

CITY OF LAKE OSWEGO

PARK,
OPEN SPACE,
AND RECREATION

MASTER PLAN
FOR
LUSCHER FARM

TAYLOR, FARR, RASSEKH PROPERTIES



15 JULY 1997

*"I want to see Luscher Farm preserved for our public's
enjoyment and appreciation through the years to come."*

Rudie Luscher





I. EXECUTIVE SUMMARY AND TASK FORCE RECOMMENDATION

ACKNOWLEDGEMENTS

The master planning process was made possible by the efforts of the following:

TASK FORCE

Marcia Robertson, Chair <i>Citizen at Large</i>	Craig Prosser <i>City Councilor</i>
Chip Pierce, Vice Chair <i>Citizen at Large</i>	Debbie Craig <i>President, Three Rivers Conservancy</i>
Ruth Pennington <i>Natural Resources Advisory Board</i>	Joan Sappington <i>Arts Commission</i>
Marilyn Brock <i>Stafford-Tualatin CPO</i>	Jack Hoffman <i>Parks & Recreation Advisory Board</i>
Jeffrey B. Baker <i>Team Sports Advisory Committee</i>	Tonsy Sylvester <i>Oswego Heritage Council</i>
Dorothy Rogers <i>Palisades Neighborhood Association</i>	Patricia Collmeyer <i>Historic Review Commission</i>

CITY OF LAKE OSWEGO CITY COUNCIL

Bill Klammer <i>Mayor</i>	Bob Chizum <i>Councilor</i>	Craig Prosser <i>Councilor</i>
Heather Chrisman <i>Councilor</i>	Karl Rhode <i>Councilor</i>	Ronde
Bill Atherton <i>Councilor</i>	Tom Lowery <i>Councilor</i>	

CITY OF LAKE OSWEGO STAFF

Nancy Bantz
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Senior Planner
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CONSULTANTS

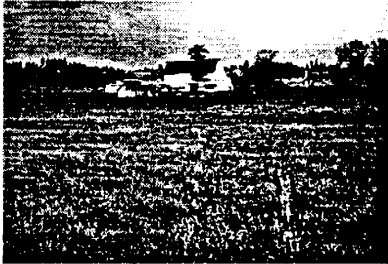
Murase Associates, Inc. <i>Landscape Architects</i>	KPFF Consulting Engineers <i>Civil Engineering</i>
Pacific Rim Resources <i>Planning and Public Involvement</i>	SRI Shaprio, Inc. <i>Environmental</i>
SERA Architects <i>Architecture</i>	Kittelson & Associates, Inc. <i>Transportation Planning</i>
Michael Byrnes <i>Historic Preservation</i>	

THE VISION OF RUDIE AND ESTHER LUSCHER.

CITIZENS OF THE LAKE OSWEGO COMMUNITY AND SURROUNDING AREAS
WHOSE THOUGHTS AND CONCERNS ENRICHED THE OVERALL MASTER PLAN
PROCESS.

EXECUTIVE SUMMARY AND TASK FORCE RECOMMENDATIONS

Background



Luscher Farm and adjoining Taylor, Farr, and Rassekh properties have been the focus of intensive citizen interest and involvement since the property was first identified as an acquisition site in June 1990 and purchased by park and open space funds. The Luscher Farm Ad-Hoc Task Force was charged by City Council in October 1996 to develop a master plan for approximately 68 acres of City owned land including 23 acres on the Luscher Farm property designated by Clackamas County as a historic resource. A focus of the Council's direction to the Task Force was to be consistent with the direction established by the 1994 Luscher Farm Opportunities and Constraints study which recommended the site be developed as a mix of active and passive recreation uses along with the development of a historic and cultural resource on the portion designated as such by Clackamas County.

The Task Force consisted of twelve members from each of the following groups and stakeholders: Natural Resources Advisory Board, Parks and Recreation Advisory Board, Historic Review Commission, Arts Commission, Stafford -Tualatin CPO, Palisades Neighborhood Association, Oswego Heritage Council, Lake Oswego Land Trust Inc., Team Sports Advisory Committee, two Citizens at Large, and the City Council.

After having met a total of thirteen times and organizing two open houses, the Task Force reached consensus on the development of themes and concepts for the historic, transition, passive and active recreation areas of the site. As part of the master plan process, the Task Force developed approaches to guide the design of each of these areas and this information served as the basis for the completion of the Master Plan.

To help guide the Task Force in its decision making process, a design team led by Murase Associates, Inc., *landscape architecture*, and supported by Pacific Rim Resources, *planning and public involvement*, SERA Architects, *architecture*, Michael Byrnes, *historic preservation*, Kittelson & Associates, *transportation planning*, and KPFF Consulting Engineers, *civil engineering*, was selected. Members of the design team worked closely with the Task Force throughout the process and translated the Task Force's ideas and thoughts into graphic portrayals, and design and development concepts.

The public was invited to provide comments at the Task Force meetings and their opinions of proposed improvements were taken into consideration throughout the master planning process. To provide additional information to the public and acquire their feedback, two public open houses were held during the planning process.

Task Force Recommendations

The Master Plan contained within this document is the culmination of this substantial planning effort of the Ad-Hoc Task Force, the design team, and the public. The recommendations of the Ad-Hoc Task Force is that Luscher Farm and adjoining properties be utilized as a multipurpose recreational/cultural/historic complex; a substantial historic farm component; a substantial, active use recreational component and a less, but still substantial, passive use component. It is the intent of the committee that this unique resource serve a wide and diverse population. Specifically the Task Force recommends the following:

TRANSPORTATION

Design and Program Principles

Objective: Develop a vehicular system that will accommodate safe and clear circulation to and from the site. The proposed improvements include those that have been identified by the City of Lake Oswego and Clackamas County Capital Improvement Programs to address existing intersection safety and capacity issues and Transportation Public Facility Plans.

the City of Lake Oswego and Clackamas County Capital Improvement Programs to address existing intersection safety and capacity issues and Transportation Public Facility Plans. The Luscher Farm project will pay a proportionate share of these costs based on its traffic impacts. In order to accomplish this objective, the following improvements will ultimately be required as the project is developed:

Signalization

- Signalization at the Stafford Road/Overlook Drive and Stafford Road /Rosemont Road intersections,
- Incorporation of a five (5) degree horizontal curve along Stafford Road to smooth the current abrupt roadway transition through the Stafford Road/Overlook Drive intersection (this project was not considered during the alternative plans phase of the project),

Pedestrian Pathway

- Vertical curve improvements to Rosemont Road to improve site visibility from the Historic Farm parking access point (this improvement was not considered during the alternative plans phase of the project),

Pedestrian Overpass

- Development of turn lanes along Stafford Road and Rosemont Road,
- To ensure safe pedestrian circulation between east and west portions of the site, an extension of the pathway on the west side of Stafford Road from Overlook Drive to the south boundary of the Rassekh property is proposed along with signal activated pedestrian crossings at Overlook Drive and Rosemont Road intersections, and
- The design team’s transportation consultant, not the Task Force, has recommended that a pedestrian overpass would be of limited benefit given the anticipated pedestrian usage. It has been determined that a pedestrian overpass would cost in the vicinity of \$400,000. The pedestrian overpass could easily be incorporated into the project in a later phase.

