



LAKE OSWEGO OPEN SPACE PLAN

CITY OF LAKE OSWEGO

ADOPTED MARCH 6, 2001

LAKE OSWEGO OPEN SPACE PLAN

Prepared for
the City of Lake Oswego

Prepared by
MacLeod Reckord

with
Point Wilson Group
Beckwith Consulting Group

Adopted March 6, 2001

Contents

1	Acknowledgements
2	Preface
3	Executive Summary
7	Background: History of Lake Oswego The Process Resource Inventory Planning Context
15	Recommendations: Water Access Heritage Landscapes Scenic Resources Natural Resources Green Neighborhoods Regional Connections
36	Implementation Techniques
40	Conclusions
42	Bibliography
44	Appendices: Glossary Scenic Resources Survey Natural Resources Classification Funding Opportunities

Acknowledgements

This report would not have been possible without the assistance of a great number of individuals. We would like to thank the following people for their time and input:

City of Lake Oswego

Doug Schmitz, City Manager

Chris Jordan, Assistant City Manager

Nancy Bantz, Director of Parks and Recreation

Stephanie Fioreck, Interim Natural Resource Coordinator

Jane Heisler, Acting Long Range Planning Manager

Ron Bunch, Government Affairs Liaison

Natural Resource Advisory Board

Sarah Asby

Kathleen Cushing

Russell Jones

Keith V. Moe, Chair

Christine Roth

Erin Schwass

Deborah Shimkus

Jonathan Snell

Parks & Recreation Advisory Board

Marcia Robertson, Co-Chairperson

Matthew Collier

Craig Dewey

Dan Eller

N. Susanne Rimkeit

Cary Strauch

Gerard Trageser

Stephanie Wagner

Consultants

MacLeod Reckord

Terry Reckord, Principal

Marianne Zarkin, Project Manager

Vinita Sidhu, Project Designer

Point Wilson Group

Lee Springgate, Principal

Beckwith Consulting Group

Tom Beckwith, Principal





“There is no particular future that is preordained for any community—The future is a matter of choice. A wide range of—futures exists and ‘staying the same’ is usually not one of them.”

Randall Arendt

Preface

The citizens of Lake Oswego have expressed in a variety of forums a clear and strong interest

in protecting and expanding those elements that contribute to the natural, cultural and aesthetic health of the community and their perception of Lake Oswego as a “village in a park,” a place of physical beauty and respite from expanding regional urbanization.

The City has, over the past twenty-five years, expended considerable energy and effort to meet, and exceed, the goals eventually expressed in Statewide Planning Goal 5, to adopt policies and provide programs which will preserve and protect historic, scenic and natural resources. The Lake Oswego Comprehensive Plan expands upon Goal 5 with strong policies to preserve and restore habitat, wetlands, stream corridors, scenic resources, and historic elements. In 1995, the

City’s Sensitive Lands Inventory and subsequent ESEE (Economic, Social, Environmental and Energy) analysis proposed additional protection measures that were included in the City’s Sensitive Lands Overlay regulations adopted in the City’s Zoning Code. In 1998, citizens approved a substantial bond issue for open space acquisition, simultaneously voicing strong support for open space protection and expansion in the “Quality of Life Indicators Program” surveys.

This Open Space Plan, initiated in the Spring of 2000, represents an effort to consolidate the goals and recommendations expressed in these previous planning efforts, to make them even more comprehensive and to suggest implementation strategies and long-term stewardship policies that are understandable and accessible to all citizens and that will guide the City over the next twenty years. The Plan focuses on Open Space issues, and was prepared in coordination with the Lake Oswego Recreation Plan.

"We owed it to do, not what was to perish with ourselves, but what would remain, to be respected and preserved into other ages."

Thomas Jefferson

Executive Summary

The Portland metropolitan region is a dynamic, rapidly urbanizing area. Given regional and local

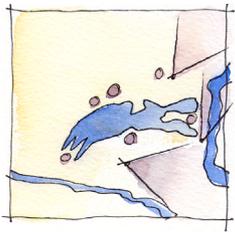
expressions of concern over the impacts of growth and urbanization, crucial questions face the citizens of Lake Oswego about how to balance growth with the protection of resources in a way that recognizes the intrinsic value of the resources and expresses the unique identity and character of the community.

Open Space has frequently been described and treated as only one in a broad range of park system elements. The term "open space" itself suggests an absence of something, or rather an absence of development. In urban areas the pressures on undeveloped land are enormous, persistent and growing. Through the early and mid-twentieth century, booming U.S. population growth and increased leisure time led to demand-driven

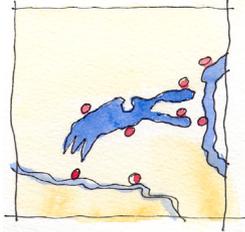
recreation systems that featured built facilities – sport fields, community centers, tennis courts, playgrounds, etc. Emphasis was on providing the maximum number of recreation facilities as close as possible to as many people as possible, often at the expense of natural open space. More recently, environmental and greenway movements, with emphasis on resource protection, have heavily influenced park planning. Parks and open spaces are expected to not only provide recreation opportunities, but to also contribute to environmental quality and community character.

This Open Space Plan attempts to expand even further the boundaries of park and open space thought. With care given to the distribution and management of open space, the possibility exists to not only protect sensitive resources and re-connect fragmented habitat, but to also connect Lake Oswego to larger, regional open space systems, to provide better citizen access to the City's resources, to expand upon the recreational trail system, to recognize and celebrate the City's unique heritage landscapes and

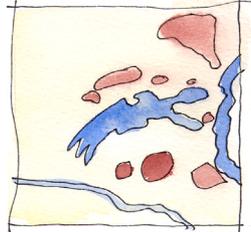




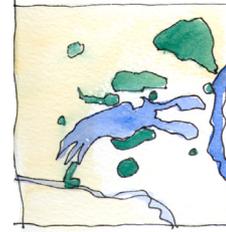
Scenic Resources



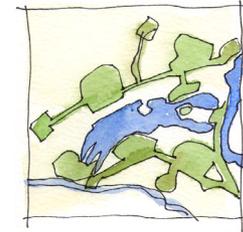
Water Access



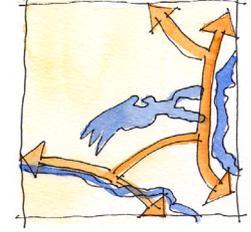
Heritage Landscapes



Natural Resources



Green Neighborhoods



Regional Connections

vistas and to capture and expand upon those “green” attributes that contribute so much to the identity and character of Lake Oswego as a “village in a park” — green neighborhoods, gateways and boulevards — all as part of a comprehensive, more proactively managed Open Space system.

To accomplish these things, the Plan suggests focusing on a series of components that, when combined, will guide open space planning and management in the City well into the 21st century. These components, discussed in the *Recommendations* section of this report, consist of:

water access
heritage landscapes
scenic resources
natural resources
green neighborhoods
regional connections

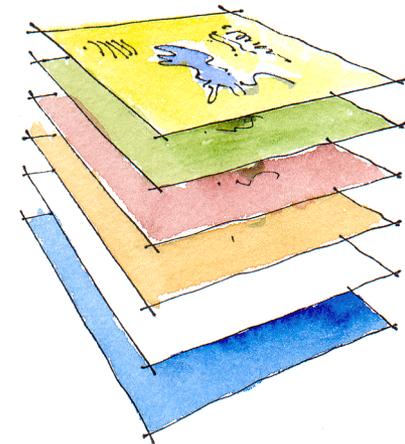
These elements, in aggregate, will serve to improve the health of the local ecosystems, reconnect fragmented open space and greenways, and strengthen the unique “green” character and identity of the City.

Water access

Perhaps the most geographically prominent natural element in the City of Lake Oswego is water. The Willamette River, Oswego Lake, the Oswego Canal and the Tualatin River define the City, but are relatively inaccessible to the citizenry. The Plan suggests ways to enhance both physical and visual access to the major water bodies in order to celebrate the region’s history and its place in the larger ecosystem.

Heritage landscapes

The Open Space Plan recognizes those cultural and scenic resources that are unique to Lake Oswego and which add immeasurably to the identity of the community, designates them as essential elements in the Plan and makes recommendations for stewardship. These resources may be historic structures, landmarks, or unique natural features. Examples include Oswego Lake, Luscher Farm, Cooks Butte and Marylhurst College.





Scenic Resources

The character of Lake Oswego depends to a large degree upon views and visual images — views of specific sites, viewpoints, long vistas and scenic corridors. Based upon the results of a staff survey and planning team fieldwork, scenic sites, viewpoints, corridors and gateways are identified which reflect the character of the community. The Plan recommends a series of actions that reflect the goal of retaining and improving upon these scenic resources.

Natural Resources

Lake Oswego has made a firm commitment, primarily in the form of Planning Goal 5, to identify, preserve and protect natural resources. This Open Space planning effort recognizes the issues represented by Goal 5 as being at the heart of the plan, and makes recommendations to expand and interconnect the resources where possible, to categorize resources based upon their sensitivity and capacity for public access and use, and to refine management goals and policies for specific categories of resource properties.

Green Neighborhoods

The City of Lake Oswego is described in the 1999 Quality of Life Survey as “...a garden of natural beauty in a region of increasing urbanization.” Many of the characteristics that contribute to that image will be enhanced as a result of the protection and enhancement measures recommended in those sections of the Plan dealing with natural resources. Conversely, measures designed primarily to reinforce the best “character” qualities of the community can also enhance wildlife habitat, buffer sensitive areas and generally have a positive effect on the condition of the resources. Green Neighborhoods proposes two programs that are in many ways driven by “character” qualities, but that also enhance the City’s natural resources.

Green neighborhoods: Many of the older residential neighborhoods in Lake Oswego are characterized, or even dominated by, significant stands of mature trees, primarily on private lands. The positive visual and ecological benefits are many and varied, ranging from the image of a cool, green environment to the

provision of wildlife habitat and the control of storm water. Some residential and commercial neighborhoods lack vegetation, and the Plan suggests potential programs and incentives to encourage private landowners to re-introduce significant native or near-native trees and shrubs to improve their circumstance and provide these green benefits.

Green Boulevards: The Plan selects a system of primary (arterial) travel corridors through Lake Oswego and advises re-thinking the corridors in a bold way, recommending an expanded cross-section to include significant bands of vegetation as well as techniques for otherwise “greening” the corridor (fewer driveways, regulated signing, pedestrian improvements). Benefits include not only the visual enhancement of the road corridor, but also the provision of avenues for wildlife movement and migration (birds and small mammals), reconnection of fragmented woodlands, reduced traffic noise and enhanced non-motorized transportation facilities.



Regional connections

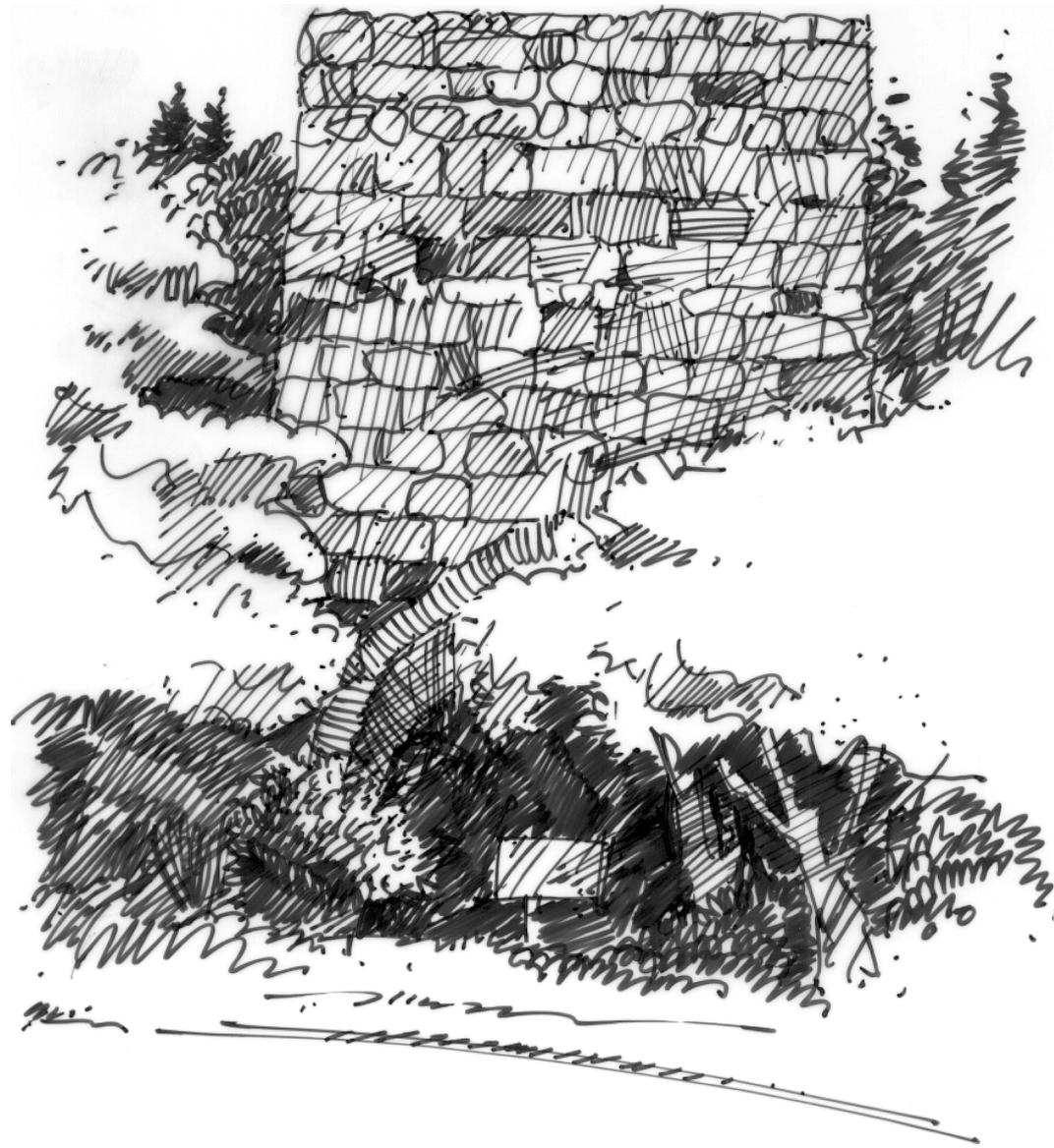
Valuable natural resources, including forests, rivers, stream and wildlife movement corridors, often cross political boundaries. Public access to natural resources, particularly in the form of recreational trails, is greatly enhanced and made more valuable by connections to these regional resources.

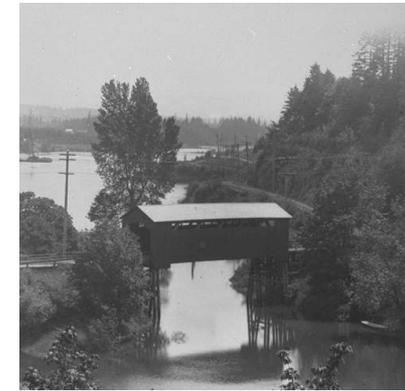
Over time, as communities grow and urbanization occurs, individual elements become more isolated and disconnected. Natural areas become fragmented and their functions impaired, and cultural and historic elements are diminished by inaccessibility. These everyday places have value – they help a community understand where it came from and contribute to its identity. Reconnecting these areas through an expanded network of Greenways and trails will enhance their value and make them much more an integral part of the community's fabric.

This plan recommends that the City takes a proactive stance in the development of regional connections in the form of Greenways and trails,

and in addition, works to close the gaps in existing trail and Greenway corridors.

In order to guide the city as it implements the recommendations of this Plan, each of the six components includes *Recommended Action* and *Regulatory Measures*. Through a combination of capital improvements and policy-making, the City of Lake Oswego can preserve and improve upon its open space legacy, leaving for the next generation an interwoven system of resources, both cultural and natural.





