

CITY OF LAKE OSWEGO
PARKS & RECREATION DEPARTMENT

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MEMORANDUM

TO: Natural Resources Advisory Board Members

CC: Jordan Wheeler, Analyst
Ryan Stee, Parks Projects Manager

FROM: Kim Gilmer, Parks & Recreation Director

SUBJECT: Input on Natural Resources for Luscher Area Master Plan

DATE: July 13, 2011

As you may be aware, the planning process for the Luscher Area Master Plan is approximately half way complete. We are continuing to gather feedback on the draft site plan and more detailed information for development of the narrative portion of the master plan. The master plan narrative will describe the program elements of the plan and how they are to be implemented over time. In general, this will include a review of existing conditions including the natural resources on each property, the important features to protect and preserve, guiding design and program objectives, specific tasks to accomplish, and cost estimates and implementation strategy. This level of detail is to be provided for each element of the plan, including natural resources.

The attached site plan, core area, and accompanying narrative (Exhibit A, B, and C) illustrate the locations of the various program elements, including natural resources. We are particularly interested in receiving feedback from NRAB on the draft site plan, and specifically regarding the proposed program for natural resource improvements discussed on the narrative description (Exhibit C). The proposed program is very general at this point in the process. It will be fleshed out more fully in the master plan narrative. To help us refine the narrative we are interested in knowing:

1. Does the description of natural resource improvements look reasonable/adequate?
2. Are there additional improvements to natural resources that need to be considered?
3. Can NRAB offer additional detail to the proposed natural resource program that will help more clearly define in the master plan narrative the habitat improvement activities that should occur?
4. What portions of the proposed improvements to habitat should receive priority?
5. Other suggestions?

Ryan Stee, Parks Project Manager will attend your meeting on Wednesday, July 20 to review and discuss the site plan and specific goals for natural resource improvements proposed in the plan. The deadline for



















receiving final feedback from NRAB is mid to late August to allow us time to properly incorporate into the draft narrative.

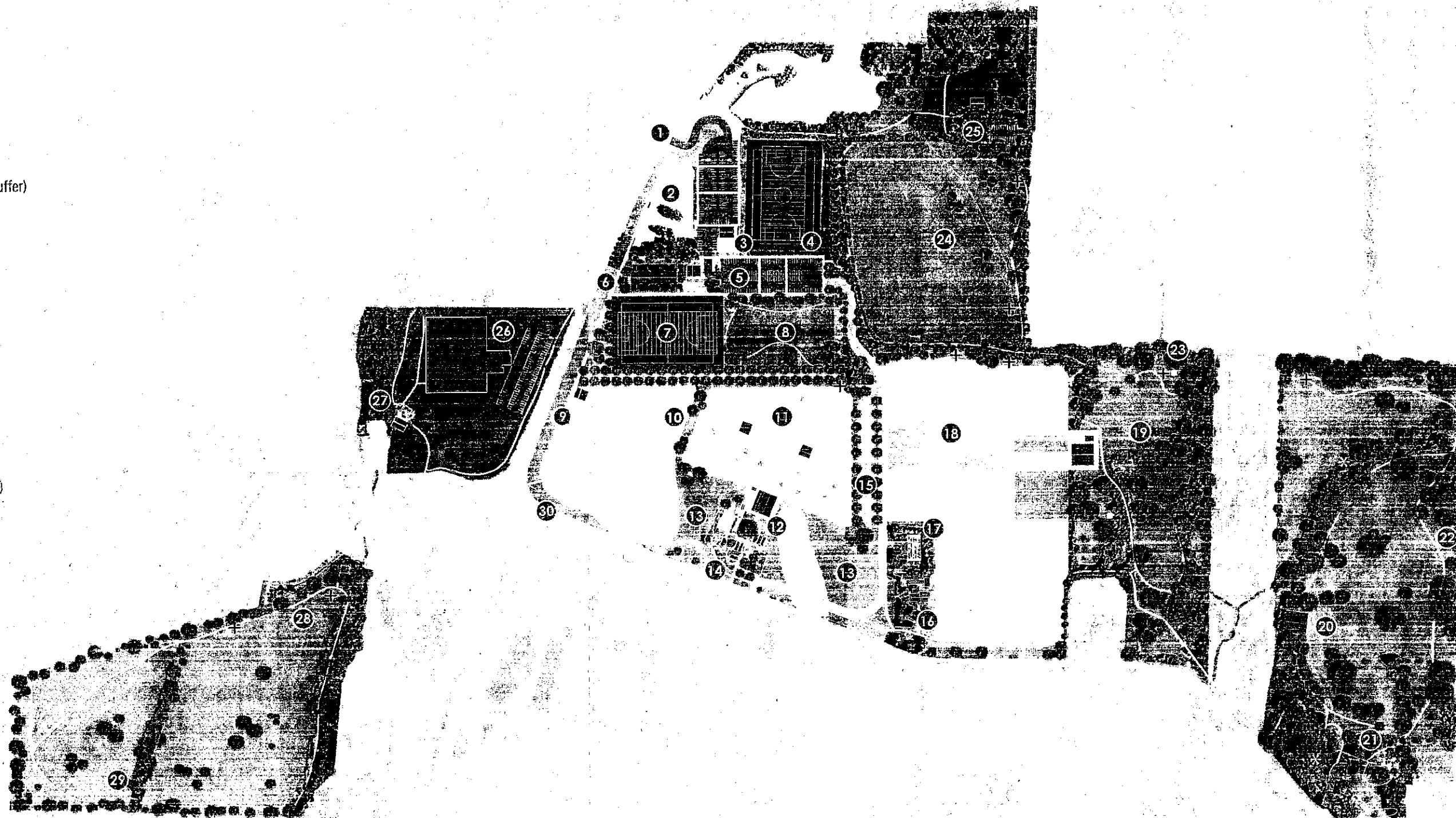
As background information, I have also included a copy of the staff report for the City Council study session on the draft site plan held Tuesday, July 12, 2011.