HISTORIC ZONE

Design and Program Principles

Objective: Maintain and enhance the cultural and historic integrity of a mid-20th century farm as a community resource for education and leisure opportunities. To accomplish this objective, it is recommended that the City and County make joint applications to have the site listed on the National Historic Register. The Master Plan proposes the following short and long term improvements:

“Keep the Farm Buildings Standing”

- A short and long term plan is proposed for all buildings within the historic area. The goal of the first phase is basically “to keep the farm buildings standing”. First phase improvements will consist of maintenance items including roofing, painting, structural repair, etc.. Proposed long-term improvements include development of public use opportunities within portions of the barn, garage/bunkhouse, and possibly the farmhouse itself,
- Existing amenities including the orchard, community gardens, and existing trees are intended to be preserved and enhanced,
- Two (2) flexible community event spaces are proposed. These spaces are intended to accommodate special events, display animals, concerts, etc., and
- The existing large open space west of the barn will be maintained to preserve views to and from the farm.

Preservation of Existing Views

PASSIVE RECREATION AND BUFFER AREAS

Design and Program Principles

Objective: A significant portion of the site shall be used for passive recreation and as a buffer and transition zone between differing uses. These spaces may also serve as flexible use open spaces for unstructured play and gatherings.

An Oak Savanna with Meandering Trails and a Small Overlook

- The topography of these areas shall be generally maintained,
- The hillside area shall be developed as a grassland/Oak Savanna with meandering gravel trails and a small overlook area,

- Picnic shelters and a small play area are to be incorporated within the western half of the buffer/transition area, and
- The eastern half of the buffer/transition area is to remain flexible for a wide variety of uses.

NATURAL RESOURCES

Design and Program Principles

Increased Education Opportunities with Wetland Interpretation Signage

Objective: Wetlands and their required buffer areas shall be preserved and utilized as environmental education resources, as essential elements to the site's water quality and surface water management system, wildlife habitat, and as buffers between the public property and adjacent private development.

- Three (3) wetlands varying in size and quality have been identified within the site,
- A thirty (30) foot buffer is to be maintained around each wetland, and
- Bioswales are to be incorporated to ensure water quality of the two most valuable wetlands be maintained.
- Southwest of the Historic Farm parking lot a bioswale is to be developed in order to protect the headwaters of Wilson Creek.

ACTIVE RECREATION

Design and Program Principles

Taylor, Farr, and a Small Portion of the Luscher Property

Objective: The active recreation portion of the site shall provide for facilities such as playgrounds, tennis courts, sports fields, and unstructured open play areas. This area shall also accommodate supporting facilities such as parking, picnic shelters, restrooms and maintenance areas.

EASTSIDE ACTIVE RECREATION - TAYLOR, FARR, AND A SMALL PORTION OF THE LUSCHER PROPERTY

Rassekh Property

- All sports fields are to have a sand-based drainage system and an automatic irrigation system,
- Parking for 218 cars with bioswales incorporated within the main parking area,
- Restrooms - six (6) stalls - (one) 1 family, (one) 1 women only, four (4) unisex,
- Two (2) adult and two (2) junior soccer fields,
- One (1) adult baseball and three (3) little league/adult softball fields,
- Two (2) basketball and three (3) tennis courts,
- Fields are laid out so that lighting could be incorporated in the future but lighting is not recommended at this time, and
- It was stressed during the master planning process that some of the fields, particularly the two (2) adjacent to the hillside, be constructed as demand increases. Grading and site improvements could be done at the time of initial development.

WESTSIDE ACTIVE RECREATION - RASSEKH PROPERTY

- Parking for 30 cars,
- Restrooms - two (2) stalls - one (1) women only and (1) unisex.
- All sports fields to have a sand-based drainage system and automatic irrigation system,
- One (1) adult soccer field,
- One (1) adult softball and one (1) little league/adult softball field, and
- Fields are laid out so that lighting could be incorporated in the future but lighting is not recommended at this time.

SECURITY/BUFFERING

- Farm-like fencing to be installed around entire perimeter of property with gates at ingress/egress points. A substantial vegetative buffer will be developed along all

edges of the Luscher Farm, Farr, and Rassekh parcels that are adjacent to residences.

COSTS

Active Recreation - East	\$2,480,000
Active Recreation - West	\$905,000
Passive Recreation	\$177,000
Transition Zone	\$281,000
Historic Zone	\$2,751,000
Road, Bike and Pedestrian Improvements	\$760,000

(Note: Horizontal and vertical curve 3 cost improvements for Stafford Road and Rosemont Road were included in earlier cost summaries.)

Total	\$7,354,000
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PROJECT PHASING

Development phasing of the project is dependent upon a number of variables and could occur over a longer or short time frame. However, based upon current conditions, three distinct phases are envisioned for project implementation to occur over a period of four to six years.

Phase One:

- *Luscher Historic Farm: community engagement and care taking,*
- *Active recreation area fund-raising, and*
- *Development of the Rassekh property for active recreation.*
- *Intergovernmental agreement with the City of Lake Oswego and Clackamas County to provide police and fire protection.*



Luscher Historic Farm: There are two subsets to the Historic Farm component. The first would be to undertake basic maintenance and care taking actions, to address resource and capital facilities preservation, and to assure public safety. These actions may include:

- *Building repair and stabilization;*
- *Extension of municipal water and hydrant installation for fire protection;*
- *Fence repair and pasture maintenance. In this vein it would be appropriate for the City to develop a program for revenue to be generated from the farmland.*

The second action would be to engage the broader community in projects, programs and events intended to provide area residents with cultural, educational and recreational opportunities inherent to a historic farm resource such as living history education, community gardening, farmers’ markets and various community and cultural events. Critical to this effort would be the formation of a “Friends of Luscher Farm” group, perhaps established as a nonprofit foundation which could work in an ongoing partnership with the City of Lake Oswego to conserve and make core enhancements to the historic farm resource as described above.

Active Recreation Area Fund-Raising: The second part of the first phase would be for the team sports community and other interested groups to begin organizational and fund-raising efforts to fund improvements on the non-natural resource portion of the Taylor and Farr properties and the remaining portion of the Luscher property which is not designated either as a passive or buffer area.