Covered Bridge spanning Oswego Creek, 1926. Photo Courtesy of the City of Lake Oswego Public Library.

Background

The City of Lake Oswego is situated on the banks of the Willamette River, within

Metro's urban growth boundary (UGB). It is bounded to the north by Portland, to the south by West Linn, and to the west by Tigard and Tualatin. Oswego Lake lies in the center of the city and is connected by canal and creek to two major riparian corridors, the Tualatin and the Willamette.

Lake Oswego is predominantly residential in character with commercial cores at the east and west ends of the city. The North Stafford area, a large agricultural zone, lies to the south, a remnant of the area's agricultural past. To the northeast is Tryon Creek State Park, the only state park in Portland.

The development of this Open Space Plan began with review and research, including a study of the City's history, a review of previous and current planning efforts and an inventory of the City's resources.

History of Lake Oswego

The earliest inhabitants to the area named the lake Waluga, meaning wild swan. The lake served as a dividing line between two Native American tribes – the Clackamas and the Tualatin, who visited the lake to fish and pick berries, an easy portage from the Tualatin River.

In the 1840's, early settlers to the area renamed the lake Sucker Lake after the fish found in abundance. The settlement was named Oswego in 1847 by A. A. Durham after his New York hometown. Durham had filed for a donation land claim of 640 acres and built a sawmill on the lake's outfall – Sucker Creek. The name Sucker Lake remained until 1913 when new residents asked the US Board of Geographic Names to change the name to Oswego Lake, and the creek to Oswego Creek. The city was known as Oswego until 1959 when the town merged with the town of Lake Grove, to the west, into a new city called Lake Oswego.



"LIVE where you PLAY"

IN the Lake Oswego Country Club District, lakeshore homes and wooded estates are spacious and attractive. Recreational facilities combine with natural resources to make a home center of unusual character and charm.

Portland's growth cannot reach out in years to come and steal the privileges enjoyed by those living in this incomparable residential-recreational community. Nor can Portland's growth ever create another such district of beauty and freedom, 20 minutes from the heart of the city.

Lakewood and Forest Hills are a series of pictures—the maps can show you only where these pictures are in relation to each other.

If you've never been over this beautiful district, we will be glad to have one of our representatives point out the interesting features.

**LADD ESTATE
COMPANY**

1301 Public Service Bldg.

ATwater 2151

As early as 1841, iron ore was found in the Lake Oswego Hills. Iron operations in Lake Oswego began in 1865 when ground was broken for a furnace. The ore was mined and shipped by rail car to the iron plant located along the Willamette shore. Production began in 1867 and lasted intermittently until 1894. By as early as 1888 business started to fall off as shipping costs changed and the quality diminished. It was less expensive to ship iron from San Francisco to Portland than to purchase it from the smelter along the Willamette.

In the city's early years the operations of a sawmill had dammed Oswego Creek, creating a lake in the newly deforested lowlands to the west. This lake spurred the idea of connecting the land to the Tualatin River, which would provide an easier connection to the Willamette River for farm goods and other river traffic. Work on a canal began in 1869 and was completed in 1871. The new canal and dam raised the level of the lake and increased the length of the lake from 2-3/4 miles to 3-1/2 miles. Primarily the canal was used for transport-

ing logs from the Tualatin Hills to the smelter and sawmill through the use of laborers and mules dragging the logs through the channel.

By the 1910's, Portlanders were coming to the lake to purchase summer home properties. After the fall of the iron market, Oregon Iron & Steel turned to another natural resource – land. They constructed a power plant to provide electricity for a future community, and sold their 24,000 acres in large tracts to residential developers.

Suburban residential development continues to the present, although the amount of land available for residential development is diminishing. The city's original commercial center was located on the east side close to the Willamette. Recently, office and commercial development has centered on major arterials such as Kruse Way and Boones Ferry Road.



Aerial view of First Addition and the Cement Plant, 1927. Photo courtesy of the City of Lake Oswego Public Library.



The Process

The process of developing the Open Space Plan began in the Spring of 2000. A series of staff meetings and a review of previous local and regional planning efforts led to consensus on a general scope of work and “vision” for the Plan. That scope was presented for review at a series of meetings, including a City Council study session, a presentation to all city staff, and a series of meetings with the Natural Resource Advisory Board (NRAB), the Park and Recreation Advisory Board (PRAB), and representatives of the Three Rivers Land Trust. Several in-progress review meetings were held with many of the above, and Draft and Pre-final reviews of the Plan were conducted at Board meetings. The final Plan was presented to the Lake Oswego City Council and NRAB on February 13, 2001 and adopted on March 6, 2001.

Resource Inventory

The development of an Open Space Plan for Lake Oswego required first and foremost the identification of the city’s resources. Many of these resources, particularly the “natural” ones, are fairly common in the Pacific Northwest region. Others are unique to Lake Oswego and contribute in a significant way to the community’s identity. Kevin Lynch, in his book *The Image of the City*, emphasizes the importance of these resources in the functioning of a city:

“...the identification of places, as well as their organization... not only allows people to function effectively, but is also a source of emotional security, pleasure and understanding... We take delight in distinctive, recognizable locales. They make us feel at home....”

This section describes those resources inventoried in the open space planning process, and describes them as two basic types, Natural and Cultural. An inventory of these resources reveals that many, particularly the natural re-

What are the natural features which make a township handsome? A river, with its waterfalls and meadows, a lake, a hill, a cliff or individual rocks, a forest, and ancient trees standing singly... If the inhabitants of a town were wise, they would seek to preserve these things... for such things educate far more than any hired teachers or preachers, or any present recognized system of school education.

*Henry David Thoreau,
Journal, 1861*

sources, cross parcel and jurisdictional boundaries and form part of a larger, regional mosaic of resources.

Natural Resources

The Lake Oswego Comprehensive Plan includes strong policies to preserve and restore habitat, wetlands and stream corridors. The Sensitive Lands Zoning Code regulations, adopted in 1997, provide for the implementation of these policies by requiring protection of natural resources and mitigation of adverse impacts when development occurs.

These natural systems consist primarily of wetlands, water bodies, woodlands, tree groves and steep slopes. Lake Oswego is fortunate to have an abundance of these resources, much of them on city-owned land. An important step in the development of this Plan is the categorization of these natural areas based upon their sensitivity and significance, with the goal of establishing a hierarchy of operational and management guidelines.

Currently the City has two regulations that work to preserve and protect these resources: the Hillside



Protection Standard and the Sensitive Lands Overlay. These are described in more detail in the following section on the Planning Context (p. 11-14).

Cultural Resources

Lake Oswego, like most other cities, has over its history developed a variety of elements, both public and private, that reflect the recreational, cultural and historical interests of its citizens. Cultural resources, such as recreation facilities, community centers, historic sites, libraries, and art centers, add to both the City's image and the quality of life for residents and visitors alike. They also, as public gathering places and landmarks, can become part of the larger, holistic Open Space system envisioned in this plan.

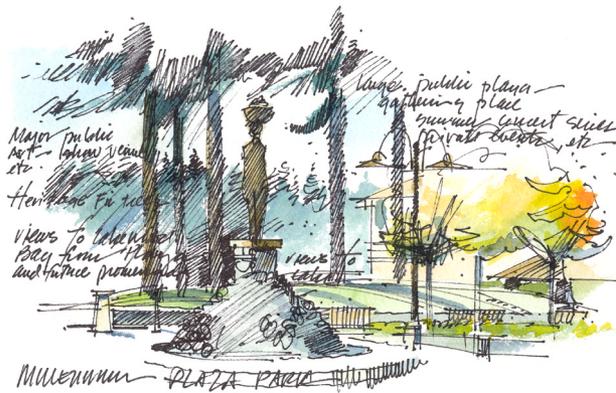
Developed recreation facilities, in particular, represent significant outdoor gathering places, offer some level of control and enhancement of natural resources, and contribute to the aesthetic character of the community. A comprehensive system of developed trails can connect isolated resources, add to the

recreation opportunities in the city and reduce automobile traffic by offering an alternative mode of transportation. Lake Oswego's situation within the larger Portland metropolitan region also provides the important opportunity to connect to the larger regional trail and greenway systems being planned by Metro.

A goal of this planning effort is, again, to recognize and build upon the unique character of Lake Oswego. Thus, the added inclusion of historic sites and structures as part of the City's unique heritage and visual "landscape" is also important to its ultimate success. The structures recognized here, for the most part, are larger scale and reflect the unique industrial or settlement history of the City. Individual residences also contribute significantly to neighborhood character, but for the most part are not mapped as part of this process.

The visual image and character of any community depends upon its scenic resources and unique landscape (defined here as the larger, community-wide mosaic over

which particular local ecosystems and land uses recur). A primary goal of this Plan is to recognize and build upon the City's positive visual image to both residents and visitors alike. This image is a composite of scenic and historic "landmark" images, unique to Lake Oswego and associated with its rich natural and cultural history.



The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully patrolled.

William O. Douglas

Planning Context

Several planning documents were reviewed for this process, including the City of Lake Oswego's Code, Metro's Greenspaces Master Plan and Title 3 Standards, Lake Oswego's Quality of Life Task Force Final Report and the Lake Oswego Recreation Plan, which was prepared concurrently with this Open Space Plan. These plans are referred to throughout this document. Following is a summary of the components of these plans which were of primary importance to the planning team when developing the recommendations of this Open Space Plan.

Urban Growth Management Functional Plan Title 3 Stream and Floodplain Protection Plan was written by Metro to address issues associated with floodplain management, water quality and fish and wildlife habitat. Title 3 presents performance standards and practices for floodplains, and water quality protection. This plan establishes a Water Quality and Flood Management Area,

within which there are development limitations. Water Quality Resource Areas are rivers and streams with protected vegetated corridors. The width of the corridor is dependent upon the slope of the bank. For primary protected water features, which includes all perennial streams, wetlands and streams, the protected corridor varies in width from 50 feet from top of bank where the bank is less than 25% to 200 feet from top of bank in areas where slope of bank is over 25%. Exceptions such as trails, boardwalks and viewing area construction is allowed with mitigation and after a public needs analysis has been completed. A model ordinance and map were adopted by the Metro Council in June 1998. It has not yet been adopted by the City of Lake Oswego.

Lake Oswego Comprehensive Plan The Comp Plan is the controlling document for land use within the City. The original Comp Plan was adopted in 1978 and is contained in Volume I of the current plan. Volume II contains additions made since 1978, including the adoption of Statewide Planning

Goal 5, which requires communities to adopt policies and programs for the preservation and protection of historic, scenic and natural resources.

Land development and related activities, including the City's development ordinances, must be consistent with Comp Plan goals and policies. The goals, policies and maps contained in the plan are intended to guide land use decisions. These goals and policies provide the support for the Open Space Plan. Following are excerpts from and summaries of Goals 5, 8 and 15 of the Comp Plan.

Goal 5: Open Spaces, Historic & Natural Areas, Section 1, **Fish and Wildlife Habitat** – This goal addresses the preservation and restoration of environments which provide fish and wildlife habitat. This relates in particular to how wildlife habitat is treated within the City, along the Willamette, and outside the urban growth boundary in the Stafford area. This goal also recommends that the City develop a connected open space network within the Lake Oswego Urban



Services Boundary which will provide fish and wildlife habitat, passive recreation and connections to open space lands in adjacent jurisdictions.

Goal 5: Open Spaces, Historic & Natural Areas, Section 2, **Vegetation** – “to conserve open space and protect natural and scenic resources.” Recommended action measures contained in this section include: promoting the use of native and drought tolerant plantings on public and private lands to support wildlife and reduce water and pesticide usage; encouraging private property owners to protect and restore their vegetation resources; and the preservation of resource sites through public acquisition or easements.

Goal 5: Open Spaces, Historic & Natural Areas, Section 3, **Wetlands** – The City’s goal is to protect, maintain, enhance and restore wetlands. This section recommends that the City educate the public about the importance of wetlands, and support the preservation and restoration of wetlands through acquisition, easements and ordinances.

Goal 5: Open Spaces, Historic & Natural Areas, Section 4, **Stream Corridors** – “The City shall protect, restore and maintain stream corridors to maintain water quality and to provide open space and wildlife habitat.” The Comp Plan suggests policies that prevent filling or developing within stream corridors, that maintain and restore riparian vegetation, and promote acquisition or transfer of development rights.

Goal 5: Open Spaces, Historic & Natural Areas, Section 5, **Sensitive Lands** – “The City shall protect, enhance, and maintain the wooded character and natural features of Lake Oswego that are prized by residents.” The Comp Plan originally identified 85 Distinctive Natural Areas (DNA’s) and designated two categories of protected resources – Resources, such as significant trees, Oswego Lake, river banks, distant views, and woodlands that the City wishes to protect fully from development, and Protection Open Spaces in which the City will allow compatible development with limited intrusion. The DNA concept was replaced in 1997

with the Sensitive Lands program. (see Sensitive Lands Overlay Districts, p. 13).

Goal 5: Open Spaces, Historic & Natural Areas, Section 6, **Open Space** – “The City shall protect, enhance, maintain, and expand a network of open space areas and scenic resources within and adjacent to the Urban Service Boundary.” Lake Oswego defines open space as a combination of parks, natural areas and private lands. Open space has two categories – natural open space and developed open space. Natural open space includes public open space, private open space, and protection open space. Developed open space includes parks, private landscaped areas, such as golf courses and cemeteries, and private open space tracts in subdivisions.

The Comp Plan recommends that the City develop a comprehensive open space plan to inventory and protect open space and provide a connected open space network providing linkages between open spaces. It also promotes the



development of ordinances to protect view corridors for scenic resources, including views of Mount Hood, Oswego Lake, Willamette River, Tualatin Valley and other views valued by the community. Suggested methods for the preservation of open space include acquisition, easements, and life estates.

Goal 8: Parks & Recreation – “The City shall plan, acquire, develop and maintain a system of park, open space and recreation facilities, both active and passive, that is attractive, safe, functional, available to all segments of the population and serves diverse current and long range community needs.”

Goal 15: Willamette River Greenway – “the City shall protect, conserve, enhance and maintain the natural, scenic, historic, economic, and recreational qualities of the Willamette River Greenway.” Goal 15 of the Comp Plan outlines the City’s goals and policies for this planning area. Continuous public access along and to the river is one of the recommendations of this goal. The Greenway boundary is defined as all lands within 150’ of low water.

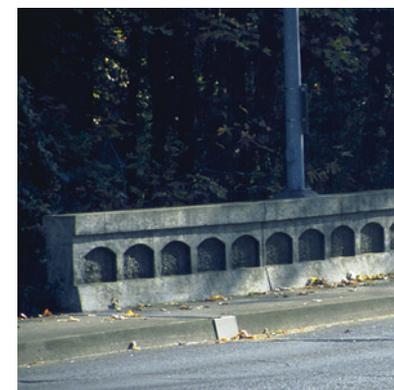
Sensitive Lands Overlay Districts The current Sensitive Lands Overlay, Article 48.17 in the Zoning Code, establishes an overlay district for significant natural resource sites that have been mapped by the City. The Sensitive Lands Ordinance was adopted by the City Council in 1997, yet there still remain some properties in the Sensitive Lands map that are under contention. Two designations were established for properties on the map – the more restrictive category of Resource Protection (RP) overlay and the less restrictive Resource Conservation (RC) overlay. The designations are based on the results from the 1995 Natural Resource Inventory. A protection program based on these overlay districts is outlined in the Zoning Code for each of the following resources:

Stream Corridors Streams will have either a 30-foot or 25-foot buffer based on their habitat values (buffer averaging is allowed under certain circumstances).

Wetlands and Buffers All significant wetlands are protected from development. Wetland buffer zones depend on the category of wetlands and range from 25 feet to 30 feet.