We appreciate your time and look forward to hearing from you.

Kim L. Gilmer

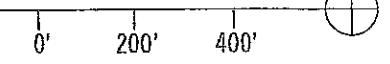
- EXISTING ENTRANCE + PARKING LOT
- EXISTING DOG PARKS
- EXISTING PLAY AREA + RESTROOM
- EXISTING HAZELIA FIELD
- PARKING LOT (125 spaces)
- BASKETBALL + BOCCE COURTS
- MULTI-USE FIELD
- MEADOW (designated future field, if needed)
- URBAN AGRICULTURE w/ STORAGE BLDG (3.0 acres)
- WETLAND, TYP.
- COMMUNITY GARDENS (4.25 acres, 280 plots, tree allee buffer)
- LUSCHER BARN AREA (barn, museum, events)
- OPEN GREEN SPACE/EVENT SPACE
- CLEMATIS GARDEN
- GRAVEL PARKING LOT w/ WALKWAY (100 spaces)
- ENVIRONMENTAL EDUCATION CENTER
- AGRICULTURE-THEMED PLAY AREA
- URBAN AGRICULTURE w/ STORAGE BLDGS (14.25 acres)
- GRASSLAND w/ OAKS AND MAPLES, TYP.
- OPEN-AIR STRUCTURE + GATHERING PLACE
- NATURE PLAY AREA, ROPES COURSE, AND TRAILHEAD
- HIKING TRAILS, TYP.
- VIEWPOINT AND PICNICKING AREAS
- OAK UPLANDS (designated future driving range, if needed)
- OPEN GREEN SPACE (picnic shelter, 25 parking spaces)
- TENNIS CENTER
- NEIGHBORHOOD PLAY AREA (shelter, interpretive trail)
- STEVENS MEADOW + GRAVEL PARKING LOT (10 spaces)
- RIPARIAN BUFFER, TYP.
- EXISTING ROSEMONT TRAIL + EXTENSIONS