Rassekh Property Development: The third part of the first phase would be land use planning, design, and development of the Rassekh property to provide for currently needed sports fields.

Time Period: The time period for the first phase is recommended to be 1998 - 2000.

Phase Two: Funding

The second phase would focus on preparation of a funding proposal to develop the property and present it to the City Council. One option would be for referral of a property tax bonding levy to Lake Oswego's voters. This effort would capitalize on work done above. This effort would require further refinement of the Master Plan to refine costs. Resolution of the land use issues prior to presenting a funding proposal to the voters would be necessary.

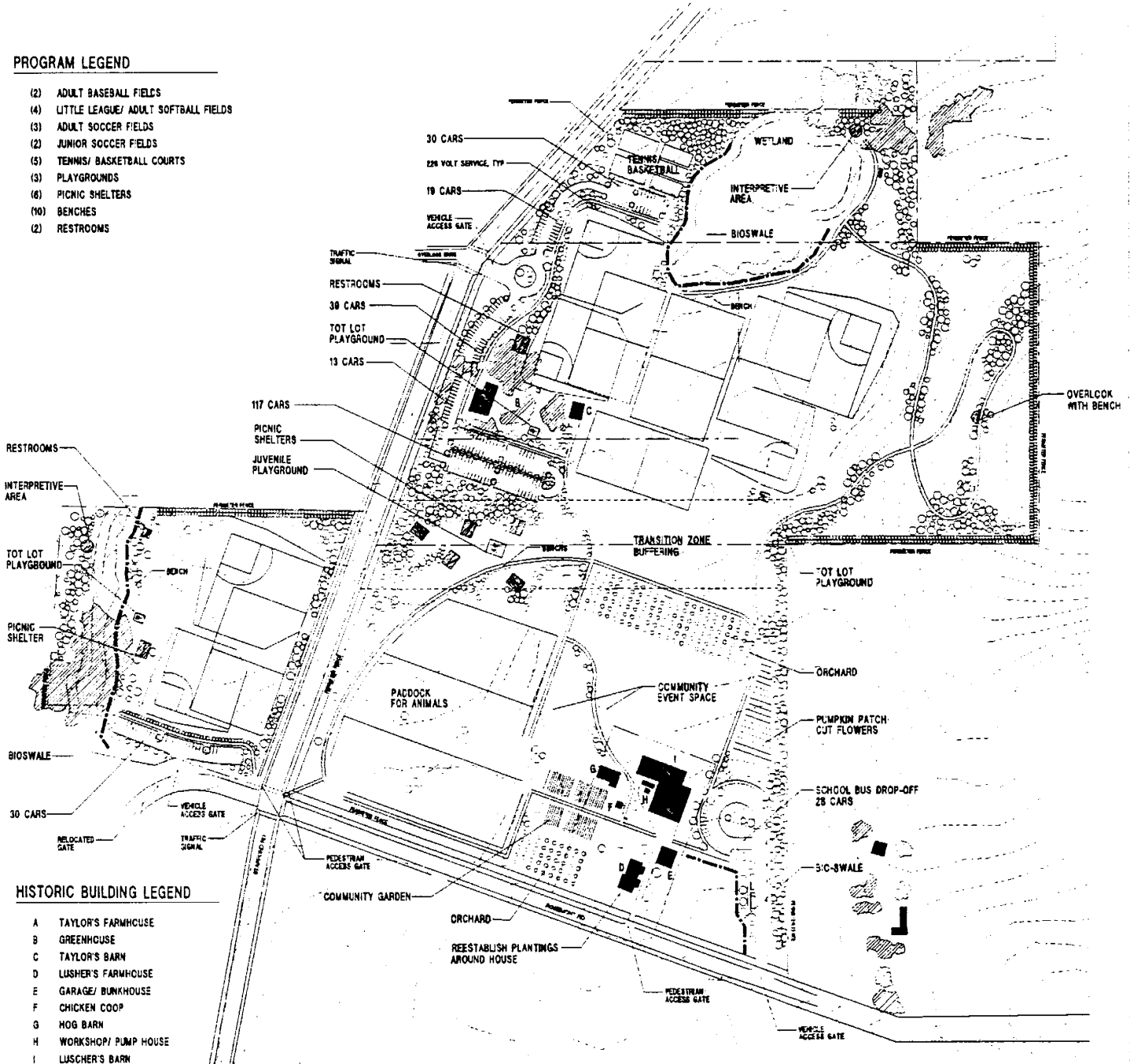
Time Period: 2000—2002

Phase Three: Design Refinement and Construction:

Once funding is determined, construction of community prioritized improvements would begin.

PROGRAM LEGEND

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



HISTORIC BUILDING LEGEND

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

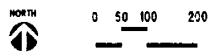


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II. BACKGROUND DOCUMENTATION AND PAST PLANNING EFFORTS

II. BACKGROUND DOCUMENTATION

PAST PLANNING EFFORTS



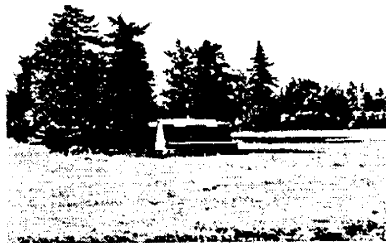
*Recommendations of the Luscher Farm
Study Consensus Committee*

The City of Lake Oswego purchased the 41.71-acre Luscher Farm in February 1991 under a life estate agreement with the owner, Rudie Luscher. In May 1993 the 7.49-acre Taylor property was purchased, in July 1994 the 8.23-acre Farr property was added, and in June 1996 the 9.82-acre Rassekh property was acquired to increase the area to 67.25 acres. The Luscher, Taylor, and Farr properties were the focus of the "Luscher Farm Opportunities and Constraints Study" completed in May 1995. The purpose of this effort was to broadly identify the best mix of historical/cultural, recreational, natural resource and open space uses. Another major focus of this process was to recommend to Clackamas County the location and amount of land which should receive a County historic designation. This work was accomplished by a Luscher Farm Consensus Committee which served as the focus of an overall community involvement effort.

The Lake Oswego City Council adopted on December 20, 1994 the concepts for the various uses as recommended by the "Luscher Farm Opportunities and Constraints Study." The Historic Review Commission, Parks and Recreation, Natural Resources Advisory Boards and other participants in the study also accepted and concurred with the report's recommendations. In April of 1995, the Clackamas County Board of Commissioners adopted a recommendation that the 23-acre historic Luscher Farm site be designated as a County Historic Resource.

