

# George Rogers Park

Lake Oswego, Oregon

# Master Plan

Plan Development

Prepared for the City of Lake Oswego  
June 2002



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LANDSCAPE ARCHITECTURE



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# Contents

## Executive Summary

Master Plan Summary .....	11
---------------------------	----

## Introduction

Overview .....	13
Master Plan Directive .....	14
Master Plan Process .....	15

## Public Process

Analysis .....	17
Good Things .....	20
Not-So-Good Things .....	21
Dream Park Visions .....	22
Concept Development .....	23
Concept A .....	25
Concept B .....	26
Concept C .....	28
Preferred Plan .....	32

## Master Plan

Overview .....	33
Site Development .....	34
Master Plan Components .....	40
State Street Plaza & Park Entry .....	40
Ladd Street Improvements .....	41
Athletic Field Improvements/Tennis Courts .....	42
Tennis Courts and Maintenance Facility .....	43
Green Street Improvements .....	44
Children’s Play Area .....	46
Program Facility/Restrooms .....	47
Park Circulation .....	48
Sister City Garden/Water Quality Swale .....	49
Memorial Gardens .....	50
Historic Smelter .....	51
Barbecue Terrace and Picnic Pavilion .....	52
River Landing and Beach Access .....	53
Nature Loop Trail, Interpretive Pavilion & Restored Nature Area .....	54
Willamete Greenway .....	56

## Implementation

Project Phasing .....	57
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## Appendices

A    Bibliography	
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## Maps

Fig. 1 George Rogers Park Master Plan .....	35
Fig. 2 Implementation Plan.....	59



## Executive Summary | Master Plan Summary

George Rogers Park is an historic landmark in the City of Lake Oswego, as the site of much of the town's industrial origins and as the result of a significant civic effort to create a downtown park. The park is immensely popular, serving a broad-range of recreational needs in the community and occupying a prominent location on the Willamette River and Oswego Creek.

The *George Rogers Park Master Plan* outlines a comprehensive vision and a long-ranged, phased implementation plan for improvements to the park to enhance existing recreational uses and improve overall park utilization, interpret the park's cultural heritage and natural resources, and to resolve identified issues in the park, including stormwater drainage problems, neighborhood parking conflicts, and protection of the Oswego Creek and Willamette River habitat corridors.

The master plan consultant team of landscape architects, historians, environmental specialists, architects, and transportation engineers performed a detailed analysis of the park's cultural and natural resources and characteristics, which is summarized in the *Inventory and Analysis* section of the *George Rogers Park Master Plan*.

An extensive public involvement effort was included in the master plan process, interviewing park stakeholders from the region, in the community, in the neighborhood, and special interest user groups. Public workshops and meetings were held to identify good things, not so good things, and dream park visions for the park. Three concepts were developed to explore alternative park improvement scenarios and were used to identify a preferred development plan through extensive public and City comments. The preferred development plan was presented in a public open house and in an inter-agency meeting with City staff and was received with broad consensus from disparate parties. The preferred plan has been refined to create the master plan for George Rogers Park. The master plan, its components and its process are described in the *Plan Development* section of the *George Rogers Park Master Plan*.

A phased implementation plan of the proposed improvements described in the Park Master Plan are detailed in the *Plan Implementation* section of the *George Rogers Park Master Plan*. The improvement phases are sequenced to occur in ten stages over a ten year period, with the intention to isolate improvement activities to minimize overall disruption in the park's use. Phased improvement costs range from \$350, 000 to \$855, 000, with the overall master plan for George Rogers Park totalling \$5.9 million in proposed improvements.



## Introduction | Overview



Oswego Creek Natural Area Corridor beneath the Highway 43 bridge.

George Rogers Park is an historic park located in the heart of downtown Lake Oswego, at the confluence of the Willamette River and Oswego Creek. The park's site history is integral to the community's origins as a pioneer industrial town, with its prominent location on the river and its rich natural resources.

The park encompasses 29 acres that include two softball fields, a soccer field, two outdoor tennis courts, a popular children's playground, two covered picnic shelters, memorial gardens, two restroom facilities, a Sister City Garden, an historic smelter relic from the City's industrial past, a Willamette River sand beach, as well as local and regional trails through the park's riparian naturalized areas.

This well-loved, and well-used park is showing signs of wear and tear. Recent planning efforts in the City to address open space planning and parks and recreation have emphasized the significance of the role George Rogers Park plays as the heart of the City's open space system, with its natural resources, scenic views and vistas, its historical importance in the City's past, and its prominent downtown location.

## Introduction | Master Plan Directive



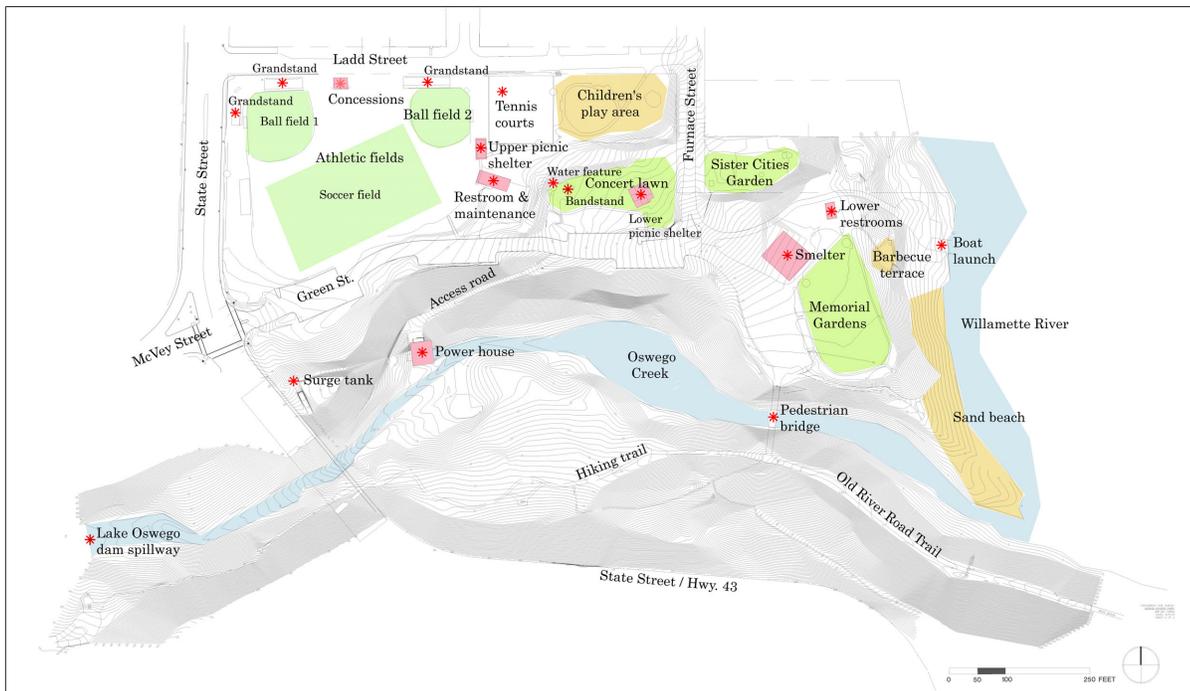
Unused water feature behind Concert Lawn.



Boat launch in disrepair on Willamette River.

The City of Lake Oswego initiated the master planning process for George Rogers Park as the list of proposed improvements to the park became quite lengthy and unwieldy. It was decided that a comprehensive view of the park was needed to define a vision for the park, identify goals and objectives for its use and maintenance, and determine how the park was to be programmed for public recreation activities.

The consultant team of landscape architects, historians, natural resource scientists, architects, and transportation engineers was engaged to facilitate a public master planning process for George Rogers Park with the final product to be a narrative plan for phased improvements and implementation recommendations.



Existing land uses in Geoger Rogers Park.

## Introduction | Master Plan Process

The master plan process was designed to occur over a nine-month period, beginning in October 2001 and completing in June of 2002. The process moved through five stages of planning:

- I. Establish Groundwork for Planning
- II. Inventory and Analysis
- III. Develop Master Plan Alternatives
- IV. Identification of Preferred Master Plan Concept
- V. Document Master Plan.

In Stage I, the consultant team collected existing background information from the City regarding the park's condition and use, its structures and facilities, and key stakeholders related to the park. A survey was initiated to determine the physical characteristics of the park and the location of legal boundaries, easements, and utilities. A project kick-off meeting was held to introduce the master plan process to key community stakeholders and City Staff.

Stage II, Inventory and Analysis commenced with a series of focus group meetings to examine George Rogers Park from a regional, a community, and a neighborhood perspective, as well as to interview special interest user groups of the park, including team sports, water recreationists, the Lake Corporation, and park Operations and Maintenance. Each of the six meetings centered around three common inquiries: describe favorite features of George Rogers Park; describe dislikes, or issues that needed to be addressed; and finally, if the park could be a clean slate, what would be its ideal features and amenities. Minutes from each of the public meetings were posted on the City of Lake Oswego's Parks and Recreation Department web site.

Concurrent with the public involvement focus interviews, the consultant team led detailed investigations into the park's history, the natural and cultural features of the park, including stream bank and shoreline conditions, vegetation, wildlife, hydrology, geology, soils, traffic, pedestrian, and bicycle circulation, parking analysis, spatial organization, views, vistas, historic and scenic resources, utility locations, and slope analysis. Detailed reports of the park are included in a supplement to the Master Plan, *Site Inventory and Analysis for the Master Plan of George Rogers Park*, May 2002.



Memorial Garden, view towards Old River Road Bridge.

A community programming workshop summarized for the public the results of the focus group meetings, identified likes, dislikes, and “dreams”, and presented the technical findings of the consultant team investigations of the Park. This concluded Stage II of the master planning process.

In Stage III, the consultant team met with the City of Lake Oswego to identify the scope and direction for the master planning concepts, based on anticipated funding and development priorities. Three master plan concepts were designed to engage public comment on specific issues of park development, including the relocation or removal of park elements, parking and circulation alternatives, and general programming for the park, with concepts ranging in order of magnitude. Concept A described simple improvements to the existing park configuration. Concept B relocated existing uses and accommodated substantial renovations in park facilities. Concept C described a completely redeveloped park, examining new park features and configurations. The developed concepts were presented in a general public meeting and then displayed for public review and comment. Public response to the concepts was substantial and formed the basis for the development of a preferred plan.



Stairs at Ladd Street into Children’s Play Area.

Stage IV of the master plan process identified a preferred plan for park development describing the park’s spatial organization, features and components, and synthesizing preferences and identified concerns identified from the concept alternatives. The preferred plan was reviewed with City staff and related agencies and presented in an Open House and on the City’s project website to the general public. The Preferred Plan received positive support and general consensus on the design and its features from disparate interests.