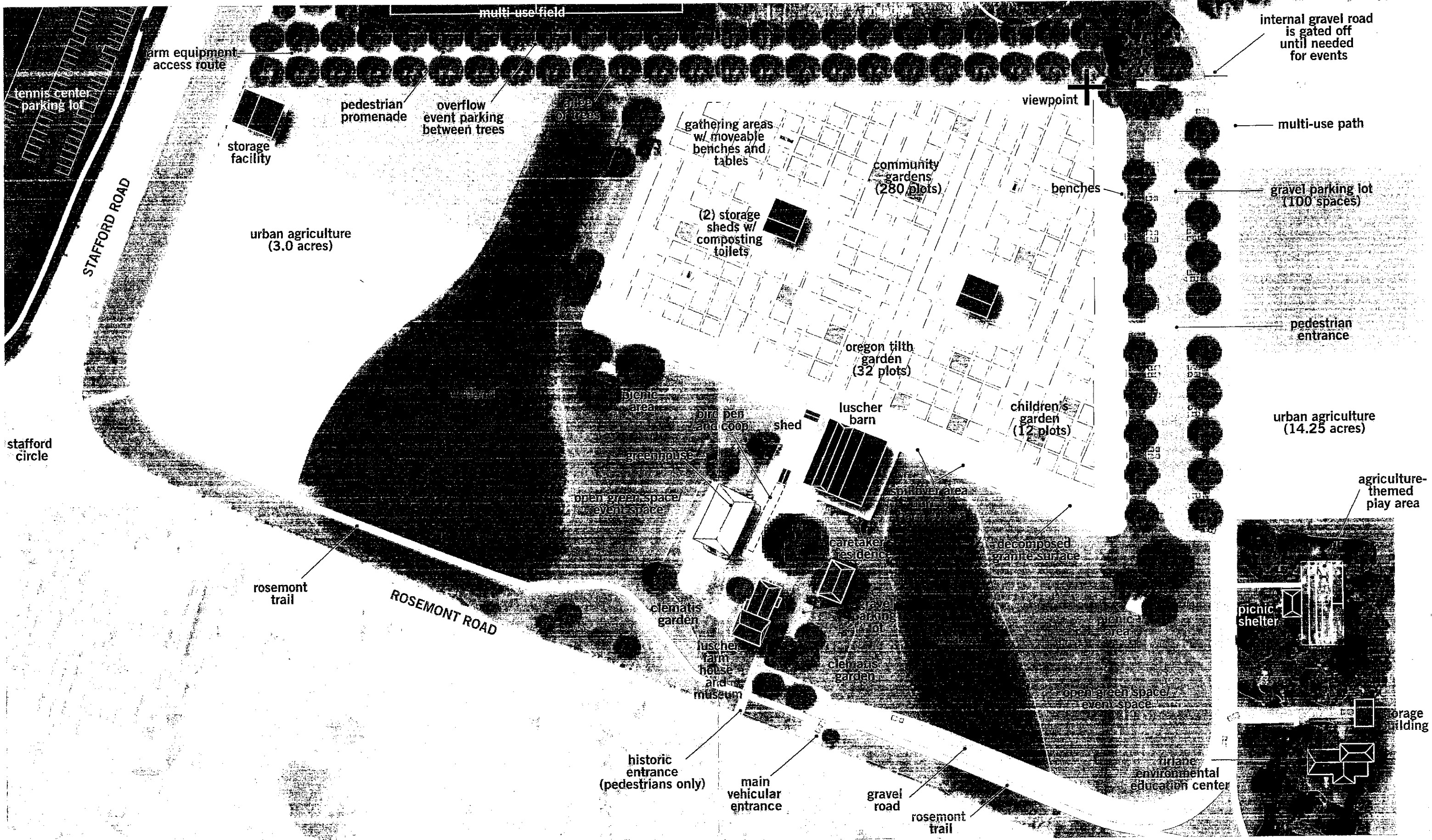
-  open green space/event space
-  grassland with oaks and maples
-  sports field
-  dog park
-  wetland
-  urban agriculture
-  community gardens
-  meadow
-  asphalt road
-  asphalt parking area
-  gravel road
-  gravel parking area
-  trail (a range of pedestrian, bike, and equestrian)
-  stream and stream buffer
-  structure
-  viewpoint area w/ benches
-  picnicking area
-  wildlife viewing blind