The overall recommendation of the Luscher Farm Study Consensus Committee was as follows:

- The Committee recommended designation of historic landmark overlay zoning by the County for the 23 acres around the original Luscher Farmhouse and outbuildings, and development of the remainder of the property for a mix of active and passive recreational and natural area uses. The configuration of the 23-acre parcel was supported by historic boundary divisions, the natural setting, and historic research. The parcel may be viewed as a cultural landscape with a historic component (the farm building complex). Possible uses within the historic zone include educational programs, farming activities, gardening, farmers' markets, etc. The local designation of the 23-acre parcel will not preclude the future listing of Luscher Farm in the National Register of Historic Places.



It was also recommended that a transitional zone be defined between the 23-acre historic/overlay zone and the area delineated for active recreational use. This area could be used for compatible recreational activities and should serve as a buffer zone between the two kinds of uses. Possible uses for this area include picnicking or walking.

Any alterations, new construction, and/or demolitions, however, to the farm buildings/landscape within the historic zone (including the transition zone within the designated 23-acre parcel) will have to be reviewed by the Clackamas County Historic Review Board to ensure the alterations are compatible with the historic character of the site.

- The remainder of the property should be considered for a mix of active and passive recreation and natural resource uses, such as team sports fields, hiking trails, picnicking, astronomy viewing areas, etc. The Committee also recommended this for the hillside in the southeast corner of the active recreation section of the property. It was expected that the location of these uses be addressed in the master planning process.

**LUSCHER FARM - CHRONOLOGY OF CITIZEN INVOLVEMENT
AND PUBLIC PROCESS - *June 1990 through July 1997***

To date over 55 community meetings and events have, over the course of six years, established the direction for planning the future of Luscher Farm and adjacent City owned properties. The Lake Oswego City Council, PRAB, HRC, NRAB, Lake Oswego Neighborhood Associations, Clackamas County Board of Commissioners and County Historic Resources Board and numerous other community and regional organizations have all been involved in this effort. The following summarizes these events and meetings:

June 1990 - The 41.25 acre Luscher Farm property identified as possible park site by the City Council Ad-Hoc Parks Sub-Committee.

September 1990 - Lake Oswego Parks and Recreation Master Plan completed and Luscher Farm identified as a specialized park acquisition site.

September 1990 - Lake Oswego citizens pass the \$12.2 million park bond with three priorities— acquisition, pathway development, park and play field improvements/ five new park sites, improvements to seven existing parks; improve or construct 12 baseball/ softball fields; improve or construct 12 soccer fields.

February 1991 - Luscher Farm purchased for “ agricultural, recreational, park and open space purposes.”

April 1992 - Clackamas County notifies Lake Oswego that Luscher farm is a candidate for historic landmark status.

May 1992 - City Council and Historic Review Commission request Clackamas County’s recommendation for historic designation be postponed pending further study by the City.

May 1992 - Council, PRAB and HRC tour the site.

July 1992 - Council requests the PRAB and HRC provide a recommendation on the amount of land designated for historic resources.

July 1992 - The HRC recommends as first preference the entire site be designated as a historic resource. A second preference is 20 or more contiguous acres as currently proposed by the consensus study.

July 1992 - Park and Recreation Commission recommends no area be designated as a historic resource.

September 1992 - Council receives a citizens’ petition that the HRC’s recommendation for historic resource designation be recommended to Clackamas County.

October 1992 - PRAB requests that it be allowed to recommend the Historic Resources Boundary.

October 1992 - City Council votes to recommend to the county that 6 contiguous acres around the house, barn and outbuildings be designated as the historic site.

October 1992 - Lake Oswego active sports organizations communicated to Council the need to accommodate active sports fields on the portion of the site not designated as a historic resource.

October 1992 - Council formalizes its request for a 6.6-acre historic designation to Clackamas County in order to accommodate a broader range of uses on the site including active and passive recreation.

October 1992 - County Historic Review Board votes to adopt a position of recommending to the Board of Commissioners that its first choice is the entire site be designated as a historic resource and 23 acres as its second choice.

December 1992 - Lake Oswego objects before the Board of Commissioners regarding the County HRB's designation for reasons that the designation process did not follow statewide procedure.

January 1993 - County postpones a decision until the City can do further study until September 8, 1996 to allow Lake Oswego to have more time to study the proposed uses on the site before a historic land mark. *Please note that it took three meetings to arrive at this decision.*

February 1993 - Council directs staff to proceed with an Opportunities and Constraints study with the intent of working with the County towards "a balance of recreational, leisure and historic uses."

July 1993 - Opportunities and Constraints Study RFP developed and the Clackamas County Board postpones September 8, 1993 deadline pending study completion.

December 1993 - Council awards Opportunities and Constraints Study Contract.

February 1994 - Ten community groups identified as stakeholder participants in the study process and the Luscher Farm Consensus Committee formed.

April 1994 - Luscher Farm Consensus Committee Meeting.

May 1994 - Luscher Farm Consensus Committee Meeting.

June 1994 - Ten other community and regional groups identified and invited to attend meetings.

June 1994 - Luscher Farm Consensus Committee Meeting.

June 1994 - Luscher Farm Consensus Committee Meeting.

July 1994 - Luscher Farm Consensus Committee Meeting.

July 1994 - 8.23-acre Farr property purchased.

August 1994 - Luscher Farm Consensus Committee Meeting.

September 1994 - Luscher Farm Consensus Committee Meeting.

October 1994 - Luscher Farm Consensus Committee presents the City Council with its recommendation - 23 acres as a historic resource, 24 acres for active recreation and 9 acres for passive recreation.

November 1994 - PRAB and HRAB concurs with the Consensus Committee's recommendations.

December 1994 - Council adopts Consensus Committee's recommendation for Historic

resource designation and authorizes staff to proceed with a master planning effort for Luscher Farm.

April, 1995 - Clackamas County Board of Commissioners adopts the Council's recommendation for Historic Resource Designation.

March, 1996 - Council authorizes staff to proceed with the Luscher Farm Master Plan.

April, 1996 - RFP distributed and consultant interviews held.

June 1996 - 9.80-acre Rassekh property purchased.

July 1996 - Council requested to award bid for Luscher Farm Master Plan to include Taylor, Farr and Rassekh property.