Upland Forest Tree groves are protected from conflicting development. All significant tree groves are protected with a Resource Conservation designation. Under this protection designation, 50% of the upland forest area is protected from development.

Hillside Protection Standard The Hillside Protection Standard, Standard 16 of the City of Lake Oswego Development Ordinance, is applied to any development that includes hillsides or other areas that may have unstable soils. Development is regulated on land with slopes over 12 percent by placing requirements on how the toe of slope is treated, how structural fills are engineered and on how retaining walls and roads need to be constructed. The code allows development on properties with grades over 50 percent slope only when density transfer is not feasible. The development



must meet the following standards: at least 70% of the site is to remain free of structures or impervious surfaces; design and construction of the project will not cause erosion or land slippage; and grading, stripping of vegetation and changes in terrain are the minimum necessary to construct the development.

Historic Preservation The Historic Preservation Chapter of the City Code was adopted in 1990. It establishes a program to preserve historic structures, sites, objects, trees and districts as a way to retain the historic and architectural legacy of the City. It is the principle means of implementation for Section 8, Historic and Cultural Resources, of Statewide Planning Goal 5.

Quality of Life Task Force Final Report This report was prepared by a 24 member task force over nine months in 1999. The task force served the dual purpose of inventorying and identifying quality of life indicators as well as advising the Council on implementation of an indicators program. The task force identified five qualities that make Lake Oswego a “unique and desirable” place to live. Among these qualities are the identification of Lake Oswego as a “village” and a “garden of natural beauty” with “distinct neighborhoods” and a “sense of stability” in which “intellectual, cultural and athletic achievement” are pursued.

Lake Oswego Recreation Plan This plan was prepared concurrently and in coordination with this Open Space Plan. It includes an extensive inventory of the City’s park and recreation facilities, and an evaluation of the City’s current and projected needs for park and recreation facilities based on the City’s demographics and population forecasting. Proposed plan elements address such facilities as

playgrounds, sports courts, athletic fields, recreation and community centers, trails for various uses and special use and support facilities. Each of the proposed plan elements includes a 20 year vision of long-term goals for park and recreation facilities in Lake Oswego. This plan will be presented for adoption to the Lake Oswego City Council in Spring 2001.



"If there is magic on this planet, it is in water."

Loren Eisley

Recommendations

This section describes in more detail the Plan components: water access, heritage landscapes,

scenic resources, natural resources, green neighborhoods and regional connections. Each of these six components includes a description of the **resources**, the related **issues**, and suggested implementation **recommendations** (in the form of both *action* and *regulatory items*).

Water Access

Resources

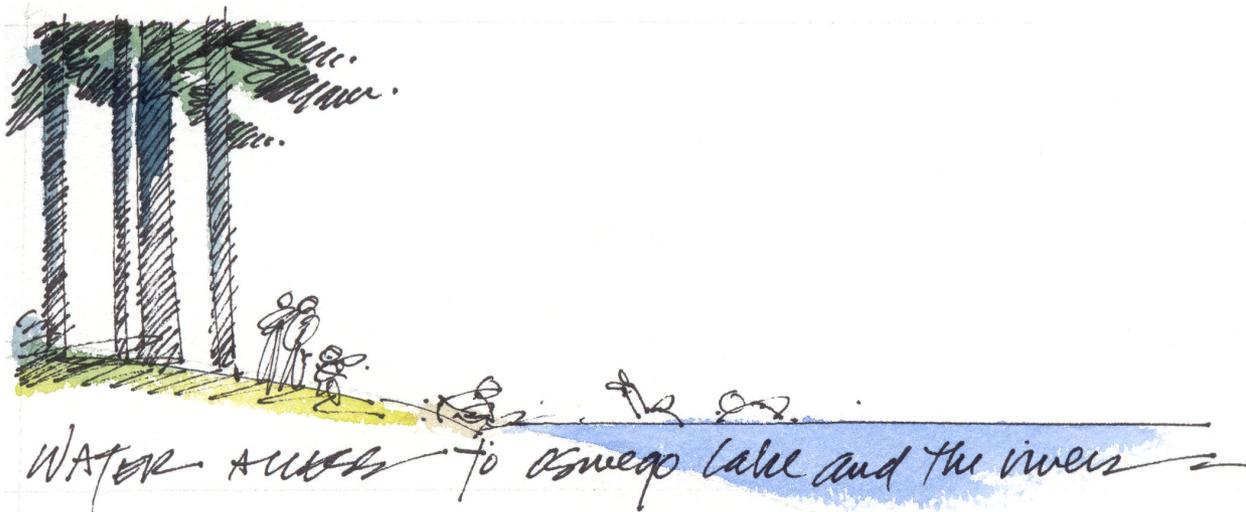
To look at a map of Lake Oswego, one is struck by the strong relationship between the city and water. From the air, the ecological patterns of the city show the prominence of water. With the Willamette River, the Tualatin River and Oswego

Lake, the city is defined physically by these major water bodies. From the ground, their presence is subordinate to the built environment; the view of water is scarce. When visiting Lake Oswego, shopping downtown or driving its thoroughfares, the relationship with water is diminished almost to the point of non-existence.

The 1999 City of Lake Oswego Quality of Life Task Force Final Report states as a goal to "protect the natural resource, energy, aesthetic and recreational values of Oswego Lake," and recommends "...efforts to maintain and enhance surface water quality to allow Lake Oswego residents to enjoy the benefits of living close to the Willamette and Tualatin Rivers and Oswego Lake."

The Comprehensive Plan also acknowledges the need to connect to water: "Establish significant public viewpoints to assure that residents of the community can identify with and enjoy Oswego Lake."





Issues

People are drawn to water – both physically and visually. They want to see it, touch it and play in it. The Comprehensive Plan and the more recent Quality of Life Task Force find that this connection to water is a necessity for the City. There are many under-utilized resources that the City owns that can be revised, remodeled or renovated to accomplish the City’s goals.

Recommendations

Action Measures:

- **Improve visibility and public access at all City owned waterfront properties.** The City currently has in ownership many view or waterfront sites which are underutilized. These public facilities are discussed below:

George Rogers Park. This is an impressive site that is currently not reaching its potential. With its location on the Willamette at the mouth of Oswego Creek, the oppor-

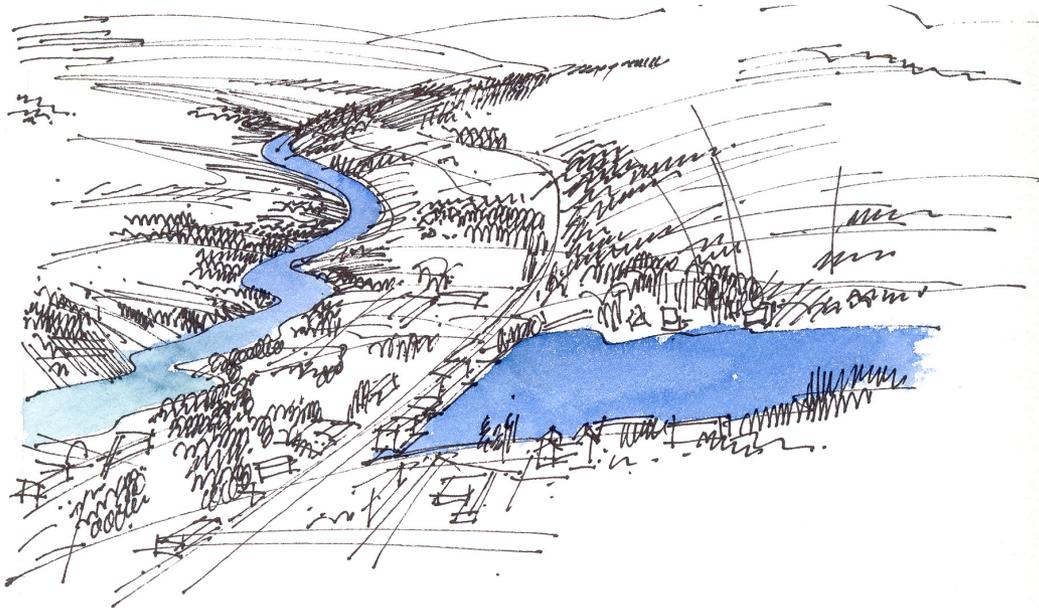
tunity exists to create a strong connection visually from the upper park. At present the view is almost totally obscured by vegetation. The park visitor who finds their way to the shoreline is rewarded with a spectacular vista. The shoreline is impressive in its natural beauty and scale, and provides a rare experience in the metropolitan area – an unpaved, natural beach for walking. While the beach provides unrestricted physical access to the shoreline, the pedestrian connection from the upper park to the beach is ill defined, steep (not ADA accessible), and unmarked.

Millennium Park. With phases I and II complete, this park has become a popular downtown spot to view Lakewood Bay. Phase III, currently not funded, will provide additional view areas and access to a lake front trail. The Comprehensive Plan supports the continued development of this park, stating the goal that the “provision of visual access to Lakewood Bay and/or pedestrian access to view deck, plazas or paths shall be included in any design.”

River Run Park. As the only public land along the Tualatin River in Lake Oswego, these parcels could play an important role in providing public access to this water body. A non-motorized boat launch could provide canoe and kayak access to the Tualatin River Trail. Accessible view-points could permit visitors a place to visit this scenic river.

Roehr Park. This 7.5-acre park provides ample opportunities for viewing the river from the pathway system and view deck. The adjacent Water Sports Center provides physical access to the water. Visual access would be enhanced by the completion of Willamette River Greenway Trail connections from the River Bend Condominiums to George Rogers Park and north through the “chip plant.”

“*Chip Plant.*” Owned by the City of Portland, this parcel is one of the last remaining large properties available along the Willamette waterfront. Opportunities abound on this site for a boat launch and active recreation. A park in this location would liberate the waterfront by creating a large open space adjacent to the river.



Southshore Natural Area. Located on Southshore Boulevard, this steep hillside was purchased by the City using Metro local share funds. While it is mostly inaccessible, the wooded site above the lake offers food and shelter to a variety of wildlife species. Glimpses to the lake through the woods are available from a small viewing area. Improved parking for a few cars, selective removal of a few branches, a view point promontory, interpretive signage and safe connections to the existing pedestrian pathway would improve this opportunity to see the lake.

Old River Road Pathway and Viewpoint. Construction is slated to begin in summer 2001 for this pedestrian and bicycle path. The views from this road are outstanding, and represent an opportunity to develop a viewpoint in conjunction with the pathway development.

Lake Oswego Swimpark. Under public ownership and managed by the Parks and Recreation staff, this park is fenced and open to Lake Oswego residents only. Facilities

at the park are in need of repair and updating. As these facilities grow older, the program and design of this site should be reassessed. It may be more valuable as an open waterfront park that does not feature swimming or swim related facilities (e.g. dressing rooms).

- **Acquire properties or water access easements along the Tualatin River.** The opportunity exists to purchase waterfront properties outside the Urban Growth Boundary in urban reserve areas to bank for future public recreational needs. Such parcels could provide much needed beach access, including a trailhead for the Tualatin River Water Trail.

- **Increase water view opportunities from downtown.** From downtown Lake Oswego, it is hard to get a glimpse of either the namesake lake to the south or the Willamette to the east. The view down A Avenue towards the east and the Willamette River is an important vista. This view corridor should be considered, as properties along State Highway 43 at A Avenue may

become available in the future. A viewpoint at this crucial intersection would tie downtown to this view of the river and Mt. Hood beyond. The completion of Millennium Park will provide additional public viewing areas of the lake from downtown.



One of the few human rights that isn't officially guaranteed in this country is an agreement that the places you grow up caring about will be there for you when you're ready to start a family of your own.

Robert Yaro

Heritage Landscapes

Resources

Heritage landscapes are prominent landmarks that are part of the larger landscape. They exist on a grand scale and contribute to the identity of a community. A community learns about its natural and cultural history - how and why it developed as it did - by inventorying and preserving these heritage landscapes. Many residents rely on these heritage landscapes as points of reference or landmarks as they move through town.

Lake Oswego has a wealth of cultural and scenic resources that are unique to the City and which add immeasurably to the sense of place of the community. Heritage Landscapes include larger scale areas such as neighborhoods, viewsheds and landscapes whose development would irrevocably alter the character of the City. The North Stafford area, for example, is a very important pastoral landscape that adds

significantly to the image of the larger community and works as a “buffer” between the potentially expanding boundaries of Lake Oswego and West Linn. These landscape resources include but are not limited to the following:

- **Historic structures** Lake Oswego Hunt Club, Iron Furnace Chimney, Marylhurst Campus, Lakewood Center for the Arts, Heritage House
- **Historic sites** Oswego Canal, Luscher Farm, homes and farms in the North Stafford Area, Lake Oswego Country Club, Jantzen Island
- **Unique natural features** Iron Mountain, Cook’s Butte, Oswego Lake, Oswego Creek

Issues

Many of these resources are already listed in the Historic Preservation chapter of the City Code. The current code includes numerous homes, buildings on the Marylhurst Campus, the Tualatin-Oswego Canal, the iron furnace at George Rogers Park, and Peg Tree, in addition to many other sites and structures. Adding a Heritage Landscapes component to the City’s Code would provide added protection for these precious resources.

Recommendations

Action Measures:

- **Identify and designate heritage landscapes in the City of Lake Oswego.** The nomination process should have a public process associated with it.
- **Preserve through acquisition heritage landscape sites and structures.**



Regulatory Measures:

- **Establish a design review procedure to protect (or consider impacts to) designated heritage landscapes from future developments that would detract from the resource.**
- **Explore the modification of the City's existing Historic Preservation legislation to include these larger landscapes.** Tighten regulations to cause any modification (other than routine maintenance) to these Heritage Landscapes to require a design review.
- **Modifications to adjoining properties to be reviewed for impacts.** The impact of development to an adjoining parcel could be devastating to the integrity of a Heritage Landscape. An example would be the development of a strip mall or mini-mart next door or across the street from a resource such as Luscher Farm or the Pioneer Cemetery. The design review process should scrutinize development of properties within 200 feet of a Heritage Landscape.

- **Strengthen regulations to preserve character of significant heritage landscapes including the rural North Stafford area.**

Refine subdivision ordinances. The City of Lake Oswego should study its subdivision codes and re-evaluate its design standards for road widths, curb and gutter requirements, lot size, setbacks, etc., especially as it relates to development in new areas brought in if the Urban Growth Boundary shifts. Conservation subdivision regulations have been adopted in other jurisdictions as a means to save farmlands. This style of subdivisions sets aside between 40 and 50 percent of developable land as open space. Smaller lots are mandated to leave space for creating a common undeveloped open space.

The curb and gutter requirements should be eliminated, and streets narrowed – a look that is more compatible with rural landscapes and many of Lake Oswego's established older neighborhoods. Pedestrian circulation can be accommodated with a pedestrian path system through the subdivision. Saving a

broad perimeter greenbelt as a conservation zone can reduce the visual impact of the subdivision and allow for the continuation of farming.

Prohibit or minimize large lot subdivisions in rural areas. Restrict rural area residential zoning to very large (ten acres plus) lots or "clustering" of smaller lots in selected areas. One to five-acre zoning leads to large scale sprawl that diminishes the rural landscape.



Scenic Resources

Resources

The image of Lake Oswego is inextricably tied to its lush green open spaces, the Douglas-fir covered hills, neighborhoods built amidst towering trees, and glimpses of the scenic lake and far off mountains. Residents appreciate this image, as stated in the 1999 Quality of Life Task Force Final Report:

“Lake Oswego is a garden of natural beauty in a region of increasing urbanization. The variety of physical terrain, groves of trees, and sheltered watersheds offer rest, relaxation and recreation to city residents. The natural beauty promotes a demand by residents for human developments that respect and reflect the physical environment.”

This appreciation of the town’s scenic beauty provides a common, community-wide bond.