LUSCHER AREA MASTER PLAN

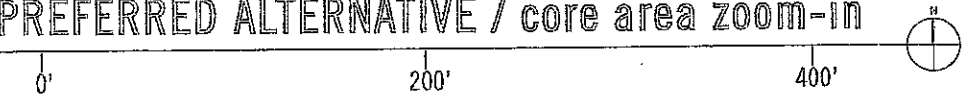
DRAFT PREFERRED ALTERNATIVE





LUSCHER AREA MASTER PLAN

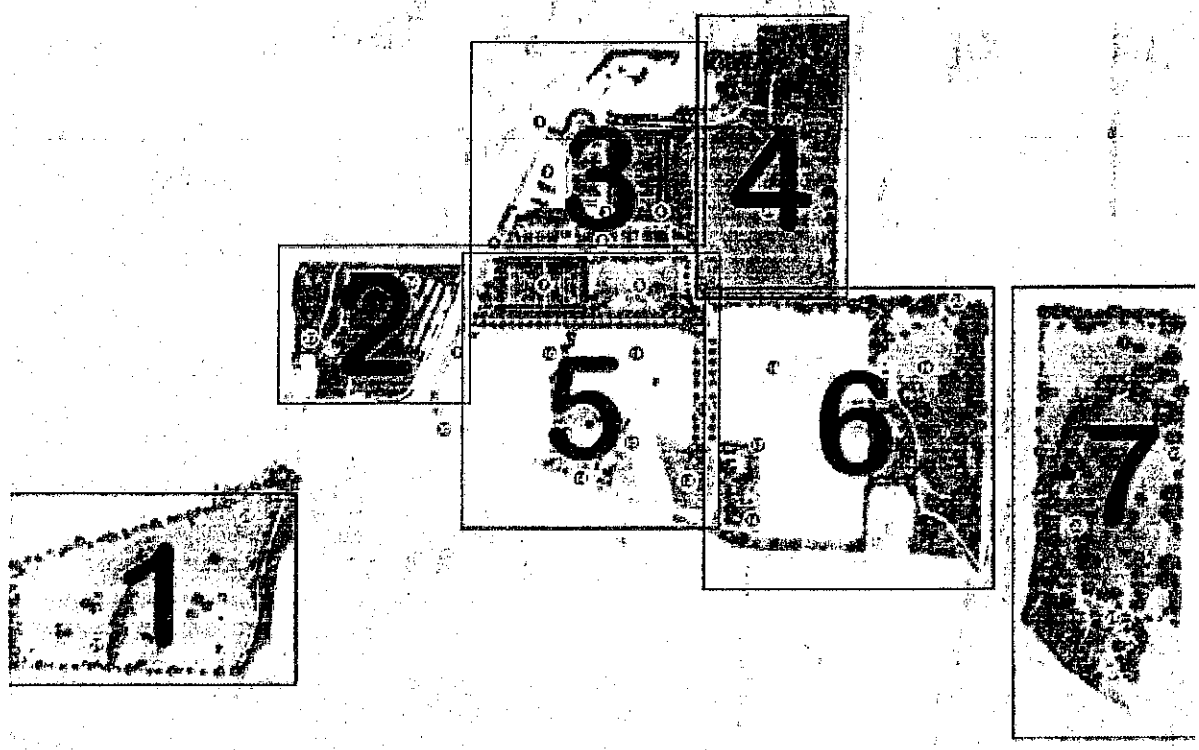
DRAFT PREFERRED ALTERNATIVE / core area zoom-in