October 1996 - Task Force Meeting #1 (Organization)

October 1996 - First Luscher Farm Master Plan Open House

November 1996 - Task Force Meeting #2 (Review of open house and site information)

December 1996 - Task Force Meeting #3 (Passive Recreation and Buffer Areas)

January 1997 - Task Force Meeting #4 (Natural Resources)

February 1997 - Task Force Meeting #5 (Historic Resources)

February 1997 - Task Force Meeting #6 (Historic Resources)

March 1997 - Task Force Meeting #7 (Active Recreation)

March 1997 - Task Force Meeting #8 (Active Recreation)

April 1997 - Task Force Meeting #9 (Active Recreation)

May 1997 - Task Force Meeting #10 (Active Recreation)

May 1997 - Task Force Meeting #11 (Land Use and Transportation)

June 1997 - Second Luscher Farm Master Plan Open House (Review of Alternatives)

June 1997 - Task Force Meeting #12 (Review of Alternatives)

July 1997 - Task Force Meeting #13 (Review of recommended Master Plan)

July 1997 - Presentation of recommended Master Plan to City Council



MASTER PLANNING PROCESS

MASTER PLANNING PROCESS



Open House #2

In March 1996 the City of Lake Oswego Council directed staff to proceed with the development of a master plan for Luscher Farm and the adjoining properties. Following selection of a consultant team, an essential component of the master planning process was the formation of an Ad-Hoc Task Force and involvement of broader public concerns. The Task Force was formed as a result of the public's interest and the large number of stakeholders concerned with the planning of the project site. The Task Force met thirteen times and two public open houses were held during the master planning process. Together, the Task Force, the design team, staff, and the public worked together in partnership to develop a master plan that incorporated the vision of past studies and the *flexibility* to meet changing future needs. It should be noted that the term "Luscher Farm" is intended to include the 7.49-acre Taylor property, 8.23-acre Farr property, 9.80-acre Rassekh property located along the westside of Stafford Road, in addition to the 41.71-acre Luscher Farm site for a total project area of about 68 acres.

Ad-Hoc Task Force

The Luscher Farm Ad-Hoc Task Force was charged by City Council in October 1996 to develop a master plan for approximately 68 acres of City owned land including 23 acres on the Luscher Farm property designated by Clackamas County as a historic resource. The focus of the Council's direction to the Task Force was to be consistent with the direction established by the 1994 Luscher Farm Opportunities and Constraints study which recommended the site be developed as a mix of active and passive recreation uses along with the development of a historic and cultural resource on the portion designated as such by Clackamas County.

City Council's Charge Statement

The following was the City Council's Charge Statement to the Task Force:

The adopted Luscher Farm Opportunities and Constraints Study represents the City Council's conceptual vision for Luscher Farm and adjacent properties. This concept calls for a multi-use recreational/cultural/historic complex to include a substantial historic farm component, a substantial active use recreational component, and a lesser but still substantive passive use component. The Opportunities and Constraints Study is the starting point and guiding document in developing the Master Plan for the property. The purpose of the Task Force is to provide the input and guidance of community stakeholders to the consultant and staff in order to convert the adopted conceptual vision into a master plan that can be used to seek funding for construction. The Council understands that the master planning process will result in a much more detailed analysis of costs, needs, impacts, relationships, feasibility and infrastructure and that this information may change some of the assumptions and outcomes. The goal is a master plan consistent with the concepts of the Opportunities and Constraints Study that has the support of all the stakeholders and can be successfully implemented.

The Task Force consisted of twelve members from each of the following groups and stakeholders: Natural Resources Advisory Board, Parks and Recreation Advisory Board, Historic Review Commission, Arts Commission, Stafford -Tualatin CPO, Palisades Neighborhood Association, Oswego Heritage Council, Lake Oswego Land Trust Inc., Team Sports Advisory Committee, City Council and two Citizens at Large.

Over a nine month period the Task Force, design team, and staff met numerous times to explore, discuss, and reach consensus on park issues. An essential aspect of this process was the development of approaches to guide the enhancement of each zone. This information served as a foundation for the completion of the Master Plan.

Design Team

To help guide the Task Force in their decision making process, a design team led by Murase Associates, Inc, *landscape architecture*, and supported by Pacific Rim Resources, *planning and public involvement*, SERA Architects, *architecture*, Michael Byrnes, *historic preservation*, Kittelson & Associates, *transportation planning*, SRI Shapiro, *environmental* and KPFF Consulting Engineers, *civil engineering*, was selected. Members of the design team worked closely with the Task Force throughout the process and provided form along with a realistic approach to the Task Force's thoughts and ideas.

The following is a summary of the information presented at each of the Task Force Meetings and Open Houses that took place during the planning process.

ORGANIZATIONAL MEETING - OCTOBER 24, 1996

After introductions, staff presented a brief overview of previous actions regarding the project stressing that the master plan process would build on the results of the Opportunities and Constraints Study. Future scheduling of Task Force meetings and the upcoming open house were discussed.



Open House #1

OPEN HOUSE - OCTOBER 28, 1996

Held at Lakeridge High School, the open house attracted approximately thirty citizens. Displays included site photos, historical information, a transportation diagram, photos from other historic farms, and a three-dimensional plan of the site that included templates of sports fields, tennis courts, trails, parking, and related issues. Attendees were encouraged to arrange the templates on the base map and develop individual arrangements of the site. These concept ideas were then photographed to be compiled and presented to the Task Force. Packets were passed out in which citizens could express their opinions regarding the various schematic ideas that were developed.

INFORMATIONAL MEETING - NOVEMBER 7, 1996

A summary of the responses and comments from the open house was presented to the Task Force. Information presented included transportation, environmental wetlands, architectural analysis, and historic resource issues that were prepared by the design team. The design studies that were generated at the open house were presented for review. Questions and comments were received from the general public.

PASSIVE RECREATION AND BUFFER AREAS - DECEMBER 5, 1996

After public comments were made, the Task Force opened discussion on the project's planning process and schedule. It was decided that the project would be broken down into a series of manageable parts, natural resources, passive recreation zone, transition zone, historic zone, active recreation zone, transportation, land use and planning, and each issue would be the focus of a Task Force meeting. The process would culminate with review of alternatives and a preferred master plan concept. The passive recreation zone and buffer areas were the topic of this meeting.

*Passive Recreation
and Buffer Area*



Open House #1

NATURAL RESOURCES - JANUARY 8, 1997

The program and preliminary design concept of the passive recreation zone and buffer areas were reviewed. Alison Rhea of SRI/Shapiro presented a summary of the wetland delineation study. The presentation included a map of proposed wetland and buffer areas, development constraints, educational opportunities, the need for bioswales surrounding the wetlands, establishment of an Oak savanna on the hillside, and the preservation of the Douglas fir grove within the Taylor Farm.

HISTORIC RESOURCES - FEBRUARY 8, 1997

After public comment was taken and the natural resource program was reviewed, Mike Byrnes, the design team's historic preservationist, presented a summary of the Historic Resource concepts derived from the Opportunities and Constraints study followed by a discussion of similar historic farms. Three options were then presented for development of the historic zone.

Historic Resources

Option One - Living History revolved around the resource becoming a living farm. Activities within a living farm concept would interpret the farm's use during its historic period. The farm would need to be occupied and operated on a year round basis. Though compatibility with historic use and integrity would be high, site and operating expenses would be very high as well.