The character of Lake Oswego depends upon its scenic resources. And the first step towards protection of these resources is the establishment of community consensus on which scenery is valued and should be protected.

A scenic resources survey was conducted among City staff, NRAB and PRAB members in Spring 2000. Nominations were taken for scenic views and sites in Lake Oswego. The survey specifically asked about three levels of scenic resources: viewpoints, scenic sites and scenic drives. Viewpoints were defined as places within public control (ownership, easement or right-of-way) from which there is a significant view. Scenic sites are beautiful places to visit or view from off site. And scenic drives are streets and roads that provide an inspiring view of vegetation, water, mountains, farms or structures.

An overview of the survey results is listed below. A complete summary of the survey is provided in the Appendix of this plan.

“A highly imageable (apparent, legible or visible) city ... would seem well formed, distinct, remarkable; it would invite the eye and the ear to greater attention and participation.”

*Kevin Lynch,
Image of the City*



- **Scenic Viewpoints:** Cook’s Butte, Iron Mountain, South Shore Natural Area, Old River Road, Millennium Park, George Rogers Park.

- **Scenic Corridors:** North Shore Drive, Stafford Rd., Iron Mountain Boulevard, Cornell Street, Old River Road, Childs Road.

- **Scenic Sites:** Luscher Farm, Iron Mountain Trail, Roehr Park, George Rogers Park.

Reviewing this list of scenic spots yields some insights into the type of scenic resources residents value most. Viewpoints most frequently mentioned provide the opportunity to see Oswego Lake, the Willamette River and Mt. Hood. The scenic drives are predominantly routes through heavily vegetated corridors, with the exception of the rural character of Stafford Road and water views from Old River Road. Individual sites mentioned include a variety of landscape scenery – from waterfront parks to woodland to rural farmland.

The scenic resources of Lake Oswego provide the character and image for which the town is known. The image one is confronted with upon entry into the City of Lake Oswego is also important in defining the City’s image.

When entering Lake Oswego from Portland or Tigard or West Linn, there are few if any visual clues that define the entrance. A defined entry is important in defining a sense of place and distinguishing it from other places while at the same time engendering a sense of community pride and announcing community values. There are several key entrances to the City that would benefit from further definition.

- **Potential Entrance Points:** Highway 43 at Marylhurst, State St. at Tryon Creek, Stafford Road, Boones Ferry Road, Lower Boones Ferry Road, Kruse Way, Kerr Parkway, and the Tualatin River at the canal.

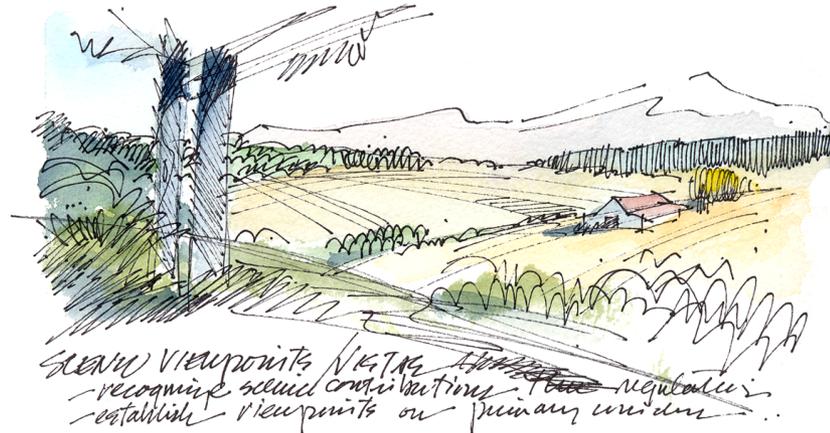
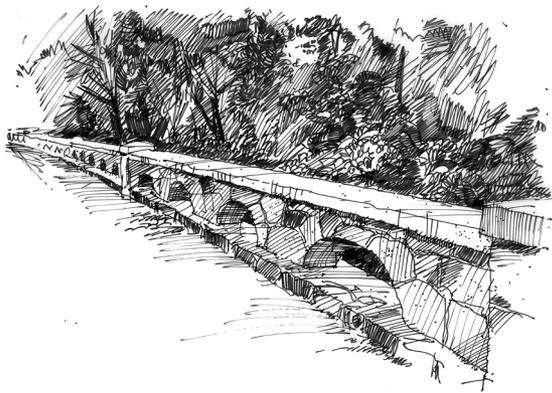
Issues

Much of maintaining the “village in the park” character of Lake Oswego involves the protection of scenic corridors, viewpoints and sites from development that is inconsistent with the City’s heritage. Protecting these resources through acquisition as well as through regulation and management will insure the city’s quality of life in years to come. Defining entrances into the city will strengthen the feeling of arrival and sense of place of Lake Oswego.

Recommendations

Action Measures:

- **Preserve through acquisition areas with important scenic value such as rural farmlands and view corridors.** Preservation of rural landscapes is also discussed in the Green Neighborhoods section of this report. Some of the ideas for preserving the rural farm aesthetic include conservation subdivisions, and changes to the street ordinances in rural neighborhoods.



- **Define entrances into the city; create a new entryway vocabulary.** Possible features of these new entryways could include the use of stone guardrails similar to those found on Highway 43 just north of the City limits. These open stone rails are also found along the historic Columbia River Highway, and are very much a part of an Oregon aesthetic. Lining both sides of the road at the entrance with these low stone guardrails defines the entry by framing the roadway and creating the image of crossing a bridge. The open stone archway provides view opportunities of water or landscaping that a solid wall would not permit. Water is found at two potential locations for this entry treatment – at Oswego Creek and Tryon Creek. The notion of day-lighting Tryon Creek has appeal for both aesthetic reasons as well as for benefits to trail and wildlife connections to the Willamette Greenway.

Plantings of native vegetation would complement this stonework. Suggested plantings include many of the native plants (such as Douglas fir) which contribute to the character of the City.

- **Master Plan scenic sites.** Scenic resources in public ownership should be master planned prior to any type of development.

Regulatory Measures:

- **Institute guidelines for development and protection of scenic resources.** Guidelines could include: view protection; clustered development; roadside forested or vegetated buffers; screened parking and shared driveways.
- **Regulate the size of the buffer between scenic roads and development.** Scenic corridors are perhaps the hardest scenic resources to protect, as the City does not own these adjacent properties. The City can designate these roads as scenic corridors, limit the number of driveways, and require ample landscape buffers that preserve and protect the existing vegetation.
- **In scenic areas, site development in less prominent locations.** This is most relevant in rural areas such as North Stafford. If these rural areas come within the Urban

Growth Boundary, the placement of these elements in the farm landscape will have long-term impacts on the character of the community. Careful “clustering” or other siting techniques can minimize the visual impacts.

- **Minimize development of ridgetops to protect viewsheds.** Development above the crest of the hill will dominate views.
- **Prohibit clear cuts on hill-sides to protect viewsheds.** Tree cutting is regulated, but up to 50% of trees on a wooded site can be cut under the current City regulations. Encourage developers and offer incentives to limit tree removal.

At his best, man has a hard job improving on nature.

Aldo Leopold



Natural Resources

Resources

The City of Lake Oswego is blessed with an abundance of natural features from habitat rich stream corridors to the towering Douglas-firs that cover hillsides. The City has tracked and inventoried their natural resources over the past three decades. In 1975 the City completed the Lake Oswego Physical Resources Inventory with the help of citizen volunteers. This study was used in the creation of many of the policies in the City's 1978 Comprehensive Plan. An update of this inventory was completed in 1992 by an environmental consultant. This study looked specifically at three major resource types – wetlands (including ponds), stream corridors and tree groves. The last inventory completed by the City of these natural resources was the 1995 Natural Resources Inventory, which also looked at these three major types of resource areas. A review of the findings from the latter

two studies, and the importance of these resources, is summarized below:

- **Upland Forest.** The 1995 study found 431 acres of upland forest. Woodlands are productive habitat – they provide food, cover, and nesting and perching sites. In areas such as Lake Oswego where much of the original forest has been cleared, woodlands may be described as forest remnants found in low-lying areas or on steeper slopes. Though small, and fragmented from larger woodlands, these forest fragments are still significant resources. Randall Arendt, writing on this subject affirms that, “Despite – and perhaps because of – their small areal extent, these small woodlands play a particularly pivotal role for wildlife.”

- **Stream Corridors.** Stream corridors play a critical role in the health of the watershed. Fifty-one stream reaches were inventoried in 1995 and 462 acres of stream corridor found in 1995. The resource benefits of stream or riparian corridors relates directly to the type and amount of vegetation, the presence

of invasive species, and the corridor's connection to related resource areas such as upland forest and wetlands. Stream corridors act as migration corridors, providing all the necessities for wildlife – food, shelter and water. The vegetation is vital to the health of the stream. Plant materials stabilize the bank, protect the stream from erosion, filter pollution, and provide wildlife with shelter and food. Vegetation on the stream bank also keeps water temperatures cool by providing shade, which helps maintain healthy fish populations. Both intermittent and permanent streams can improve water quality by providing storage and reducing the velocity of stormwater runoff, and can provide important fish and wildlife habitat.

- **Wetlands:** Wetlands are wet spots - ground that is saturated on a permanent to semi-permanent basis - commonly located in low areas. The water supply for these resources comes from either ground water, precipitation or springs. They are associated with plant materials that thrive in these moist conditions. Wetlands perform vital



functions for the health of the watershed. They intercept and slow stormwater runoff, providing storage capacity for this water before it flows into the Tualatin or Willamette Rivers. Vegetation found in wetlands helps filter pollution, trap sediments and provides excellent wildlife habitat, especially in association with an adjacent resource area, such as upland forest. A wetland becomes more valuable when it is connected to other wetlands or upland forest habitat.

The Natural Resources Inventory describes two types of wetlands found in Lake Oswego – emergent and forested. The inventory prepared in 1995 determined that there were 101 acres of wetlands in Lake Oswego. The 1992 study had found 14 forested and 7 emergent wetlands. Emergent wetlands are characterized by the presence of emergent vegetation or plants whose roots grow in the waterlogged soil but with leaves, stems and flowers found above the surface. Forested wetlands differ from emergent wetlands by the presence of trees and shrubs, much of which are over 20 feet in height. At a minimum, these

wetlands have standing water or very wet soil during the winter and early spring. These areas provide habitat for wildlife and provide stormwater storage and water quality functions.

- **Ponds.** The 1992 study identified 27 ponds. These include those naturally occurring, and those created such as detention, agricultural, and quarry ponds. In addition to providing stormwater storage capacity and water quality functions, ponds also provide wildlife benefits. These benefits are enhanced if the pond is located in close proximity to upland-forested areas or stream corridors.

The following resources have not been mapped or inventoried in the studies prepared previously for the City of Lake Oswego, but are included in this discussion due to their importance to habitat and water quality.

- **Steep slopes.** A Metro GIS map prepared in 1998 shows approximately 535 acres of slopes steeper than 25% occurring within the City limits. This figure includes

developed and undeveloped parcels. Neither the 1992 nor 1995 studies looked at these sensitive lands. Most steep slope areas in the City are forested, and provide valuable habitat resources and important water quality functions. These slopes are vulnerable to sliding and can be destabilized by clearing. They are also susceptible to erosion, which can directly impact downstream wetlands, riparian corridors, ponds and lakes.

- **Shoreline.** There are 11,145 lineal feet of Willamette River shoreline and 1,973 feet of Tualatin River shoreline in Lake Oswego. Shoreline areas can provide essential wildlife and fish habitat. Keeping the edge vegetated serves all types of wildlife by protecting the banks from erosion and unstable conditions while improving water quality through biofiltration.

- **Oswego Lake.** The lake covers 408 acres in area and has 11.9 lineal miles of shoreline. It offers habitat to fish and many other types of wildlife including birds and small mammals.



Issues

Over the past 10 years, chinook, steelhead and cutthroat trout populations declined by as much as 90% in the Portland metropolitan area. The salmon are now listed as threatened under the federal Endangered Species Act (ESA). Improving the health of the environment by improving fish habitat, and preserving and enhancing natural resource areas will be instrumental in the survival of these fish. Since the last inventory was completed in 1995, ecological research has continued to expand the understanding of how these natural systems work. Buffer widths for stream corridors and wetlands that were accepted 5 or 10 years ago have expanded as scientific and ESA concerns have grown.

As the pressure to develop land increases, the loss of small wetlands has also grown. These losses may seem minor when considered independently, but their cumulative loss can create problems with stormwater runoff capacity and water quality protection. As these resource lands

are developed, wildlife habitat continues to diminish, as does stormwater capacity.

Recommendations

Action Measures:

- **Acquire properties or easements with sensitive natural resources.** Resources can be made more valuable by increasing land area, and reconnecting fragmented or isolated resources.
- **Prioritize and create master plans for each resource site.** These plans are necessary to protect the resource while providing the appropriate level of development, and can help guide development, by discussing appropriate land uses, vegetation management and forest management and restoration. Not all resource lands should be actively used. These master plans should include a resource inventory, the delineation of the natural resource boundary and an

analysis of impacts of the development to the resource areas. Master plans should also include scaled drawings showing proposed development, including the delineated natural resource boundary.

- **Provide a network of corridors linking natural systems.** Purchase lands that link natural areas. Concentrate funds on lands or easements that are not fully protected by regulations. Preserve and enhance native vegetation and natural systems within these corridors. Connections within and between resource areas can be utilized for recreation, wildlife corridors, and connections to neighborhoods. Link these areas with undeveloped greenways, pathways, trails and Green Boulevards.

Regulatory Measures:

- **Categorize all open space and parkland.** Open space and parkland properties are not currently categorized for management and use. The City categorizes these sites based on which funding source was used to purchase them. Thus a property which was purchased with bond or other open space funds is categorized as open space, while another parcel purchased with park funds will be categorized as a park. While this may have some benefits, it organizes land based on financing, rather than based on the resources found on site and what types of activities fit those resources best. The following suggested classification system was prepared in conjunction with the City's Natural Resource Advisory Board (NRAB). Each public parcel – be it parkland, open space or natural resource area – will be assigned a category. Some sites may be subdivided into more than one classification. It is recommended that the boundaries between classification areas be delineated in the field if or when changes are proposed for the site.

Special Protection Natural Area (SPNA) These are areas with high environmental sensitivity due to the presence of highly significant wetlands, tree groves, stream corridors, steep slopes, endangered plant or animal species. These sites provide valuable wildlife habitat and their resource significance extends to the scale of regional natural systems. Use of these sites is highly restricted and needs to be arranged in accordance with seasonal wildlife usage. Potential public uses include viewpoints or wildlife viewing blinds and limited low impact trails. These sites require wide buffers and careful management practices, and are not suitable for parking.

Major Natural Area (MNA) These are areas with high to moderate environmental sensitivity due to the presence of significant wetlands, tree groves, stream corridors, steep slopes, plant or animal species. These sites may provide valuable wildlife habitat and their resource significance extends to the scale of citywide natural systems. Use of these sites is somewhat restricted and needs to respect seasonal wildlife usage. Potential public uses





include viewpoints, somewhat limited low impact trails and a small parking area. These sites require wide buffers and careful management practices.

Supporting Natural Area (SNA)

These are areas with low to moderate environmental sensitivity due to the presence of somewhat significant wetlands, tree groves, stream corridors, steep slopes, plant or animal species. These sites provide reduced value for wildlife habitat and their resource significance extends to the scale of local natural systems. Use of these sites is less restricted and includes passive recreation. Potential public uses are increased to include picnicking, a small to mid-size parking lot, and more extensive multi-use trails. These sites require minimal buffering and careful management practices.

Other Natural Areas (ONA) These are areas with little to no environmental sensitivity. These sites provide negligible value for wildlife habitat and no resource significance. Use of these sites is expanded to include active recreation

and larger parking facilities. These sites require no buffering and less restricted management practices.

