR OPEN SPACE**
- 1. PASSIVE RECREATION NEIGHBORHOOD PARK
- 2. EXISTING WETLAND
- AREA B. ACTIVE RECREATION AREA**
- 3. EXISTING STAFFORD ROAD ENTRANCE
- 4. EXISTING PARKING LOT (125 SPACES)
- 5. EXISTING DOG PARKS
- 6. EXISTING PLAY AREA + RESTROOM
- 7. EXISTING STORAGE FACILITY
- 8. EXISTING HAZELIA ATHLETIC FIELD
- 9. MULTI-USE SYNTHETIC ATHLETIC FIELDS (2)
- 10. INTERNAL ASPHALT ROAD
- 11. PARKING LOT (125 SPACES)
- 12. BASKETBALL COURTS (2)
- 13. FLEXIBLE USE AREA: ACTIVE RECREATION, URBAN AGRICULTURE, OAK UPLANDS (NATIVE GRASSES, ECO-FRIENDLY LAWN, OAK TREES)
- AREA C. URBAN AGRICULTURE**
- 14. EXISTING COMMUNITY-SUPPORTED AGRICULTURE FIELDS
- 15. EXPANDED COMMUNITY GARDEN AREAS (192 PLOTS, CHILDREN'S GARDEN, OREGON TILTH DEMONSTRATION GARDEN)
- 16. POTENTIAL COMMUNITY GARDEN EXPANSION (55 PLOTS) OR URBAN AG
- AREA D. LUSCHER FARM HISTORIC AREA**
- 17. FARMSTEAD AREA (BARN, HOUSE, OUTBUILDINGS, GRAVEL PARKING)
- 18. OPEN GREEN SPACE
- 19. EXISTING WETLANDS
- 20. EXPANDED CLEMATIS GARDEN
- AREA E. URBAN AG / ENVIRONMENTAL EDUCATION AREA**
- 21. URBAN AG / ENVIRONMENTAL EDUCATION CENTER (BUILDING, PARKING, GREEN SPACE)
- 22. AGRICULTURE-THEMED PLAY AREA
- AREA F. ROSEMONT ENTRANCE, INTERNAL ROAD, AND PARKING**
- 23. ROSEMONT ROAD ENTRANCE (GRAVEL ROAD)
- 24. GRAVEL PARKING LOT (75 SPACES)
- 25. OVERFLOW PARKING AREA / BUS PARKING + TURN-AROUND
- 26. INTERNAL GRAVEL ROAD (GATED)
- AREA G. FIRLANE FARM/CROWELL OPEN SPACE**
- 27. GRASSLAND W. OAKS AND MAPLES, TRAILS, LIVESTOCK + PASTURE
- AREA H. BROOK OPEN SPACE**
- 28. GRASSLAND W. OAKS AND MAPLES + TRAILS
- 29. REHABILITATED OPEN-AIR PROGRAM STRUCTURE
- 30. ROPES CHALLENGE COURSE
- 31. PARKING LOT + TRAILHEAD (7 SPACES)
- AREA I. RASSEKH ACTIVE RECREATION AREA**
- 32. ACTIVE RECREATION
- 33. NEIGHBORHOOD PARK (PLAY AREA, PICNIC SHELTER, INTERPRETIVE TRAIL)
- AREA K. STEVENS MEADOW OPEN SPACE**
- 34. NATURAL RESOURCE RESTORATION
- 35. GRASSLAND W. OAKS AND MAPLES + TRAILS
- 36. GRAVEL PARKING LOT + TRAILHEAD (10 SPACES)

	ecolawn/meadow grasses		trail (a range of pedestrian and bike use)		wildlife viewing blind
	grassland with oaks and maples		stream and stream buffer		picnicking area
	sports field		clackamas co. historic landmark zone		planned agriculture building
	dog park		viewpoint area w/ benches		planned architectural structure
	wetland				historic architectural structure
	urban agriculture				non-historic existing architectural structure
	community gardens				
	asphalt road				
	asphalt parking area				
	gravel road				
	gravel road gates				
	gravel parking area				

LUSCHER AREA MASTER PLAN



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- 6. EXISTING PLAY AREA + RESTROOM
- 7. EXISTING STORAGE FACILITY
- 8. EXISTING HAZELIA ATHLETIC FIELD
- 9. MULTI-USE SYNTHETIC ATHLETIC FIELDS (2)
- 10. INTERNAL ASPHALT ROAD
- 6**
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- 12. BASKETBALL COURTS (2)
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- 11** AREA C. URBAN AGRICULTURE
- 14. EXISTING COMMUNITY-SUPPORTED AGRICULTURE FIELDS
- 15** AREA D. COMMUNITY GARDEN AREA
- 15. EXPANDED COMMUNITY GARDEN AREAS (192 PLOTS, CHILDREN'S GARDEN, OREGON TILTH DEMONSTRATION GARDEN)
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- 26. INTERNAL GRAVEL ROAD (GREEN)
- 28** AREA H. FIRLANE FARM/CROWELL OPEN SPACE
- 27. GRASSLAND W. OAKS AND MAPLES, TRAILS, LIVESTOCK + PASTURE
- 28** AREA I. BROCK OPEN SPACE
- 28. GRASSLAND W. OAKS AND MAPLES + TRAILS
- 29. REHABILITATED OPEN-AIR PROGRAM STRUCTURE
- 30. ROPES CHALLENGE COURSE
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- 32** AREA J. RASSEKH ACTIVE RECREATION AREA
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- 35. GRASSLAND W. OAKS AND MAPLES + TRAILS
- 36. GRAVEL PARKING LOT + TRAILHEAD (10 SPACES)



- planned architectural structures**
- urban ag/environmental education center
 - proposed tennis center*
 - picnic shelter (3)*
 - greenhouses (3)*
 - tool shed (2)
- historic architectural structures**
- luschler barn (barn)
 - luschler farm house and museum (house)
 - tool shed (workshop)
 - pumphouse (pumphouse)
 - chicken coop (chicken coop)
- non-historic existing architectural structures**
- restroom*
 - storage building (2)*
 - pump house (2)
- planned agriculture buildings**
- agricultural buildings (3)*
- * not all shown

LUSCHLER AREA MASTER PLAN

815 SW 2ND AVE | SUITE 200 | PORTLAND, OR 97204 | T 503.297.1005

SITE PLAN/CORE AREA ZOOM-IN

0' 200' 400'

67

ecolawn/meadow grasses
grassland with oaks and maples

wetland
urban agriculture

community gardens
asphalt road

asphalt parking area
gravel road

gravel parking area
picnicking area

trail (range of pedestrian and bike use)

viewpoint w/ benches

viewpoint w/ benches

clackamas co. historic landmark zone

GENERAL CONSIDERATIONS

The Luscher Area properties provide for a wide range of recreational uses, heritage preservation, and natural resource protection. While the site plan shows locations for various uses, each particular property often accommodates a variety of uses. For example, the 22.15 acre historic overlay zone on Luscher Farm encompasses not only the historic farm structures, but also urban agricultural farming, community gardens, Clematis botanic garden, wetlands, community event spaces, and picnic areas (see figure 6.1). Another example is areas designated for active recreation (see figure 6.2). In addition to active uses, such as sports fields, these areas include natural resources, open spaces, picnicking, viewpoints, and trails. The adjacent figures show the overlapping location of general uses in the site plan see figures 6.3 and 6.4.

Overall, providing safe access to and within the site for all modes of transportation - including walking, biking and driving - is a

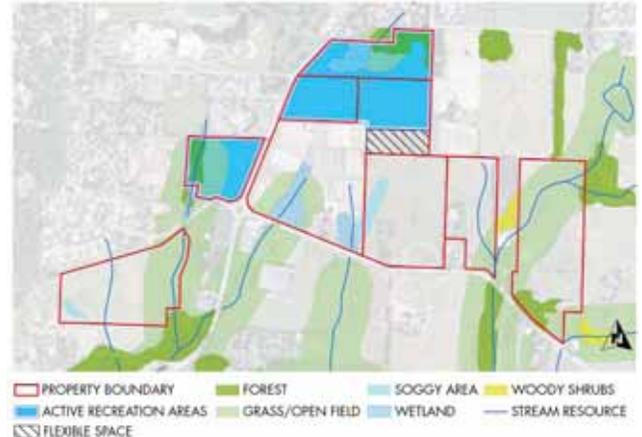


FIGURE 6.2: ACTIVE RECREATION

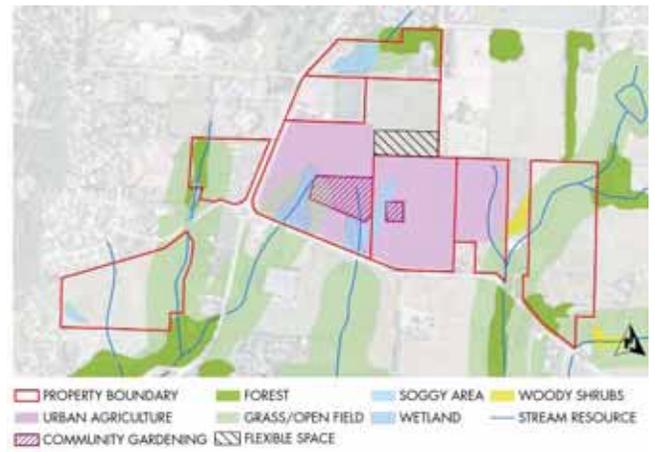


FIGURE 6.3: URBAN AGRICULTURE

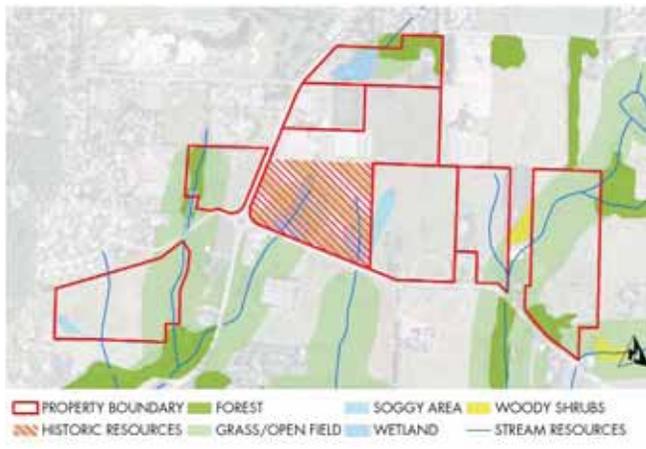


FIGURE 6.1: HISTORIC RESOURCES

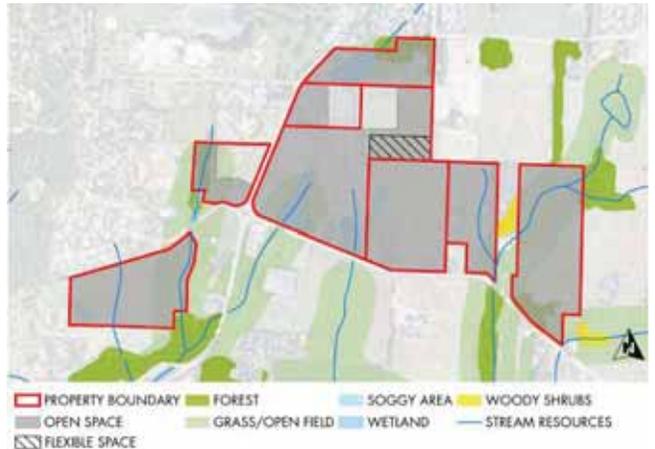


FIGURE 6.4: OPEN SPACES

major guiding principle in terms of the general site design. Minimizing the impact of these circulation features was key to preserving and developing the various areas. While there are circulation features - including trails, paths, roads and parking lots - in each zone, the primary vehicular circulation routes are described in Areas B and G (see figure 6.5).

SITE PLAN & AREA DESCRIPTIONS

The site plan is divided into twelve areas for ease in describing how the properties will be used in the future. These areas are geographically, thematically and often programmatically related. Figure 6.5 shows

the location of each area and is followed by a narrative including the description of each area's estimated acreage, proposed and existing site features, sizes of the proposed and existing site facilities, why the site is appropriate for the proposed uses, and how the proposed design preserves the site's cultural and natural resources. For ease of reader navigation, the areas east of Stafford Road are listed from north to south and from west to east, and the areas west of Stafford Road are discussed last.

AREA A: FARR OPEN

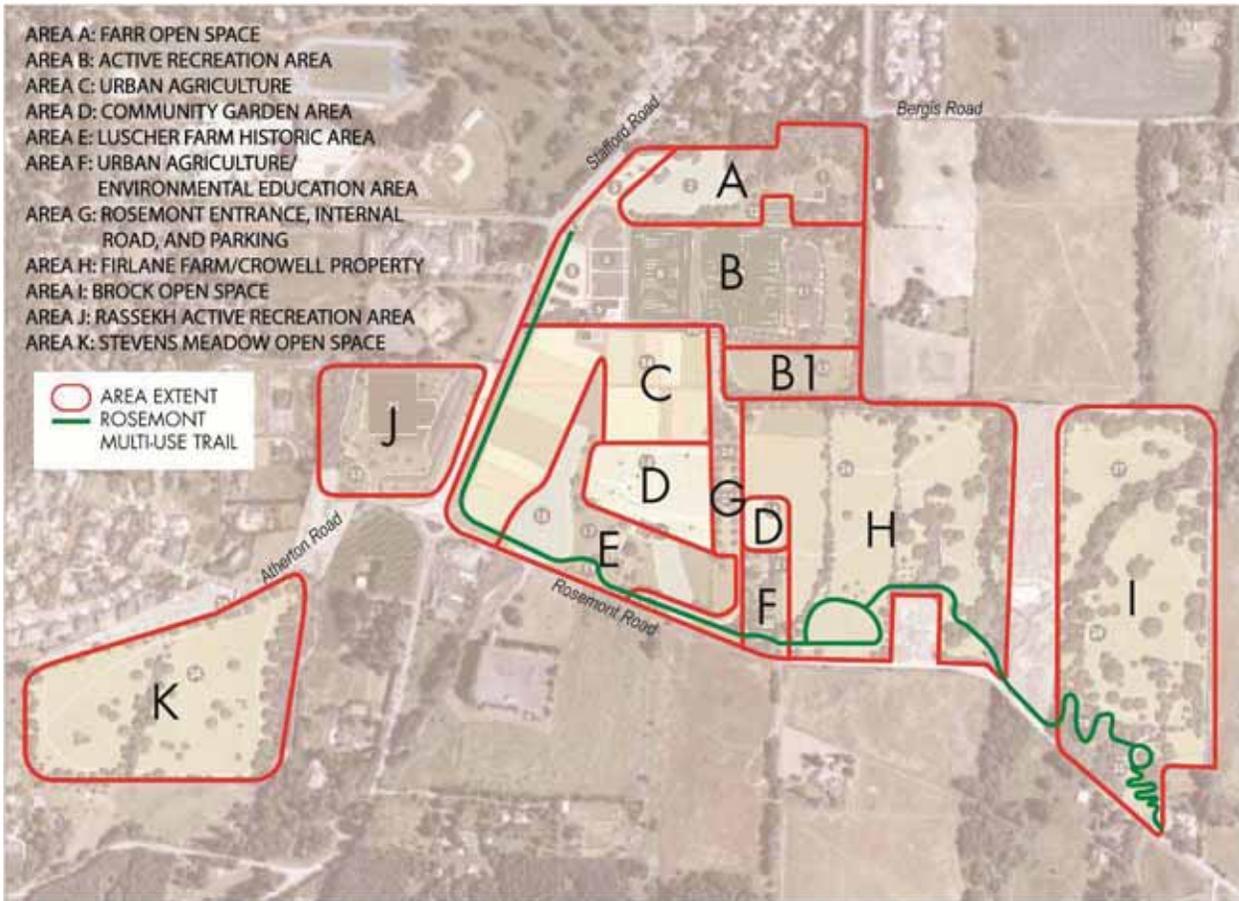


FIGURE 6.5: PROGRAM AREAS MAP

SPACE

The Farr Open Space is located north of the Hazelia Field site on the Farr Property.