Refined Luscher Area Master Plan, Site Plan Narrative

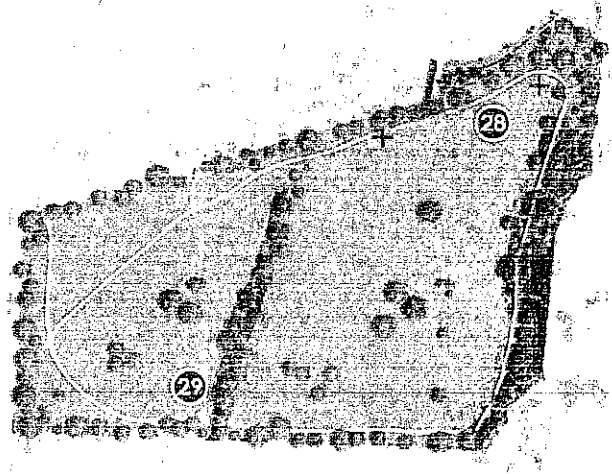
This document is provided to accompany the refined site plan and intended to provide an explanation of uses within the following areas. Many details are not easily portrayed at the current scale of the site plan. The narrative will detail those items that are not easily shown on the site plan.

Area Key

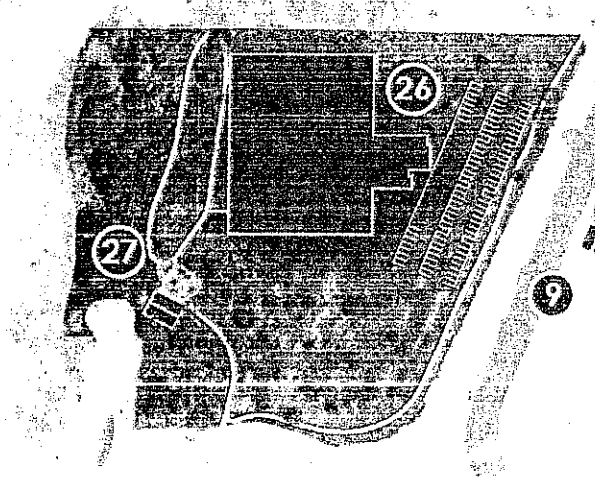


Area "1", Stevens Meadow

Stevens Meadow is to remain a natural grassland space with introduction of Oak trees representing an Oak Uplands. The existing trail is to be improved with small picnic areas and viewpoints accessed along the trail. A small expansion of the parking area is proposed for approximately 10 automobiles this will also provide access for the trails at Cooks Butte. An intermittent riparian area in the center of the property will be improved by removing invasive species, replanting with native plants, and creating a riparian buffer around the resource.



Area "2" Tennis Center and Neighborhood Park



This property will include a future 8 court indoor tennis center, and a neighborhood park on the west and south of the site. Pecan Creek is located on the west side of the property. This riparian area will be enhanced ecologically by removing blackberry and other invasive species, and replanting with native plants. An interpretive trail loop will take visitors through the restored area and offer natural resource educational opportunities. Restroom facilities, a group picnic shelter, ADA accessible picnic areas, an open play area and children's playground will also be included in the neighborhood park area. The internal park trails will connect to pathways along Atherton Drive

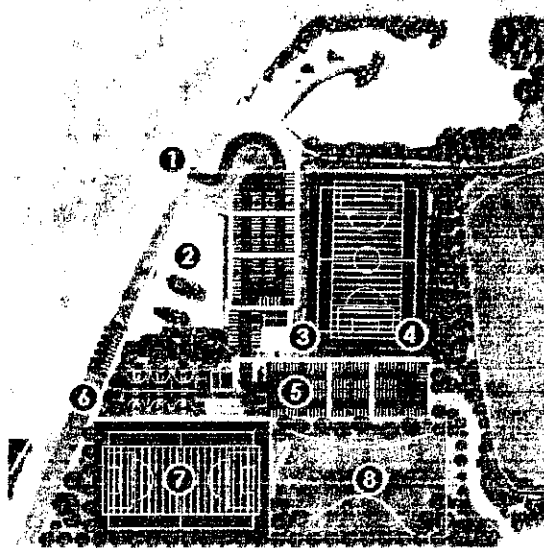
and Stafford Road allowing pedestrians access to Cooks Butte Park, Stevens Meadows, and to the Stafford Basin Trail to the east.