In Stage V, the preferred plan was refined to include feedback comments and refined design requirements. A cost estimate for the proposed master plan improvements was prepared, and an implementation strategy prepared to identify phased improvements based on anticipated funding and development sequences for turning the master plan vision for George Rogers Park into a built reality. The master plan process was documented and the information of each of the planning stages formatted into the *George Rogers Park Master Plan*, June 2002, identifying the plan improvements, its proposed implementation strategy, and the process from which it was derived.

## Public Process | Analysis

George Rogers Park is Lake Oswego's oldest and one of its favorite public spaces. Called "the jewel" of the Lake Oswego park and recreation system, this well-loved and well-used multi-purpose park serves diverse demands for regional trail connectivity, team sport venues, community festivals, and as a neighborhood's backyard.

The master plan process was designed to engage the public in a discussion of the park, its features and functions, and its prominent role in the life of the community. Throughout the project the community was involved in the analysis of the park, the review of concept alternatives for development, and the approval of the preferred plan for a long-term park vision.

To understand the park's many roles in serving the community of Lake Oswego and the surrounding region as a whole, a series of focus meetings were designed to examine the park at multiple levels of park functionality, moving from regional park and open space goals and objectives to the everyday functions of the park's operations and maintenance.

The following focus-group meetings were held:

- Stakeholder Kick-Off Meeting  
*October 22, 2001*
- Regional Focus Group Meeting  
*November 8, 2001*
- Community Focus Group Meeting  
*December 6, 2001*
- Neighborhood Focus Group Meeting  
*November 15, 2001*
- Special Interest Focus Groups:
  - Team Sports  
*November 19, 2001*
  - Programming and Maintenance,  
Lake Oswego Parks and Recreation  
*November 19, 2001*
  - Lake Corporation  
*December 20, 2001*
- Program Summary Community Workshop  
*January 3, 2001*



Concert Lawn Picnic Shelter.

A schedule of meeting dates and the minutes from each of the public meetings were made available on the City of Lake Oswego's Park and Recreation Department's website, through a link to the George Rogers Park Master Plan Process.

The stakeholder kick-off meeting, the regional focus group meeting, and the special interest focus group meeting with the Lake Corporation varied from the common format used for the majority of the information-gathering public process to better accommodate the specific information requested of the meeting participants. A summary of these three meetings and their objectives follows.

### **Stakeholder Kick-Off Meeting**

The consultant team worked with the City of Lake Oswego to determine a list of key stakeholders involved in the use of George Rogers Park to be consulted in the park's master planning process.

The stakeholder kick-off meeting invited representatives of each of the interested organizations to introduce the consultant team, describe the intended master plan process, and to brainstorm a master plan vision and process goals, identify potential park issues, and discuss preliminary programming for the park. While not anticipated to be comprehensive, the list of stakeholders was developed to represent as much as possible the many varied interests that use the park. These interested parties included:

- City of Lake Oswego Departments:
  - Engineering
  - Special Projects
  - Parks and Recreation
  - Park Operations and Maintenance
  - Planning
  - Maintenance
  - City Manager's Office
- Arts Commission
- Historic Resources Advisory Board
- Natural Resources Advisory Board
- Park & Recreation Advisory Board

- Lakewood Center for the Arts
- Lake Corporation
- Oswego Heritage Council
- Downtown Business Association
- Team Sports Advisory Board
- Old Town Neighborhood Association
- Water Recreation Groups

### **Regional Focus Group**

The regional focus group brought together stakeholders from around the Metro region to discuss how Lake Oswego’s George Rogers Park fit into a system-wide context of regional recreation and natural resource amenities. Identified regional stakeholders included the following:

- Oregon Department of Fish and Wildlife
- National Marine Fisheries and Wildlife
- City of Portland, Parks and Recreation
- City of West Linn, Parks and Recreation
- Clackamas County, Parks and Recreation
- City of Lake Oswego, Parks and Recreation
- Metro Regional Greenspaces
- Oregon Division of State Lands
- Corps of Engineers, Portland Division
- Oregon Marine Board

The Regional Focus Group discussed issues of connectivity to other parks and trail resources, design standards for fish and wildlife protection and enhancement, and future trail development in surrounding communities. The regional draw of George Rogers Park includes its access to the Willamette River and thus its link in the Willamette Greenway Trail, River-to-River trails linking the Tualatin and Willamette Rivers, and connecting to other parks and natural resource as part of a greenspace system. While the park serves as a regional link, it has not been identified as a specific regional destination — the park serves more locally- based community and neighborhood recreational needs.

### **Special Interest Group: The Lake Corporation**

The consultant team met with representatives of the Lake Corporation to discuss the relationship between George Rogers Park's Oswego Creek and the operation of the Corporation's Lake Oswego, as there is an historic symbiosis between the two.

The western boundary of the park is formed by the Lake Oswego dam structure, which overflows into Oswego Creek via penstocks, a surge tank, and powerhouse that are located within the park. It is assumed that there is an historic easement agreement for the location of these structures on the park's property, although no records have been located. These structures date back to the dam's construction in 1921 and are still operational in regulating the water levels for Lake Oswego. The powerhouse located in the park generates hydro-electricity during the winter rainy season, which is sold back into the local power grid. While the historic nature of the structures are of educational interest, the fact that they are operational and contain irreplaceable historic parts leads to the Corporation's reticence to allow public access.

### **Community, Neighborhood, Special Interest Groups**

The public input at focus group meetings provided key information in how George Rogers Park is utilized on a regular basis by the community, the neighborhood, and special interest groups. Effort was made to ensure a uniform format to each meeting, thereby creating comparable meeting results. Meetings centered on a common agenda to identify "good things", "not so good things", and "dream park visions".

#### **Good Things**

George Rogers Park is extremely popular in the community, offering a variety of activities and recreation opportunities including team sports, nature access, historical interests, and large open areas for play and picnicking. The multi-use character of the park is extremely important to the community, offering something for everyone to enjoy. The park is centrally located, and is one of the few public open spaces available in the community, and as such, is popular for festivals, traditional events and community gatherings.



The Children's Play Area is very popular and considered a "good thing".

Favorite events include the Festival of the Arts, the 4<sup>th</sup> of July Pancake Breakfast, and Easter Egg Hunt. The park’s scenic setting at the confluence of two waterways offers unique opportunities for beach access, fishing, and canoeing. More than half of the park is preserved as a forested natural area in conjunction with Oswego Creek and its steep ravine, offering opportunities for informal trail connections to regional greenway systems.

### **Not So Good Things**

Despite its popularity, there were many things that were identified as concerns and problems in the park. Of particular concern was the lack of a circulation system throughout the park. There are a handful of sidewalks that go nowhere, are in disrepair, or simply too narrow. Universal accessibility to major park features was also a concern, given that the park also serves an aging population. Poor drainage creates soggy open areas that are not pleasant for recreation.

The traffic circulation and demand for parking is inefficient in the park, with the highest demand creating a strain on neighborhood streets, while parking spaces in the park go unutilized as they are remote from the activity areas.

Because the terrain of the park is made up of terraces divided by steep slopes, there is a lack of unity to the park that connects one activity area to another. There is also no park “center”. Activity in the park is clustered into a few key areas like the Children’s Play Area, Memorial Gardens, and Athletic Fields, while other parts of the park are underutilized — the Concert Meadow, the Sister City Garden, and the Barbeque Terrace.

The park needs a stronger visual presence on State Street, with a defined entry for both pedestrians and automobiles. Currently there is no defined park entrance, with significant grade changes occurring along both State and Ladd Street, and no access available from Highway 43, to the south.

Visual connections through the park are limited by large stands of fir trees that, in addition to the terraces, compartmentalize the park without providing a sense of the park as a whole. Views to the river are especially limited, even from the Memorial Garden. Access to the river is obscure to find and limited.



The Concert Lawn is a soggy and under-utilized part of the Park.



Long views of the Willamette River and interior views of the park are limited.



Concept development workshop.

### **Dream Park Visions**

When asked to imagine a brand new park with a clean slate of program and facilities, the visions ranged from the simple to fairly elaborate. Interpretation of historical as well as natural resources was emphasized to include explanatory signs, a museum/visitor center, and archaeological digs or monuments to illustrate the location of historical elements. Buildings and park structures would have a common design theme to integrate them and integrate art and history in their design. New facilities were proposed, including a swimming center, skate park, croquet and boccie courts, and a floating dock. Facilities to be improved and/or expanded included the Children's Play Area, the ball fields, group picnic pavilions, and picnic areas, and the park itself. Restoration of the historic smelter and barbeque terrace was emphasized.

### **Program Summary Community Workshop**

To conclude the inventory and analysis phase of the master planning process, the consultant team summarized the comments from each of the focus group meetings and provided a technical analysis of the park's existing conditions, including historical research, natural resource assessment, architectural evaluations, transportation analysis, and park features. These technical reports prepared by the consultant team are summarized in *Inventory and Analysis for the Master Plan of George Rogers Park*, May 2002. The Program Summary Community Workshop provided the public opportunity to hear the consultants' assessment of the park, to identify any issues overlooked, and to build consensus on issues and opportunities to be evaluated in the conceptual design phase of the master plan process.

## Public Process | Concept Development

In designing concept alternatives for the future development of George Rogers Park, the consultant team began with a list of basic improvements to be common to all designs. This list was generated from baseline consultant recommendations from the analysis of the park and/or were consensus items drawn from the focus group interviews and public discussions.

- *Removal of the lower parking area adjacent to the Memorial Gardens.* The lower parking area was determined to be a significant detriment to wildlife habitat in the Oswego Creek Natural Area due to its proximity to the creek and the unrestricted stormwater runoff from its surfaces. The parking area also occupies a large amount of space immediately adjacent to the historic smelter and Memorial Gardens to provide parking and related turn-around movements. As the park is limited in its amount of large, flat open areas, the use of the area as a parking lot did not appear to be the most efficient and effective use of available land.
- *Improve path circulation in park.* Paths that provide access to and connect park features were deemed critical to the park's future development. Looped circulation routes that offered a variety of experiences of the park would be inherent to any scheme for the park.
- *Maintain existing uses in the park.* The existing mix of multiple uses in the park is extremely popular within the community and it was the general consensus of the public that for the most part, the status quo of park uses should be maintained.
- *Restore beach habitat.* An existing boat ramp is located on the Willamette River beachfront that is in disrepair and no longer utilized for launching boats for recreation. The boat ramp will be removed and the beach will be restored.
- *Develop accessible routes to all major park features.* In addition to overall path circulation within the park, it is required that every major feature of the park be made universally accessible.
- *Manage stormwater runoff and improve park drainage.* The park has significant issues with stormwater runoff from neighborhood streets and internal park drainage that have degraded natural habitat areas and limited the use of recreation areas. These problems will need to be addressed for any park development.