Area acreage: Approximately 8.8 acres

The Farr Open Space will provide traditional park features including a passive recreation space, five-foot wide compacted gravel walking trails, picnicking areas, a new picnic shelter, and an eco-friendly lawn. Eco-friendly lawns are a sustainable alternative to traditional turf and reduce the need for mowing, irrigation, fertilizer and herbicide applications. These lawns are ideal in areas of medium to heavy public programming, such as small group gatherings, and casual recreation. The existing wetland north of Hazelia Field, a seasonal wetland with wet and dry periods, will contain interpretive signage to explain its natural features and functional qualities, and a small boardwalk and viewing platform for public access. Habitat corridors connecting this wetland to other wetland areas near the Historic Core will be established and enhanced with native vegetation.

Size of existing and proposed facilities:

- 6.0 acres of open space,
- Approximately 2.5 acres of existing wetland,
- 1,700 linear feet of pedestrian trails,
- 30' x 40' picnic shelter with tables,

The Farr Property is an appropriate site for these uses for several reasons: First, the flat topography is accessible. Second, the site is adjacent to a neighborhood with direct trail access for nearby residents. Third, the existing trees provide a screen and are a pleasing backdrop for the proposed picnic shelter and passive recreation space that can be used for

pick-up games and small-group activities. The existing Douglas fir trees also act as a buffer between the park site and the residential neighborhood immediately to the north.

AREA B : ACTIVE RECREATION

The Active Recreation area is located on the Taylor Property and the northern portion of the Luscher Property, just south of the proposed Farr Open Space.

Area acreage: Approximately 22.5 acres

The Active Recreation Area expands current facilities and programming at the Hazelia Field Site. Existing features include the Stafford Road entrance at the Overlook Drive intersection, a landscaped parking lot with 125 spaces, bike parking, two off-leash dog parks, a children's play area, restrooms, a storage building, and one lighted multi-use artificial turf sports field. Proposed features include two additional multi-use lighted artificial turf sports fields (can be used as two soccer/lacrosse fields or as a baseball/softball field), a landscaped parking lot for 125 spaces, two full-sized basketball courts, oak tree planting enhancements at the upland ridge just south of the proposed parking lot, and new picnic areas with significant views across the site. The oak tree planting area (B1 "flexible space") is intended to be flexibly used for future active recreational uses, passive open space, or urban agriculture as needed. A new asphalt road lined with deciduous street trees will connect the proposed parking lot to the existing one. The trees will provide a visual buffer for this circulation feature and a physical buffer to the agricultural activities to the south. Stormwater will be managed on-site per "Surface Water Management"

recommendations on page 94. Plantings along the drive will also provide a visual buffer from Stafford Road to minimize the visual impact of the development. Primarily pedestrian access between the two lots is by a 6-foot wide sidewalk on the north side of the road.

Size of existing and proposed facilities:

- 2.65 acres parking (125 existing spots, 125 new spots)
- 7.25 acres of sports fields, including two new 375' x 215' lighted multi-use artificial turf fields
- 0.25 acres basketball courts (2 courts)
- 1,200 linear feet of asphalt road
- 6,385 linear feet of sidewalks
- 2.0 acres of dog parks
- 2,230 linear feet of pedestrian trails
- 0.10 acre play area
- 40' x 50' restroom building
- 40' x 50' storage facility
- 6.0 acres flexible use area planted with oak uplands, native plantings, meadow/eco-friendly lawn

Additional recreation facilities are appropriate for this area because they group similar functions and facilities together. This is more economical and reduces the need for additional roads, parking lots, and restroom facilities throughout the site. This area can be graded to create the flat topography needed for sports fields, while the sloping topography that is left between the fields provides safe and easy viewing areas for spectators.

The access routes to the restrooms, the vehicle parking areas, and the internal circulation paths provide efficient connections between

the facilities, which is especially important when they are being used simultaneously or by large groups. The basketball courts located north of the multi-use fields will also take advantage of these support facilities. Small picnicking areas in three locations will provide seating areas for spectators along the upland oak area ridge.

The new parking lot will serve the new sports fields and courts, and will act as a trailhead for the expanded trail systems on the east side of the Luscher Area. The parking lot is designed and located to minimize the impact on the viewshed looking eastward from Stafford Road and from other parts of the Luscher Area. The parking lot will be landscaped to provide screening and assist with stormwater management. The plantings will also mitigate the visibility of paved surfaces and help blend the parking lot into the open spaces along the upland ridge and to the south.

AREA C: URBAN AGRICULTURE

Urban Agriculture is incorporated into two areas in the master plan. Area C is currently being used for farming, and Area H includes areas for future expansion of urban agricultural activities.

The Area C Urban Agriculture Area is located on the Luscher Property, south of Hazelia Field and abutting Stafford and Rosemont Roads. Portions of it are within the Luscher Historic Core.

Area acreage: Approximately 12.5 acres

The Urban Agriculture Area includes existing agricultural fields that are currently managed and operated by the 47th Avenue Farms Community Supported Agriculture (CSA)

through a contract with the City of Lake Oswego. All urban agricultural activities are performed according to organic farming practices and are intended to continue in this manner in the future. Existing dirt roads will be replaced with gravel roads to improve circulation around the perimeter of the agricultural fields, especially during the wet spring, fall, and winter months. Equipment and machinery storage will be relocated from an outbuilding by Hazelia Field and the historic Luscher Barn to other areas better suited to the farming activities.

Size of facilities:

- Approximately 12.2 acres of agriculture lands
- 4,330 linear feet of gravel roads

This part of the Luscher Area will continue to be used for agricultural uses because of its slope, aspect, soil profile, infrastructure, compatibility with nearby uses, and historic use on the site.

Dairy farming and pastures have been in place on this site since the mid-19th century, and these soils are well-suited for the production of annual row and fields crops such as vegetables, berries, herbs, grains, and legumes. Retaining agricultural uses on this portion of the Luscher Area is important for protecting it as a cultural resource and every attempt has been made to accommodate it. The views to and from the Luscher Historic Core are complemented by these agricultural fields and they help preserve the site's cultural heritage, portions of which are recognized as a Clackamas County Historic Landmark.

Improvements in this area will include stabilized gravel roads for use by farming-related vehicles and equipment. Where

needed along these roads, swales will be designed to provide additional stormwater management that is not already provided by the permeable gravel surface. These road improvements will reduce erosion along field perimeters and prevent wet areas from forming during rainy periods. Improved gravel roads will also establish a needed buffer between adjacent uses such as the community gardens.

This area will include buildings and structures to support farming activities such as barns and buildings for storage of equipment, tools, and materials; food processing areas; greenhouses and hoop houses for plant propagation.

The Luscher Area will continue to be a model for building a local healthy food system. This plan builds on existing programs and capitalizes on the current interest in food and local food sources. It also encourages additional activities that revolve around urban agriculture and that fit well with the Luscher Area. These activities may include: expanded classes, tours, and events such as harvest dinners; a community kitchen with classes about preserving fruits and vegetables; gardening and cooking lessons; wool spinning and knitting activities; beekeeping classes; home-scale livestock education (chickens, goats, etc.); and instruction on building greenhouses and hot/cold frames.

See "Overall Site Recommendations" at the end of this chapter for a more detailed discussion of the proposed urban agriculture program and infrastructure needs.

AREA D:
COMMUNITY GARDEN

The majority of the Community Garden Area is located within the Luscher Farm Historic Core and is bordered by the Urban Agriculture Area to the north, the wetland to the west, the Luscher Barn to the south, and the proposed 75-space gravel parking lot to the east. There is room for an additional area for community gardening east of the gravel parking lot and north of the proposed Urban Agriculture /Environmental Education Center on the Firlane Farm property. All community garden activities are currently performed according to organic practices, and are intended to continue in this manner in the future.

Area acreage: Approximately 4.75 acres

The expanded Community Garden will include a total of 247 individual garden plots and 13 Children’s Garden plots (20’x 20’), and will continue to provide space for an organic demonstration and educational garden (formerly Oregon Tilth) in its existing location. The 160 existing individual community gardens plots will be expanded by 32 plots on the Luscher property and by 55 plots on the nearby Firlane Farm property, while five plots will be added to the eight Children’s Garden plots. By adding the Firlane property gardens, eliminating the internal vehicular circulation and moving gravel paths to the perimeter of the garden area, a total of 93 new garden plots can be added. Soft surface pathways will be between the individual garden plots and five tool sheds will house community gardening implements, such as wheelbarrows, shovels, and hoes. These sheds will be simple wood-sided, pitched roof structures and will be scattered throughout the garden for easy access. Community gardeners

will be able to drop off plants and gardening supplies at six drop-off pads dispersed along the perimeter gravel roads surrounding the community gardens. Finally, a wood-sided restroom with a composting toilet (or similar facility) will be centrally located northwest of the organic education and demonstration garden area.

The wedge-shaped space north of the Luscher Barn will be available to accommodate a variety of small to medium everyday activities, seasonal happenings, and spillover events from the barn. This space, along with paths between the groups of garden plots, will be made of stabilized decomposed granite that can handle a high-level of foot traffic, as well as outdoor tables and other event-related furniture.

The Community Garden area provides a superior vantage point overlooking the historic core, the gardens, and the urban agriculture fields. Its eastern edge includes a buffer with a promenade and seating areas, both for community gardeners and visitors to the agricultural areas of the site.

Size of facilities:

- 3.0 acres community garden plots
- 1,575 linear feet of gravel roads
- Approximately 1.7 acres interior stabilized gravel surfaces and paths
- Approximately 900 square feet of material drop-off pads

This area of the Luscher Historic Core is appropriate for continued and expanded use as a community garden because of its soil profiles, topography, exposure, and proximity to the Luscher Barn and adjacent urban agriculture areas, from both an aesthetic and a functional perspective. Visually, the two land

uses blend together favorably. Community gardeners and urban agriculture farmers at the Luscher Area create synergies and provide mutual support in being near one another. Also, many community gardeners have children that participate in field sports and so enjoy being near the Active Recreation Area.

The expansion of the Community Gardening Area will provide more garden plots for those on the annual waiting list. Improvements will make this activity more accessible by providing stable pathways, along with better access to drop-off points and parking. Consideration should be given to developing accessible plots that are suitable for those with limited mobility or physical disabilities. Adding plots at Luscher Farm will not preclude adding plots in other parts of the city, which is recommended by Parks Plan 2025. Additional community gardens were identified as a top priority at Luscher Farm during public outreach. Adding more community gardens will contribute to the synergy around local food production and agricultural education that are proposed in this plan.

Many activities related to the current interest in local food can be hosted in the Community Garden Area including: annual harvest

dinners, a community kitchen with classes about preserving fruits and vegetables, cooking lessons, wild food identification, wool spinning & knitting, beekeeping, home-scale livestock (chickens, goats, etc.), greenhouses and hot/cold frames, and nature-based art projects.

**AREA E:
LUSCHER FARM PROGRAM
AREA**

LUSCHER FARM HISTORIC OVERLAY

In April 1995 the Board of Clackamas County Commissioners recognized Luscher Farm as an important historic resource by designating 22.15 acres of the farm as a Historic Landmark. This designation establishes an overlay zone on the property (Figure 6.6). This acreage will continue to be protected as an historic resource.

LUSCHER FARM PROGRAM AREA

The Luscher Farm Program (Area E) describes the heritage related functions and activities anticipated at Luscher Farm. The size of this programmatic area should not be confused with the historic overlay zone that exists on the property. Figure 6.6 shows the location of the program Area E in relation to the historic overlay zone. The historic overlay zone is outlined on the site plan and the Oregon Historic Site Form in Appendix C

The Luscher Farm Program Area is located on the southern portion of the Luscher property. It includes the historic area surrounding the historic house, the barn, the Garage/ Bunkhouse, the bird coop, the tool shed, the pump house, and the two existing wetlands.