- **Increase buffer widths around wetlands and stream corridors to comply with Metro's recommended Title 3 standards.**

The area surrounding wetlands and stream corridors plays an essential function in the protection of these resources and in the provision of habitat. The current buffers do not provide adequate protection, especially in the case of wetlands. Given that the majority of these resource properties are in private ownership, it is imperative that these lands receive added protection. All currently adopted buffers that are larger than Metro recommendations should be retained.

- **Strengthen hillside protection standards.** Due to the potential for erosion and the resulting impacts on water quality, slopes over 25% should not be cleared for construction. Slopes between 15% and 25% require proper site planning and should be avoided for construction if possible. The issue of steep slopes should be evaluated for in-

clusion in the Sensitive Lands Overlay.

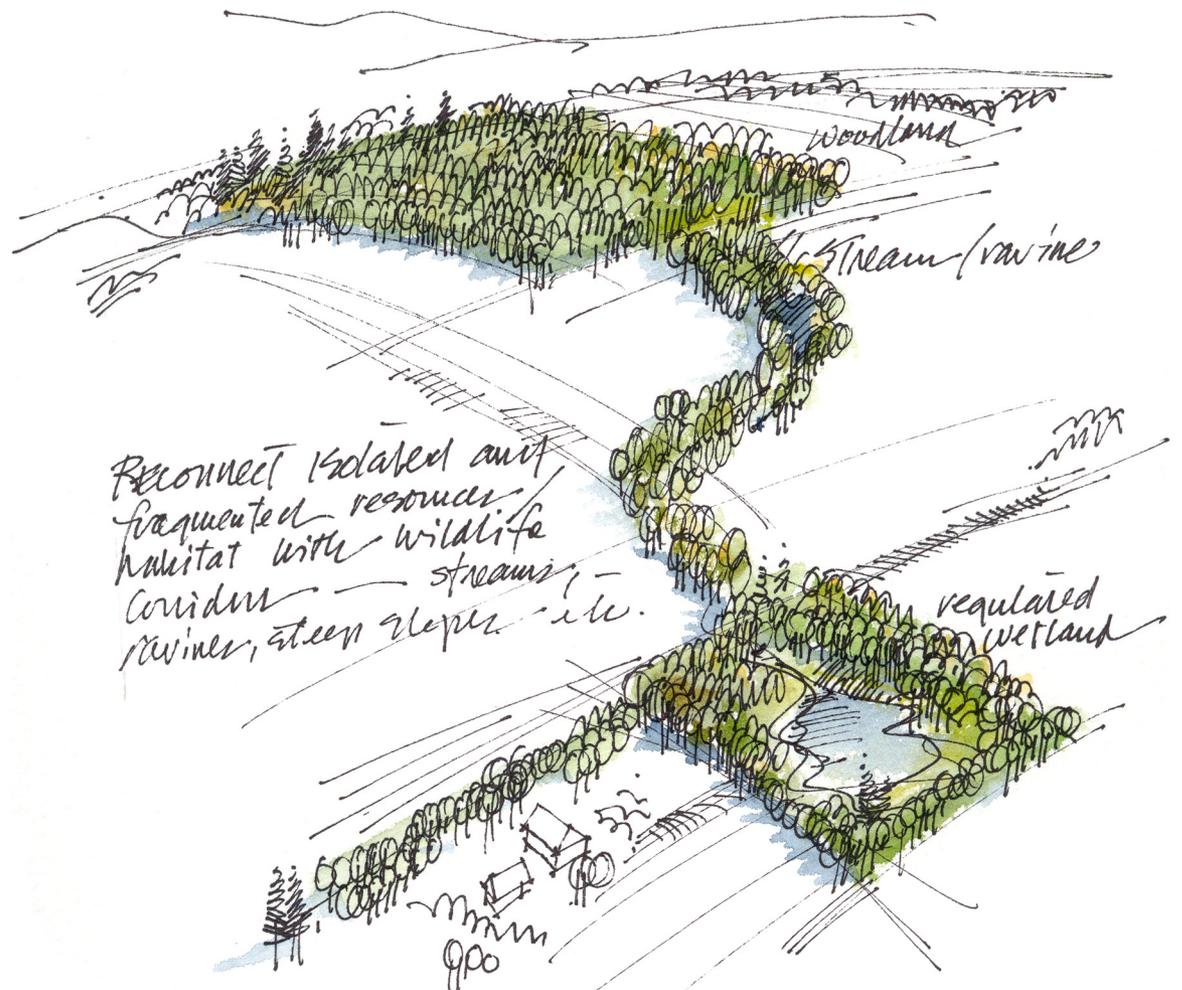
- **Inventory, map and protect migration corridors.** These areas provide essential food, shelter and breeding grounds for wildlife and are crucial for sustaining wildlife.

- **Added protection for tree groves.** Currently tree groves are not protected by the more restrictive RP designation which gives significant resources added protection and larger buffers. A full inventory of upland tree groves should be conducted and the inventoried sites rated by significance. It is important to emphasize that continuous areas of trees are more helpful to wildlife than numerous small patches or individual trees. Clustered development, which leaves connected corridors of trees, is more beneficial than a development spread across the site, which saves trees in a scattered pattern.

The current tree protection regulations work adequately for the more urban conditions in Lake Oswego. If and when the Stafford area comes into the City, these regulations may

not work as well in this rural area with bigger parcels and larger tree groves.

- **Revisit Sensitive Lands Inventory, Map and Atlas.** Many sites that were earlier defined as Distinctive Natural Areas (DNAs) were left off the Sensitive Lands map, as they were deemed insignificant. In addition, many upland tree groves were omitted. An updated inventory should be completed which assesses smaller resource areas, not just those deemed significant. A periodic update to the resource inventory would also provide historical data for tracking resource areas. It may be useful to expand the inventory into unincorporated (county) lands.





*The trees in the street are old trees
Used to living with people.
Family trees that remember
Your grandfather's name.*

Robert Frost

Green Neighborhoods

Resources

The image of Lake Oswego as a “city in the park” is supported by its scenic streets and neighborhoods, including an extensive tree canopy in older neighborhoods, forested hillsides and narrow tree-lined residential streets. The Quality of Life Task Force found that Lake Oswego’s natural setting, size, and development pattern contributes to its village character, describing Lake Oswego as a “garden of natural beauty in a region of increasing urbanization.”

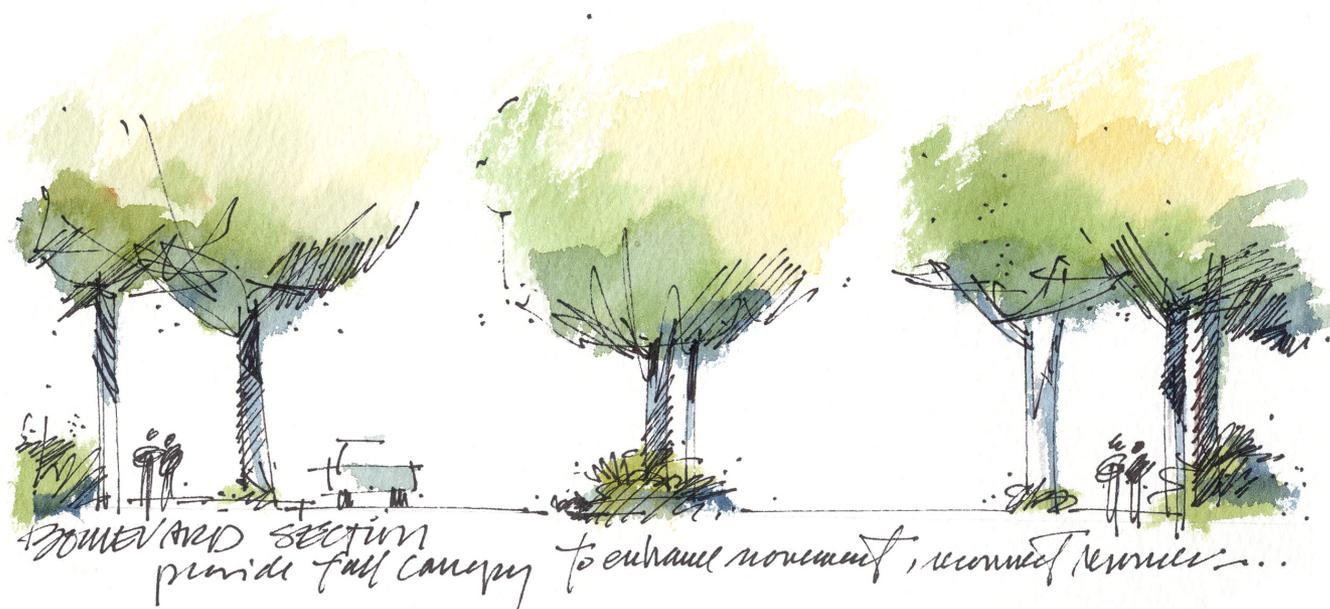
As development has expanded over the landscape of the City, the tree cover has diminished. In a growing urban environment such as Lake Oswego, trees are disappearing due to development, disease, age, weather and neglect. From adding beauty to increasing property values, trees contribute to a community’s image, livability and pride. Trees enrich our environment. Urban trees

provide wildlife habitat and food for birds and small mammals. They provide shade, lowering stream and river water temperatures so that fish can thrive. Trees filter pollution from the air, prevent soil loss, control flooding and runoff, and create privacy.

A GIS map of canopy cover prepared by Metro in 1998 highlights the diminishing tree canopy and the fragmentation of habitat. Natural resource areas that once covered large tracts of land have been greatly reduced in size or eliminated all together. These shrinking habitat areas not only impact wildlife, but the entire ecosystem, from stormwater infiltration to fish habitat.

Reconnecting fragmented habitat can be accomplished through saving or creating small patches of habitat – such as an isolated woodland in the midst of a suburban neighborhood. These patches act as stepping stones for wildlife movement, and provide benefits to many species. A finely fragmented habitat – one that has many patches – is perceived by many species as one





habitat. Removal of these islands of natural vegetation as a result of development can directly impact the diversity and population size of species. (Dramstad, Olson and Forman, 1996)

In addition to creating or saving patches, fragmented habitat can also be reconnected with corridors. Corridors are long narrow areas connecting larger natural resources. Corridors can function for people and for wildlife. To function best for wildlife movement, these corridors should contain similar plant materials to those found in the larger natural resource areas they are connecting.

Vegetated corridors can not only connect fragmented habitat, but in an urban setting, linear greenways can provide more apparent open space per acre than a large open space tract provides. Most people experience an open space not from visiting the interior but from what they see of its perimeter when walking or driving.

A linear greenway brings the image of open space to a broader number

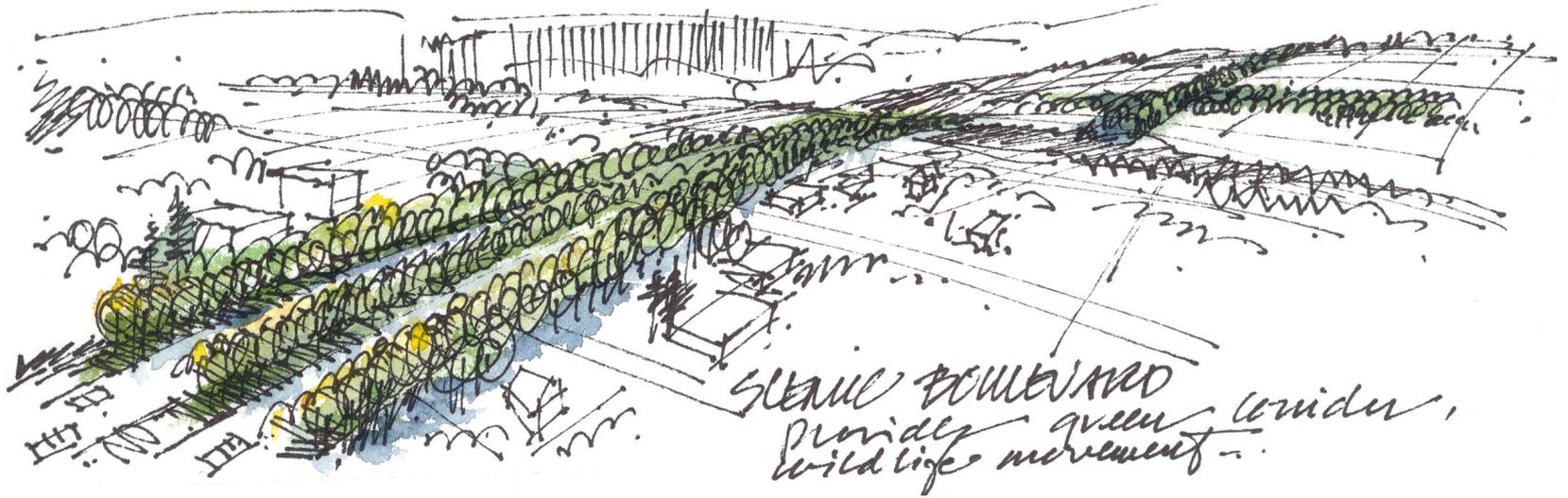
of people by winding through a community. Linear greenways increase the utility of existing parks – ecologically, recreationally, and aesthetically – by linking them together. The linking of parks along natural or boulevard corridors provides recreational opportunities for those who like to walk, run or bike.

Issues

Other sections of this master plan highlight the multitude of resources the City possesses. Development has taken its toll on many natural resource areas and the citizens have countered that with the passage of a bond measure for open space acquisition. The City is, however, unable to purchase all of the lands necessary to reconnect the fragmented habitat and riparian corridors. To accomplish this task, the City will need to expand its thinking beyond the traditional reliance on land acquisition for resource protection to include the management of private land by individuals. In *Placing Nature: Culture and Landscape Ecology*, Joan Nassauer writes “Each lot

has its owner, each owner takes care of his land as he sees fit. We must work at this democratic scale of ownership, the single lot...to achieve ecological health. The overall ecological health depends on the aggregation of innumerable individual landowner decisions.” To reconnect habitat and extend Lake Oswego’s “city in the park” vision, the City must empower the individual property owner to become a habitat manager. Stewardship must begin at the property owner level.

Another approach to the dual goals of habitat reconnection and aesthetics is the use of Green Boulevards. A Green Boulevard is a broadened roadway, with an extended right-of-way that is planted primarily with native trees and shrubs, providing pathways for pedestrians and bicyclists. These ribbons of green wind their way through town. They provide wildlife corridors for birds and small mammals as well as a route for people and cars, and they connect natural resource areas, neighborhoods, and recreational hubs by supplementing the City’s off-road pathways system.



Recommendations

Action Measures:

- **Create a Green Boulevards program.** The City should work towards the development of green boulevards through the acquisition of wide right-of-ways and the development of model cross-sections, including wide plantings of native trees and vegetation. Suggested corridors include major linkages within the City which connect with gateways and major natural resource areas, such as Lower Boones Ferry Road, Boones Ferry Road, Country Club Road, Stafford Road, Kruse Way, Iron Mountain Boulevard, State Street, and Lakeview Boulevard. Should the city expand into urban reserve lands to the south, Childs Road and Rosemont Road should be added to the green boulevards program.

Regulatory Measures:

- **Start a Green Neighborhoods program.** Green neighborhood guidelines should be established that include recommendations and incentives for the planting and siting of native trees and vegetation to establish green corridors through neighborhoods. Lake Oswego can increase the tree canopy and improve the environment of the entire City one yard at a time by working with individual homeowners and neighborhood organizations.

If homeowners are educated about backyard wildlife habitat enhancement through workshops and/or brochures, they can create their own patches of wildlife habitat on their properties. These patches help to reconnect habitat that has been fragmented by development, providing stepping stones to larger publicly owned natural resource areas.