- *Eradicate invasive plant species.* Infestations of invasive plants cause problems with tree mortality and crowd out other plant species, weakening the habitat value of the park's natural resource area.
- *Enhance the natural area habitat for terrestrial and aquatic species.* Once invasive plants have been controlled, enhancements to the natural area will improve habitat functionality for a variety of wildlife, an important amenity at George Rogers Park.
- *Develop park wayfinding and interpretive signage for park features and resources.* Regardless of how the park is developed, an interpretive system will be developed that orients visitors to the park and provides interpretive information on the importance of the park in the origins of the community, its prehistoric and industrial heritage, and the relics that remain. Opportunities also exist to expand the system to provide information regarding the park's natural resources as well.
- *Restore the picnicking functionality of the Barbecue Terrace.* Common to all of the concepts was the restoration of the Barbecue Terrace for group picnic events, restoring the stone grills, locating picnic tables and a group picnic pavilion on the terrace below the Memorial Gardens.

With this foundation of basic park improvements, alternative concepts for park development were developed. The concepts were designed to explore specific choices and variations within a framework of varying degrees of park redevelopment.



View towards Barbecue Terrace from lower Restrooms.

## Concept A

Concept A maintained the existing park configuration and program elements while enhancing overall functionality and quality, and incorporating the baseline improvements described previously.



Concept A.

Angled parking was added on the park side of Ladd Street to provide increased parking opportunity situated near the new and improved ball field grandstands. A park pedestrian entry staircase was located at the corner of State and Ladd Streets to facilitate access into the park.

A group picnic pavilion was located on the upper park terrace between the Children's Play Area and the ball fields to service both areas more easily.

The Concert Meadow was reconfigured to include a terraced amphitheater and to relocate the bandstand as a new structure to a more prominent location in the meadow. The existing group picnic facility was removed from the Concert Meadow.

The Sister City Garden was reconfigured to provide a formal garden setting featuring a group picnic pavilion with views to the river, suitable for weddings or events.

The intersection of Green Street and Furnace Street was designed to provide a formalized drop-off point within the park and to create an identifiable park “center”. A history interpretive center and restrooms are located adjacent to the drop-off circle and are situated to provide an overlook view towards the Smelter and Memorial Gardens.

In removing the lower parking area adjacent to the Memorial Gardens, the Garden terrace becomes a much more expansive, formalized garden setting. The Gardens were intended to be redeveloped to reflect the original formal design intent of their origins, with prominent views of the river.

A natural area loop trail was considered to be an important element in the park circulation system allowing users to visit the natural area and still return to the park. Concept A explored an extensive loop trail featuring the full extents of the Oswego Creek Corridor almost to the base of the Lake Oswego Dam. A nature interpretive pavilion was located in the center of the Creek Corridor to provide views of wildlife and habitat, as well as the historic structures of the Dam Powerhouse and Surge Tank.

A covered bridge was proposed to replace the existing River Road Bridge over Oswego Creek, as a reflection of the original historic bridge.

### **Concept B**

Concept B reconfigured the park by relocating existing uses, adding new features, and minimizing the traffic loop in the park. The connection between Ladd and Green Streets is made as an extension of Durham Street, which allows the vacation of Furnace Street within the park and maximizes available contiguous park space without crossing traffic ways. The Durham Street alignment located parking within the park in a lot that isolated the team sports events at the ball field from the remainder of the park. The interior parking lot allowed for a significant increase in available parking, that, with its central location provided convenient access to major park features of the ball field, the Children’s Play Area, and a new Community Center.

With parking internalized within the park, the Ladd Street improvements entailed providing parallel parking and sidewalks on both sides of the street. At the intersection of Ladd and State Street, a plaza is developed to provide interpretation of the history of George Rogers Park and to relate to the streetscape of State Street. Pedestrian access into the park is accommodated with sidewalks on both sides of the Durham Street extension.

New program elements proposed for the park included basketball or skateboard courts, a community center, a bocce court and a croquet court. These elements originated in the public discussion of dream park visions. The bocce and croquet courts were designed to be included in a promenade space adjacent to the community center and intended to support the displays and activities of community events.

The City's maintenance facility is removed from the park to be located elsewhere in the City.



Concept B.

The Children's Play Area was relocated to the existing Concert Lawn terrace to provide more convenient access to parking and a larger area for activities.

With the removal of the Furnace/Green Street connection, the Sister City Garden was expanded across Furnace Street, and in conjunction with the removal of the lower parking area adjacent to the Memorial Gardens, greatly expanded the available open space area of the park.



Concept C.

### Concept C

In Concept C, the park is reconfigured to provide a perimeter parking area at the intersection of Ladd Street and Furnace Street, on the upper park terrace. Furnace Street is again vacated and a loop extension to Green Street provides for vehicular circulation. A loop turn-around is provided at the end of Green Street to discourage traffic from circulating back into the neighborhood. Ladd Street is improved on both sides of the street with parallel parking and sidewalks. A State Street entry plaza at the corner of Ladd and State provides a ramped accessway into the park.

The athletic field is improved to provide an all-weather surfaced single ball field with new grandstands and concessions.

A community center is located at the end of Durham Street, adjacent to the ball fields. A large terrace and formal garden surround the center, providing space for a relocated Sister City Garden, bocce and croquet courts.

The tennis courts are relocated to a Green Street location adjacent to the ball fields and away from the neighborhood.

A group picnic facility south of the new parking area provides expansive views into the lower park and provides easy access for catering. Its prominent location is also ideal for park orientation and wayfinding, creating a “center”.

The maintenance facility has been relocated to the existing Sister City Garden to take advantage of its remote location in the park and the convenient access off of Furnace Street. Restrooms are located in conjunction with the building, providing convenient access for the lower park.

The Children’s Play Area is relocated to the existing Concert Lawn area to take advantage of the larger available area.

In Concept C, an historic worker’s cottage is relocated into the park to serve as an interpretive center for the smelter and the park’s industrial origins.

The Memorial Gardens are transformed into a memorial lawn and wildflower meadow to provide a more naturalized setting for the smelter. Interpretation of industrial buildings associated with the smelter is suggested using pavers to indicate building footprints.

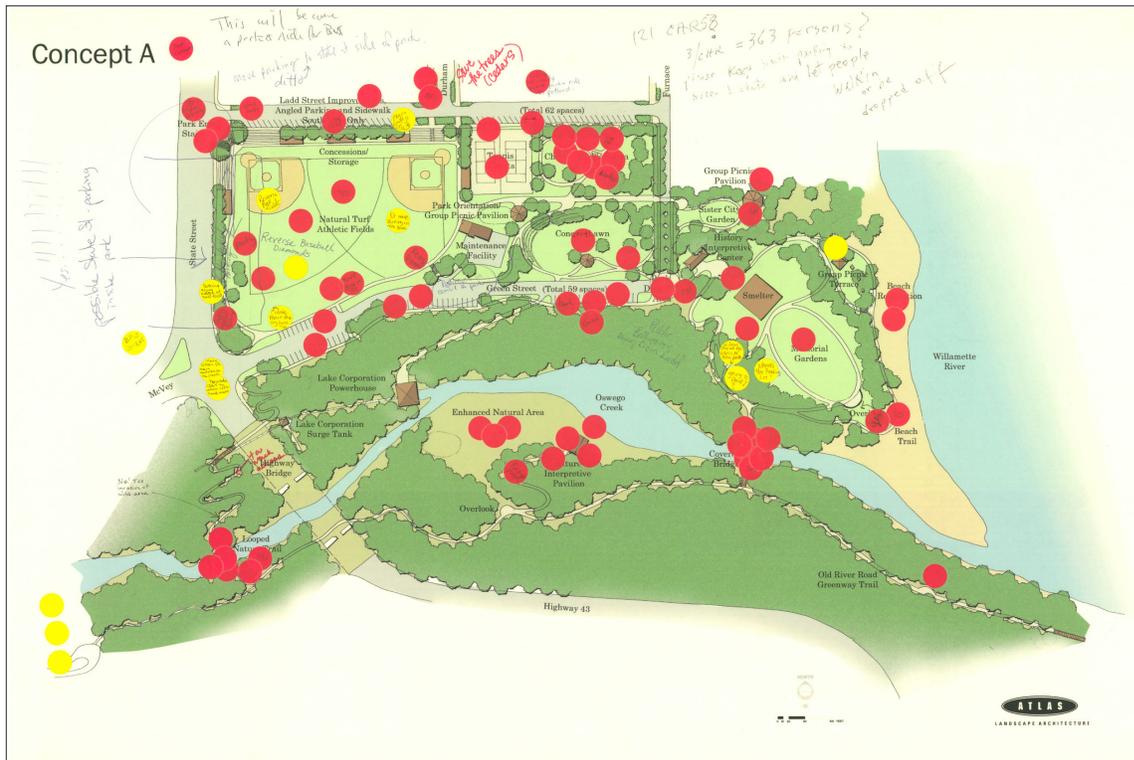
The nature loop trail is the same as proposed in Concept B.