Option Two - High Impact incorporated high impact uses such as a community center, retreat center, bed-and-breakfast, and related improvements that would also be expensive to develop. This option would require a more intensive use of the structures and site. Historic buildings would need to be built as well as a sizable parking lot. Infrastructure and operating expenses would be high.



Option Three - Mixed Use, under this option the use and interpretation of the farm would be more flexible than the other two options. Historic buildings could be restored or rehabilitated and non-historic buildings could be altered to be more compatible with the historic character of the site if unbuildable. Reconstruction of pre-existing structures could take place or interpretations of typical farm buildings could be built. This option would “bring the farm to the kids”. Site and infrastructure expenditures would be moderate to high and general operating expenses would be moderate.

HISTORIC RESOURCES - FEBRUARY 20, 1997

The Task Force reviewed the decision to pursue Option 3, a mixed use for the farm and the pros and cons of application for placement on the National Register of Historic Places. Mike Byrnes, historic preservationist, presented the opportunities and constraints of having the Luscher Farm site on the Historic Register listing. The opportunities included recognition, promotion, and monetary assistance and the only foreseeable constraint was design review. The Task Force reached consensus to apply for the Historic Register listing. Establishing community support in terms of a friends group or foundation was discussed.

ACTIVE RECREATION - MARCH 5, 1997

After questions and comments from the public were received, Jeff Baker, the team sports representative on the Task Force, presented sports programming needs. The Task Force was then asked to recommend any programming needs that had been requested of them. A conceptual field layout was reviewed which avoided wetlands and the douglas fir grove. Parking, access, pedestrian circulation, security lighting, fencing, restrooms, seating, bioswales, and the use of the existing Taylor Farm buildings were discussed.



ACTIVE RECREATION - MARCH 20, 1997

After receiving public comment on the appropriateness of the active recreation portion of the project and field lighting in particular, the Task Force continued discussion of proposed improvements. Discussion included location of restrooms, playgrounds, parking, buffers, trails, and specific field locations.

ACTIVE RECREATION - APRIL 9, 1997

Public questions and comments were concerned primarily with site lighting and the inclusion of active sports fields. In general terms the public that spoke felt that both would have a negative impact on the environment and the livability of the area. They also expressed that sports fields would benefit only a limited number of residents while an open space park could be enjoyed by all. The Task Force viewed a video on a new version of field lighting that is intended to minimize off-site glare substantially. Existing lighting of the high school ballfield and tennis courts was reviewed by the Task Force.

ACTIVE RECREATION - MAY 1, 1997

Three schematic active recreation layouts were reviewed by the Task Force. The first alternative reviewed was very similar to what the Task Force reviewed on March 20th. This alternative maximized the usage of the active sports area by providing for one more soccer field than either Scheme Two or Three. As a result of the field layout, lighting was not included nor could it be added at a later time. Scheme Two kept the center of the active recreation area open and tucked the softball fields into the corners of the site. This option accommodated the incorporation of lighting if it was decided to be used at the time of installation or at a later time. Scheme Three had softball fields placed so that views

Active Recreation

from the transition zone were blocked by architectural elements including backstops. After discussion, the Task Force felt Scheme Two should be studied further.

Land Use and Transportation Issues

LAND USE/TRANSPORTATION - MAY 21, 1997

Staff presented two papers to the Task Force concerning planning issues, public facilities, and public services related to development of the park. As part of the planning issue discussion, current conditions, alternatives for land use approval in Clackamas County, and the possibility of amending the Urban Growth Boundary to include some or all of the properties within the Lake Oswego Urban Services Boundary were explored. Secondly, public services in regard to water and sanitary sewers were reviewed in terms of existing and future conditions. Opportunities and constraints in regard to specific issues were reviewed. Access points, signalization, and off-site pedestrian/bicycle linkage issues were discussed. It was stated that all proposed transportation improvements are consistent with goals of the City of Lake Oswego and Clackamas County transportation plans. It was noted that this project will pay only a proportionate share of proposed transportation improvements and the actual cost will be based on the project's impact on traffic.

OPEN HOUSE #2 - JUNE 14, 1997

On Saturday June 14, 1997 the Luscher Farm Ad-Hoc Task Force held their second open house from 10 am to 2 pm to display the Master Plan concepts for the project and to receive input from interested residents. Approximately 100 citizens attended with 89 people filling out 110 comment sheets. In general the comments were supportive and positive with suggestions for improvement and additional ideas for the site. The following is a summary of the written responses categorized into the different uses, areas or concerns.



Open House #2

ACTIVE SPORTS

Most people commenting were happy to see the tennis, basketball, soccer, and ball field as part of the project. A number of individuals felt that there were too many fields and others felt that there should be additional facilities. The need for public restrooms in the active sports area was expressed as well as tot lots and playgrounds. There was some concern that the sports fields are shown too close to the wetland. Neighbors to the north of the site expressed the desire to switch the location of the tennis/basketball courts with the parking near the wetland. A need for drainage for the ball fields and bioswales to treat runoff was stated.

HISTORIC FARM

A suggestion was made to have hands-on, close up viewing of animals by children through the use of movable pens, along with the need for public restrooms. Others felt that more parking was needed at the historic farm.

PASSIVE AREAS/PICNIC AREA

A request for benches along the trails was expressed. The need for tot lot and playgrounds was stated and a comment was made that there are too many trails at the site.



Open House #2

TRAFFIC

The need for improvements at the Stafford and Rosemont intersection and Overlook and Stafford intersection was expressed. A desire to access the site by bicycle and make the site accessible for all was stated. A request for public bus service was made and the comment that 250 parking spaces didn't appear to be enough was received.

SECURITY/SAFETY

The comments included a request for fencing and vegetation around the entire site, a pedestrian overpass on Stafford, berming around the site, and no access to the park from Bergis Road.



Review of Alternatives

ALTERNATIVE DEVELOPMENT PLANS

A preference for sports fields closer to established neighborhoods was made. A suggestion for the fields to be located by Wanker's Corner was received. An opinion was expressed that the sports fields were inappropriately placed. The desire to develop the site as a golf course was also expressed by a few people.

ADDITIONAL IDEAS

A number of people made suggestions that were not considered by the Task Force. Fishing ponds, model airplane area, astronomy outings on the knoll, a skate park, a swimming pool, football, croquet, roller hockey and running track were among these ideas.