An individual property owner is a habitat manager. Plant and gardening choices can impact the quality of habitat for dozens of wildlife species. Following is a list of some of the things a homeowner can do to be a steward of their habitat:

1. Plant trees and shrubs, especially native species. Trees and shrubs provide food and shelter for wildlife and are essential for providing habitat.
2. Keep dead trees (snags) if they are not endangering property or people. From insects to shelter, dead trees provide wildlife with valuable resources. Snags provide a valuable forest component for wildlife.
3. Remove invasive species such as blackberry and ivy.
4. Do not plant invasive species such as English ivy, English laurel, purple loosestrife, and English holly.
5. Restore riparian areas by replanting appropriate native plant materials on the banks.

Many older neighborhoods have established plantings and healthy tree canopies. For these neighborhoods, the program would include information about keeping snags, removing invasive species, and maintaining their existing trees. The program offered to property owners in newer neighborhoods would have a different focus. In these neighborhoods

information would highlight why and how to plant vegetation to benefit wildlife with a focus on native plants.

The Green Neighborhoods map at the end of this plan shades in areas in the city with 50-75% and with 75-100% tree canopy cover. This map can be used as a starting point for neighborhood organizations to determine areas in the city in which to increase tree planting efforts and areas in which to preserve the existing canopy cover.

- **Establish an Urban Forestry program.** The importance of urban forestry concepts cannot be overstated. The majority of the urban forest does not belong to the City – it is in the ownership of private property owners. Individual homeowners can have a huge impact on the quality of the environment. The City of Portland created a Tree Liaison Program in 1997 to train citizens on how to select, plant and care for trees. These liaisons then work in the neighborhoods they live in to help their neighbors choose trees for their yards. Establishing an urban for-

estry program supports and strengthens the green neighborhoods program by providing resources for citizens as they manage the trees in their neighborhoods.

- **Provide incentives to private homeowners associations to manage and enhance their resource lands.** In the past, the City made grants available for groups and homeowners associations for creating master plans, habitat restoration or enhancement projects. This or a similar program could serve green neighborhood goals in the future.



A connected system of parks and pathways is manifestly far more complete and useful than a series of isolated parks.

The Olmsted Brothers, 1903



Regional Connections

Resources

Local and regional planning efforts have identified and begun to develop a regional system of trails and greenways, including:

Willamette Shoreline Trolley Line Trail The Willamette Shoreline right-of-way is a seven-mile long rail line running from Portland's River Place to downtown Lake Oswego. Acquired in 1988 from the Southern Pacific Railroad by a consortium of local jurisdictions including Lake Oswego, Portland, Metro and Tri-Met, the line is owned through fee-title and railroad easement. Since 1990, a private operator has provided trolley service. The route takes passengers through a 1,396-foot long tunnel, over a 686-foot long trestle and provides spectacular views of the river and east bank. The potential for developing a trail along this route has long been acknowledged by the consortium. A trail in this alignment could help fill the gap in the

Willamette River Greenway Trail, providing connections between Roehr Park and Portland.

Willamette River Greenway Trail The Willamette River Greenway program was established as a statewide program in 1973. Running the length of the river - 255 miles from Cottage Grove to St. Helens - this program was created to preserve and enhance the natural, scenic, recreational, economic and agricultural features of the Willamette River. Oregon State Parks administers the program, which has guidelines for boundaries and permitted uses. Goal 15 of the City's Comprehensive Plan supports the development of this Greenway, calling for increased public access to and along the Willamette River. The Metropolitan Greenspaces Master Plan highlights this proposed regional trail, and the Metro Regional Bicycle Plan identifies it as regionally significant.

Tualatin River Water Trail The Tualatin offers both an easy current and great views for a potential canoe trail. Restrictions include limited access points.

Tualatin River Greenway Trail With most of the River located outside of the urban growth boundary, this corridor is viewed as a potentially important multiple use trail system.

Issues

Lake Oswego is located at the crossroads of regionally significant trails and has the potential to guide the region towards better connectivity of resources. At present, there are many gaps in the Willamette River Greenway Trail and no linkage exists between this trail and the regional Tryon Creek Trail along Terwilliger Boulevard. Potential trail opportunities are present in areas that have not yet been fully developed, such as along Stafford Road and in the North Stafford area.



Recommendations

Action Measures:

- **Fill in “missing links” in the Willamette River Greenway Trail.** At present, gaps exist between George Rogers Park and Roehr Park and from Roehr Park north to the City limits and boundary with Portland. There is great potential for the use of the “chip plant” site for both trail connection and a range of other recreational activities. The City should adopt a long-term goal of acquiring properties or trail easements along the Willamette River in these missing link areas. In particular, the City should pursue acquisition of trail easements along the river through the five parcels that separate the trail from Roehr Park to George Rogers Park. In the meantime, an intermediate Willamette River Greenway Trail Master Plan should be completed that would study safe routes and crossings for pedestrians and bicyclists on major street systems.

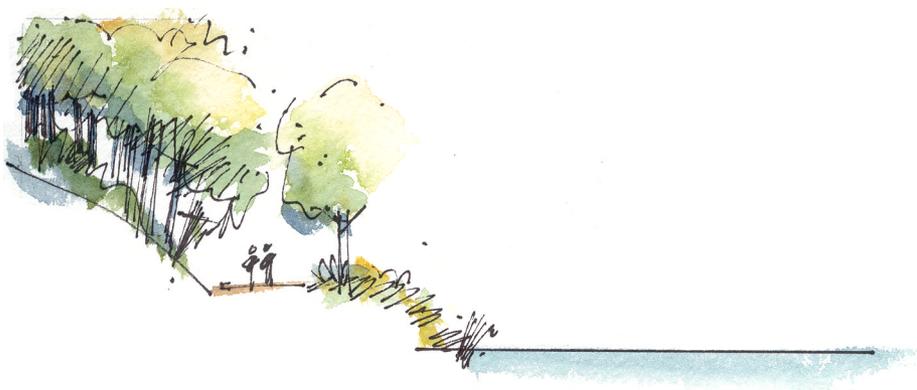
- **River to River Trail.** The concept of connecting the Willamette and Tualatin rivers with a multi-use trail is gaining momentum with groups such as the Three Rivers Land Conservancy. While a master plan should be completed to determine the trail alignment, a possible route could connect George Rogers Park and River Run Park by way of McVey Avenue, Stafford Road and Childs Road. For the safety of users, much of the trail should be located off road – similar to the Old River Road Pathway. A first step for this project would be to have the trail adopted on Metro’s regional trails map.

- **Old River Road** Originally constructed in 1871, this road runs along the Willamette River through the Glenmorrie neighborhood in Lake Oswego, connecting up with the Old River Woods neighborhood in West Linn. An asphalt path for pedestrians and bicyclists will be constructed in summer 2001 along Old River Road. This scenic road provides access for pedestrians and bicyclists to Lake Oswego’s Roehr and George Rogers Parks, Mary S. Young State Park in West Linn and Tryon Creek State Park in Southwest

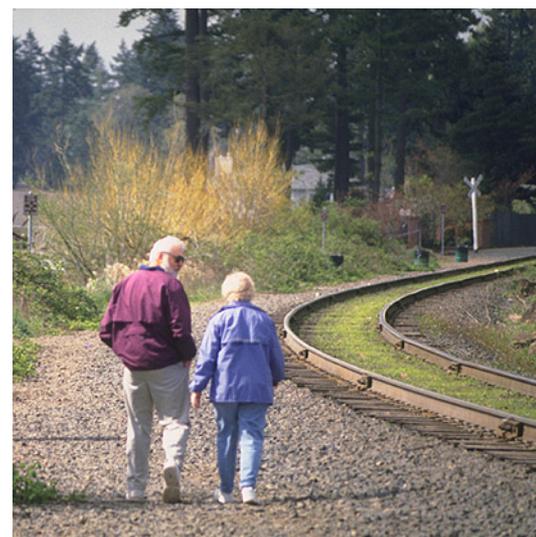
Portland. Pedestrians and bicyclists cannot currently reach these facilities without traveling on major roads, as a complete off-road system is not available. Completing the missing link of the Willamette River Greenway Trail through Lake Oswego and the connection to Tryon Creek State Park will greatly enhance this pathway system.

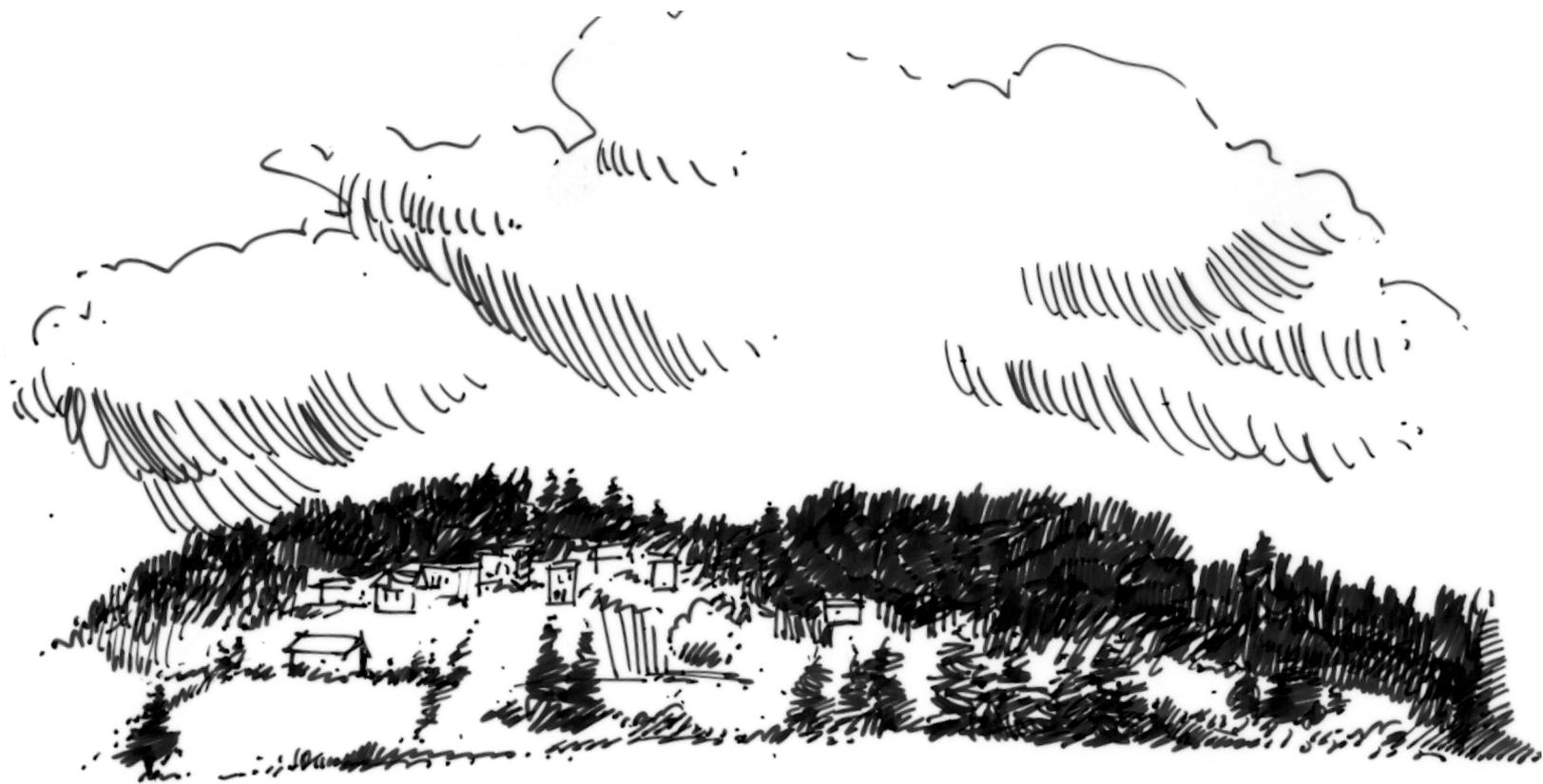
- **The City should be a proactive partner in the development of a feasibility study for the Willamette Shoreline Trolley Line Trail.** Options may include a trail with active rail or a rail-to-trail project which replaces the active rail line.

- **Tryon Creek State Park to Willamette River Greenway.** The City should continue to pursue acquisition of properties or trail easements between the confluence of Tryon Creek and the Willamette River across Highway 43 to provide a pedestrian and bicycle connection from the Tryon Trail along Terwilliger Boulevard to the Willamette River Greenway. A safe crossing (or underpass) is required at the intersection of Highway 43 and Terwilliger Boulevard.



- **Pursue a trail along the Union Pacific Rail line.** An active east-west train line, this right-of-way would provide much needed regional trail connections to neighborhoods in the western parts of the City. Many issues would need to be addressed in a feasibility study, particularly the attitude of the railroad as regards trail development.
- **40-Mile Loop Trail** The City can strengthen the connection to this regionally significant trail by way of the Willamette River Greenway Trail, providing regional connections to Tryon Creek State Park and Mary S. Young State Park.
- **Provide public canoe access to the Tualatin River Water Trail.** The potential for providing access for non-motorized small boats along the Tualatin may exist at River Run Park. Space for parking and the condition of the bank must be considered. Acquisition of properties along the Tualatin located outside the City limits in the urban reserve areas should be explored for recreational and canoe launch uses.
- **Pursue opportunities to connect to the Lower Tualatin Greenway trail.** A land-based trail along the Tualatin River, this trail is located primarily on the south side of the river. Strategic acquisitions or easements along the river outside the urban growth boundary could provide City residents access to this regional water-based recreational opportunity.







Implementation Techniques

The City's open space goals can be advanced in a number of ways. Open space land may be

acquired by the City or in partnership with other public or nonprofit entities. Land could also be left in private ownership while preserving its open space values through regulatory preservation, tax incentives, conservation easements and/or density shifts. This section surveys those techniques generally available to meet public needs for open space. In addition, a list of *Funding Opportunities* has been included in the Appendix as potential means to fund some of the techniques suggested here.

Preservation and Acquisition Tools

Preservation and acquisition tools take a variety of forms. Taking ad-

The best time to plant a tree was twenty years ago. The second best time is now.

Anonymous

vantage of a range of preservation and acquisition tools can maximize limited funds for acquisition and development and allow land to be preserved without public ownership. These tools include, but are not limited to, tax incentives, development regulations, and voluntary private land preservation. At other times, the acquisition of a full or partial interest in land is the optimum strategy to implement a preservation program. The mechanism employed should be selected because it best preserves the open space values of the site or advances the ongoing stewardship of the property.

Whether or not a property interest is acquired will depend upon a variety of considerations, including the level of management and administration the property requires, the degree of public access planned and the presence of sensitive resources on the property. Active park and recreation properties and facilities usually require some form of public ownership. Passive open space can often be preserved without public ownership of the site. The discussion below addresses the opportuni-

ties to meet City needs with and without the acquisition of additional properties and facilities.

Property Acquisition

Fee Simple Acquisition Acquisition of a property in fee simple deeds every right associated with the property to the owner. Full-fee acquisition may be warranted when the property contains a highly sensitive resource that would preclude any development, when extensive public use of the property is anticipated, or when intensive management or stewardship is required.

Acquisition of Easements An easement is a less-than-fee acquisition technique that provides the holder with some rights to the property, while the primary owner retains the remainder of the property rights. As an alternative to full-fee ownership, access easements can provide a cost effective means of securing the public use of a parcel when only limited public access is required, such as for trail use or for periodic maintenance or stewardship purposes. Typically, farm and forest resource lands are excellent candidates for conservation easements.

Conservation easements are appropriate when access is not desired but there is an interest in preserving certain characteristics of the property. For instance, the City may wish to prevent change to the existing structures, use or vegetative cover. Such easements are frequently valued from 50 percent to 90 percent of a property's total value.