Area acreage: Approximately 9.5 acres

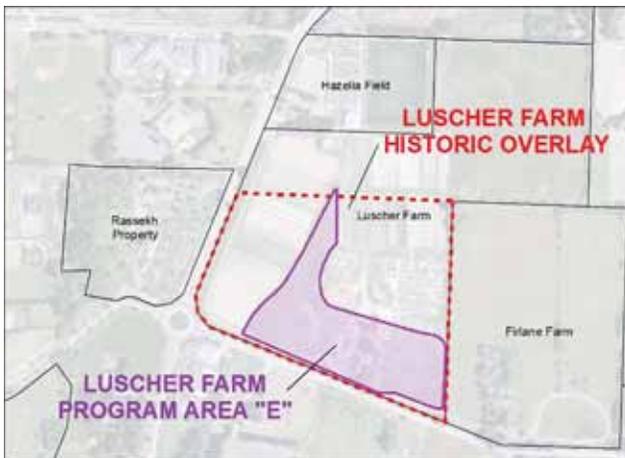


FIGURE 6.6: PROGRAM AND HISTORIC OVERLAY DETAIL

At the center of the Luscher Farm Program Area is the existing Luscher Barn, which will be rehabilitated according to National Historic Trust guidelines to function as a flexible space to accommodate more programs and events associated with its use as a primarily agricultural facility. The Luscher Barn is envisioned as an ideal space for historic interpretation, classes, and urban agriculture programs, as well as a venue for rustic family reunions, weddings, community events, and fundraisers. It is an iconic building whose historic character will be preserved, while opening it for more people to enjoy. The barn's space can be expanded to spill out onto the stabilized gravel surface described in Area D. Three ADA accessible parking spaces are proposed near the Luscher Barn to improve its accessibility for people with mobility challenges.

All of the existing historic buildings will remain on site, including the pump house, tool shed, a poultry coop and penned area, the Garage/Bunkhouse, and the Luscher Farm House. The Garage/Bunkhouse will continue to provide support for the property's security needs, but may also provide an improved public restroom facility and classroom space.

The Luscher Farm House –currently serving as an interpretive site for the Luscher family history with limited meeting space and park offices – will be rehabilitated according to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* to improve the museum experience and better suit the interpretive and educational needs of the site. A study will need to be completed to fully explore compatible uses that serve the site's needs while addressing stipulations outlined in the sales agreement between the Luscher family and the City of Lake Oswego.

The existing Rogerson Clematis Botanical Garden will remain at its current location around the Luscher Farm House and will expand to the east side of the historic driveway. The 30' x 50' greenhouse will remain, the existing historic beech tree north of the Luscher Farm House will be protected, and a proposed 10-space gravel parking lot will be constructed alongside new planting areas and the existing pin oak trees. This small parking lot will accommodate ADA parking, staff parking, and delivery parking for the historic core. The Friends of the Rogerson Clematis Collection will coordinate the planning and design of the garden expansion with the City of Lake Oswego, and will follow *the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.

Two wetlands exist at either side of the Luscher Farm Program Area along the southern edge of the property. The Rosemont Trail segment of the Stafford Basin Multi-Use Trail passes through both wetlands on elevated boardwalks. A new gravel entry road will connect Rosemont Road with the new 75-space gravel parking lot serving the Community Garden and Urban Agricultural/Environmental Education Areas (see Area G). It will cross the eastern wetland and parallel Rosemont Road. The access road will be located to protect the existing Rosemont Trail and boardwalk. Near the intersection of the gravel road and parking lot is a proposed picnic area located between the Community Garden Area, the eastern wetland, and the Urban Ag/Environmental Education Center. An open green space south of the picnic site can be used for small to medium-sized gatherings. There are opportunities to

improve wildlife habitat and provide interpretive experiences for trail users within and near the western wetland, which is located between the Luscher Farm House and urban agriculture fields. A small, open green space here can provide further opportunities for small gatherings or education programs that relate to the nearby wetland, the Rogerson Clematis Collection, the community gardens, and the historic core. The small open spaces in this area will be vegetated with eco-friendly lawn, which requires no irrigation and less maintenance than traditional turf.

Size of facilities –

- 70' x 85' barn
- 1,575 square foot Garage/Bunkhouse (Caretaker's Residence)
- 2,875 square foot Historic Luscher Farm House
- 20' x 14' outbuilding for community garden use
- Pump house
- Workshop/Tool Shed
- 2 greenhouses
- Chicken coop and pens
- Approximately 4.0 acres open space
- Approximately 1.5 acres clematis botanical garden
- Approximately 3.8 acres wetlands
- 10-space gravel parking area
- 880 linear feet gravel roads

The status as a Clackamas County Historic Landmark lends to the importance of maintaining historic site uses such as urban agriculture, farm equipment storage, and domestic use. The layout and relationship of

the various building and landscape elements of the historic core area will be respected and preserved wherever possible. The scale of any rehabilitation projects should respect the domestic nature of this core area so that it will continue to reflect its character as the home of farmers and ranchers. This includes maintaining the width, scale and materials of the driveway to reflect its domestic historic character, as well as limiting the scale and type of plantings that surround the house to era-appropriate foundation plantings and small gardens. Proposals for the Luscher Farm Program Area eliminate much of the currently haphazard parking around the barn that detracts from the site's historic domestic aesthetic, and creates conflicts between pedestrians and cars – (and moving the vehicular entry into this area to the east and away from the core area). The Garage/Bunkhouse will continue to be a domestic residence that provides oversight of the property and a classroom area for programs and possible improved public restroom facility. Repairs and maintenance are needed to bring this building into good condition.

The Luscher Farm Program Area is a significant cultural and historic resource of the City of Lake Oswego. It should be developed keeping in mind its role as part of the City's rural refuge. Proposed development for the Luscher Farm Program Area will emphasize community farming, heritage tourism, passive recreation, education, and preservation of the site as a historic rural open space. Programs and proposed facilities for this portion of the Luscher Area should highlight and safeguard the site's legacy and unique rural beauty. All preservation and rehabilitation efforts for the buildings and the landscape should follow *The*

Secretary of the Interior's Standards for the Treatment of Historic Properties and be managed with input from preservation professionals who meet the qualifications established by these standards. More information about these guidelines and recommendations for the historic overlay zone are included in the Recommendations section at the end of this chapter.

AREA F: URBAN AG/ENVIRONMENTAL EDUCATION AREA

The Urban Ag/Environmental Education Area is located at Firlane Farm. Access is provided from Rosemont Road via the new entry drive (see Area G) that leads to the new gravel parking area located between the Community Garden Area and the Urban Ag/Environmental Education Area. Small paths and roads connect the new gravel road and parking lot area to the Urban Ag/Environmental Education Center at the heart of this zone. This circulation design provides safe routes for pedestrians and cyclists and provides good visibility where the interaction of people and vehicles most frequently occur.

Area acreage: Approximately 2.15 acres

In the short term, the existing Firlane Farm House can be used as the Urban Ag/Environmental Education Center for programming and classes. Reusing existing buildings is encouraged for the Luscher Area, provided that the cost to adapt, operate, and maintain these structures for new uses makes sense economically. Reuse of existing buildings can meet sustainability goals by reducing waste, and by limiting the creation and purchase of new materials. All efforts to

meet sustainability goals by reusing and adapting buildings on the site should be explored.

If building reuse is not feasible or does not meet program needs, a new sustainable building is proposed for the Urban Ag/Environmental Education Center with classrooms, meeting space, and display areas. The parking for this building should include two ADA parking spaces. Planning, design, and construction of this new building will depend on fundraising efforts.

The existing open green space and extensive tree canopy offer a pleasant area for outdoor programming. North of the proposed Urban Ag/Environmental Education Center is an existing garage that will be rehabilitated and used for event, programming, and general park storage. A new agricultural-themed playground will be located north of this storage building. Play equipment will reference farming structures and equipment and could include actual retired farming equipment that has been altered to make it play-safe. Some examples could be stationary full-sized tractors paired with smaller child-sized pedal-powered “tractors”. Providing play areas for small children near other activity centers enhances daily physical activity for all age groups. Currently, the site has a freestanding building (last used as a work studio by the Lang Family) that will be moved or demolished to make room for this play area and a 20' x 35' picnic shelter, both elements will be accessible from the Community Gardening Area parking lot.

Size of facilities –

- 2,915 square foot of existing house
- 245 linear feet of asphalt driveway

- 22' x 30' existing garage for storage
- 2 ADA parking spaces
- Approximately 1.5 acres open space
- 0.11 acre play area (5,020 square feet)
- 20' x 35' picnic shelter with tables
- 485 linear feet of pedestrian trails

This development of the Firlane Farm Property is suitable because the existing buildings and surrounding landscape are available and in relatively good shape. Necessary infrastructure such as an access road and parking lot can be provided. The location between the community gardens, the Luscher Historic Core, and the open grasslands and natural areas takes advantage of opportunities for expanded use between these areas. No restrictions in the property deed or sales agreement preclude the proposed uses. From a programmatic perspective, it is important that the Urban Ag/Environmental Education Center and themed play area have proximity to the Luscher Farm Historic Area, the Community Garden Area, and the Urban Agriculture Area. The proposed layout accomplishes this, and also shares parking facilities between uses.

Programming at the Urban Ag/ Environmental Education Center will expand knowledge of agricultural practices and environmental topics that apply directly to the site. Additionally, the facility provides a venue for community engagement through unique site-based, hands-on learning experiences that are not available in traditional classrooms. The Center will be a leading urban agricultural and environmental advocate for the entire Luscher Area.

AREA G: ROSEMONT ENTRANCE, INTERNAL ROAD, AND PARKING

The Rosemont Entrance, Internal Road and Parking improvements are located on the Luscher Property between the Luscher Farm Historic Core, the Urban Ag/Environmental Education Center, and the new multi-use athletic fields. This circulation features links with the existing circulation infrastructure to create an internal system that is needed for safety, maintenance operations, and some large community events. This design addresses the interaction between different modes of travel in this area and the entrance and exit at Rosemont Road. A safe entrance and good visibility are critical in this area and will prevent the need for additional modern intrusions to the historic core.

Vehicular access to the Luscher Area properties is primarily from Rosemont and Stafford Roads. (Additional information on vehicular access is found in the traffic study in Appendix D.) Access points from Rosemont and Stafford into the Luscher Area are limited to three locations because of vehicle sightline requirements. The first safe access point is the existing Stafford Road Hazelia Field entrance, the second safe access point is at the existing Luscher Farm driveway at Rosemont Road, and the third safe access point is immediately east of the Luscher Farm driveway. This new entrance will be primary public access point into the Luscher Area from Rosemont Road.

Vehicles will turn into the public driveway and head east along a new two-way gravel road located north of and parallel to the Rosemont Trail alignment. The gravel road will cross a small reach of a delineated wetland (approximately where the Rosemont Trail

becomes a boardwalk surface). Preliminary discussions with transportation and wetland specialists indicate that this road alignment is possible, but the City will need to go through a review and permitting process with agencies such as the Army Corps of Engineers and the Department of State Lands.

A new sidewalk will be added where the new gravel road turns north toward the new gravel parking lot. While an existing asphalt driveway that provides access to the Firlane Farm Property from Rosemont Road will be removed, part of its alignment will be used for the new gravel entry drive connecting Rosemont Road to the gravel parking lot. Inadequate sightlines prevent the current Firlane Farm driveway from being used as a public access point and modifications to meet safety needs would have required the removal of historic heritage trees near the southern end of this property.

The new gravel road and sidewalk will continue north through the gravel parking lot and connect to the Active Recreation Area. The segment of the gravel roadway between the north edge of the gravel parking lot and the internal asphalt road in the Active Recreation Area will be gated and closed unless needed for emergency access, farming and maintenance operations, or occasional special events.

The gravel parking lot provides a permeable parking surface for visitors using the Urban Ag/Environmental Education Area, the Community Garden Area, the Luscher Farm Historic Area, and the Urban Agriculture Area. If needed, the grassy area north of the gravel lot will be available for spillover parking; it will be designed with reinforced/structured lawn and surrounded by trees for shade.

Size of proposed facilities:

- 1,830 linear feet of gravel roadway
- 1,445 linear feet of sidewalk adjacent to gravel roadway
- Approximately 0.6 acres of gravel parking area (75 spaces)

These proposed circulation features are appropriate given the results of the traffic study and the proposed uses, and they do not adversely affect the irreplaceable cultural and natural resources. The design protects heritage trees and keeps increased traffic outside of the historic core.

The gravel road and parking lot are scaled appropriately and designed to use sustainably appropriate materials for the Luscher Area. The proposed design removes the impermeable asphalt driveway and preserves the heritage trees located on this property.

AREA H: FIRLANE FARM / CROWELL PROPERTY

The Firlane Farm/Crowell Property is located north and east of the Urban Ag/Environmental Education Area and south of the oak uplands in the Active Recreation Area.

Area acreage: Approximately 28.65 acres

The Firlane Farm/Crowell Property is an open grassland landscape punctuated with scattered oak and maples groups or solitary specimens. The grassland consists of mixed grasses and wildflowers with a meadow aesthetic. The west branch of Wilson Creek in this area was tiled for agricultural purposes in the early 20th century. Daylighting and restoring the stream should be investigated.

Improvements to the Firlane Farm/Crowell Property will enhance a habitat corridor that stretches from the wetland at Hazelia Field to the wetland east of the Luscher Farm Historic Area. This corridor will link isolated “patches” of wetland habitat with site-wide vegetation enhancements that build off of existing hedgerows. This corridor of vegetation provides critical food and cover for small animals and birds.

Access to the Firlane Farm/Crowell Property comes from the Rosemont Trail, the Urban Ag/Environmental Education Area and associated parking lots, the Active Recreation Area and associated parking lot, and other sections of the trail network that weave throughout the open space areas. Pedestrian circulation consists of 5’-wide compacted gravel trails that provide year-round access to areas that would otherwise be soft and muddy, and allow those with mobility issues to reach other areas of the site. While steep grades in some portions of this area will prevent those sections from being fully ADA-compliant, access will be improved. These pedestrian paths are intended to blend seamlessly into the Luscher Area landscape and reflect the historic rural and agricultural character.

The Firlane Farm/Crowell Property is designated for future urban agriculture expansion with the site being used for agricultural crop production and livestock grazing. In particular Firlane Farm will accommodate crop production, while the Crowell site can be used to accommodate livestock pasturing.

The soil characteristics of the Firlane Farm are conducive to a variety of different crops, which will be determined in future studies. Possible activities here could include agricultural production, orchards, vineyards,

test kitchens, school food gardens, farm stands, and livestock grazing. Public pathways in this urban farm area will follow circulation routes needed for the function of agriculture production, and will provide some public access through this distinctive farm landscape.

There are significant viewpoints from the north edge of the Firlane Farm/Crowell Property down toward the Luscher Farm Historic Core and westward to the urban agriculture fields and Hazelia Field site.

The Firlane portion of this area that is not suitable for urban agriculture will be planted with eco-friendly lawn and meadow-like plantings to provide flexible open space that is appropriate for group picnicking and similar activities. Places where less public use is desired will have meadow-like grasses that require a different maintenance regime.