Area "3" Hazelia Field at Luscher Farm

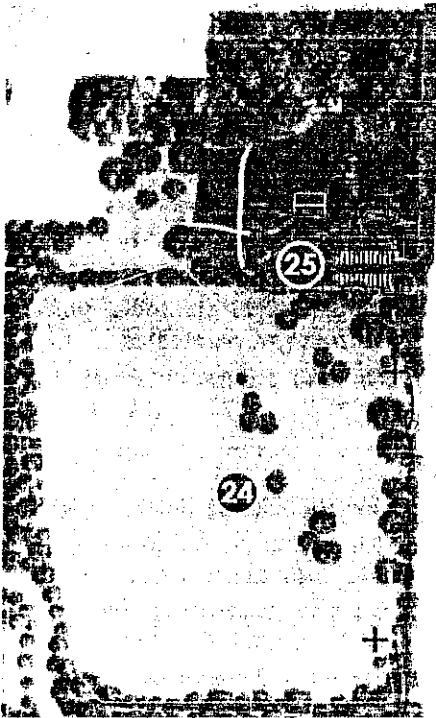
No changes to the Hazelia Field park development will occur. The existing entrance, multi-purpose artificial turf athletic field, dog parks, wetlands, restroom facility, playground, park maintenance storage building and parking area will remain in their current locations.

Overlook Drive (#1) will serve as the main entrance to all of the park properties located along Stafford Road. In addition to the current facilities, the area will include an additional artificial turf athletic field with lights (#7), 3 outdoor basketball courts and 1 bocce ball court (#6), expanded parking for 125 vehicles (#5), and meadow (#8) surrounded by trees with picnicking areas. The meadow area, if future needs dictate, could be developed into a third soccer field. Trails and pathways will provide access to the athletic field, sport courts and parking area.

Along the Southern edge of this space will be an "orchard style" tree buffer that provides a pedestrian connection across the property, and can also function as an access road to support agricultural purposes, as well as overflow parking for occasional community events.



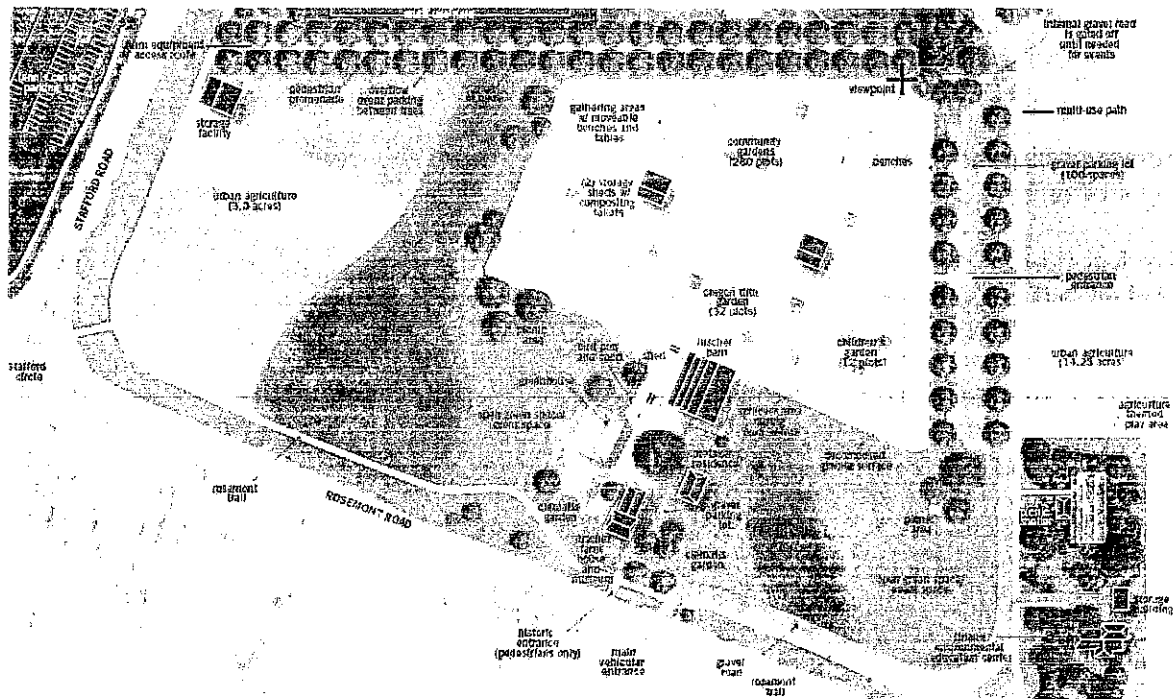
Area 4 "Neighborhood Park and Oak Upland"