Regulatory Protection

Land use regulations protect a property's open space values as an ancillary benefit to the principal regulatory objective. Large lot zoning for farm and forest land, planned unit developments, subdivision standards and clustering can all preserve open space features and values in a rural area. In an urban setting, clustering and planned unit developments are generally the most applicable of these particular regulatory tools. In both urban and rural areas, development restrictions in steep slopes and other critical areas can secondarily preserve the open space values of these properties with sensitive resources. Regulation is not sufficient when access is desired or where a property requires intensive management or

stewardship. For these reasons, regulatory preservation may not be appropriate for intensively used or managed open space.

Critical or sensitive areas may be private areas having ancillary open space, wildlife habitat and scenic benefits. Many of these lands are protected under current regulations and could be incorporated as integral but passive links in the City's Open Space System.

Tax Incentives

Tax incentives can encourage the preservation of private lands by providing property tax relief to private landowners agreeing to maintain the resource or open space values of their properties. There are also tax benefits to private landowners donating a full or partial real property interest to the City or other qualified recipients.

Charitable Gifts There are a number of donation alternatives that could possibly convey a property interest to Lake Oswego for open space purposes. These alternatives range from complete gifting of property to partial charitable gifts of property,

such as conservation easements that allow the landowner to continue to own, and possibly use or develop, the property. A landowner may also elect to sell open space property to the City at a price below its market value. The difference between the sale price and the property's market value potentially could be claimed as a gift by the seller and provide valuable tax benefits. In addition to the personal satisfaction a donor may realize by gifting an interest in his/her property, a donation to the City can result in a significant charitable income tax deduction. A property tax reduction may also be enjoyed by landowners donating less-than-fee interest by reducing the assessed value of the property held.

Partnerships

Partnerships are another potentially important tool for meeting open space needs. There are a number of public-private or public-public partnership opportunities that can enhance the City's ability to meet its open space goals by cooperating in areas such as acquisition, stewardship, infrastructure development,

and management. Additional advantages include opportunities to reduce costs through the pooling of resources, and avoiding duplication of services.

Agreements with Private Land Owners Various private entities own a considerable amount of resource land in the City. Some portions of these lands may be available for public use if the use does not interfere with the owner's primary use of the land. These lands can sometimes be made publicly accessible through the negotiation of a use agreement with a willing owner. Oftentimes, these leased arrangements require the payment of rents, but can also be acquired at no cost.

Land Trusts and Nonprofits Private land trusts can often support the acquisition and stewardship of key open space lands for preservation. These groups frequently have access to funding sources, such as corporations and private foundations, which are unavailable to public agencies. Land trusts can also be powerful partners in encouraging charitable transactions.

Volunteers/Park Foundations

Volunteer programs provide opportunities for individuals to help improve and maintain open space. Through such programs, citizen involvement can be tapped for a wide variety of projects, including clean-up efforts, tree planting, and monitoring wildlife. Adopt-a-Park and Adopt-a-Trail are successful models of volunteer programs that have been implemented in other jurisdictions. Park or open space foundations are a more formalized volunteer organization designed to provide a wide spectrum of support from advocacy to fundraising. Across the nation, foundations have demonstrated success in encouraging innovation in park programming, in participating in the restoration of parks, in enhancing environmental education, and in targeting donors and major gifts. Park foundations that are most effective have a clear vision of their role and mandate. Funding for foundations are typically provided by private sector gifts.

As illustrated here, partnerships can involve the sharing of development or maintenance and operations

costs, facilities, lands or volunteer resources. These are only a few of the innovative partnership opportunities potentially available.

Density Transfers

Transfer/Purchase of Development Rights Programs Density transfer programs offer another alternative to protect critical areas and open space. They are rooted in the idea that an interest in the right to develop a parcel of land can be severed from the land itself and sold or transferred to another parcel. Typically, such programs are intended to shift density from areas where increased development is incompatible with the desired land use. As a planning tool, density transfer programs are increasingly being utilized to reduce development densities for a wide variety of objectives, including the preservation of open space and the protection of rural or environmentally sensitive lands. Correspondingly, density transfer programs may establish fixed “receiving areas” where development may be applied, to encourage additional development in those areas where it can be supported.

A viable density transfer program will likely require significant involvement by the City to promulgate the necessary authority and then to encourage voluntary private transactions to support open space goals. Another feasible option is a program for the selected purchase of development rights from key parcels.

Clustering/Bonus Densities Clustering of allowable developments is another mechanism to retain open space. Clustering often retains the same average zoning density allowance but clusters several units together to preserve open space and reduce infrastructure cost.





Conclusions

Lake Oswego will continue to experience the impacts of ongoing regional growth and

urbanization, but those impacts can be balanced by the recognition and protection of those resources that define the City and its quality of life.

This Open Space Plan embraces and expands beyond traditional plan elements and techniques to suggest a newer, more holistic way of thinking about community identity and character. The Plan describes a series of specific elements that, in aggregate, capture those values expressed by the citizens:

Water Access
Heritage Landscapes
Scenic Resources
Natural Resources
Green Neighborhoods
Regional Connections

Each of these elements includes, in the *Recommendations* section, a series of Recommended Action Measures, as well as Regulatory Measures, that if carefully implemented will assure the retention and enhancement of these valuable resources that are unique to Lake Oswego.

Several of these measures are more important to implement early in the process and are thus more urgent, due to the immediacy of a threat to the resource, an opportunity that may not arise again or high visibility and potential for substantial initial impact. Following are the suggested priority Recommended Measures from each of the six Plan elements (more detailed descriptions occur in the *Recommendations* section):

Water Access

- Improve visibility and access at City-owned waterfront properties.

Heritage Landscapes

- Identify and designate heritage landscapes.

Scenic Resources

- Preserve through acquisition those areas with important scenic value.
- Define and enhance City entrances or "gateways."

Natural Resources

- Acquire properties or easements with sensitive natural resources.

Green Neighborhoods

- Establish a Green Neighborhoods program.
- Establish an Urban Forestry program.

Regional Connections

- Fill in the missing links in the Willamette River Greenway Trail.
- Develop a River to River trail passing through the Stafford basin and Cook's Butte.

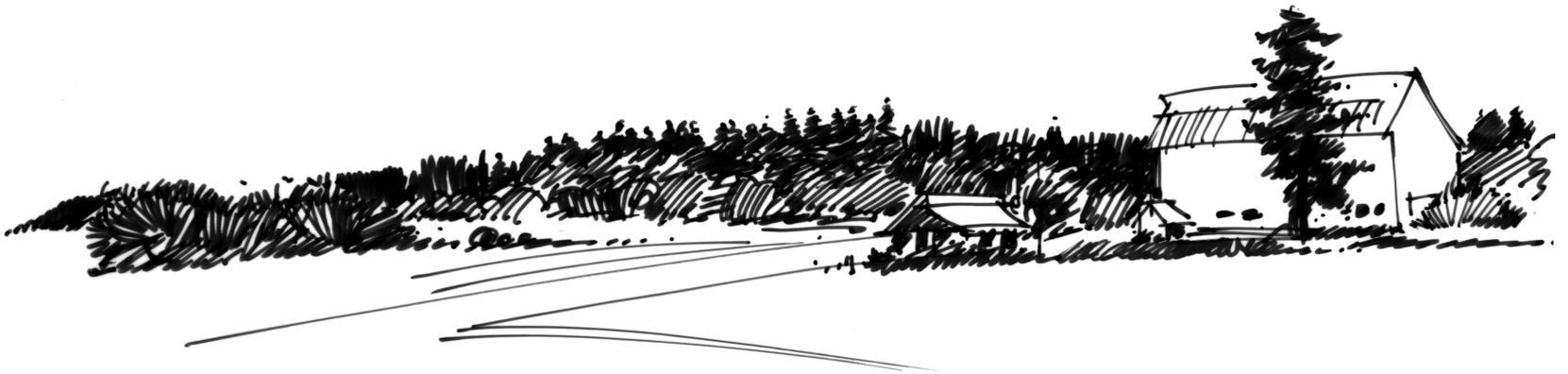
These measures, taken in aggregate, will represent a major step towards achieving long-term success in securing Lake Oswego's future as a "village in a park", with the quality of life so valued by its citizens.

Few of us can hope to leave a work of art, or a poem, to posterity; but together—if we act before it is too late—we can set aside a few more great parks, and round out our system of refuges for wildlife. Or, working at other levels, we can reserve a marsh or meadow, or an avenue of open space as a green legacy for other generations.

By a series of such acts of conservation we can do much to save what Thomas Jefferson called the 'face and character' of our country.

If we do this, surely those who follow, whether or not our names survive, will remember and praise our vision and our works.

Stewart L. Udall



Bibliography

- Ahern, Jack and Fabos, Julius Gy., eds. *Greenways: the Beginning of an International Movement*. Amherst, MA: University of Massachusetts, Department of Landscape Architecture and Regional Planning, New York, 1996.
- Arendt, Randall. *Growing Greener: Putting conservation into Local Plans and Ordinances*. Washington DC: Island Press, 1999.
- Arendt, Randall G., Brabec, Elizabeth A., Dodson, Harry L., and Yaro, Professor Robert D. *Dealing with Change: A Design Manual for Conservation and Development*. Lincoln Institute of Land Policy and the Environmental Law Foundation, 4th printing, December 1990.
- Berens, Gayle and Garvin, Alexander. *Urban Parks and Open Space*. Washington, D.C.: The Urban Land Institute, 1997.
- Brown, Catherine R. and Morrish, William R. *Planning to Stay*. Minneapolis: Design Center for American Urban Landscape, 1994.
- Calgary Parks and Recreation. *Natural Area Management Plan*. Calgary, Ontario: City of Calgary, 1994.
- City of Lake Oswego. *Quality of Life Task Force Final Report*. Lake Oswego, OR: City of Lake Oswego, October 1999.
- _____. *Report of Old River Road Ad-Hoc Task Force*. Lake Oswego, OR: City of Lake Oswego, July 1999.
- _____. *Lake Oswego Resource Areas Report & ESEE Analysis*. Lake Oswego, OR: City of Lake Oswego, revised July 1997.
- City of Seattle Urban Forest Coalition. *A City Among the Trees: An Urban Forestry Guide*. Seattle: Academy Press, Inc., October 1998.
- Dramstad, Wenche E., Olson, James D. and Forman, Richard T.T. *Landscape Ecology Principles in Landscape Architecture and Land-Use Planning*. Washington D.C.: Island Press, 1996.
- Harris, Larry D. *The Fragmented Forest: Island Biogeography Theory and the Preservation of Biotic Diversity*. Chicago, The University of Chicago Press, 1984.
- Hellmund, Paul Cawood and Smith, Daniel S., eds. *Ecology of Greenways: Design and Function of Linear Conservation Areas*. Minneapolis: University of Minnesota Press, 1993.
- Holland, C.C., Honea, J., Gwin, S.E. and Kentula, M.E. "Wetland Degradation and Loss in the Rapidly Urbanizing Area of Portland, Oregon." *Wetlands* Vol. 15, No. 4 (December 1995): 336-345.
- Keller, Genevieve P., Keller, Timothy J., Stokes, Samuel N., and Watson, Elizabeth A. *Saving America's Countryside: a Guide to Rural Conservation*. Baltimore: The Johns Hopkins University Press, 1989.
- Kitsap County Parks and Recreation. *Kitsap County Open Space Plan*. Kitsap County, adopted June 19, 2000.
- Little, Charles E. *Greenways for America*. Baltimore: The Johns Hopkins University Press, 1990.

Lynch, Kevin. *The Image of the City*. Cambridge: MIT Press, 1960.

_____. *Looking at the Vineyard*. West Tisbury, MA: Vineyard Open Land Foundation, 1973.

_____. *Managing the Sense of a Region*. Cambridge: MIT Press, 1976.

Metro. *Level of Service Standards Criteria and Guidelines for Local Parks Providers*. Portland: Metro Regional Parks and Greenspaces Department, February 2000.

_____. *Managing Open Space: A Review of Successful Programs and Landowner Perspectives*. Portland: Metro, August 1999.

_____. *Metropolitan Greenspaces Master Plan*. Portland: Metro, July 1992.

National Recreation and Park Association and the American Academy for Park and Recreation Administration. *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association Printing Office, December 1995.

Natural Resources Conservation Service and the National Endowment for the Arts. *Managing Change in Rural Communities: The Role of Planning and Design*. Washington, D.C.: USDA, November 1995.

Nassauer, Joan Everson, ed. *Placing Nature: Culture and Landscape Ecology*. Washington, DC: Island Press, 1997.

Russell, Joel S. "Regulatory Techniques for Preserving Open Space." *Exchange* (Fall 1990): 6-9.

Scott, Jane. *Field and Forest: A guide to native landscape for gardeners and naturalists*. Walker Publishing Inc., 1992.

Appendix

Glossary

Greenway

n. 1. A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridgeline, or overland along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route. 2. Any natural or landscaped course for pedestrian or bicycle passage. 3. An open-space connector linking parks, nature reserves, cultural features, or historic sites with each other and with populated areas. 4. Locally, certain strip or linear parks designated as a parkway or greenbelt. [American neologism: green + way; origin obscure]. (Little, 1990)

Linear Park

Linear parks are elongated public recreation areas/corridors that may include open space areas, landscaped areas and other land types. They may be located along abandoned railroad right-of-ways or utility easements, dikes, rivers or streams. Their functions may be singular in purpose or multi-use. Linear parks often provide linkages to other parks, neighborhoods, public areas, schools and/or communities. (Metro, 2000)

Natural Area

A landscape unit set aside for preservation, and composed of significant natural resources, remnant landscapes, open space, visual aesthetics/buffering, plant and animal communities, water bodies and geology, largely devoid of man-made structures, and maintained/managed in such a way as to promote or enhance populations of wildlife.

Nature Park

A large park in a relatively natural condition with little development. Its use is balanced between preservation of natural habitats and natural resource based, complimentary type recreational facilities and activities.

Open Space

Land in public or private ownership that is set aside, dedicated or protected for use as parkland (developed and undeveloped); greenways/trail corridors; streams, wetlands, shorelines, habitat; forests or agricultural lands; historic, cultural or scenic resources.

Park/Parkland

Public or private land designated for recreational use. (Metro, 2000)

Rural Reserves

Areas that are a combination of public and private lands outside the Urban Growth Boundary, used primarily for farms and forestry. They are protected from development by very low-density zoning and serve as buffers between urban areas. (Metro, 2000)

SCENIC RESOURCES SURVEY

Our design consultant has requested that we solicit nominations for scenic views and sites in Lake Oswego. This information will be used to complete the **Lake Oswego Open Space Plan** that is now underway. This master plan will include a discussion of Lake Oswego's scenic resources and make recommendations for how to preserve and enhance them.

Thank you for answering all of the following questions. You may respond either via email or inter-office mail to Chris Jordan. The following questions ask for written directions to scenic spots. If you would rather draw a map, please do so. Add to this page if you need more room to write.

1. Please list below your favorite **viewpoints** – places that are in public ownership, public right-of-way or public easement. Please give us the address, closest intersection or other descriptors and note what the view is of.

2. Please list below your favorite **scenic sites** – these are sites that are lovely sites to visit or to view from afar and are in public ownership or have the potential to be in public ownership in the future. Please provide the address, closest intersection and/or other descriptors.

3. Please list below your favorite **scenic drive**. These are streets and roads that provide a scenic view of vegetation, water, mountain, farms or buildings. Please provide the street name, the starting and ending point (intersections), and what you find scenic.

Please respond via email or inter-office mail to Chris Jordan. Thank you for your help.