Size of facilities:

- Approximately 25.85 acres of grassland (8.5 acres of which is designated future urban agriculture area)
- Approximately 1.5 acres of eco-friendly lawn
- Approximately 6,420 linear feet of pedestrian trails

Open space and future agriculture uses are appropriate here because they are similar to the current and historic land uses. The deed, sales agreement, and zoning restrictions do not preclude these proposed open space or agricultural uses. Urban agriculture at this location is limited by steeper topography and less fertile soils. This area is suitable to perennial crops, such as orchards, cane berries and vines, as well as nursery stock, pasture/hay crops, livestock and associated products.

Farm facilities will be needed to support agricultural activities at this site. Water for irrigation is available from the Luscher Farm well but the City will need to obtain a water right to expand irrigation to the Firlane Farm/Crowell Property. See “Overall Site Recommendations” at the end of this chapter for a more detailed discussion of the proposed urban agriculture program and infrastructure needs.

Natural resource protection at the Firlane Farm/Crowell Property will focus on rehabilitation of the grassland and meadow to remove invasive weeds and brush. Weeds will be identified, mapped and controlled using best management practices. Native bunchgrasses, meadow plants, and native grasses that are suitable for grazing and that can compete with non-native sod forming weeds will be planted. Survival of these plantings will require ongoing monitoring and maintenance.

Riparian area improvements will be focused along the western branch of Wilson Creek. Historic efforts to drain or reroute the creek around agricultural land has degraded the creek corridor. Improvements will range from replanting the corridor with riparian trees, shrubs, and grasses to physically re-grading and restoring the creek corridor. Existing riparian vegetation along the streams and riverbanks should be retained to provide wildlife habitat, minimize erosion and scouring, retard water velocity when flowing, and suppress water temperatures. More details regarding overall riparian recommendations for the site are included in the Recommendations section.

AREA 1: BROCK OPEN SPACE

The Brock Open Space is located on the easternmost portion of the Luscher Area on the Brock Property. The property is not contiguous with the rest of the Luscher Area and is separated by a single, privately-owned parcel. It is connected to the rest of the Luscher Area by Stafford Basin Trail.

Area acreage: Approximately 26 acres

The Brock Open Space is an extension of the Firlane Farm/Crowell Property and consists of a relatively open landscape dominated by grasses, wildflowers, and scattered oak and maple trees that are in groups or solitary specimens. The eastern branch of Wilson Creek flows through the site, and the stream’s buffers preclude development within a 100-foot corridor (50 feet on either side of the stream).

An existing structure – the Rosemont Arena – was previously used as an equestrian facility. The structure could be rehabilitated as an open-air structure for outdoor classroom activities, as a gathering place for school groups, or as an alternative venue for the environmental education program.

Vehicular access to this zone is provided by a 20 foot-wide asphalt driveway that starts at Rosemont Road and ends at an asphalt parking lot with six standard and one ADA parking space. The parking lot acts as a trailhead to Rosemont Trail, the West Linn trail system, and the pedestrian circulation system within the Brock Open Space. Pedestrian-only circulation consists of 5 foot-wide compacted gravel trails that provide year-round access to areas that would otherwise be soft and muddy and increase the ability of those with mobility issues to reach other areas of the site. As in

other areas, steep grades in some places will prevent those sections from being fully ADA-compliant, but access will be improved. The look and feel of these pedestrian paths is intended to blend seamlessly into the Luscher Area landscape and reflect the historic rural and agricultural character.

A ropes challenge course is proposed within the lower wooded area of the Brock Open Space. The ropes challenge course is an alternative to a traditional fitness circuit and can be used individually or for group and team-building activities. The exact location has not yet been determined, but it should be in a wooded area within close proximity to the small parking lot and trailhead.

From the north edge of the Brock Property, there are significant views southward and eastward into rural Clackamas County. Wildlife viewing is possible from the Brock Property and could include wildlife blinds constructed from low-impact, native materials and built by volunteer or service groups. Precedents, such as the Maya Lin-designed bird blind at the Sandy River Delta, provide examples for how to artfully blend wildlife viewing with art and interpretation.

Size of facilities:

- Approximately 2.5 acres stream corridor and buffer
- 80' x 80' open-air structure
- Approximately 4,840 linear feet of pedestrian trails
- Parking lot (7 spaces)

The Brock Property is appropriate for the proposed open space, group gathering space, and ropes course features because its current functions are quite similar. The existing

Rosemont Arena can be adapted to meet the needs of park users and to avoid financial and environmental costs of demolition. The deed and sales agreement restrictions are not in conflict with the proposed uses, and as open space, this property blends well with its eastern neighbor.

Including meadow and grassland restoration in this area protects the natural resources in the Brock Property. Weeds will be identified in a weed survey, a removal plan will be developed, and native bunch and meadow grasses and shrubs will be planted to compete with weeds. The process to re-establish native grassland vegetation often takes many years and regular monitoring.

As in the Firlane Farm/Crowell Property area, riparian improvements to the east branch of Wilson Creek will include identification of weeds, weed removal, and replanting of native vegetation. The goal is to establish a riparian woodland along the Wilson Creek corridor. Existing riparian vegetation along the streams and riverbanks will be retained to provide wildlife habitat, minimize erosion and scouring, retard water velocity when flowing, and suppress water temperatures. More details about riparian restoration are included in the Recommendations section at the end of this chapter.

AREA J: RASSEKH ACTIVE RECREATION AREA

The Rassekh Recreation Area is located at the northwest intersection of Stafford and Rosemont Roads on the Rassekh Property. This recreation area is non-contiguous with the rest of the Luscher Area properties. Neighboring properties include the Christian

City Church to the north and a low-density residential neighborhood to the west.

Area acreage: Approximately 9.8 acres

Previous planning work included a proposal for an indoor, eight-court tennis center with a paved car and bike parking lot. The Rassekh Recreation Area is considered an active recreation area with natural areas to serve the nearby neighbors.

A 5 foot-wide compacted gravel pedestrian trail provides access to the west side of the property where a branch of Pecan Creek flows. At the property's southwest corner is a portion of a delineated wetland associated with the creek. The proposed trail will include interpretive information about the wetland, creek, wildlife, habitat, naturalistic art, or other exhibits that enrich the experience of the site.

East of the creek will be a new neighborhood play area and picnic shelter. The play area and picnic site makes the site a destination for children and families from adjacent neighborhoods and increases the range of activities for users visiting the Rassekh Recreation Area.

The Rassekh Recreation Area grounds will be planted with eco-friendly lawn. Groupings of oaks and maples will be planted along the interpretive trails and within the eco-friendly lawn.

Pedestrian circulation exists at the site's perimeter along Stafford Road connects to the Stevens Meadow Open Space and across Stafford Road to other Luscher Area properties.

Size of facilities:

- Active recreation facilities.
- Parking lot (75 spaces)
- 2,820 square feet of play area (.06 acres)
- 40' x 40' picnic shelter with picnic tables
- Approximately 3.0 acres open space
- Approximately 1.75 acres of stream and stream buffer
- 1,095 linear feet of pedestrian trails

The Rassekh Property provides a good site for active recreation if this property can be brought within the UGB. . There are no restrictions in the deed or sales agreement that would prevent active recreational uses, such as athletic fields,. Use of this area for a small neighborhood park will serve the neighborhood west of the Rassekh Recreation Area. Development of this park area provides a good connection to the rest of the Luscher Area located east of Stafford Road.

New interpretive features will educate people about the natural resources on this site, namely Pecan Creek and its associated wetland. Establishing a healthy riparian woodland along Pecan Creek is the long-term goal, but weeds and invasive species will need to be removed and the area replanted with a mix of native riparian grasses, shrubs and trees. Existing riparian vegetation along the streams and riverbanks will be retained to provide wildlife habitat, minimize erosion and scouring, retard water velocity when flowing, and suppress water temperatures. Additional details are in the Recommendations section at the end of this chapter.

AREA K: STEVENS MEADOW OPEN SPACE

The Stevens Meadow Open Space is located south of Atherton Road, approximately 0.1 miles southwest of the Stafford Road Roundabout. The open space is non-contiguous with the rest of the Luscher Area. Neighboring properties include large-scale single-family residences to the immediate north, a vineyard to the east, and low-density residential and undeveloped properties to the south and west.

Area acreage: Approximately 20 acres

The Stevens Meadow Open Space is accessed from a new 10-space gravel car and bike parking lot at the terminus of Shipley Drive, which is accessed from Atherton Road. Access by foot or bicycle is from an asphalt path that runs along the south side of Atherton Drive. The parking lot functions as a trailhead for the Stevens Meadow Open Space, and can also provide access to Cooks Butte Park to the north.

There is an existing looped pedestrian trail around the perimeter of the site. A new 350-foot length spur will be added to connect to an existing asphalt trail on Atherton Drive which connects to trails in Cooks Butte Park. The property also contains an historic marker and view of the heritage tree grove located on neighboring Shipley-Cook Farm.

Improvements to the Stevens Meadow Open Space trails include resurfacing the existing dirt/turf trails with 5-foot-wide compacted gravel trails, similar to trails proposed at the Firlane Farm/Crowell Property and Brock Open Spaces. This will improve trail conditions for year-round use and increase

accessibility for those who need a more stabilized surface.

The Stevens Meadow Open Space will have a similar aesthetic to other Luscher Area open spaces such as the Firlane Farm/Crowell Property and Brock Open Spaces that consist of a relatively open landscape dominated by meadow grasses, wildflowers, and scattered oak and maple trees. Wetter areas will have a mix of ash and oaks arranged in small groups or as singular specimens.

The western branch of Pecan Creek is along the eastern edge of the Stevens Meadow Open Space. This branch of Pecan Creek extends north to the Rassekh Recreation Area. A widened stream buffer will prohibit development within 180 foot of the streams centerline, and vegetation enhancements within the buffer will include a mix of native water-tolerant shrubs, grasses, and trees such as ash and oak.

A depression near the middle of the property functions as a swale and will remain. It will be enhanced with a mix of native, wetland-type grasses and shrubs that are similar to those recommended for Pecan Creek. They will improve drainage function and slow runoff. Another wet area that exists seasonally on the southwestern corner of the Stevens Meadow Open Space could be planted with ash trees that will tolerate a wet environment.

A new picnic area is proposed along the trail just west of the gravel parking lot. At this location, there is a good view east and south into rural Clackamas County and across a neighboring vineyard. Another viewpoint with seating will be constructed at the northeast corner of Stevens Meadow where people will be able to get closer to the creek and enjoy views of the adjacent vineyard.

Size of facilities:

- Approximately 15 acres of meadow grassland
- 10 parking spaces
- 3,425 linear feet of gravel pedestrian trails
- 3.3 acres of stream buffer
- 0.5 acre swale

The limited features proposed for the Stevens Meadow Open Space are appropriate for this site. The property’s statutory warranty deed restricts the use to public open space. Deed restrictions for this site prohibit the construction of roads, buildings, permanent athletic fields, flood lighting, playgrounds, vehicle use, and commercial facilities.

The natural resources of the Stevens Meadow Open Space are protected and enhanced by improving the riparian areas and grasslands. Improvements along Pecan Creek and the swale include weed removal, native plantings, follow-up care, and a monitoring regime. In the wet area at the southwest corner, appropriate plantings will thrive.

Meadow and grassland improvements at Stevens Meadow Open Space will include weed identification and removal, planting of natives that can compete with invasive weeds, periodic weeding, and seasonal mowing to prevent undesirable weeds from reseeding. Additional details are provided in the Recommendations section.

ROSEMONT MULTI-USE TRAIL

The Rosemont Multi-Use Trail is a segment of the Stafford Basin Multi-Use Trail that connects to the West Linn trail system. Although the Rosemont Multi-Use Trail is not included in the cost estimate in Chapter 7, it is important to consider how it functions on the site and what kinds of future improvements may be necessary.

The trail begins along Stafford Road at a trailhead located in the Hazelia Field parking lot. The 1.5 mile trail continues south along Stafford Road and then east along Rosemont Road. It is possible to access the Rosemont Multi-Use Trail from any parking lot facility in the Luscher Area. All pedestrian trails in the open space areas connect to the Rosemont Multi-Use Trail, creating a rich, interconnected network of pathways from which to explore the site's natural features.

Area acreage: 1.5 miles of linear trail

The Rosemont Multi-Use Trail consists of a 10 foot wide asphalt surface that generally follows Stafford and Rosemont Roads with the exception of a loop turn-around near the southeast corner of the Firlane Farm property. The new trail extension built in the fall of 2012 travels along the southern edge of the Crowell Property, along public right-of-way, uphill through a wooded area to a small parking area, and eventually to a set of switchbacks that wind down to the southeast corner of the Brock Property. Current improvements along the Rosemont Multi-Use Trail include interpretive signs, native riparian/wetland restoration, two boardwalk segments, benches, and picnic tables. The trail extension will feature similar facilities.

Size of facilities:

- Approximately 1.5 miles of paved trail

The Rosemont Trail connects park facilities along the Luscher Area's site perimeter. The Rosemont Multi-Use Trail makes it easy for park users to park at any of the Luscher Area parking lots and access the rest of the site by foot, or by bicycle on the paved portions.

The Rosemont Multi-Use Trail will help protect the Luscher Area's natural resources by reducing the amount of paved surfaces that are brought into the site's interior. At the same time, the perimeter alignment provides outstanding views of the working farm and other landscapes from the trail. Finally, the Rosemont Multi-Use Trail promotes community health and sustainability by encouraging non-motorized means of travel between the Luscher Area sites. It is a visible and easy-to-access connection between the community and the trail network on site.

OVERALL SITE RECOMMENDATIONS

HISTORIC RESOURCES PRESERVATION TREATMENT

The Luscher Area Master Plan recognizes, protects and enhances the Historic Landmark status of the 22.15 acre historic zone on the Luscher property. All of the detailed recommendations in this chapter follow the Rehabilitation treatment as outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Cultural Landscapes*. These standards and guidelines apply to the historic landmark regardless of its zoning.

The uses of the Luscher program area as a place for community gardening, urban agriculture, museum, education and interpretation, events, botanical collections, and passive recreation results in the need to address a variety of issues associated with visitor access, educational needs, site infrastructure, and resource management. Rehabilitation¹ is recommended as the primary treatment for the 22.15 acre historic overlay zone.