REVIEW OF ALTERNATIVES - JUNE 18, 1997

The three schemes, Alternative A, B, and C, shown at the open house were presented to the Task Force for review and consensus. Improvements common to each plan included perimeter planting and fencing, ingress/egress points, restrooms, play areas, parking, gravel trails, and treatment of the historic, transition, and passive recreation zones. The following is a brief description of the distinguishing characteristic of each alternative:

ALTERNATIVE A

Linear pathways and hedgerows are the dominant visual feature of this alternative. Hedgerow material could be tall, a deciduous tree such as a poplar or more of a low growing crabapple or pear specimen. Active recreation was the most intensive within this alternative identifying six ballfields, five soccer fields, three tennis courts, and three basketball courts.

ALTERNATIVE B

Hedgerows and linear pathways, though of a different arrangement than Alternative A, were important components of this plan. The most significant difference between this alternative and Alternative A was a reduction of two softball fields and one soccer field in the eastern active recreation zone. Other small differences included varied play area locations, addition of a second orchard, and buffering treatments along perimeter edges.

ALTERNATIVE C

Within this alternative, pathways follow a more naturalistic route and hedgerows are limited to perimeter areas. Open views between the historic and transition zone were the most open within this plan. The active recreation zone is the same as identified within Alternative B.

A number of recommendations and changes were made by the Task Force including:

- One (1) adult baseball and three (3) little league/adult softball fields be included within the eastern active recreation area.
- Soccer fields be primarily adult size.
- Develop parking in the current location of the basketball and tennis courts.
- Relocate tennis and basketball courts to the northwest corner of the property.
- Relocate parking within the historic zone so as not to disturb existing drainage patterns.
- Review the possibility of incorporating an overhead pedestrian bridge across Stafford Road connecting east and west parcels.

REVIEW OF MASTER PLAN - JULY 7, 1997

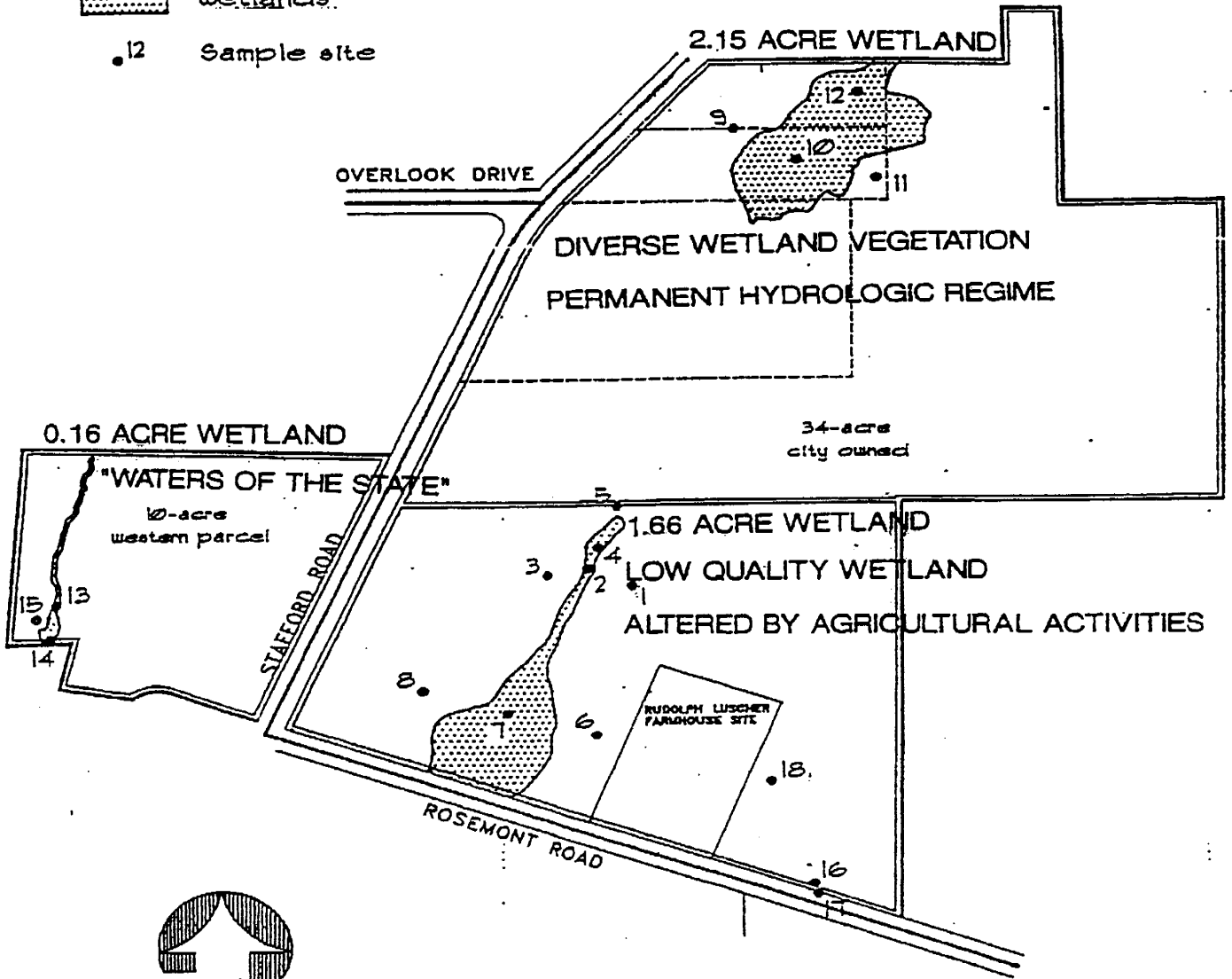
Based on comments from the June 18th meeting, Review of Alternatives, a recommended Master Plan was presented to the Task Force for review. The preliminary Master Plan report and the model of the recommended Master Plan were presented for comments.