This area will be developed as a neighborhood park and with an entrance off of Bergis Road. This site will have parking for approximately 25 cars, picnicking and a group picnic shelter (#25), open space, and trails.

This site will have trail/pathway connections to park properties on the south, to the small dog park at Hazelia Field, and to the nearby Stafford Basin Trail. The pasture area will be transformed into an example of an Oak Upland Meadow with viewpoints along the trails on the eastern side of the site. This area (#24), along with the planned parking area, can be utilized as a future golf driving range if future needs dictate.

Area "5" Luscher Historic Core



Historic Core Structures

The space includes the historic farm core. The historic farm house, barn, chicken coop and outbuildings are to remain, with additional structural improvements to stabilize the buildings and allow for improved public access and an historic museum. The buildings collectively form the historic center of the site and can be revitalized through adaptive reuse to highlight area's farming and agriculture history while also providing additional public functions.

Community Gardens

The community gardens will remain in their existing location with adjustments to allow for the number of sites to expand from the current 180 plots to 280 (20'x20') plots. The Oregon Tilth Demonstration Gardens and Children's Garden will be located to the north of the barn amongst the community garden plots. The Location of the Oregon Tilth Demonstration Garden will frame each side of the main community garden pathway. There will be two multifunctional structures within the community garden that provide composting toilets, garden implement storage, places to rest and clean vegetables. Surrounding the barn and community gardens are gravel promenades that reduce congestion and provide better pedestrian circulation.

Urban Agriculture

Opportunities for urban agriculture have been expanded by 4.75 acres from the existing 12.5 acres to 17.25 acres. This acreage is provided in two locations in the plan, and includes 3 acres of existing farming to be retained at the corner of Stafford and Rosemont Roads for agricultural programs such as Community Supported Agriculture, OSU test gardens, or other farming activities. A storage/utility structure will be constructed to service this portion of Urban Agriculture. This structure will be accessed by a permeable stabilized dirt road running between the rows of trees, and located adjacent to the new

athletic field to the north. The tree row also provides a visual buffer between the agricultural/passive area of the property to the south and the more active area of the site to the north. The road will also be used as a pedestrian connection between the Stafford Basin Pathway and the interior of the park site. During larger community events the road can also be used for overflow parking.

Rosemont Road Entrance

The park entrance road off of Rosemont Road for accessing the gardens and core area is relocated to the east of the existing Luscher Farm driveway providing a safer and less congested entry to the site. The road will bridge the easterly wetland along its southern edge and then swing north into the park. This is the only location on park property along Rosemont Road that meets traffic safety standards for a public driveway.

Parking

Expanded parking is provided to accommodate ADA parking, additional community gardens, serve the core area, and a small environmental education center at Firlane Farm (to the east of the core area). The parking surface will be of a permeable nature such as gravel. The parking area will accommodate up to 100 vehicles and be shaded with trees and screened with shrubs such as lavender or blueberries. The landscaping will be suitable for a community garden.

Rogerson Clematis Collection

The Friends of Rogerson Clematis Collection will continue to remain in its current location and will expand across to the east of the old farm driveway

Natural Resources in the Core Area

Two wetlands have previously been delineated in the core area of the property. The wetland to the west has been replanted and is in process of being restored. The wetland to the east will be restored as part of this plan.