Rehabilitation is defined as a treatment making possible a compatible use for a property through repair, alterations and additions while preserving those portions and features that convey its historic significance. Rehabilitation could include, for example, alteration of an historic building for a contemporary new use, or altering a circulation feature so that it provides a more stable and accessible route for those with limited mobility, or adding signage to provide better way finding and navigation. All features that date to the historic period including the driveway, buildings, agricultural fields, trees, foundation plantings, fences, etc. will be preserved and cared for so that they remain in good condition.

A study of the property will be needed, prior to annexation of the property to the City of Lake Oswego to determine which features date to the historic period that were not identified in the Oregon Historic Site Form, which only addressed buildings and structures. This study

¹ Preservation, Restoration, Rehabilitation and Reconstruction comprise the four sanctioned approaches to treatment identified in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

will include an inventory of the historic site features, and will lead to a nomination of the property to the City of Lake Oswego Landmark Designation List (Code 58.02.095) and possibly to the National Register of Historic Places which is overseen by the Oregon State Historic Preservation Office. Having a property listed in the National Register expands the types of grants that are available for funding.

Since Luscher Farm has a similar use to the historic period it allows for better retention of the historic character and fabric of the features. However, contemporary uses and needs still need to be addressed and the Rehabilitation treatment will allow for these modifications to be made in a sensitive way.

STANDARDS FOR REHABILITATION²

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and relationships.
- The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as

adding conjectural features or elements from other historic properties, will not be undertaken.

- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new materials will match the old in composition, design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Cultural Landscapes*

features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

- New additions or related new construction will be undertaken in such a manner, that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SITE SPECIFIC HISTORIC RESOURCE RECOMMENDATIONS

- Maintain the current historic landmark overlay zoning by the county for the 22.15 acre historic zone (see site plan page 63 for outline of 22.15 acre area). Investigate and develop similar protection measures in anticipation of annexation to the City. Upon annexation, initiate historic designation and put in place protection measures. Coordinate this with urban agricultural overlay protections. (See page 37-38 land use section.)
- Preserve, to the extent possible, the historic and cultural integrity of the existing buildings including the barn, farmhouse, and related buildings
- Delineate the boundaries of the historic area, possibly with cornerstones
- Develop public use opportunities within portions of the barn, garage/bunkhouse and farmhouse. The design focus is to provide as much flexible space as possible for a wide range of activities.

IMPROVEMENTS INCLUDE:

BARN

The structure is proposed to be stabilized with some renovations. The focus will be primarily for agricultural use. The barn is critical for current agricultural operations to be successful and is needed for storage of equipment and tools, plant propagation, food processing, and livestock. Where compatible with the agricultural operations some parts of the barn may be made suitable for public occupancy for classrooms and/or meeting room activities, kitchen for urban agriculture cooking programs, restrooms, and flexible space for community events. These improvements would also allow for the public to enter the building for events/tours, and see displays.

FARM HOUSE

The farm house is to be used as an office, meeting room, and/or museum. Upgrading in terms of meeting code fire protection system, ADA accessibility on first floor, additional public restrooms would be required.

GARAGE/BUNKHOUSE

The building will continue to be used as a classroom and meeting area. Electrical and heating upgrades are needed to make this space useable year round. The existing restroom should be improved for ADA accessibility and public use.

POULTRY COOP

This building is in good condition. Routine maintenance to keep its integrity will be needed periodically. It is not accessible to the public.

PUMP HOUSE

This building is in good condition. Routine maintenance to keep its integrity will be needed periodically. It is not accessible to the public.

PROPOSED HABITAT IMPROVEMENTS

The Luscher Area Master Plan calls for habitat improvements to the former pasture/farm lands at the southwest and eastern parts of the Luscher Farm complex. These include the proposed Firlane Farm/Crowell Property, the Brock Open Space, and the Stevens Meadow Open Space. These improvements have three main components:

1. Reduce the occurrence of non-native invasive weeds and increase native plants in the meadow areas.
2. Restore riparian vegetation along all stream corridors, swales and wet areas.
3. Establish native oak and maple trees as individual specimens and in groups within and around the meadow areas to create a “savannah-like” vegetation structure. Trees should comprise approximately 30% of the areas planted with meadow grasses.

IMPROVING THE GRASSLAND & MEADOWS

Making ecological improvements to the grasslands is in many ways more difficult and time consuming than improving woodland or riparian habitats. Invasive weeds in the grassland areas are well-established and aggressive. They thrive in open, disturbed areas. In other words, the more the meadow is disturbed through activities like weed removal, the more new niches for weeds occur. Full-scale native grassland establishment would be very expensive, take

many years, and would never be 100% completed. Ongoing maintenance is required. Reducing the worst weeds (thistle, tansy, St. John’s Wort) and establishing some native plants that may be able to compete with non-native and sod forming grasses is possible, but will take persistence and patience. Non-native meadow and pasture grasses are sod forming, unlike native bunchgrasses. Thick sod inhibits native plant establishment and tends to out compete most native plants, especially bunchgrasses. A six-step process is recommended:

1. Commission a weed survey, noting locations and intensities of occurrence.
2. Remove the worst species using best management practices.
3. Follow up with hand removal and additional best practices as needed.
4. Seed or plant native plants that are able to compete with non-natives, including lupines, sidalcea, and some bunchgrasses. For potential grazing areas, consider native grasses suitable for grazing.
5. Monitor and treat reoccurrences of non-native weedy species.
6. Do seasonal mowing as required to prevent weed seeding and reduce fire risk.

Add individual trees and groups to the meadows to provide visual interest, improved habitat and shade. The goal is a naturalistic arrangement of trees and understory shrubs, placed to retain distant views. The main tree species should be bigleaf maple (*Acer macrophyllum*) and Oregon oak (*Quercus garryana*) with Oregon ash (*Fraxinus latifolia*) used in wet areas such as swales. Understory shrubs should include: oceanspray (*Holodiscus discolor*), vine maple (*Acer circinatum*),

serviceberry (*Amelanchier spp.*), mock orange (*Philadelphus oregonus*), wild rose (*Rosa, spp.*), and wild strawberry (*Fragaria vesca*).

Establish individual trees and groups by killing and removing sod and weedy herbaceous plants during the growing season. Plant new trees and shrubs during the rainy/dormant season. Planted areas should be monitored and weeded for an establishment period of at least five years.

IMPROVING RIPARIAN AREAS

Riparian areas include streams and wetlands as well as swales. These are very important habitats in Lake Oswego and across the region. The riparian vegetation in the Luscher Area is in very poor condition, consisting mostly of non-native weeds and brush. Existing riparian vegetation along streams and river banks that is in good condition should be retained to provide wildlife habitat, minimize erosion and scouring, retard water velocity when flowing, and suppress water temperatures. The long-range goal should be to establish native forest or woodland vegetation continuously along the creeks, and at least in patches along wetlands and swales.

Restore riparian woodland using a similar process as that described for trees in the meadow area. Follow up monitoring and weed treatment should continue until the native plants are well-established and growing above competing vegetation. Activities will be consistent with Lake Oswego's watershed policies. Regional resources, such as the Clackamas County Soil and Water Conservation District are available to assist with restoration and management projects in the Luscher Area.

SCIENTIFIC RESEARCH AND MONITORING

Monitoring can be done using small discrete elements of infrastructure that blend into the site. Research and monitoring provides information critical to the ongoing maintenance and management of a site's cultural and natural resources and also provides much needed scientific data for the community at large.

Fence posts or other similar types of vertical elements can be outfitted with solar-powered equipment that monitors humidity, temperature and other weather-related events. This information can be used to track climate changes from day to day, month to month and year to year and benefit the farmers and gardeners on site. Solar-powered cameras, which are triggered by movement to take photos during the day and night, can provide information on the number and types of wildlife species that are present in the area. This is particularly helpful when determining if natural area habitat restoration is successful. Monitoring systems have also been developed for wetland and riparian areas to track the amount, depth and temperature of water features to determine if changes are needed to attract a particular species of riparian wildlife.

Developing a monitoring program for the site's cultural resources will be critical in terms of identifying features where repairs are needed or pinpointing places where a change in the maintenance regime is needed to ensure the retention of the site's historic character. A four-step process should be implemented. First, define objectives to address the major issues. Second, develop an inventory and condition assessment of existing site cultural features. Third, develop a summary of work

based on the inventory and field inspection. Finally, develop a seasonal calendar that outlines when features should be checked and evaluated. Supplement the seasonal calendar with a system of record keeping that provides a format that can easily be compared between assessments.

Seven-Ponds Farm in Albemarle County, Virginia is one model for natural and cultural resource monitoring in a landscape that has an agricultural history, but one that is being restored for sustainable agricultural production and areas of natural habitat.

SUSTAINABILITY GUIDELINES

In addition to all of the recreation amenities this site will provide, the Luscher Area also affords a wonderful opportunity to educate visitors about sustainable design and environmental stewardship. A major priority for the Luscher Area is to incorporate environmentally sustainable materials and objectives wherever possible in the park's development. These concepts have been incorporated into the master plan site design. Sustainability guidelines and strategies are enumerated below so that they can be explored and incorporated into subsequent design phases and projects as they are implemented.

LANDSCAPE SYSTEMS

- Enhance wildlife habitat on the site (see related habitat improvement recommendations in this chapter)
- Link wildlife corridors to neighboring open spaces
- Eradicate invasive species and restore natural habitat

- Restore disturbed areas with native plantings
- Design educational signage to interpret key sustainable elements and site features, including identifying wetland and historic area boundaries
- Provide observation areas at the edge of sensitive natural water features
- Continue to use and promote organic agricultural methods in all farming and community gardening activities

TRANSPORTATION ELEMENTS

- Incorporate multi-modal transportation options in design and implementation of the plan
- Provide pedestrian and bicycle connections to the nearest public transit stops and public facilities
- Provide carpool parking spaces and consider opportunities for shared parking facilities
- Provide on-site bus parking

PUBLIC INVOLVEMENT

- Provide programming to allow public involvement and community integration
- Encourage active engagement of citizens (e.g. formation of friends group)

SURFACE WATER MANAGEMENT

- Treat all surface water runoff on site in a functional, educational, and artistic way
- Ensure that all surface water is directed away from critical

- infrastructure, including agricultural lands, and toward vegetated swales and/or detention ponds for filtration/treatment before it is conveyed to the creeks and stream corridors on site; all swales will be designed with a bio-filtration soil mix and native, water-tolerant plantings
- Capture rainwater to help reduce potable water use for building functions
 - Minimize impervious surfaces for roads and parking
 - Shade impervious surfaces with trees, shade structures, or solar panels
 - Use temporary irrigation for plant establishment only when needed, then use low consumption irrigation strategies

ENERGY

- Minimize night light pollution by installing night-sky approved lighting
- Incorporate low level lighting with no direct beam illumination leaving the site
- Incorporate alternative energy systems where possible (see General Design Guidelines)

MATERIALS

- Use low maintenance, long life materials
- Reuse organic debris from clearing operations on site
- Balance cut and fill within project site if practicable. Avoid placing fill on agricultural land unless beneficial

- Use local building materials
- Use FSC-certified wood
- Use stone from local locations
- Use natural finishes
- Incorporate a recycling program to limit construction and building waste
- Avoid using toxic materials

GENERAL DESIGN GUIDELINES

- Use the best practices available in sustainable design when implementing various phases of the master plan
- Incorporate life cycle cost comparisons in evaluating design alternatives. Incorporate operating and maintenance costs as well as construction costs into analyses
- Incorporate alternative energy systems into rehabilitation or design of new facilities where possible. Consider solar, wind, and other energy sources for electricity, water heating, and building heating
- Look for design solutions to minimize reliance on, or eliminate connecting to the City’s waste water treatment system

URBAN AGRICULTURE PROGRAM & INFRASTRUCTURE NEEDS

A local, healthy food system is essential to a sustainable community. Luscher Farm offers a unique opportunity to expand its existing urban agriculture emphasis and create an Urban Agriculture/Environmental Educational

Center. At its core is a focus on organic urban farming and animal husbandry, community gardening, educational information about natural resources, and citizen involvement in the Center.

TYPES OF POSSIBLE FARMING ACTIVITIES

Luscher Farm can support a variety of urban agricultural activities. Possibilities include, and are not limited to:

ROW & FIELD CROPS (ANNUAL CROPS)

- Vegetables (e.g. current Community Supported Agriculture crops)
- Herbs and flowers, grains and legumes (e.g. oats, wheat, rye, buckwheat, clover, beans, lentils)

PERENNIAL CROPS

- Orchards (e.g. apple, pears, plums, walnut, chestnut, hazelnut, olives)
- Berries (e.g. caneberries, blueberries)
- Vines (e.g. grapes, kiwi)
- Vegetables (e.g. rhubarb, asparagus)
- Pasture/Hay (e.g. grass, clover)
- Nursery Stock (e.g. cut flowers, native plants, basket willows, hedgerows)
- Wildcrafting/Forestry (e.g. mushrooms, berries, willow baskets)

LIVESTOCK

- For Food (e.g. bees, chickens, goats, sheep, pigs, cows)
- For Fiber (e.g. rabbits, sheep, llama/alpaca)

- For Draft Power (e.g. horses, mules, oxen)

EDUCATIONAL OPPORTUNITIES

- Expand the agricultural educational programs offered through the Parks & Recreation Department and Luscher Farm partners to include more classes, tours, events, and activities. Programs could range from horticulture, floriculture and native plants; to cooking, harvesting and food processing; to animal husbandry, textiles and food products. The range of activities is extremely wide and limited only by creativity, constraints of facilities available at the farm.

Develop a more refined vision, strategy and plan for the Urban Agriculture portion of the Urban Agriculture/Environmental Education Center with specific terms for the scope of the program, types of crops, and where they will be grown.

AGRICULTURE CONSIDERATIONS/VARIABLES

The types of crops that can be grown are dependent upon a variety of factors. For each agricultural activity the following variables need to be taken into consideration: slope, aspect, soil type, drainage, infrastructure, and compatibility with adjacent activities.

The areas identified on the site plan (see page 63) for current and future agricultural uses have distinct differences. Area C on the site plan is more suitable for intense agriculture such as for annual row and field crops, while Area H is more suitable for perennial crops and livestock.

SOILS & TOPOGRAPHY

There are a variety of soils on the site that determine what can be grown. Topography also influences the types of crops, and the kinds of equipment that can be used on the site.