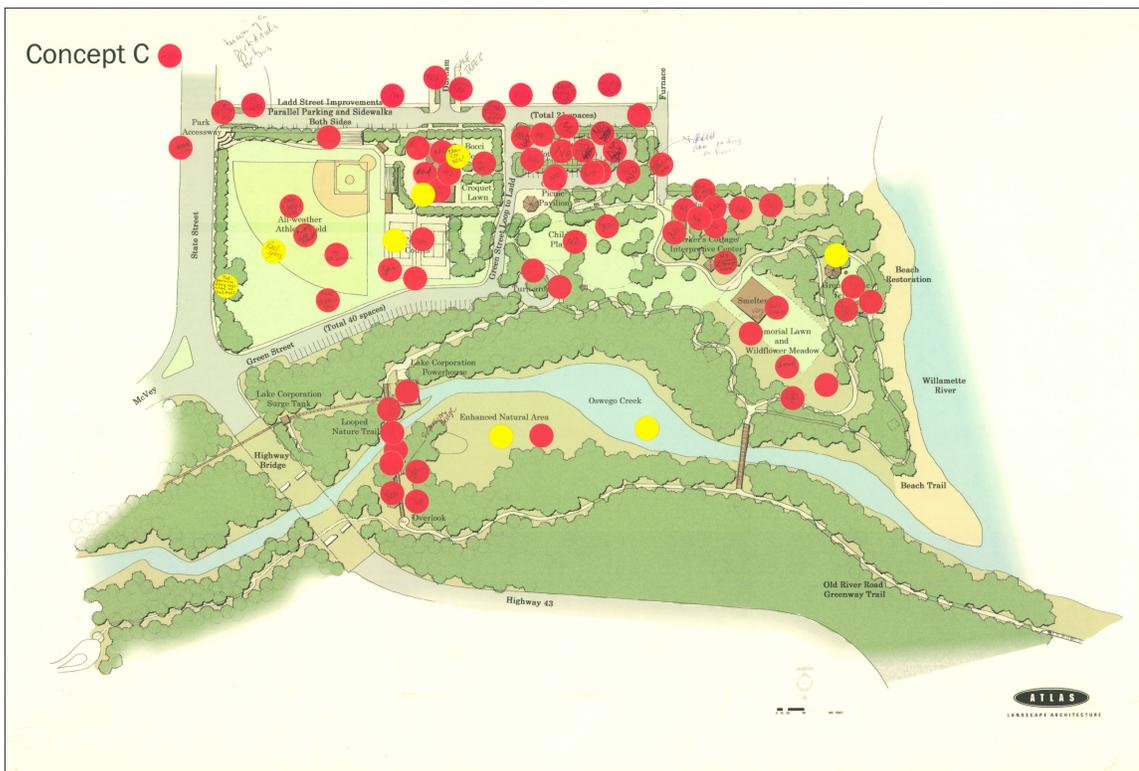
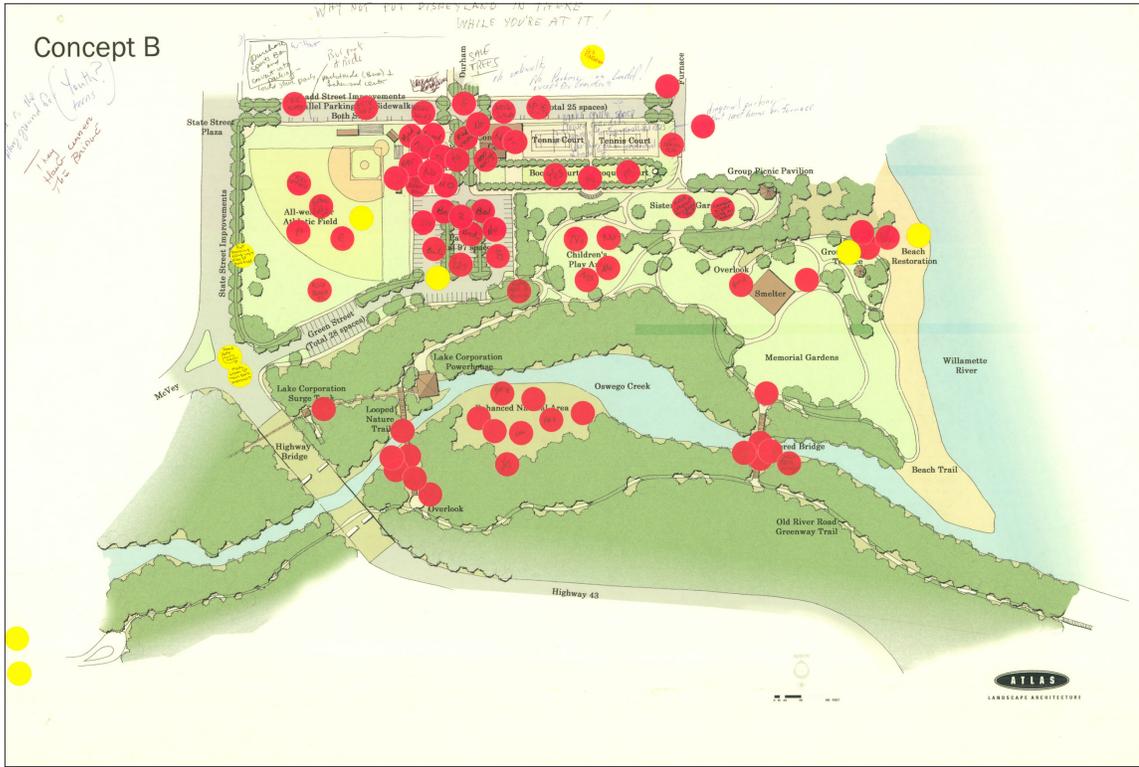
## Public Response

The three concept alternatives were presented to the community in a public meeting on February 7<sup>th</sup>, 2002 and then displayed on the Internet and in City Hall for a two-week period to allow for comments.

Feedback tended to prefer Concept A as it proposed the least amount of change to the park. Major concerns for the concept included the provision of too much park parking on Ladd, creating a burden for the neighborhood. The athletic fields were recommended to be flipped towards Green Street to alleviate the need to park on Ladd, and the removal of the lower parking area adjacent to the Memorial Gardens raised concern for convenient access for elderly walkers, as well as concern for a net loss in available park parking.

The looped nature trail proposed in Concepts B and C was much preferred over the extended trail shown in Concept A as it was less invasive to the natural area. The removal of Furnace Street also received positive comments for the amount of open space made available.





Public feedback on the park concepts.

## **A Preferred Plan**

Given the significant public response to the concept alternatives, the development of a preferred plan sought to overcome the defined obstacles of parking on Ladd Street, managing stormwater runoff, and providing limited vehicular access to the Memorial Gardens terrace. The preferred plan was reviewed by city departments and then presented to the community at an Open House on March 21, 2002. Comments were very positive and supportive.

The preferred plan has been only slightly modified to become the George Rogers Park Master Plan. Revisions have included improvements on Ladd Street from parallel parking and sidewalks on both sides of the road to become a “green street” providing clustered parking for both the park and residents and integrating stormwater swales and plantings with a sidewalk. The “green street” approach was presented at the Open House and was widely supported by neighbors as a way to limit park parking and to also maintain the country lane character they currently enjoy.

Other changes to the preferred plan include providing emergency vehicle access to the limited parking area adjacent to the Memorial Gardens and providing access to launch emergency rescue boats from the new canoe launch area. The concessions that were originally located in conjunction with the program facility and restrooms to the south of the Children’s Play Area have been relocated to the proposed storage facility adjacent to the Green Street ballfield. This relocation was done in response to concerns raised by the Team Sports groups that the concessions were too remote from the fields and required crossing a vehicular accessway.

A comprehensive description of the refined preferred plan and George Rogers Park Master Plan follows.



The historic smelter, a relic from the site history of George Rogers Park.

The objective in developing a master plan for George Rogers Park was to identify and sequence improvements that are necessary in the park and to develop a long-range vision for the park to provide an overall framework that would unify the park and enhance the significant role the park plays in the life of the Lake Oswego community.

The vision for George Rogers Park is a community park that offers a variety of recreational opportunities that include athletics, play, picnicking, and hiking. The park's downtown location, scenic context, and large open spaces make it ideal for community festivals and gatherings.

Because of the uniqueness and historical importance of the park's site, the themes of history interpretation and natural resource protection and enhancement characterize the improvement plan for the park.

The master plan for George Rogers Park retains the existing uses of the park, making improvements in function and aesthetics, with a few significant overall site development changes.



Furnace Street, looking north from Park.

The most significant site change is the vacation of the Furnace Street right-of-way in the park. In the master plan design, Furnace Street terminates in the park adjacent to the Furnace Street residence immediately to the north of the park. By removing the Furnace Street connection from Ladd Street to Green Street, the park becomes less compartmentalized. With the additional removal of the lower parking lot adjacent to the Memorial Gardens and Historic Smelter, traffic circulation impacts are minimized in the park, allowing for broader, uninterrupted open spaces for recreation.

The removal of the Furnace Street connection between Ladd and Green Streets is replaced with a Green Street Loop that is located west of Furnace Street and 130-feet east of the Durham Street alignment. The Green Street Loop is a proposed park road to minimize traffic impacts in the adjacent Old Town Neighborhood by providing one-way circulation into the park south from Ladd Street to the Green Street parking area.

With the above mentioned adjustments in the traffic circulation in the park and associated site redevelopment, the overall structure for the park's improvements was defined.

### **Art in the Park**

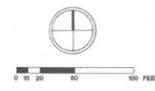
Redevelopment of park facilities will allow for opportunities to use art as an integration tool in the park, and create a uniqueness for the park and its structures, appropriate to the City's oldest park, located in the heart of downtown. Opportunities abound in the park to use art to tell of the park site's history, and its cultural significance to the founding of Lake Oswego.

The master plan recommends that a comprehensive design aesthetic be developed for the park to set a design standard for materials, graphics, and interpretation that will create an overall design sense for the park, even as it is improved in phases over time. All of the existing buildings in the park are removed and redeveloped in the Master Plan. While assessment of the buildings indicated serviceability, it was deter-



**Master Plan Components**

- 1 State Street Plaza
- 2 Ladd Street Improvements
- 3 Athletic Field Improvements
- 4 Tennis Courts/Maintenance Facility
- 5 Green Street Improvements
- 6 Children's Play Area
- 7 Program Facility/Restrooms
- 8 Sister City Garden
- 9 Historic Smelter
- 10 Memorial Garden
- 11 Barbecue Terrace
- 12 Beach Boardwalk/Canoe Launch
- 13 Accessible Parking Area
- 14 Old River Road Covered Bridge
- 15 Old River Road Willamette Greenway Trail
- 16 Nature Pavilion
- 17 Nature Area Overlook
- 18 Gravel Nature Trail
- 19 Nature Loop Trail Suspension Bridge
- 20 Lake Corporation Powerhouse
- 21 Lake Corporation Surge Tank





mined that their locations and dissimilar architectural styles were incongruous and lacked charm in this historic and significant city park. Relocation and redevelopment of structures in the Master Plan maintain the overall functionality of these facilities, while incorporating a common design vocabulary of architectural style, materials and detail to better integrate the buildings into the park.

### **Historical/Archaeological Investigations**

George Rogers Park is located on a particularly historic and significant site, with history of human habitation dating back 9,000 years. In redeveloping George Rogers Park, a comprehensive site investigation will need to be done to identify and preserve any potentially significant historical information that might still be located on the site, from several different periods:

- Archaeological site 35CL96, which adjoins and may include untested portions of George Rogers Park, is a potentially significant prehistoric cultural resource dating to the Cascadia Phase of 6,000 to 9,000 B.C. This site type is exceedingly rare in the lower Willamette Valley. Recommended actions include archaeological testing for prehistoric and early historic aboriginal occupancy of the lands on the north side of the mouth of Oswego Creek, and should occur before any major ground-impacting activity is carried out. Testing does not mean full excavation, but could be done by auguring and locating strategic trenches to determine site size, depth, condition of stratigraphy, and preservation of organic remains.
- During prehistoric and historic archaeological testing, crews should also be vigilant for evidence of artifacts documenting a Chinese presence.
- The sawmills of Albert A. Durham and John C. Trullinger on Oswego Creek were the first phase of industrial development bringing settlers to Oswego. The sawmill is of historic significance to the community, and should be the subject of archaeological reconnaissance and, if found, subject to limited testing. The site lay between the Willamette River and the dam at the outlet of Lake Oswego.
- The furnace/smelter was part of an expansive complex of industrial buildings. Using the Carleton Watkins photographs of 1867 and subsequent images, the site should be subjected to an archaeological reconnaissance and testing program to determine building locations and remains of all primary features of the ironworks complex.