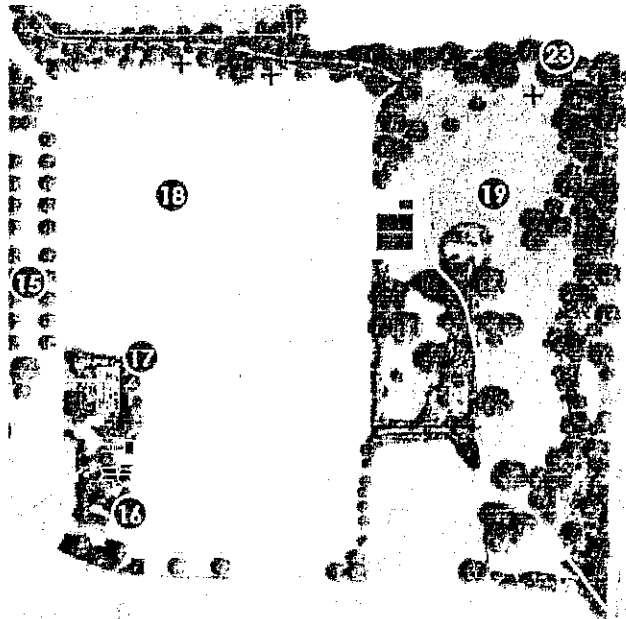
Area "6" Urban Agriculture and Natural Area/Open Space

Urban Agriculture..

The existing pasture land surrounding the Firlane Farm house and out buildings will be developed for Urban Agriculture such as the Community Supported Agriculture program, OSU test garden, etc. and be approximately 14.25 acres. A barn will be constructed at the eastern side of the agricultural fields. The Stafford Basin Trail along Rosemont Road will continue to allow bikers and pedestrians access through the site at the south end of the agricultural field.

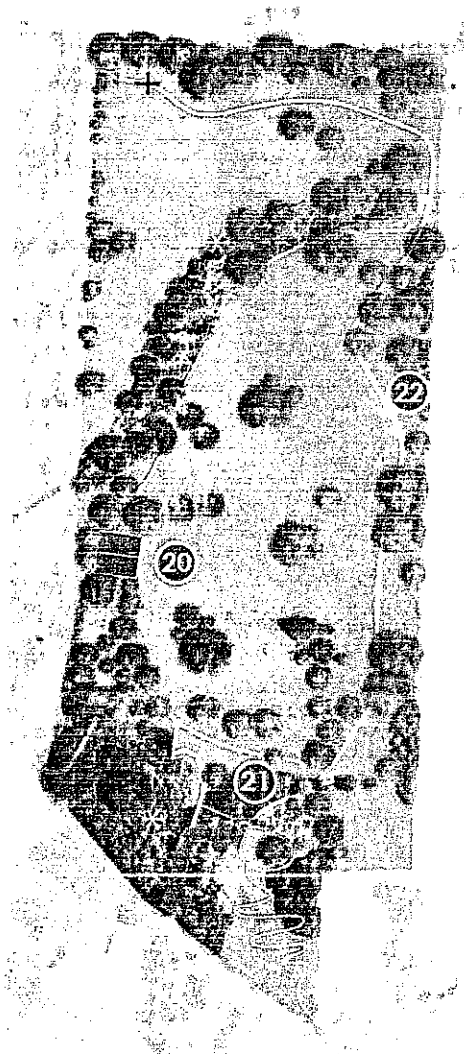
Natural Area

To the east of the urban agriculture fields will be 12 acres of open space with additional trees and native plantings added to the landscape. The area will have a network of trails looping



around the space providing exercise and access to viewpoints and wildlife viewing blinds. The area will be restored with oak, maple and fir trees creating a wooded space with an interior meadow. The area will also provide a place for quiet picnicking.

Area "7" Natural Area



The landscape at this site remains natural with improvements made to Wilson Creek and the pasture converted to meadows. This 26 acre site will also include trails and pathways throughout and include a secondary trailhead for the Stafford Basin Trail on the south end of the property. The trailhead will include sheltered picnicking, nature play area, ADA accessible picnic areas and parking for approximately 6 cars. An outdoor structure with parking (#20) will be used for a ropes course and group gatherings. To the North of the site will be continued trails/pathways, wildlife viewing areas, and viewpoints.