Area C is flatter, less prone to erosion, and has more fertile soils. It lends itself to intensive farming of annual row crops. Area H is steeper and more prone to erosion so less intensive farming methods are used to minimize soil disturbance. Perennial crops such as berries, fruit trees, and pasture crops are more suitable for this location.

INFRASTRUCTURE NEEDS

Additional agricultural activities at Luscher Farm will require associated infrastructure such as buildings, fencing, wells, irrigation lines, roads, etc. It may be year-round or seasonal, permanent or temporary. How infrastructure is developed and where it is located will be determined in the Urban Agriculture vision, strategy and design plan. They will be developed in conjunction with other proposed uses at Luscher Farm including educational and interpretive programs, tours, school programs, and general park uses. Farm areas, access roads, and support structures and elements will be located in relation to other public areas to manage potential conflicts.

IRRIGATION – WELL VS. CITY WATER

Water for crop irrigation, food processing, and livestock and the location of irrigation lines is one of the most important infrastructure needs to be considered. The existing well at Luscher is sufficient to provide water for expanded agriculture. However, the City's current water right only includes farming in Area C. The

City will need to apply for an expanded water right to irrigate Area H. It takes a minimum of five (5) years to obtain a water right, so the City should apply for an expanded water right as soon as possible.

The existing domestic well at Firlane could be used for livestock needs and will not require an expanded water right.

FENCING

Fencing, in a variety of forms, will be needed to manage livestock, prevent conflicts between users and neighboring properties and ensure the safety of park users. Farmers will need to be able to freely farm agricultural areas of the site with minimal concerns that park users will be impacted. Equipment travelling to and from fields or turning within fields needs to be done with minimal conflict with the public. However, the public should have reasonable access to observe farming activities, including livestock and grazing animals. Placement of proper fencing will limit physical access to reduce harm and liability problems, and allow visual access.

Provide permanent perimeter fences or hedgerows around farmed areas. Use temporary fencing around pastures that can be moved to prevent overgrazing. The aesthetics of permanent fencing should be taken into consideration. Fencing types should be appropriate to the use of the area "and should reflect historic fence if evidence of their style is uncovered. Whether around recreation areas, agriculture areas or historic areas. Color and materials as well as visual impacts need to be considered.

FARM BUILDINGS

Buildings and structures are critical for agricultural operations to be successful and are needed for storage of equipment and tools, plant propagation, food processing, and livestock. Farm functions that require facilities include:

EQUIPMENT STORAGE & MAINTENANCE

- Storage of large farm equipment for field preparation equipment (e.g. tractors, plows, discs, harrows, tillers, mowers, etc.).
- Equipment and small tools for weeding, pruning, spraying, mowing, harvesting, and transporting.
- Secured shop for maintenance of equipment

FOOD PROCESSING & DISTRIBUTION AREAS

- Area for washing, processing, and storage of agricultural products.
- Drying area and climate controlled storage
- Location for food pick up by the public

PLANT PROPAGATION FACILITIES

- Greenhouses for germination and plant propagation
- High tunnels for in-ground plant propagation

LIVESTOCK

- Housing for animals, including living area and an all weather paddock
- Storage of temporary pasture fencing
- Milking parlor if milk/cheese production is considered

The Luscher Area Master Plan site plan places barns and structures in logical locations to

support these needs. While the site plan indicates the location of structures, it does not identify specific uses at this time to allow for flexibility in locating the appropriate facilities. Continuity of farm operations will be maintained at all times.

OTHER INFRASTRUCTURE

Other infrastructure needs include access roads and pathways, farm stands, classroom areas, and a commercial kitchen to support expanded education and potential marketing of agricultural products.

The locations and surface materials for farm access roads need to accommodate large equipment and trucks for farming operations, as opposed to access for the public for community gardening, educational activities, and general park use. These roads and surfaces must be functional and blend aesthetically with the rural character of the surrounding environment.

Location and easy ingress and egress must be considered for a possible future farm stand, food pick up, and other sales and marketing activities.

Educational classes make up a strong part of the current Luscher Farm program. Indoor and outdoor classroom spaces are currently part of the Luscher Farm historic buildings and are proposed at the Firlane Farm Urban Ag/Environmental Education Center. Updated facilities and classrooms, including a commercial kitchen will be incorporated into existing facilities in the historic core of Luscher Farm and at Firlane Farm's Environmental Learning Center. Care will be taken to repurpose and develop these facilities

in a manner that is sensitive to the historic integrity of the buildings.

AESTHETIC CONSIDERATIONS

Any facility constructed at Luscher Farm needs to be sensitive to visual and historic impacts at the site. The 2001 Open Space Master Plan identifies the view shed at the roundabout to the farm as an important cultural view area. While new structures should be located to adequately support agricultural needs, they need to be sited and designed to reduce the visual impact on the landscape. Design of facilities should take into consideration the existing architecture of the historic Luscher Farm buildings and attempt to blend as much as possible with the design and materials of these facilities. Ways to minimize the profile of buildings should be investigated during design.

URBAN AGRICULTURE RECOMMENDATIONS

- Form a friends group to collaborate with the City in developing, promoting, and fundraising for urban agriculture, environmental education, and historic interpretation at Luscher Farm. Members should include individuals, organizations, and those with specialized skills and interests in environmental education, historic resources, urban agriculture, fundraising and advocacy. City advisory boards should also be invited to participate.
- Initiate steps to obtain water rights, and begin cover cropping to improve soils for land identified for future urban agriculture.
- Develop a long range urban agriculture strategy, design and implementation plan. Address appropriate types of crops and their location in relation to available soils, include livestock where appropriate; address infrastructure needed to support agriculture and livestock needs; consider educational activities and community involvement opportunities to promote urban agriculture and educate community about local foods; and identify potential partners in implementing the plan. The plan should take into consideration and balance other public uses on land designated for urban agriculture such as trails, viewpoints, picnic areas, and natural resource protection.
- In anticipation of future annexation of the Luscher Area properties into the City of Lake Oswego, steps should be taken to investigate and establish a mechanism to preserve areas identified in the site plan for urban agriculture (e.g. overlay, zone, district). This should be done in coordination with historic overlay protections (see page 38, land use section).

RECREATION

Goal 3 of *Parks Plan 2025*, the City's comprehensive plan for parks, recreation, and natural areas, emphasizes the need to provide a broad range of recreation options for all ages. The Luscher Area master plan addresses this goal by including a wide variety of recreational facilities and opportunities for youth through adults, including the City's growing 50+ population.

RECREATION RECOMMENDATIONS

- Design recreational facilities to maximize use by a broad range of users (e.g. youth to adult)
- Encourage multi-generational interaction where possible
- Incorporate opportunities to improve health and physical fitness for a wide range of ages
- Develop facilities such as play areas, trails, picnic areas, and gardens to encourage access to nature
- Work with team sports organizations to fund and develop athletic fields

VII. PROBABLE CONSTRUCTION COSTS, PHASING, & FUNDING SOURCES

OPINION OF PROBABLE CONSTRUCTION COSTS

The Opinion of Probable Construction Costs (OPCC) for the Luscher Area Master Plan is presented on the following pages (Table 7.1). The OPCC is organized by areas, which match the eleven areas outlined in Chapter 6: Site Plan and include:

- Area A: Farr Open Space
- Area B: Active Recreation Area
- Area C: Urban Agriculture
- Area D: Community Garden Area
- Area E: Luscher Farm Historic Area
- Area F: Urban Ag/Environmental Education Area
- Area G: Rosemont Entrance, Internal Road, and Parking
- Area H: Firlane Farm/Crowell Property
- Area I: Brock Open Space
- Area J: Rassekh Recreation Area

- Area K: Stevens Meadow Open Space

This is a planning level estimate, which is based on as detailed information as is currently available for costing. The costs that are shown are for the infrastructure necessary to support the Master Plan programs with a fully defined scope. Because not all of the programs are fully fleshed out, however, the OPCC will need to be adjusted as more of these elements become solidified. Additionally, there are certain costs for well-defined scope elements that are still unknown at this time, such as those for the Rogerson Clematis Garden. Although these elements have been included as line items in the estimate, their prices are listed as TBD (to be determined) because further studies are required to determine their pricing.

Following the OPCC is a section that highlights the potential funding sources for each of the projects in the various areas.

LUSCHER AREA MASTER PLAN

TABLE 7.1 OPINION OF PROBABLE CONSTRUCTION COST

Task/Description	Quantity	Units	Unit Cost	Extension
AREA A: FARR OPEN SPACE				\$252,926
NEIGHBORHOOD PARK				
Site Preparation				
Remove (E) Asphalt	4,000	sf	\$1.00	\$4,000
Clear and Grub	90,500	sf	\$0.10	\$9,050
Erosion Control	1	ls	\$4,000.00	\$4,000
Earthwork				
Grading	11,500	sf	\$1.50	\$17,250
Architectural Structures				
Picnic Shelter	1	ls	\$42,000.00	\$42,000
Trails				
Gravel Paths (5' wide)	8,500	sf	\$5.00	\$42,500
Planting				
Eco-friendly lawn/grass	90,500	sf	\$0.10	\$9,050
Site Furnishings				
Picnic Tables	20	ea	\$1,200.00	\$24,000
Benches	5	ea	\$1,000.00	\$5,000
Trash Receptacles	2	ea	\$500.00	\$1,000
Drinking Fountain	1	ea	\$3,500.00	\$3,500
WETLAND				
Site Preparation/Demolition				
Clear and Grub	200	sf	\$0.10	\$20
Erosion Control	1	ls	\$500.00	\$500
Earthwork				
Grading	200	sf	\$1.50	\$300
Interpretive Elements				
Boardwalk and Viewing Platform	300	sf	\$45.00	\$13,500
Interpretive Signage	1	ls	\$1,000.00	\$1,000
SOFT COSTS & CONTINGENCY (30%)*				\$76,256
AREA B: ACTIVE RECREATION AREA				\$6,280,717
MULTI-USE SYNTHETIC TURF FIELDS				
Site Preparation/Demolition				
Clear and Grub	167,500	sf	\$0.10	\$16,750
Erosion Control	1	ls	\$2,000.00	\$2,000
Earthwork				
Grading	167,500	sf	\$1.50	\$251,250
Fields				
Drainage System	167,500	sf	\$2.00	\$335,000
Base Rock (8" deep)	167,500	sf	\$1.25	\$209,375
Synthetic Turf	167,500	sf	\$8.50	\$1,423,750
Softball/Baseball Backstop	1	ea	\$9,400.00	\$9,400
Retaining Walls (4' high w. guardrail fence)	1,000	lf	\$150.00	\$150,000
Perimeter Field Fencing (6' high black vinyl-clad chainlink fence)	1,650	lf	\$30.00	\$49,500
Lighting	1	ls	\$300,000.00	\$300,000
BASKETBALL COURTS				
Site Preparation/Demolition				
Clear and Grub	12,600	sf	\$0.10	\$1,260
Erosion Control	1	ls	\$1,500.00	\$1,500
Earthwork				
Grading	12,600	sf	\$1.50	\$18,900
Courts				
Paving and Surfacing (AC w. acrylic paving course)	12,600	sf	\$7.50	\$94,500
Hoops	4	ea	\$2,500.00	\$10,000
Benches	4	ea	\$1,200.00	\$4,800

Task/Description	Quantity	Units	Unit Cost	Extension
ROADWAY				
Site Preparation/Demolition				
Clear and Grub	24,000	sf	\$0.10	\$2,400
Erosion Control	1	ls	\$3,000.00	\$3,000
Earthwork				
Grading	28,000	sf	\$1.50	\$42,000
Slope Repair	27,500	sf	\$0.20	\$5,500
Paving				
Asphalt Paving (20' wide)	24,000	sf	\$4.50	\$108,000
Concrete Curb	2,400	lf	\$15.00	\$36,000
Concrete Sidewalk (6' wide)	7,200	sf	\$6.00	\$43,200
Planting				
Trees, Shrubs, Grasses, and Irrigation (including swales)	27,150	sf	\$4.50	\$122,175
PARKING LOT				
Site Preparation/Demolition				
Clear and Grub	84,650	sf	\$0.10	\$8,465
Erosion Control	1	ls	\$3,000.00	\$3,000
Earthwork				
Grading	84,650	sf	\$1.50	\$126,975
Slope Repair	40,000	sf	\$0.20	\$8,000
Paving				
Asphalt Paving	43,000	sf	\$4.50	\$193,500
Concrete Curb	2,200	sf	\$15.00	\$33,000
Concrete Sidewalk (6' wide)	55,600	sf	\$6.00	\$333,600
Concrete Stairs between Upper and Lower Parking Lot	240	lf	\$45.00	\$10,800
Concrete Stairs to Field	300	lf	\$45.00	\$13,500
Concrete Ramp	780	sf	\$7.00	\$5,460
Concrete Walls at Ramp	285	lf	\$125.00	\$35,625
Planting				
Trees, Shrubs, Grasses, and Irrigation (including swales)	29,300	sf	\$4.50	\$131,850
Utilities				
Storm Drainage	1	ls	\$40,000.00	\$40,000
Lighting	43,000	sf	\$1.75	\$75,250
OAK UPLANDS				
Site Preparation/Demolition				
Clear and Grub	261,360	sf	\$0.10	\$26,136
Erosion Control	1	ls	\$500.00	\$500
Planting				
Eco-friendly lawn/Meadow Grasses	261,360	sf	\$0.10	\$26,136
Trees	50	ea	\$250.00	\$12,500
Trails				
Gravel Paths (5' wide)	11,150	sf	\$5.00	\$55,750
Viewpoints				
Benches	4	ea	\$1,000.00	\$4,000
Picnic Areas				
Picnic Tables	6	ea	\$1,200.00	\$7,200
SOFT COSTS & CONTINGENCY (30%)*				\$1,889,210