## Resource Interpretation

### Historic Features

There are several storylines to tell in interpreting history at the site of George Rogers Park:

- Euro-American settlement extends back a little over 150 years at the site. Native American occupancy dates to over 6,000 years ago. The outlines of prehistory and the contact culture of the Clackamas Indians should be interpreted at the park.
- The Oswego Landing at the north side of the mouth of Oswego Creek was an important point of commerce on the lower Willamette. Canoes, scows, barges, tugs, and sternwheelers used this site for the delivery and receipt of passengers and freight. Durham began exporting lumber from this landing in 1851 for both building Portland as well as gold rush towns in California. Trullinger's sawmill continued to use this landing for lumber export in the mid-1860s. Passengers came and went from this site, as did residents of Lake Oswego into the 1910s. The Landing is an ideal theme or storyline for interpretation of the significance of the site in the development of Lake Oswego.
- The Durham and Trullinger sawmills should be interpreted at George Rogers Park. The water-driven sawmills contributed to the damming of Sucker Lake, cutting of the Tualatin Canal, and development of Lake Oswego. The Trullinger sawmill was a testing place for the inventive skills of John C. Trullinger and, possibly, the site of initial use of his patented water turbine and other inventions.
- The furnace/smelter of the Oregon Iron Company mill is the most substantial object in the state documenting nineteenth century Oregon industry. The furnace/smelter, listed on the National Register, is a rare example of engineering and technology, and was pivotal in the early development of Lake Oswego. The Oregon Iron Company's history should be interpreted at George Rogers Park. The firm's investments drew settlement and helped shape the community's future.
- Chinese and gypsy occupancy of George Rogers Park is possible, but poorly documented. It is likely that Chinese laborers helped dig the Tualatin Canal in the 1860s, and in the 1870s, worked in the Prosser Mine, producing iron ore. There is no historical documentation of Chinese residency within what is now George Rogers Park. The presence of these minorities in Lake Oswego is a mirror to the multi-ethnic origins of the

United States and the different contributions of people of many lands to the creation of the nation. Interpretation in George Rogers could speak to the role of the Chinese in the early history of Lake Oswego, the canal and iron mine, most particularly, and the use of the landing as a seasonal gypsy camp in the twentieth century.

- George Rogers Park is Lake Oswego's oldest city park and honors a visionary resident and former city council member. The park initially grew because of civic interest, but without any long-term planning. As a result, the park has supported multiple uses over more than a half century. The Park should interpret its name and the role George Rogers played in helping create this urban amenity in the town where he was a resident, merchant, and city council member.
- The Memorial Garden is an informal garden laid out by volunteers, most especially the Lake Oswego Women's Garden Club. The garden is representative of the initial civic efforts that created the park, and should be restored and interpreted.
- River Road once cut through George Rogers Park to cross at the mouth of Oswego Creek and provide connections to West Linn. The trace of this former highway is today a popular pedestrian and bicycle path and a key segment of the regional Willamette Greenway Trail. Interpretation should highlight the route of River Road, its former covered bridge, and its current use as a pedestrian highway.
- The Oregon Iron and Steel Corporation's Powerhouse and Surge Tank stand in George Rogers. Built in 1911, this is a nearly century-old hydroelectric generating facility. The City should work with the Lake Corporation to nominate the powerhouse to the National Register of Historic Places and should interpret the structure as an historic feature on Oswego Creek, which provided early electrical power for industry, commerce, and residences and is still operated seasonally today.

### **Natural Features**

The proximity of the George Rogers Park natural area to the City's urban downtown and neighborhood provides an opportunity to educate the public regarding predation and harassment of urban wildlife, and effects on wildlife populations. Opportunities to view habitat and wildlife using trails and signs to provide interpretation will allow visitors to appreciate the diversity that exists in the riparian forest and creek systems.

The individual park components that comprise the George Rogers Park Master Plan are described in the following pages. Details of the master plan highlight the described features.



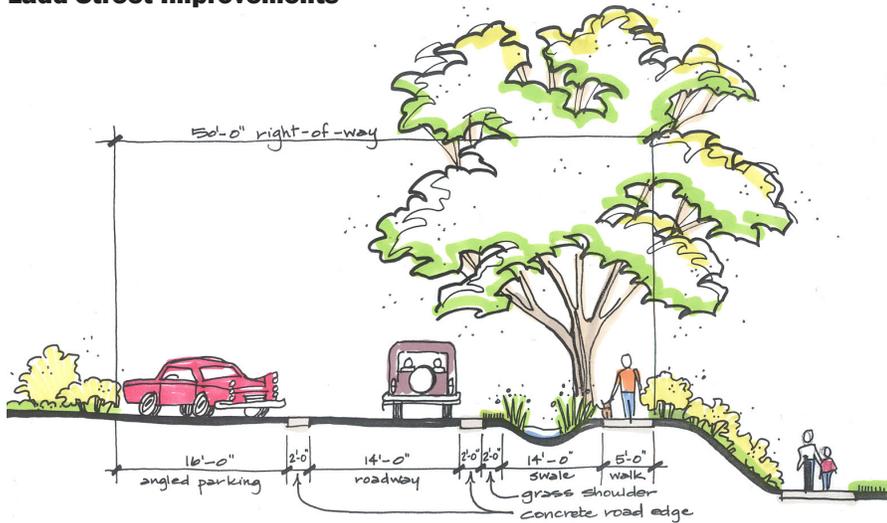
Entry monumentation will provide an enhanced park image on State Street.

**State Street Plaza and Park Entry**

A pedestrian plaza at the intersection of State Street and Ladd Street creates a point of arrival to George Rogers Park. A low curving stone wall creates an overlook into the park and provides opportunity for interpretation of the park’s history, its namesake, as well as the historic role of the park site in the development of the original Lake Oswego town site. A ramped accessway provides an accessible pedestrian entrance into the park over the steep grade change from the intersection down into the athletic fields.



## Ladd Street Improvements



Section of proposed Ladd Street Improvements.

Ladd Street is redeveloped as a “green street” to accommodate stormwater run-off from the neighborhood and to reduce the impact of park vehicular circulation on adjacent residences. The “green street” concept illustrated in the master plan is based on a pilot program developed and constructed on a similar neighborhood street in Seattle, Washington. The design describes a narrowed road section clearly indicated by concrete bands flush with the road pavement and has clustered parking in parallel, angled, and perpendicular arrangements. This variety and clustering of parking accommodates the development of landscape swales on either side of the street to capture and treat stormwater run-off. The meander of the new roadway accommodates the irregular disbursement of parking and swales, as well as slowing through-traffic. A pedestrian sidewalk is provided on the park side of Ladd Street. Parking spaces for the park are limited to four, adjacent to the Children’s Play Area.



Prototypical “Green Street” improvements in Seattle as part of the SEA Streets program.

The development of a “green street” on Ladd Street will require a cooperative design process with property owners and the City of Lake Oswego to develop an agreeable solution.





Improved softball facilities.

### **Athletic Field Improvements**

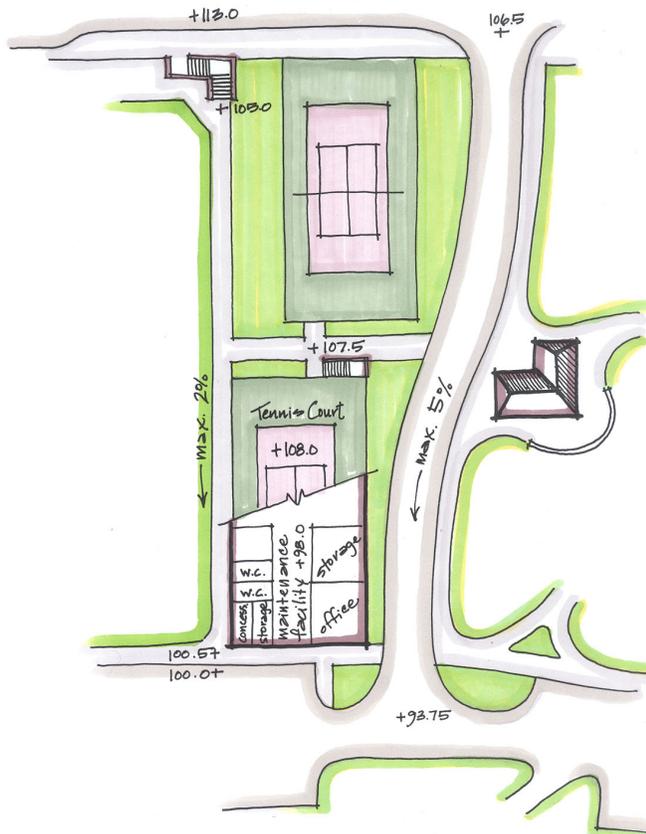
The athletic fields are located on the park's uppermost terrace, located in the northwest corner of the park. Two ball fields are provided, one softball/little league baseball field which has been re-oriented with the backstop towards Green Street, and one little league baseball field directly opposite at the alignment of Durham and Ladd Streets. The athletic fields are re-graded to minimize the slope barrier at the expanded parking area on Green Street, and to create a greater slope barrier at Ladd Street. A staircase provides pedestrian access to the fields from Ladd Street at Durham Street as well as from the plaza at State Street. In flipping the larger ball field towards Green Street and re-grading the fields, the emphasis of field entry is relocated from Ladd Street onto Green Street, minimizing the impacts of traffic for team sports events on the neighborhood as much as possible.

The ball fields will be reconstructed in the new locations with improved bleacher facilities, concessions, storage, and dugouts. Relocation and grading changes to re-orient the fields will require a new irrigation system. Drainage improvements on Ladd Street are anticipated to correct many of the drainage issues that are currently plaguing the fields, and should improve field longevity and overall performance, however field subdrainage is included in development costs as a contingency.

## Tennis Courts and Maintenance Facility

The two tennis courts are retained in the master plan, although they are reconstructed in conjunction with grading and construction of the Green Street Loop connecting to Ladd Street. The new road passes through the existing eastern most court, which is subsequently relocated south of the west tennis court. This southern tennis court is elevated to accommodate a subterranean maintenance facility accessible from Green Street.