Scenic Resources Survey Results, May 2000			
Site	View-points	Scenic Sites	Scenic Drive
STAFFORD-TUALATIN CPO/SKYLANDS CPO/PALISADES			
Cornell St. (from Oak to Bergis, Pine to Cornell Ct., Larch St. to Bergis)			7
Stafford Rd. (S. Shore to Rosemont, from Palisades Market to Swim Park)/ View to Cook's Butte from Stafford, view to Luscher Farm	2		3
Bergis Rd.			2
SW Skyland Dr. and S. Skyland Dr./Skylands area	1		1
Upper Cherry Lane			1
Childs Rd. (from Bryant to Stafford, from Old Bridge by Canal Acres parking lot to River Edge Athletic Club, from W. City Limits to Stafford Rd., scenic site near intersection with Stafford)		1	4
Rosemont			1
Overlook Dr. (scenic drive coming down the hill, scenic site near Stafford, scenic site at Ridge Lake Dr. next to tennis courts looking east)		2	3
Cook's Butte (views from top)	3	1	
Luscher Farm (from Stafford Rd. & Rosemont)	1	2	
Cook's Butte Reservoir (from Palisades Crest Dr.)	1		
South Shore Blvd. (from Lakeview to McVey, view from bridge across O. Lake)	1		2
South Shore Natural Area	2	2	
Municipal Golf Course (view to NE towards Portland)	1		
OLD TOWN/HALLINAN/GLENMORRIE			
Old River Rd. (from park entrance to W. Linn sign, views to river along rd., view from Glenmorrie & Old River intersection)	3		5
Top of the dolphin at the city amphitheater on the Willamette	1		
George Rogers Park (view from walkway bridge, Willamette Shoreline and Oswego Creek)	3	6	
Willamette River Path (from George Rogers Park to Old River Rd.)		4	
Roehr Park (view of river)	2	3	
Freepons Park (view of Mt. Hood in fall and winter)	1		
Rte. 43 (near Marylhurst, view of Mt. Hood driving south)			1
LAKE GROVE/LAKEVIEW-SUMMIT			
Lakeview Blvd. (from Bryant to Summit and around to Iron Mt. Blvd.)			1
Iron Mt. Blvd. (from Ave. A to Twin Fir, to Country Club Rd., from traffic circle to town, view to Lily Pond, view to Hunt Club)	2		6
Iron Mt. Trail (views to O.L. and Cook's Butte)/Iron Mt. Nature Park/Old RR bed through Iron Mt. Natural Area	2	5	
Iron Mt. Reservoir site		1	

Site	View-points	Scenic Sites	Scenic Drive
Viewpoint at 1600 View Lake Court (village on the Lake, view over lake to Mt. Hood)	2		
Swim Clubs (views to lake)	1		
Lake Grove Swim Park		1	
Campbell Nature Park (from the horse barns)	1		
Old Ore Cart Path		1	
Beth Ryan Natural Area		1	
FIRST ADDITION/EVERGREEN/LAKEWOOD			
Most streets in First Addition			1
Terwilliger Blvd./Entrance to Lake Oswego (between State St. and Tryon Creek State Park entrance)		1	2
Bench at S. end of 3rd St.	2		
Millenium Park (views to Lake from lake level and top level, from 1st. St. looking south, from State St. steps)	4	3	
2nd Floor Deck of City Hall (view to Mt. Hood)	1		
A Ave. (views of Mt. Hood at 9th Ave. and Country Club Rd. intersections)	2		
B Ave. (view of Mt. Hood)	1		
North Shore Drive (around Lakewood Bay and Main Lake, View from bridge across O. Lake)	1		1
Tryon Creek State Park (at Terwilliger Blvd. and Hwy. 43)		2	
Mouth of Tryon Creek (Stamphier Rd.)		1	
MT. PARK/FOREST HIGHLANDS/SPRINGBROOK PARK			
Kerr Pkwy. (near Boones Ferry Rd.)			1
Country Club Rd. (coming into town, from Boones Ferry to 10th, View of Mt. Hood)	2		1
Nansen Summit/Mt. Sylvania (views of Summit Reservoir, L.O. and Tualatin Valley)	4		
Mountain Park (views from)	1		
Wembley Park Rd.			1
Springbrook Park		1	
Goodall Rd.			1
Glen Eagles/Crest Dr. area	1		
Pathway along stream corridor at 15 Mountain Circle		1	
Knaus Rd. at Hoodview (looking east)	1		
Jefferson Pkwy. & Terr. (looking east to Mt. Hood)	1		
BRYANT/CHILDS			
Lamont Springs		1	
Canal Acres Wildlife Area Lake		1	

Site	View-points	Scenic Sites	Scenic Drive
Bryant Woods Nature Park		3	
RURAL LAKE GROVE CPO/WESTLAKE			
Waluga Park West		1	
Ball Creek stream corridor starting behind 14102 Kimberly Circle		1	
Other			
City View Reservoir site	1		
Jefferson Parkway & Terrace (looking east to Mt. Hood)	1		
BRYANT/CHILDS			
Lamont Springs		1	
Canal Acres Wildlife Area Lake		1	
Bryant Woods Nature Park		3	
RURAL LAKE GROVE CPO/WESTLAKE			
Waluga Park West		1	
Ball Creek stream corridor starting behind 14102 Kimberly Circle		1	
Other			
City View Reservoir site	1		

Natural Area Classification, November 2000					
Map #	Facility	Acres	Natural Area Classification*	Sensitive Lands	Remarks/Master Plan Status
2	Baycreek Estates No. 3 and 4 O.S.	1.1		tree grove, stream	
26	Boca Raton Dr. O.S.	0.3		stream	
65	Boones Ferry, RR O.S.	0.6		tree grove	
16	Boones Ferry, Sherbrooke Pl. O.S.	0.1		stream	
13	Boones Ferry, Spring Ln. O.S.	2.2		stream	
66	Boones Ferry, Upper Drive O.S.	0.7			
37	Bullock St. O.S.	0.2		stream	
	<i>Canal Area Open Space:</i>				Master Plan prepared, approved by PRAB/ NRAB; Coucil review pending.
60	Bryant Woods Nature Park & O.S.	19.7	2	trees, wetlands, stream	
55	Bryant's Landing O.S.	1.9		tree grove, wetland	across the canal from Bryant Woods Nature Park
58	Canal Acres Natural Area O.S.	27.3	1	tree grove, wetland	adjacent to Bryant Woods Nature Park
59	Indian Springs O.S.	2.2		stream, tree grove, wetland	adjacent to Bryant Woods Nature Park
56	Old Gate Rd., Canal O.S.	0.5	1	tree grove, wetlands	across the canal from Bryant Woods Nature Park
57	River Run Park	10.8	1,2	wetlands, stream	
22	Commons West O.S.	0.1			
51	Cooks Butte Park	43	2	tree grove, stream	Plan drafted 1980's; not adopted.
42	Cornell St. Open Space	3.2	1	tree grove, stream	No Master Plan
25	Country Club, Atwater Pl. O.S.	3.7		tree grove, stream	
28	Country Club Rd., Bayberry Rd. O.S.	0.1		wetland	
24	Country Club Rd., Bridgecourt O.S.	0.8		stream	adjacent to Country Club

* Natural Area Classifications:

- 1 = Special Protection Natural Area
- 2 = Major Natural Area
- 3 = Supporting Natural Area
- 4 = Other Natural Area

Refer to the Natural Resources Recommendations (p. 23-28) for a detailed explanation of the significance of these classifications. The Map #'s refer to numbers on the Natural Resources Map locating the sites listed above.

Map #	Facility	Acres	Natural Area Classification*	Sensitive Lands	Remarks/Master Plan Status
21	Country Club Rd., Uplands Dr. O.S.	1			
30	E Ave., Tryon Creek O.S.	0.1		stream	
41	Freepons Park & Open Space	6	4,2	tree grove	Active area developed; no plan for remainder.
	<i>George Rogers Park Area:</i>				
36	Ellen R. Bergis O.S. Reserve	0.2			adjacent to George Rogers Park & Open Space
35	George Rogers Park & Open Space	24.1	4,3,1	tree grove, stream	Picnic, sports fields, gardens, riverfront.
38	Glenmorrie Park	2.7	4,3	tree grove, stream	Master planned with parking, picnic, play-ground.
46	Greentree Park	0.4	4		Fully developed.
45	Greentree St. O.S.	1.4			two parcels that are not contiguous
39	Hallinan Park & Open Space	3.8	2	tree grove, stream	No master plan.
54	Heather Estates O.S.	0.6		tree grove, stream	
19	Iron Mountain Natural Area/O. S.	38.7	1	tree grove, stream	No master plan.
20	Iron Mountain Park	4.4	2	wetlands, tree grove	
1	Jefferson Parkway O.S.	1.2		tree grove, stream	
8	Kerr Natural Area/O.S.	10	2	tree grove, stream	Jointly owned with Portland; no master plan.
17	Kerr O.S.	1.6		stream	
3	Kruse Creek Tract A and B O.S.	2.9		tree grove, wetland, stream	four parcels that are not contiguous
9	Kruse Way O.S.	1.3		tree grove	recently acquired property
64	Lamont Springs Natural Area/O.S.	0.5	1	tree grove, stream	Plan drafted in 1996; not adopted.
47	Lake Oswego Municipal Golf Course	38.6		stream, insignificant wetland	
34	Lake Oswego Swim Park	0.3	4		No master plan; deed restrictions.
63	Lakeview Blvd., Bryant Rd. O.S.	3.8		tree grove, stream	
40	Laurel Street O.S.	0.2		tree grove	

* Natural Area Classifications:

- 1 = Special Protection Natural Area
- 2 = Major Natural Area
- 3 = Supporting Natural Area
- 4 = Other Natural Area

Refer to the Natural Resources Recommendations (p. 23-28) for a detailed explanation of the significance of these classifications. The Map #'s refer to numbers on the Natural Resources Map locating the sites listed above.

Map #	Facility	Acres	Natural Area Classification*	Sensitive Lands	Remarks/Master Plan Status
43	Lost Dog Creek O.S.	0.8		stream, tree grove	
5	Meadowcreek O.S.	2.3		stream	two parcels across the street from each other
31	Millennium Park	2.7	4,1		Master plan approved by Council and DRC.
6	Oak Creek O.S.	2.5		stream, tree grove	adjacent to Oak Creek School
61	Pilkington Park	5	4		Designed and developed; phase 2 planned.
27	Red Fox Hills Parks #1 & #3	0.7	4		Play equipment; Red Fox Hills #1 is owned by the State of Oregon.
12	Rivendell Estates O.S.	1.1		stream	
32	Roehr Park & Open Space	7.2	4,1		Plans approved; park developed.
29	Rossmann Park	0.5	4		Fully developed.
62	Sara Hill O.S.	0.2			along canal north of Bryant Woods
44	South Shore Natural Area O.S.	9.2	1	tree grove	No master plan.
4	Southwood Park	2.5	4,3	tree grove	No master plan.
15	Springbrook Creek O.S. #1	0.2		stream	Clackamas County property
14	Springbrook Creek O.S. #2	1.2		stream, tree grove	
18	Springbrook Park & Open Space (including Indoor Tennis Center)	52.6	1,4	stream, tree grove	Trail plan only; Charter restrictions. 4 tennis courts, parking at tennis center.
	Stafford Area:				
50	Lang Property	22.5	3		No master plan.
48	Luscher Farm Park	1.9	4,3		Master plan adopted.
49	Luscher Farm Area Undeveloped Park	69.1	4,3		Master plan adopted.
52	Sunny Slope Open Space	13.5	1		No master plan.
	Waluga Parks:				
11	East Waluga Park & Open Space	23.6	4,2	tree grove, wetlands, stream	Master plan mostly implemented.
10	West Waluga Park & Open Space	22.8	4,1	wetland, stream, tree grove	Planned and developed.

* Natural Area Classifications:

- 1 = Special Protection Natural Area
- 2 = Major Natural Area
- 3 = Supporting Natural Area
- 4 = Other Natural Area

Refer to the Natural Resources Recommendations (p. 23-28) for a detailed explanation of the significance of these classifications. The Map #'s refer to numbers on the Natural Resources Map locating the sites listed above.

Map #	Facility	Acres		Sensitive Lands	Remarks/Master Plan Status
33	Water Sports Center	5.4			adjacent to Roehr Park
7	Westlake Park	13.4	4		Fully developed.
53	Westridge Park	1.9	4		Developed as playground and play area.
23	Woodmont Natural Park	6.7	4,2	stream corridor	No master plan; deed restrictions.
Subtotal - City of Lake Oswego		530.7			

* Natural Area Classifications:

1 = Special Protection Natural Area

2 = Major Natural Area

3 = Supporting Natural Area

4 = Other Natural Area

Refer to the Natural Resources Recommendations (p. 23-28) for a detailed explanation of the significance of these classifications. The Map #'s refer to numbers on the Natural Resources Map locating the sites listed above.

Funding Opportunities

- **Local Government Grant Program, Oregon Parks and Recreation Department.** Using state lottery dollars, this program provides funding assistance for the acquisition, development and rehabilitation of park and recreation areas and facilities. Grant opportunities are available for city and county park and recreation departments, METRO, parks and recreation districts and port districts. The Local Government Grant Program provides up to 50% funding assistance for cities with populations over 5,000. Projects with a maximum grant request of \$250,000 are reviewed and prioritized by the Local Government Advisory Committee on a biennial basis. The upcoming deadline for grant applications is April 20, 2001. Contact person: Marilyn Almero Lippincott (503) 378-4168 ext. 241.
- **Recreation Trails Program (RTP), Oregon Parks and Recreation Department.** Projects eligible for RTP funding include: maintenance and restoration of existing trails; development and rehabilitation of trailhead facilities; construction of new recreation trails; and acquisition of easements and fee simple titles to property. Recipients are required to provide a minimum 20% match. Grants are awarded yearly. This year's deadline for the necessary letter of intent was December 8, 2000 and final applications were due February 9, 2001. Contact person: Sean Loughran (503) 378-4168.
- **Greenspaces Grants Program, Metro and U.S. Fish and Wildlife Service.** This program provides funding for urban projects that emphasize environmental education, habitat enhancement and watershed health. Environmental Education grants focus on building programs to encourage watershed and ecological learning, stewardship of urban natural areas and to foster community involvement. Grants are awarded up to \$10,000. Habitat Enhancement and Restoration grants are intended to restore and enhance fish and wildlife habitat, wetlands, riparian corridors and upland sites. These grant awards are up to \$40,000. All of these grants require a 1:1 match in cash, donations or in-kind services. Enhancement projects must be located on public lands or conservation easements that are in perpetuity. Application for the next round of funding will be available in Spring 2001. Contacts: Lynn Wilson, Metro (503) 797-1849 or Jennifer Thompson, U.S. Fish and Wildlife Service (503) 231-6179.
- **Land and Water Conservation Funds, Oregon Parks and Recreation Department.** These federal funds, administered through the state, provide matching grants to local governments for acquisition and development of public outdoor recreational areas and facilities. Wetland and natural areas may be included as part of the recreational area. The focus of these grants is park acquisition, development and/or rehabilitation. Grants require a 50% match. Not funded since 1994, this program will have \$700,000 available for local jurisdictions in 2001. Announcements will be mailed in March, 2001. Contact: Marilyn Almero Lippincott (503) 378-4168 ext. 241.
- **Metropolitan Transportation Improvement Program (MTIP), Metro.** Allocated by Metro, these federal transportation funds are available for design, acquisition and construction of transportation projects including roadways, boulevards and pedestrian and bicycle improvements. Project applications are due April 2, 2001 for the 2002-2005 MTIP. Contact: Bill Barber (503) 797-1758.
- **Watershed Restoration Grants, Oregon Watershed Enhancement Board.** Projects considered for these grants include: watershed restoration, enhancement, assessment and monitoring; watershed education and outreach; watershed council support; and property, easement and water rights acquisition. With three grant cycles per year, these grants have been awarded in amounts exceeding \$500,000, with the average award ranging between \$20,000 and \$70,000. A 25% cash or in-kind match is required. The next deadlines for applications are June 1, 2001, followed by October 1, 2001. Contact: Vivienne Torgeson, (503) 986-0185.