LUSCHER AREA MASTER PLAN

Task/Description	Quantity	Units	Unit Cost	Extension
AREA C: URBAN AGRICULTURE*				\$864,800
<u>Urban agriculture strategy, program, & implement. plan</u>	1		\$10,000.00	\$10,000
<u>Site Preparation/Demolition</u>				
Clear and Grub	TBD	sf	\$0.10	TBD
Erosion Control	1	ls	\$1,500.00	\$1,500
<u>Earthwork</u>				
Grading	TBD	sf	\$1.50	TBD
<u>Infrastructure</u>				
Buildings	13,000	sf	\$25.00	\$325,000
Fencing	30,000	lf	\$6.00	\$180,000
Well expansion 3" main	1,000	lf	\$5.00	\$5,000
Irrigation Lines	2,000	lf	\$3.80	\$7,600
<u>Paving</u>				
Gravel Roads (10' wide)	43,300	sf	\$1.75	\$75,775
<u>Viewpoints</u>				
Benches	2	ea	\$1,000.00	\$2,000
SOFT COSTS & CONTINGENCY (30%)*				\$257,925
AREA D: COMMUNITY GARDEN AREA				\$883,741
<u>Site Preparation/Demolition</u>				
Clear and Grub	10,900	sf	\$0.10	\$1,090
Erosion Control	1	ls	\$4,000.00	\$4,000
<u>Earthwork</u>				
Grading	2,800	sf	\$1.50	\$4,200
<u>Architectural Structures</u>				
Tool Sheds	6	ea	\$3,000.00	\$18,000
Composting Toilet	1	ea	\$175,000.00	\$175,000
<u>Paving</u>				
Gravel Roads (10' wide)	15,750	sf	\$1.75	\$27,563
Concrete Material Drop-off Pads	900	sf	\$6.00	\$5,400
Decomposed Granite Area	74,000	sf	\$4.50	\$333,000
<u>Gardens</u>				
20'x20' Garden Plots (86 new plots)	34,400	sf	\$0.75	\$25,800
Wood Chips (3" layer)	10,650	sf	\$0.75	\$7,988
<u>Site Furnishings</u>				
Picnic Tables	4	ea	\$1,200.00	\$4,800
Benches	7	ea	\$1,000.00	\$7,000
Trash Receptacles	2	ea	\$500.00	\$1,000
Drinking Fountain	1	ea	\$3,500.00	\$3,500
SOFT COSTS & CONTINGENCY (30%)*				\$265,401

Task/Description	Quantity	Units	Unit Cost	Extension
AREA E: LUSCHER FARM HISTORIC AREA				\$6,493,779
LUSCHER FARM CORE				
<u>Historic area cornerstone survey & placement</u>	1		\$5,000.00	\$5,000
<u>Site Preparation</u>				
Clear and Grub	5,880	sf	\$0.10	\$588
Erosion Control	1	ls	\$3,000.00	\$3,000
<u>Earthwork</u>				
Grading	5,880	sf	\$1.50	\$8,820
<u>Architectural Structures</u>				
Rehabilitate Luscher Barn and Milking Parlor	9,300	sf	\$305.00	\$2,836,500
Rehabilitate Luscher Farm House**	3,070	sf	\$320.00	\$982,400
Renovate Caretaker's Residence (Garage & Bunkhouse)***	2,200	sf	\$280.00	\$616,000
<u>Paving</u>				
Gravel Roads (10' wide)	880	sf	\$1.75	\$1,540
Gravel Parking Areas	5,000	sf	\$1.50	\$7,500
<u>Site Furnishings</u>				
Picnic Tables	4	ea	\$1,200.00	\$4,800
Benches	7	ea	\$1,000.00	\$7,000
Trash Receptacles	2	ea	\$500.00	\$1,000
Drinking Fountain	1	ea	\$3,500.00	\$3,500
WETLAND				
<u>Site Preparation</u>				
Clear and Grub	200	sf	\$0.10	\$20
Erosion Control	1	ls	\$500.00	\$500
<u>Earthwork</u>				
Grading	200	sf	\$1.50	\$300
<u>Interpretive Elements</u>				
Boardwalk and Viewing Platform	300	sf	\$45.00	\$13,500
Interpretive Signage	1	ls	\$1,000.00	\$1,000
CLEMATIS GARDEN				
<u>Site Preparation</u>				
Clear and Grub			TBD	TBD
Erosion Control	1	ls	TBD	TBD
<u>Earthwork</u>				
Grading			TBD	TBD
<u>Improvements and Expansion</u>				
TBD			TBD	TBD
HISTORIC AREA OPEN SPACE				
<u>Site Preparation</u>				
Clear and Grub	174,250	sf	\$0.10	\$17,425
<u>Planting</u>				
Eco-friendly lawn/Meadow Grasses	174,250	sf	\$0.10	\$17,425
Trees	30	ea	\$250.00	\$7,500
<u>Picnic Areas</u>				
Picnic Tables	6	ea	\$1,200.00	\$7,200
SOFT COSTS & CONTINGENCY (30%)*				\$1,951,261

LUSCHER AREA MASTER PLAN

Task/Description	Quantity	Units	Unit Cost	Extension
AREA F: URBAN AG/ENVIRONMENTAL EDUCATION AREA				\$1,178,560
ENVIRONMENTAL EDUCATION CENTER				
<u>Site Preparation/Demolition</u>				
Remove Asphalt Driveway	2000	sf	\$1.00	\$2,000
Clear and Grub	1,000	sf	\$0.10	\$100
Erosion Control	1	ls	\$1,500.00	\$1,500
<u>Earthwork</u>				
Grading	1,000	sf	\$1.50	\$1,500
<u>Architectural Structures</u>				
Rehabilitate Firlane House	2,300	sf	\$200.00	\$460,000
<u>Paving</u>				
Gravel Road (10' wide)	1,000	sf	\$1.75	\$1,750
<u>Planting</u>				
Eco-friendly lawn/grass	61,500	sf	\$0.10	\$6,150
Trees	15	ea	\$250.00	\$3,750
PLAY AREA				
<u>Site Preparation/Demolition</u>				
Remove (E) Outbuilding	1	ls	\$4,000.00	\$4,000
Clear and Grub	5,020	sf	\$0.10	\$502
Erosion Control	1	ls	\$1,500.00	\$1,500
<u>Earthwork</u>				
Grading	5,020	sf	\$1.50	\$7,530
<u>Architectural Structures</u>				
Picnic Shelter	1	ls	\$42,000.00	\$42,000
<u>Trails</u>				
Gravel Paths (5' wide)	2,425	sf	\$5.00	\$12,125
<u>Planting</u>				
Trees, Shrubs, Grasses, and Irrigation (including swales)	2,000	sf	\$4.50	\$9,000
<u>Play Environment</u>				
Agriculture-Themed Play Elements	1	ls	\$250,000.00	\$250,000
<u>Site Furnishings</u>				
Picnic Tables	4	ea	\$1,200.00	\$4,800
Benches	7	ea	\$1,000.00	\$7,000
Trash Receptacles	2	ea	\$500.00	\$1,000
Drinking Fountain	1	ea	\$3,500.00	\$3,500
SOFT COSTS & CONTINGENCY (30%)*				\$358,853

Task/Description	Quantity	Units	Unit Cost	Extension
AREA G: ROSEMONT ROAD ENTRANCE, INTERNAL ROAD, & PARKING				\$2,017,238
ROADWAY				
<u>Site Preparation/Demolition</u>				
Clear and Grub	45,270	sf	\$0.10	\$4,527
Erosion Control	1	ls	\$2,000.00	\$2,000
<u>Earthwork</u>				
Grading	45,270	sf	\$1.50	\$67,905
<u>Structures</u>				
Vehicular Bridge Over Wetland	3,340	sf	\$175.00	\$584,500
<u>Paving</u>				
Gravel Surfacing (20' wide)	36,600	sf	\$1.75	\$64,050
Concrete Sidewalk	8,670	sf	\$6.00	\$52,020
Left-Hand Turn Lane from Rosemont Road	1	ls	\$195,000.00	\$195,000
<u>Planting</u>				
Trees, Shrubs, Grasses, and Irrigation (including swales)	32,500	sf	\$4.50	\$146,250
<u>Site Furnishings</u>				
Gates	2	ea	\$2,500.00	\$5,000
PARKING AREA				
<u>Site Preparation/Demolition</u>				
Clear and Grub	61,000	sf	\$0.10	\$6,100
<u>Earthwork</u>				
Grading	39,250	sf	\$1.50	\$58,875
<u>Paving</u>				
Gravel Surfacing	25,750	sf	\$1.50	\$38,625
Structured Lawn for Overflow Parking	13,500	sf	\$2.00	\$27,000
<u>Planting</u>				
Trees, Shrubs, Grasses, and Irrigation (including swales)	35,350	sf	\$4.50	\$159,075
SOFT COSTS & CONTINGENCY (30%)*				\$606,311

LUSCHER AREA MASTER PLAN

Task/Description	Quantity	Units	Unit Cost	Extension
AREA H: FIRLANE FARM/CROWELL PROPERTY				\$370,496
GRASSLAND AREA				
<u>Site Preparation/Demolition</u>				
Hand-cut Invasive Shrubs and Field Weeds	7.5	ac	\$550.00	\$4,125
Spot-spray Invasive Weeds	25	ac	\$400.00	\$10,000
Clear and Grub	62,450	sf	\$0.10	\$6,245
Erosion Control	1	ls	\$4,000.00	\$4,000
<u>Trails</u>				
Gravel Paths (5' wide)	32,100	sf	\$5.00	\$160,500
<u>Planting</u>				
Bareroot Trees, Shrubs, and Herbaceous Plants	7.5	ac	\$5,400.00	\$40,500
Eco-friendly lawn/Meadow Grasses (around house and play area)	62,450	sf	\$0.10	\$6,245
<u>Viewpoints</u>				
Benches	6	ea	\$1,000.00	\$6,000
<u>Picnic Areas</u>				
Picnic Tables	6	ea	\$1,200.00	\$7,200
RIPARIAN AREA				
<u>Site Preparation</u>				
Hand-cut Invasive Shrubs and Field Weeds	2.25	ac	\$550.00	\$1,238
Spot-spray Invasive Weeds	2.25	ac	\$400.00	\$900
<u>Planting</u>				
Bareroot Trees, Shrubs, and Herbaceous Plants	2.25	ac	\$5,400.00	\$12,150
SOFT COSTS & CONTINGENCY (30%)*				\$111,394
AREA I: BROCK OPEN SPACE				\$1,380,744
GRASSLAND AREA				
<u>Site Preparation/Demolition</u>				
Hand-cut Invasive Shrubs and Field Weeds	7.85	ac	\$550.00	\$4,318
Spot-spray Invasive Weeds	26.25	ac	\$400.00	\$10,500
Erosion Control	1	ls	\$4,000.00	\$4,000
<u>Earthwork</u>				
Grading	6,500	sf	\$1.50	\$9,750
<u>Architectural Structures</u>				
Renovate Horse Arena to open air program structure	13,600	sf	\$50.00	\$680,000
<u>Trails</u>				
Gravel Paths (5' wide)	24,200	sf	\$5.00	\$121,000
<u>Planting</u>				
Bareroot Trees, Shrubs, and Herbaceous Plants	7.85	ac	\$550.00	\$4,318
<u>Viewpoints</u>				
Benches	6	ea	\$1,000.00	\$6,000
<u>Picnic Areas</u>				
Picnic Tables	6	ea	\$1,200.00	\$7,200
<u>Habitat Viewing Areas</u>				
Bird Blinds	2	ea	\$1,000.00	\$2,000
RIPARIAN AREA				
<u>Site Preparation</u>				
Hand-cut Invasive Shrubs and Field Weeds	2.4	ac	\$550.00	\$1,320
Weed removal	2.4	ac	\$400.00	\$960
<u>Planting</u>				
Bareroot Trees, Shrubs, and Herbaceous Plants	2.4	ac	\$5,400.00	\$12,960
ROPES COURSE				
Ropes Challenge Course	1	ls	\$100,000.00	\$100,000
SOFT COSTS & CONTINGENCY (30%)*				\$416,419

Task/Description	Quantity	Units	Unit Cost	Extension
AREA J: RASSEKH ACTIVE RECREATION AREA				\$3,938,633
PLAY AREA				
<u>Site Preparation/Demolition</u>				
Clear and Grub	5,000	sf	\$0.10	\$500
Erosion Control	1	ls	\$1,500.00	\$1,500
<u>Earthwork</u>				
Grading	5,000	sf	\$1.50	\$7,500
<u>Architectural Structures</u>				
Picnic Shelter	1	ls	\$42,000.00	\$42,000
<u>Trails</u>				
Gravel Paths (5' wide)	5,475	sf	\$5.00	\$27,375
<u>Planting</u>				
Trees, Shrubs, Grasses, and Irrigation (including swales)	750	sf	\$4.50	\$3,375
<u>Play Environment</u>				
Play Elements	1	ls	\$150,000.00	\$150,000
<u>Site Furnishings</u>				
Picnic Tables	4	ea	\$1,200.00	\$4,800
Benches	7	ea	\$1,000.00	\$7,000
Trash Receptacles	2	ea	\$500.00	\$1,000
Drinking Fountain	1	ea	\$3,500.00	\$3,500
OPEN SPACE				
<u>Site Preparation</u>				
Clear and Grub	144,600	sf	\$0.10	\$14,460
Erosion Control	1	ls	\$1,000.00	\$1,000
<u>Planting</u>				
Eco-friendly lawn/Meadow Grasses	144,600	sf	\$0.10	\$14,460
RIPARIAN AREA				
<u>Site Preparation</u>				
Hand-cut Invasive Shrubs and Field Weeds	0.35	ac	\$550.00	\$193
Spot-spray Invasive Weeds	0.35	ac	\$400.00	\$140
Erosion Control	1	ls	\$1,000.00	\$1,000
<u>Planting</u>				
Bareroot Trees, Shrubs, and Herbaceous Plants	0.35	ac	\$5,400.00	\$1,890
<u>Interpretive Elements</u>				
Interpretive Signage	1	ls	\$1,000.00	\$1,000
POSSIBLE MULTI-USE SYNTHETIC TURF FIELDS****				
<u>Site Preparation/Demolition</u>				
Clear and Grub	167,500	sf	\$0.10	\$16,750
Erosion Control	1	ls	\$2,000.00	\$2,000
<u>Earthwork</u>				
Grading	167,500	sf	\$1.50	\$251,250
<u>Fields</u>				
Drainage System	167,500	sf	\$2.00	\$335,000
Base Rock (8" deep)	167,500	sf	\$1.25	\$209,375
Synthetic Turf	167,500	sf	\$8.50	\$1,423,750
Softball/Baseball Backstop	1	ea	\$9,400.00	\$9,400
Retaining Walls (4' high w. guardrail fence)	1,000	lf	\$150.00	\$150,000
Perimeter Field Fencing (6' high black vinyl-clad chainlink fence)	1,650	lf	\$30.00	\$49,500
Lighting	1	ls	\$300,000.00	\$300,000
SOFT COSTS & CONTINGENCY (30%)*				\$908,915