The maintenance facility remains in the park and is relocated under the southern tennis court, taking advantage of grade changes and an elevated court to minimize the facility's prominence in the park. The facility has a street frontage and access on Green Street, and with sufficient space for offices, storage, bulk materials storage, and a locker/restroom facility for crews. The George Rogers Park maintenance facility services parks for the entire east side of Lake Oswego. Available square footage for the facility is the size of the tennis court, 7,200 s.f., a net increase of the existing facility by 1,200 s.f.



Maintenance facility and concept grading for park.

## Green Street Parking



Gabion walls are proposed to support the Green Street parking area in the Oswego Natural Area.

With the removal of on-street parking on Ladd Street, the re-orientation of facilities away from the neighborhood, as well as the removal of the lower parking area adjacent to the Memorial Gardens, Green Street becomes the vehicular spine in the park, providing access and increased parking, so that overall provided parking spaces remain the same as currently provided, at 121 spaces. Parking on both sides of Green Street is expanded to run continuously along the street. The south side of Green Street is resurfaced in reinforced grass paving to allow for stormwater infiltration and detention using an encapsulated sub-drainage system. Curbs and sidewalks that parallel Green Street on both sides will provide safe pedestrian access from cars to park facilities, as well as providing critical linkages in the park circulation system.



Green Street section at parking area adjacent to Oswego Natural Area.



A drop-off and turnaround is located at the terminus of Green Street near the Furnace Street alignment. This area will allow for convenient vehicular turnaround and exiting from the park on Green Street, rather than infiltrating park traffic into the neighborhood. The drop-off area provides lower park access in two access roads, one utilizing part of the existing boat launch ramp road to provide catering access to the group picnic pavilion located at the Barbecue Terrace, and the other running west of the smelter at the top of the Oswego Creek embankment to provide vehicular access to a small parking area just north of the Old River Road Bridge. The small lower parking area provides restricted parking for disabled park users and for canoe/kayak launch access, a total of four parking spaces. Because of its proximity to the Oswego Creek Corridor, the parking lot and its access road are paved in reinforced grass to minimize environmental impact and to allow for stormwater infiltration.

### Children's Play Area



The Children's Play Area retains its prominent position on an upper terrace of the park, adjacent to the neighborhood. The play area is expanded to utilize the entire terrace, with phased improvements to provide a covered shelter, picnic tables, and as the existing play equipment is replaced, to be redeveloped to include art features and historical and natural interpretive features of the park in the play area program.

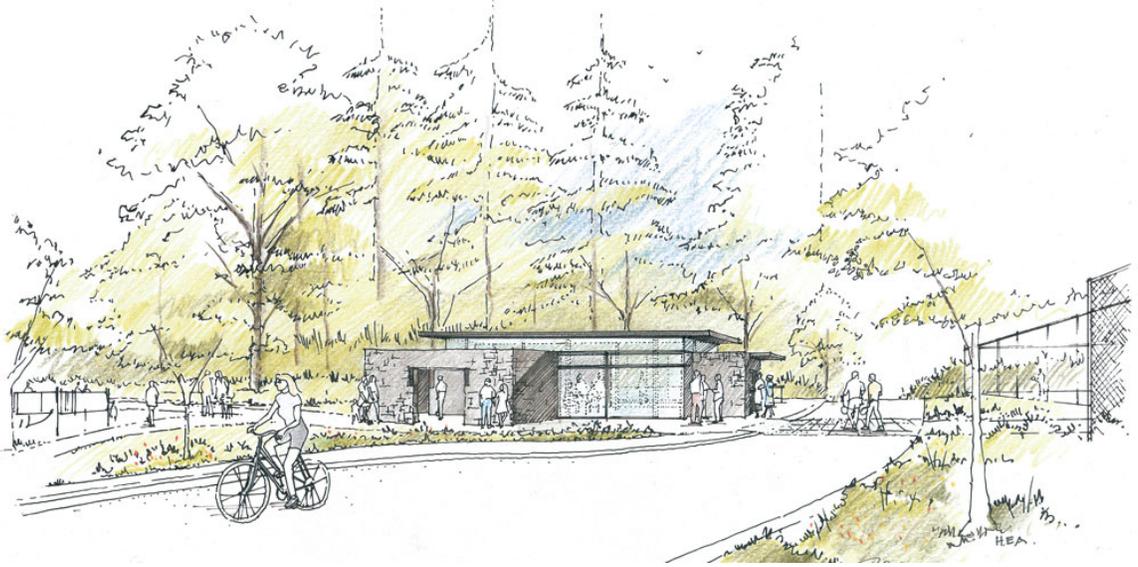


Covered shelter/overlook for children's play area.



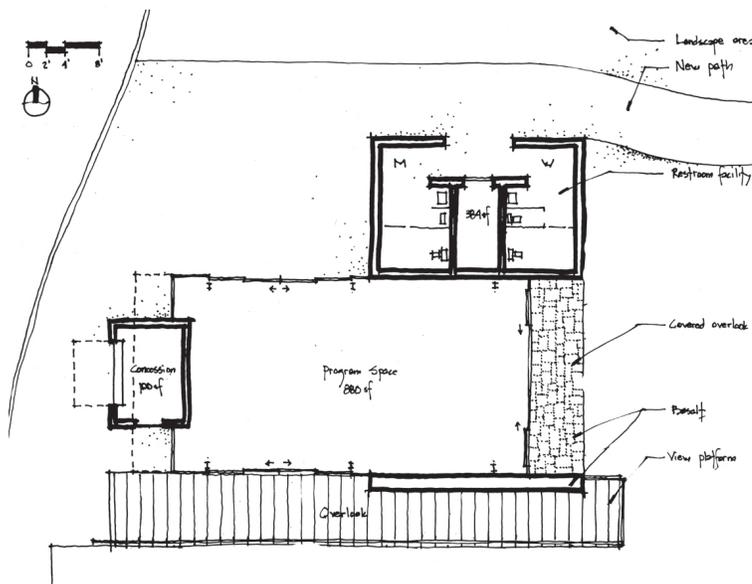
Artistic interpretation of site history will be incorporated in playground redevelopment.

## Program Facility/Restrooms



The program facility is a new feature in the park to serve existing park programming. The City runs several recreation programs, particularly during the summer and requires a facility for use during inclement weather and to store program materials. The proposed facility will also serve as a gallery space for community events.

Incorporated into the structure will be centralized restroom facilities for the park.



Plan of Program Facility.

### Park Circulation



A formal pedestrian entrance at Washington Park, Portland.

A primary goal of the master plan is to integrate the diverse park attractions and features with a circulation system that provides access and a variety of experiences. The path system is designed to provide accessible slopes for the majority of the park, with a few exceptions where stairs or steeper slopes were required. The path system is comprised of loops that spiral off of each other so that the opportunity for discovery allows a regular visitor to have a variety of experiences through the park.



Park pedestrian pathways.

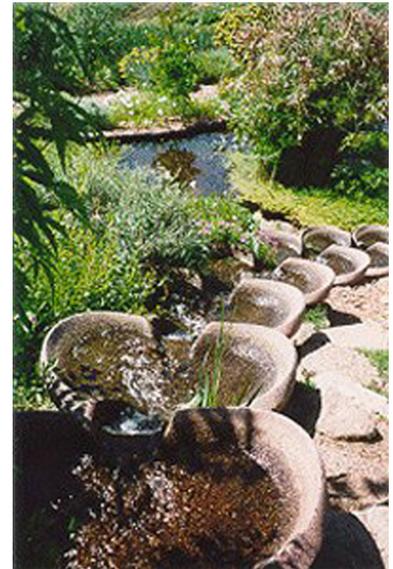
## Sister City Garden/Water Quality Swale



The Sister City Garden is extended across the vacated Furnace Street right-of-way to create a rolling meadow that integrates with what is currently the Concert Lawn, below the Children’s Play Area Terrace.

The Sister City Garden incorporates a new scenic picnic pavilion overlooking the Willamette River, and several picnic tables tucked around the perimeter of the open space, with river and water feature views. Interpretative panels and art describe the individual Sister Cities and their relationship with the City of Lake Oswego, and are associated with specific picnic tables and featured in the picnic pavilion. Artistic opportunities for interpretation in the Sister City Garden could include ethnic design of the picnic tables, or an associated sculpture design for each of the picnic areas.

Stormwater management from the Ladd Street “green street” improvements is revealed in a series of flow-form basins that aerate the captured water in an artful design, before the water is released for further quality improvement in a landscape swale that meanders around the perimeter of the open meadow before draining through an outlet pipe to Oswego Creek. Two pedestrian bridges are featured in the garden as a perimeter path meanders around the garden providing connections to the remainder of the park.



Sculptural flow forms aerate stormwater and improve water quality.



Pedestrian bridge over water quality swale.

## Memorial Gardens



An historic photograph of the Memorial Gardens, with views of the Willamette River.

With the removal of the lower parking area, the Memorial Gardens at the base of the Historic Smelter are expanded toward the west. The Memorial Lawn is retained as a formal ellipse in front of the smelter, with a perimeter path defining its edges. The path is widened to eight feet to provide a promenade around the garden, with the outer perimeter landscape restored to include the historic plantings of the garden's origins, and with selective thinning and limbing up of the existing vegetation, to provide the expansive views of the Willamette River and Oswego Creek that are also historic of the gardens. Memorial plantings will be identified with plaques to commemorate individuals, families, or occasions.

An overlook is featured at the end of the garden, opposite the Historic Smelter, with views towards a seasonal waterfall and the River and Creek. Memorial benches are located at intervals around the perimeter pathway.



An overlook will provide views of the Willamette River and Oswego Creek.

## Historic Smelter

The renovation and restoration of the Historic Smelter is the focus of a special study to assess and stabilize the condition of the structure and to evaluate the archaeological resource potential of this remnant of the site's industrial uses. The Master Plan for George Rogers Park considers primarily the relationship of this important structure within the park and the opportunity for interpretation it provides.

In order to protect the historic structure, public access needs to be limited. The smelter occupies a prominent location in the Memorial Gardens however, and needs to be appropriately acknowledged. The chain link fence that currently surrounds the structure encases a variety of garden plants. The fence needs to be removed and replaced with an ornamental wrought iron fence, preferably of an historic tradition. The plantings inside of the fence are removed so that the smelter occupies the more open setting of a meadow, without a clutter of non-historic plants at its base.

Interpretation of the original vastness of the smelter in PVC pipe or an architectural framework is recommended, even as a temporary, even seasonal installation.



Artist rendering of restored historic smelter.

## Barbecue Terrace and Picnic Pavilion



A large group picnic pavilion will be situated to provide views overlooking the Willamette River.



The barbecue terrace, located below the Memorial Gardens and Smelter will be restored to accommodate group picnic activities. The three historic stone grills will be relocated and restored, and will be grouped with adjacent picnic tables around the terrace perimeter. A large group picnic pavilion will provide facilities for large groups of 100 to 150 people for weddings and other events, and will be serviced by an access road to accommodate catering.

The picnic pavilion will share a small meadow with the historic smelter, slightly removed from the formal Memorial Garden. Access to the beach will be provided with a switchback trail immediately below the pavilion, as well as the existing staircase from the Barbecue Terrace.



Barbecue grill on the Barbecue Terrace, overlooking the Willamette River will be restored and accompanied with picnic tables.

### River Landing and Beach Access

The boat launch and access road that are located north of the Historic Smelter are removed in the Master Plan, although portions of the access road are re-used to provide access to the Group Picnic Pavilion at the Barbecue Terrace. Public boat launches will be limited to hand-carried canoes and kayaks, with access provided from the small restricted parking area north of the Old River Road Bridge. Parking spaces have been provided with an access aisle for temporary loading and unloading of boats and an accessible-graded path to the historic beach landing extends below the Memorial Gardens bluff.

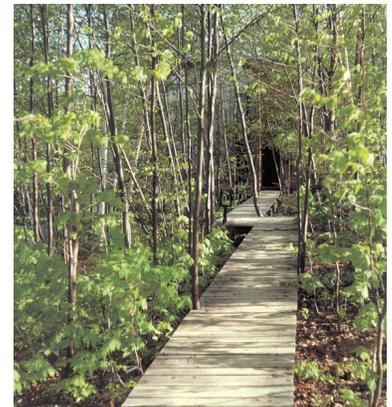
A boardwalk provides a trail connection along the beach, through restored riparian plantings, before connecting to the existing staircase from the beach to the Barbecue Terrace, or continuing on towards a switch-back accessible pathway that climbs the bluff to the Group Picnic Pavilion.

The beach location of the old boat launch and accessway will be restored with the removal of the paving materials, and the addition of boulder clusters, gravel beds, large woody debris, and riparian plantings.

Emergency services for the City of Lake Oswego have requested the continuation of a boat launch facility for emergency use only. The Master Plan design for the canoe/kayak launch site accommodates this function.



Rock outcroppings provide seating on the restored George Rogers Park Beach.



## Restored Nature Area, Loop Trail, and Interpretive Pavilion



The natural resource area associated with Oswego Creek and the Old River Road Trail is a sizable area of George Rogers Park, and providing public access that also protected the habitat value of this resource is a goal of the Master Plan for the park. The Nature Loop Trail provides a trail through a significant portion of the Oswego Creek Corridor, providing a connection across the Creek with a suspension bridge and elevated boardwalk that connects with the existing park access road for the Lake Corporation's Powerhouse. Vertical and horizontal separation of the trail protects the historic structure from immediate public access, while providing views of the Creek, the Powerhouse, and the Surge Tank for historical interpretation. The loop trail is not accessible for its entire length, due to significant slopes in the Creek Corridor, and the emphasis on protecting the natural systems as much as possible. An overlook marks the end of the accessible pathway, and provides an opportunity for historic and natural resource interpretation.



Bridgewalk over Oswego Creek.

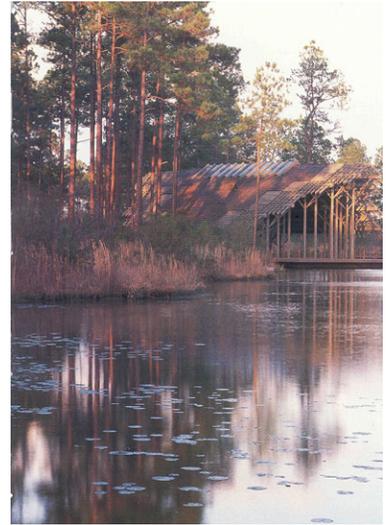
A formalized trail and signage through the natural area will encourage users to stay on the trail and keep dogs on leashes, protecting wildlife nesting and bedding areas from disruption by roaming pets and humans, and minimizing damage to soils and plant communities.

Also located in the Oswego Creek Corridor is a new facility for the park, a Nature Interpretive Pavilion. The pavilion is proposed to allow for group education, particularly associated with school or nature society programs, focusing on the habitat and wildlife of Oswego Creek. Interpretive panels and viewing

platforms would provide information on the resources of Oswego Creek and could be supplemented with additional panels or interpretive devices along the Nature Loop Trail. A primary issue in the restoration of the Oswego Creek Natural Area is the control of English Ivy within the park. Infestations of this nuisance plant increase tree mortality as well lower species diversity, effectively crowding out native herbaceous species and competing with desirable shrubs and seedlings. Once nuisance plants are controlled, the Natural Area will be replanted with native plants that are appropriate for the site conditions, are valuable for their food and cover for wildlife, and their likelihood for successful establishment and growth. New plantings will be concentrated in designated areas rather than spread throughout the Natural Area to provide more protection for wildlife and to discourage random trails.

Throughout the forested portions of the Natural Area and within the stream, installation of structural elements in the stream and forested area will enhance fish, amphibians and reptiles, and invertebrate habitat. Placement of logs or brush piles that extend outward from the stream bank will provide cover and organic material for aquatic species as well as sunning spots for turtles, etc. Other proposed in-stream habitat restoration measures include the addition of gravel to the stream bottom to enhance the area for spawning.

Snags providing nesting and forage habitat for a variety of wildlife species will be created by girdling selected trees or allowing dead and diseased trees to remain. Creation of snags will also create or enlarge openings in the canopy for a more diverse understory shrub community.



A nature interpretation pavilion will provide viewing and education opportunities in the Oswego Creek Corridor.



Oswego Creek Natural Area.



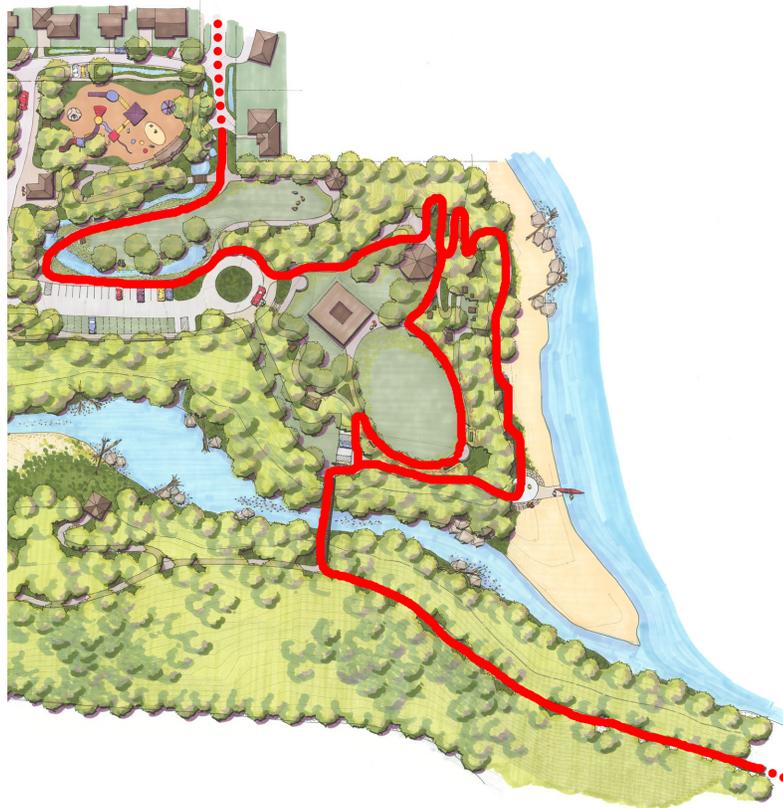
Section of Loop Nature Trail at the Lake Corporation's Powerhouse.

## Willamette Greenway



The Old River Road bridge and trail that extends south of the park along the Willamette River is the southern segment of the Willamette Greenway Trail in Lake Oswego. The southern Greenway Trail terminates in George Rogers Park, and a northern Greenway Trail begins north of the park, just south of Roehr Park. There are five residential properties along the Willamette River where an easement for the trail does not currently exist. The intention of the Lake Oswego Open Space Master Plan is to provide a Greenway Trail connection to connect the two discontinuous segments, although it will be an exception in the trail system, as it will not directly front on the River until access is obtained.

For the master plan of George Rogers Park, the Old River Road segment of the trail is continued in the park, with an outlet at the end of Furnace Street. The proposal is to provide the Greenway Trail connection along the neighborhood street for the five property lengths, and to look at reconnecting the trails south of Roehr Park.



The Willamette Greenway Trail in George Rogers Park, with a beach path and an upper walk around the Memorial Garden.

## Implementation | Project Phasing

The George Rogers Park Master Plan is a long-term vision for the development of the park. The plan is intended to be implemented over a period of 10 years, with ten phases of work. These phases are:

- Phase I. Ladd Street Improvements
- Phase II. Athletic Field Improvements
- Phase III. Tennis Courts & Maintenance Facility Relocation
- Phase IV. Green Street Improvements
- Phase V. DSL/Corps Permit-Related Projects
- Phase VI. Natural Area Restoration
- Phase VII. Sister City Garden and Picnic Pavilion Development
- Phase VIII. Memorial Garden Redevelopment
- Phase IX. Program Facility/Restrooms
- Phase X. Children's Play Area Redevelopment

These phases and the proposed improvements are illustrated in Figure 2 and are described below.

### Phase I. Ladd Street Improvements

The Ladd Street Improvements are selected for phase one improvements as it will remedy significant drainage issues in the upper part of the park by capturing stormwater run-off from the street and from the neighborhood, improve the overall visibility of the park as it relates to State Street and the downtown, and address neighborhood concerns regarding the emphasis of park activity-related parking on the neighborhood streets. Improvements identified for Phase One are:

- A stormwater management study for the drainage area of Ladd Street and the neighborhood flowing towards the park;
- Design and development of street improvements for Ladd Street based on a green street design minimizing impervious surfaces and providing landscape swales to capture, detain, and treat stormwater run-off.
- Design and development of park entrances at State Street and Durham Street. Park entry designs will include a plaza and ramped accessway at the corner of State and Ladd Streets, and an ornamental staircase at the Durham Street alignment.

- Stormwater management for Ladd Street will be released into the park in a designed water feature, landscape swale, and outfall that will release treated stormwater into Oswego Creek.