Task/Description	Quantity	Units	Unit Cost	Extension
AREA K: STEVENS MEADOW OPEN SPACE				\$117,570
GRASSLAND AREA				
Site Preparation				
Hand-cut Invasive Shrubs and Field Weeds	4.5	ac	\$550.00	\$2,475
Spot-spray Invasive Weeds	15.25	ac	\$400.00	\$6,100
Erosion Control	1	ls	\$1,000.00	\$1,000
Planting				
Bareroot Trees, Shrubs, and Herbaceous Plants	4.5	ac	\$5,400.00	\$24,300
RIPARIAN AREA				
Site Preparation				
Hand-cut Invasive Shrubs and Field Weeds	3.75	ac	\$550.00	\$2,063
Spot-spray Invasive Weeds	3.75	ac	\$400.00	\$1,500
Planting				
Bareroot Trees, Shrubs, and Herbaceous Plants	3.75	ac	\$5,400.00	\$20,250
PARKING AREA				
Site Preparation/Demolition				
Clear and Grub	5,000	sf	\$0.10	\$500
Erosion Control	1	ls	\$1,000.00	\$1,000
Earthwork				
Grading	5,000	sf	\$1.50	\$7,500
Parking Area				
Gravel Surfacing	5,000	sf	\$1.50	\$7,500
Trees, Shrubs, Grasses, Irrigation (including swales)	1,500	sf	\$4.50	\$6,750
SOFT COSTS & CONTINGENCY (30%)*				\$36,633
TOTAL PROJECT COSTS				<u>\$23,779,205</u>
*ASSUMPTIONS				
Overall project soft costs & contingency = 30% of total cost				
Soft costs = Design & Engineering Fee, Permits, Contractor Overhead & Profit (20%)				
Contingency = Design & engineering contingency (10%)				
Costs are in 2012 dollars				
NOTES				
<u>The following items are not included in cost estimate:</u>				
Public Involvement Costs				
Client's Administration Cost				
Possible Tennis Center Cost				
*Urban agriculture - cost estimates for clear/grub, earthwork, and structures will be refined following development of an urban agriculture strategy, program, and implementation plan. The plan will clarify needed facilities & structures				
**The Luscher Farm House basement (2,070 sf) is not included in the rehabilitation estimate.				
***The Caretaker's Residence (Garage/Bunkhouse) basement (1,100 sf) is not included in renovation est.				
****The Athletic Fields are included in Total Project Costs as a placeholder to estimate possible active recreation costs only.				
Implementation of the Luscher Area Master Plan should take into consideration available funding for maintenance and operational support for new facilities per recommendation 4.2 of Parks Plan 2025, page 5-37.				

FUNDING OPTIONS & RESOURCES

The Luscher Area Master Plan presents a long term vision for the future use and development of park land. Implementation of this vision will be incremental and take place over time as funding is available.

The master plan will need to rely on a wide variety of funding mechanisms and strategies. Parks Plan 2025, the long term vision for the City's park system, lays out a set of relevant funding sources for park projects across the system. A brief description of the applicable funding sources is presented below and summarized in Table 7.2. For additional detail about each funding source, refer to Chapter 6 of Parks Plan 2025. Historically, park development in Lake Oswego has been funded through voter approved bond measures, the City's General Fund, and to a lesser degree via park system development charges and grants. In addition to traditional funding sources, the Luscher Area Master Plan presents a unique opportunity to explore the use of other creative strategies. In particular grants, foundation funding, and community partnerships and private fundraising are viable options for implementing portions of the master plan. A key element for this approach to be successful will be the creation of an actively engaged Friends group working collaboratively with the City.

GENERAL FUND

General fund dollars come from taxes and fees and are used to fund most City services. As such, these resources are stretched across many priorities and, even though the General

Fund could contribute to the development of any area, it should not be considered a primary source of funding for this project. General Fund dollars are primarily envisioned for matching funds and possibly small projects that advance the overall goals of the City.

GRANTS

Grant funding has been an important part of building the Lake Oswego park, recreation, and natural area system. There are a wide variety of granting agencies and foundations that will each have their own funding priorities and criteria. Many of the projects envisioned for the Luscher Area fit closely with major categories of grantor interests, including athletics, trails, community food systems, and natural areas. It is important to note that this money does not come for free; in addition to staff time to build relationships and to apply for, track, and manage grants, most grant programs require a certain match (typically in cash or in-kind services). The City will need to ensure that such resources can be made available if funding is awarded.

CAPITAL BONDS

The City relies on bond funding for much of its major capital projects, including park system investments. Most often issued as general obligation bonds, this option requires voter-approval to bond against an assessment placed on real property. Due to the high community interest in the Luscher Area properties, projects advancing this master plan could be key to a successful system-wide bond program.

REVENUE BONDS

These bonds are sold to finance revenue generating facilities. The interest and capital are paid from the revenue produced from the facility's operation. Typically the City will have to guarantee the repayment, meaning that if revenue does not cover the necessary payments, the City will be required to pay in some other way.

PARK STEWARDSHIP FEE

Parks Plan 2025 also introduced the idea of a park stewardship fee. This fee could be created by a local ordinance as a direct user fee for the purpose of constructing and maintaining recreation facilities. A more targeted stewardship fee could specifically fund the stabilization and maintenance of the City's natural areas, and either the general or the targeted approach is applicable to Luscher Farm projects.

SPECIAL FUNDS

Another source of funding for park projects is a collection of smaller special purpose funds that include the capital reserves of the City's indoor tennis center and the tourism fund. To be applied to a project, there must be a direct connection to the purpose or source of funding.

SYSTEM DEVELOPMENT CHARGES

The system development charges (SDCs) collected for parks are restricted by law to enhancing the capacity of the system, and to reimburse for excess capacity if it exists in the system. SDC funds can be especially useful to leverage additional resources such as matching funds for grants. Nearly all of the the Luscher

Area master plan projects expand the capacity of the system and are eligible for SDC funding.

COMMUNITY PARTNERSHIPS

The community interest in Luscher Farm has already resulted in the investment of significant volunteer effort, fundraising, and organizational support to different functions of the site. With this plan in place, the City can harness this community energy and direct it toward accomplishing the multi-faceted vision for the site.

FLEXIBILITY FOR THE FUTURE

Ultimately, of course, no one resource will provide all of the funding and support that is necessary to implement the improvements identified in the Luscher Area master plan. Additionally, the existing sources of funding will not cover all of the recommended improvements. Because this is a long-range plan, however, the intent is to identify funding sources as opportunities arise and to define various areas for these improvements so that the City of Lake Oswego can implement the plan in manageable pieces that are scaled to match the available funding at the time.

PROJECT PHASING

Implementation of the various phases of the Luscher Area master plan will be dependent upon the status of the Urban Growth Boundary (UGB), available funding, and the ability of existing or new infrastructure to support implementation.

While the master plan articulates the full build out and future use of the Luscher area park properties, the reality is the majority of these

properties are outside the UGB and under the jurisdiction of Clackamas County which results in limiting implementation to those aspects of the master plan that can move forward under current UGB and zoning status. The full plan can be implemented when the UGB is modified at some point in the future.

As mentioned, the master plan is a long term vision and will rely on a combination of funding mechanisms for its full implementation over time. The source of funding and timing in which it is received affects which elements of the plan that can be implemented, and will also dictate the scope and scale of implementation. For instance, bond measures can provide a larger source of funding to implement more elements of the plan versus other sources of funding (i.e. grants, private fund raising). In addition, a grant for natural resource restoration may be available which will move this project forward ahead of other portions of the master plan. As a result, establishing a logical step by step implementation strategy is not recommended due to the uncertainties of funding sources and timing.

Implementation of most aspects of the master plan will also require some level of additional infrastructure such as expanded parking, roads, water, etc. Therefore, it is important to take into consideration these needs when determining which phases of the plan to be implemented. Chapter 5 Site Plan & Recommendations discusses the infrastructure requirements for each proposed program area.

LAND USE SUMMARY

The land use section in Chapter 2 (pages 27-39) describes in detail the development process that must be followed for park

properties inside or outside the UGB. In general, implementation of various elements of the master plan will need to proceed under Clackamas County's jurisdiction and comply with County zoning requirements until the UGB is expanded at some point in the future. Once the UGB is expanded and the properties are annexed to the City, development will occur under the auspices of City policy, zoning, and code requirements.

Table 7.2 on illustrates the allowable uses for each park property based upon current UGB status and zoning, and provides a guide to identifying elements of the master plan that can move forward in advance of others.

TABLE 7.2: ALLOWED USES IN EXISTING ZONING

	CURRENT ZONING IMPACTS TO PROPOSED LUSCHER AREA MASTER PLAN		
	PNA (City)	EFU (County)	RRFF-5 (County)
Permitted Uses	Passive and active recreation uses and accessory uses.	Farm uses, nonresidential buildings. Parks are subject to County Planning Director review.	Detached home, general farm uses, public parks.
Designated properties	<ul style="list-style-type: none"> • Farr (western half) • Taylor (Hazelia Field) • Rassekh 	<ul style="list-style-type: none"> • Luscher Farm • Firlane Farm • Crowell • Brock 	<ul style="list-style-type: none"> • Farr (eastern half) • Stevens Meadow
Proposed Uses	<ul style="list-style-type: none"> • Parking lot • Trailhead (10 spaces) • Active Recreation • Neighborhood park • Trails • Natural resource restoration 	<ul style="list-style-type: none"> • Driveway/Internal road • Community gardens • Urban agriculture • Urban Ag/Environmental education center • Clematis garden • Play area • Ropes challenge course/ Outdoor Program Facility • Parking lots • Trailhead & Trails • Sport fields • Natural area restoration • Historic structures • Museum 	<ul style="list-style-type: none"> • Neighborhood park • Basketball courts • Parking lot • Trailhead • Trails • Natural resource restoration
Allowable Uses In Zone	All	<u>Allowed:</u> <ul style="list-style-type: none"> • Community gardens • Urban agriculture • Clematis garden • Natural area restoration • Historic structures • Driveway/Internal road • Parking lots • Trailhead & Trails 	All
Not Allowed in Zone	N/A	<ul style="list-style-type: none"> • Urban Ag/Environmental education center • Play area • Picnic area • Outdoor program facility/ropes challenge course • Sport fields • Museum 	N/A

PHASING APPROACH

A recommended approach is to break up phasing into five year increments with the first five years concentrating on easier to implement and lower cost elements of the plan, and the following 5-10 years on larger more involved elements of the plan. The first five years should emphasize pursuing implementation of program areas that can be put in place without limiting implementation of future phases, and that require very little investment in infrastructure or where infrastructure funding can be easily secured.

Chapter 5 includes a detailed description of master plan Program Areas including a description of future uses, activities, and physical improvements. Following the program area descriptions is a list of recommendations the City should consider as elements of the plan are implemented. The following list summarizes the program areas and recommendations to pursue over the next 1-5 years and 5+ years.

1-5 YEARS

PROGRAM AREA ELEMENTS:

- Natural resource restoration (Areas A, B, E, H, I, J, K)
- Trails (Areas A, E, F, H, I, J, K)
- Farming (Area H)
- Active recreation (Area J)*

**Assuming UGB modification is approved*

RECOMMENDATIONS:

- Formation of Friends group
- Agriculture strategy, design, and implementation plan
- Water right expansion; urban farming (Area C)

- Historic structure rehabilitation plan
- Begin organizing team sport fundraising to support future sport field development
- Investigate/establish mechanism in City code to protect historic/urban ag. areas

5+ YEARS

PROGRAM AREA ELEMENTS:

- Athletic fields & active recreation (Area B, J)
- Neighborhood parks & picnic areas(Areas A, E, F, J)
- Urban Ag farming & community garden expansion (Areas C, D)
- Urban Ag/Environmental Educational Center (Area F)
- Historic structure rehabilitation & programs (Area E)
- Access drive & internal road; parking (Area B, G)
- Ropes challenge course & outdoor program facility(Area I)

RECOMMENDATIONS:

- Natural resource scientific research & monitoring

OTHER

Figure 7.3 lists each program area and associated projects in more detail, and illustrates necessary infrastructure upgrades necessary to support each project.

TABLE 7.3: INFRASTRUCTURE NEEDS

Infrastructure Necessary To Implement Various Master Plan Projects

Program Area	Project	Infrastructure Needed					Current UGB Status*		Phasing	
		Rosemont Entrance, Internal Road, Parking	Water, Sewer and/or Septic	Internal road, parking (from Overlook Dr.)	Driveway, parking (from Atherton Dr)	Internal farm roads, fencing, buildings	Inside UGB	Outside UGB	1-5 years	5+ Years
A	Farr Open Space						X			
	Natural resource restoration							X		
	Trails							X		
	Neighborhood park & picnic area			X					X	
B	Active Recreation Area						X			
	Athletic fields			X					X	
	Basketball courts			X					X	
	Pathways & Trails							X		
	Natural resource restoration							X		
C	Urban Agriculture Area						X			
	Expanded farming Programs	X	X			X		X	X	
D	Community Garden Expansion	X	X				X		X	
E	Luscher Farm Program Area						X			
	Picnic areas	X							X	
	Historic structure rehabilitation								X	
	Expanded programming & activities	X	X						X	
F	Urban Ag/Environmental Education Area						X			
	Urban Ag./Environmental Ed. Center	X	X						X	
	Expanded programming & activities	X							X	
	Playground	X							X	
	Picnic area	X							X	
G	Rosemont entrance, Internal road, & parking - Provides supporting infrastructure for program areas									
H	Firlane Farm/Crowell Property						X			
	Natural resource restoration							X		
	Trails							X		
	Urban ag- livestock		X			X		X	X	
I	Brock Open Space						X			
	Natural resource restoration							X		
	Trails							X		
	Ropes challenge course & program facility								X	
J	Rassekh Recreation Area**						X			
	Neighborhood parks & picnic areas				X				X	
	Natural resource restoration							X		
	Trails							X		
	Active Recreation				X			X		
K	Stevens Meadows Open Space						X			
	Natural resource restoration							X		
	Trails							X		
	Picnic area				X				X	
	Parking				X				X	

* = UGB Status applies to entire property

** Rassekh UGB status pending as of Jan 2013. Development of neighborhood parks, picnic areas, & tennis center only permitted if property is inside the UGB.

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