The above improvements will necessitate the removal of the existing Ladd Street and Furnace Street development to the right-of-way lines, the removal of the Bandstand, Group Picnic Pavilion, and the water feature in the Concert Lawn as well as miscellaneous paths and stairs.

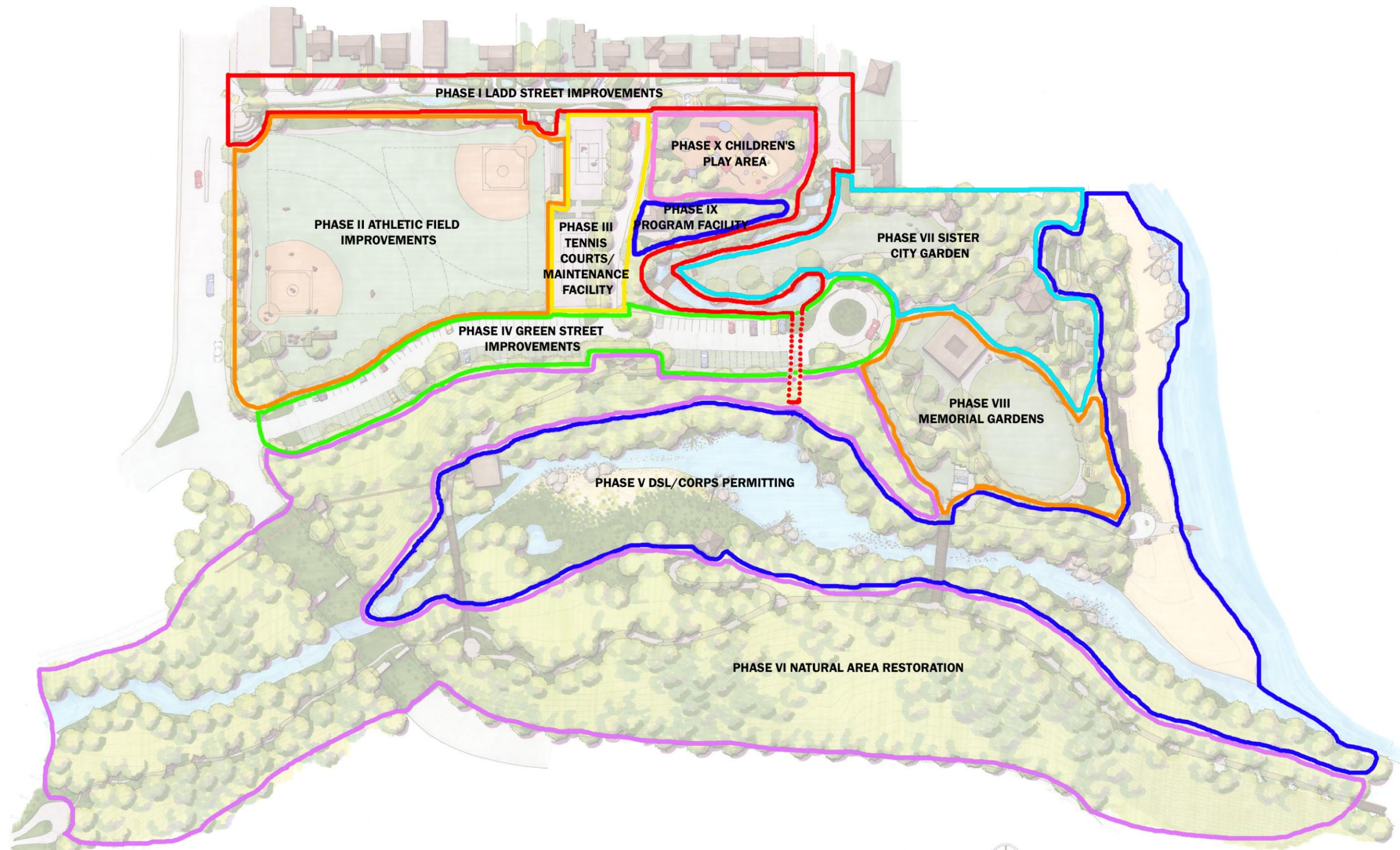
This phase of master plan improvements should be primarily funded with street improvement funds.

## **Phase II. Athletic Field Improvements**

Redevelopment of the ballfields is a priority for the City of Lake Oswego and the Team Sports stakeholders, particularly since funds have been allocated for improvements. Phase Two will:

- Remove existing structures and equipment, salvaging the field lights,
- Excavate the fields further to remove the grade barrier at Green Street and increase the grade barrier at Ladd Street,
- Relocate the ball fields as shown in the master plan,
- Provide new facilities, including bleachers, dugouts, and a concession/storage building;
- Provide perimeter pathways around the athletic fields, connecting to the park entrances at State, Ladd, and Green Streets;
- Provide perimeter landscaping, particularly on the slope below Ladd Street and along State Street and Green Streets.

The above improvements will redevelop the athletic fields, but will remove parking north of Green Street adjacent to the fields and remove the Boy Scout Christmas Tree Sales pad adjacent to State Street.



PHASE I LADD STREET IMPROVEMENTS

PHASE II ATHLETIC FIELD IMPROVEMENTS

PHASE III TENNIS COURTS/ MAINTENANCE FACILITY

PHASE IV GREEN STREET IMPROVEMENTS

PHASE V DSL/CORPS PERMITTING

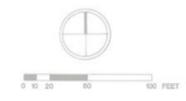
PHASE VI NATURAL AREA RESTORATION

PHASE IX PROGRAM FACILITY

PHASE VII SISTER CITY GARDEN

PHASE VIII MEMORIAL GARDENS

PHASE X CHILDREN'S PLAY AREA





### **Phase III. Tennis Courts and Maintenance Facility Relocation**

Phase Three is sequenced to provide the critical Green Street Loop Road connecting Ladd Street and Green Street and to accommodate traffic circulation into the park from Ladd Street prior to the vacation of Furnace Street. With the development of the park road, the tennis courts and maintenance facility are displaced and redeveloped west of the road. Grading for the roadway and pathways will achieve a maximum 5% slope for accessibility, and will excavate the new maintenance facility location below the southern tennis court, accessible from Green Street.

These improvements will replace disrupted functionality of the tennis courts and maintenance facility, with minimal impact to other park uses.

### **Phase IV. Green Street Improvements**

In Phase Four, Green Street will be redeveloped to accommodate the majority of the park's parking spaces, anticipating the removal of the Furnace Street connection and lower Memorial Garden parking lot. Concurrent with the design and development of the Green Street improvements will be the processing of the request to vacate the Furnace Street alignment in the park. Green Street improvements will include the removal and replacement of the existing street and parking areas, with gabion retaining walls, reinforced grass paving, and subsurface stormwater detention lines on the south side of the street. Sidewalks will parallel the parking areas and a drop-off/turnaround will be developed at the terminus of Green Street.

The above improvements will remove and redevelop an enhanced Green Street and parking area, maintaining access from Furnace Street and to the lower Memorial Garden parking area.

### **Phase V. DSL/Corps Permit-Related Projects**

Phase Five will include all park improvements that will require Division of State Lands (DSL) or U.S. Army Corps of Engineers approvals in relation to wetland or riparian development, particularly below the regulatory Ordinary High Water demarcation, at elevation 21.4 NGVD. These improvements will include:

- removal of the existing boat ramp
- beach habitat restoration
- boardwalk and canoe launch development
- development of path circulation to the beach
- the Nature Pavilion
- Natural Area removal of invasive plants and habitat restoration associated within the Oswego Creek and below the designated Ordinary Highwater elevation.

The above-mentioned improvements are not anticipated to disrupt any existing park activities.

#### **Phase VI. Natural Area Restoration and Improvements**

The Oswego Creek Corridor will be the focus of Phase Six with the removal of invasive plants and the re-establishment of riparian habitat. While volunteer efforts can be used during any of the master plan phases to help remove invasive plant species, the magnitude of the effort and the size of the area warrant a comprehensive effort to reclaim and enhance the natural area. Natural area restoration will occur above the regulatory Ordinary High Water demarcation and encompass the remainder of the George Rogers Park Natural Area. Concurrent with the restoration effort will be development improvements that include the Nature Loop Trail with overlook and suspension bridge, and restoration of the Old River Road historic covered bridge.

Phase Six improvements will lead to a temporary removal of the floor of the Old River Road bridge as a covered bridge is built in its place. No other park activities will be impacted.

#### **Phase VII. Sister City Garden and Picnic Pavilion Development**

Phase Seven of the master plan improvements will remove the Furnace Street connection between Ladd Street and Green Street as a vehicular accessway, pending the approval of the Furnace Street right-of-way vacation in the park. The removal of the road will allow the extension of the Sister City Garden across the right-of-way to connect with the developed water quality landscape swale and feature. Phase Seven improvements also construct the Group Picnic Pavilion adjacent to a restored Barbecue Terrace for group picnicking. An access road to the pavilion and related paths and landscape for the Sister City Garden and the Barbecue Terrace will also be developed.

Phase Seven improvements will remove the vehicular circulation loop at Furnace Street, moving vehicular circulation from Ladd Street to the Green Street Loop Road exclusively. No other park activities will be disrupted.

### **Phase VIII. Memorial Garden Redevelopment**

Redevelopment of the Memorial Garden will involve the removal of the lower parking area adjacent to the Garden, terminating vehicular circulation at the Green Street turn-around. Removal of the parking area will accommodate an expansion of the Garden to the west, providing pathways, a restroom facility, and a small restricted parking area and access road. The garden landscape will be selectively thinned and replanted with historic plants, opening up views towards the Creek and Willamette River. Phase development will improve the context of the historic smelter with an ornamental perimeter fence and the removal of non-historic plantings.

Redevelopment of the Memorial Garden will remove parking from the park, however existing parking levels will continue to be met with the previous phased improvements on Green Street. Improvements in the Memorial Garden will restore canoe access to the beach from the restricted parking area.

### **Phase IX. Program Facility and Restrooms**

Phase Nine is the development of a new facility in the park to accommodate the summer recreation programs administered by the City. The development of the program facility will construct a new building on the terrace above the Sister City Garden, with an overlook terrace and patio around the building, and path connections down the slope to connect to the Sister City path circulation. No other park activities will be disrupted by the development of the program facility.

### **Phase X. Children's Play Area**

The last phase of the Master Plan implementation will be the redevelopment of the Children's Play Area. These improvements are anticipated to replace aged equipment towards the conclusion of the Master Plan's 10-year scope. The play area will be redeveloped with new equipment and surfacing, a covered shelter, and perimeter landscape and pathways.

The redevelopment of the play area will not disrupt any other park activities.



## **Appendix A** | Bibliography



## Appendix A | Bibliography

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