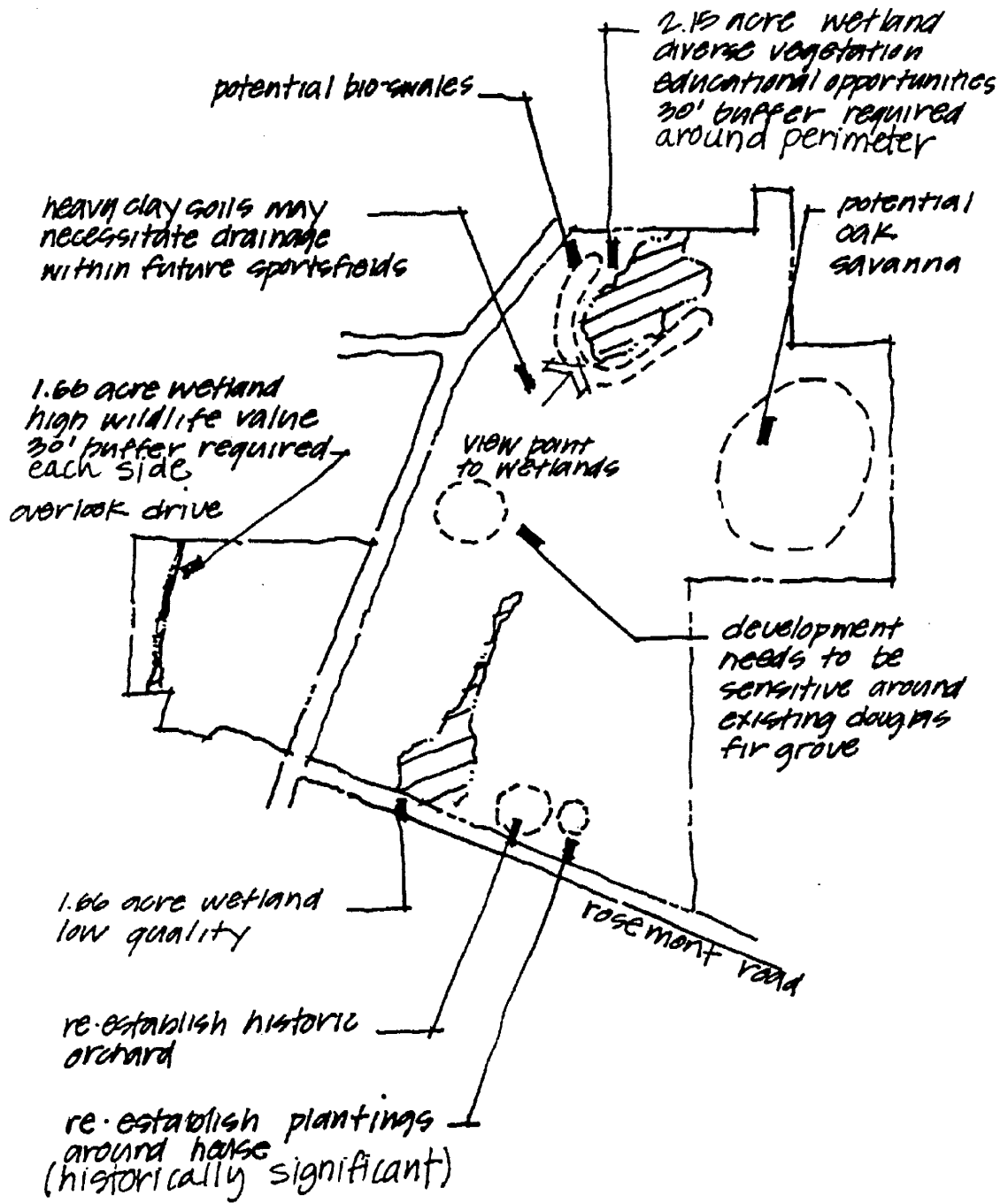


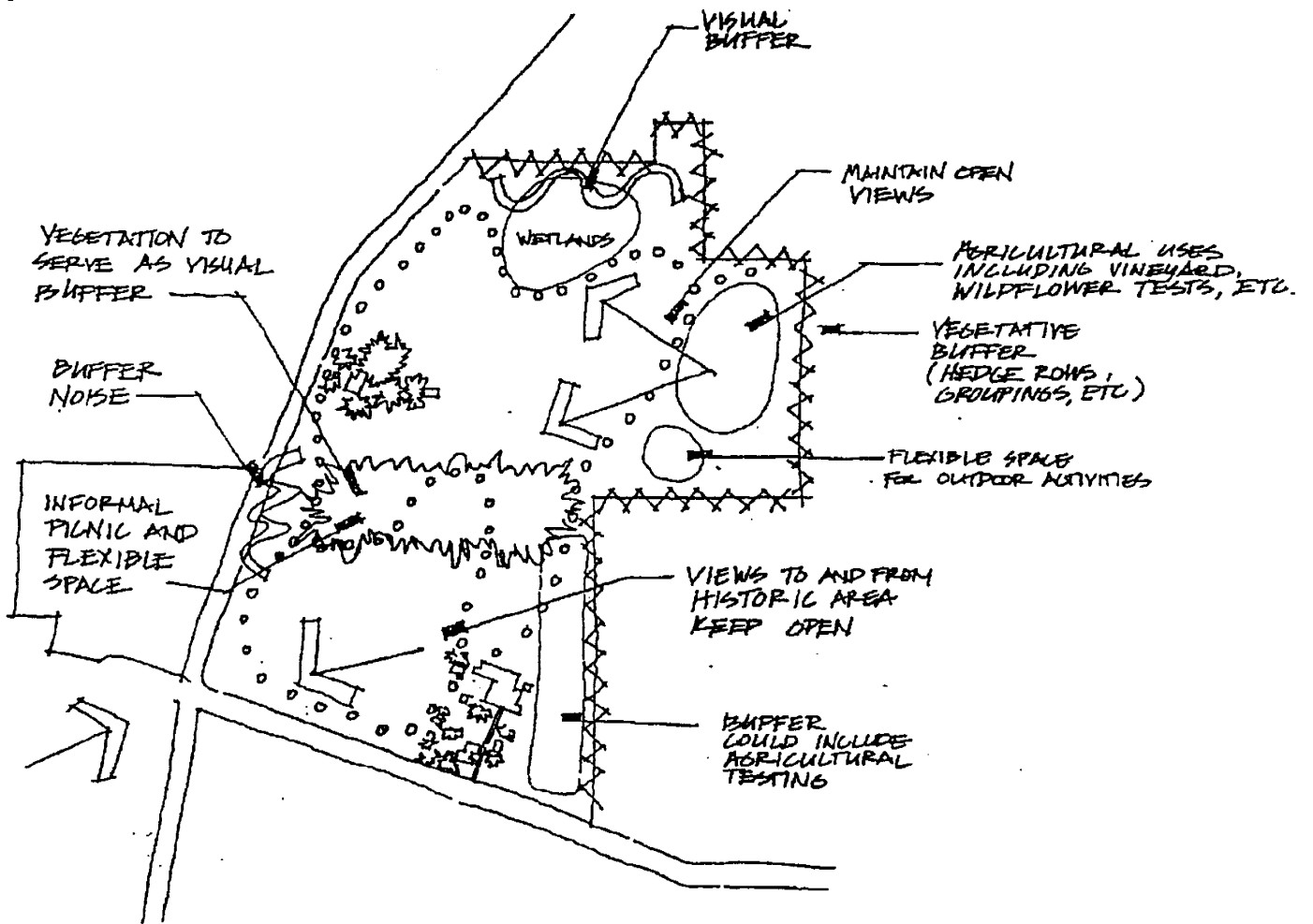
Picnic Shelter Example

 Wetlands.

• 12 Sample site



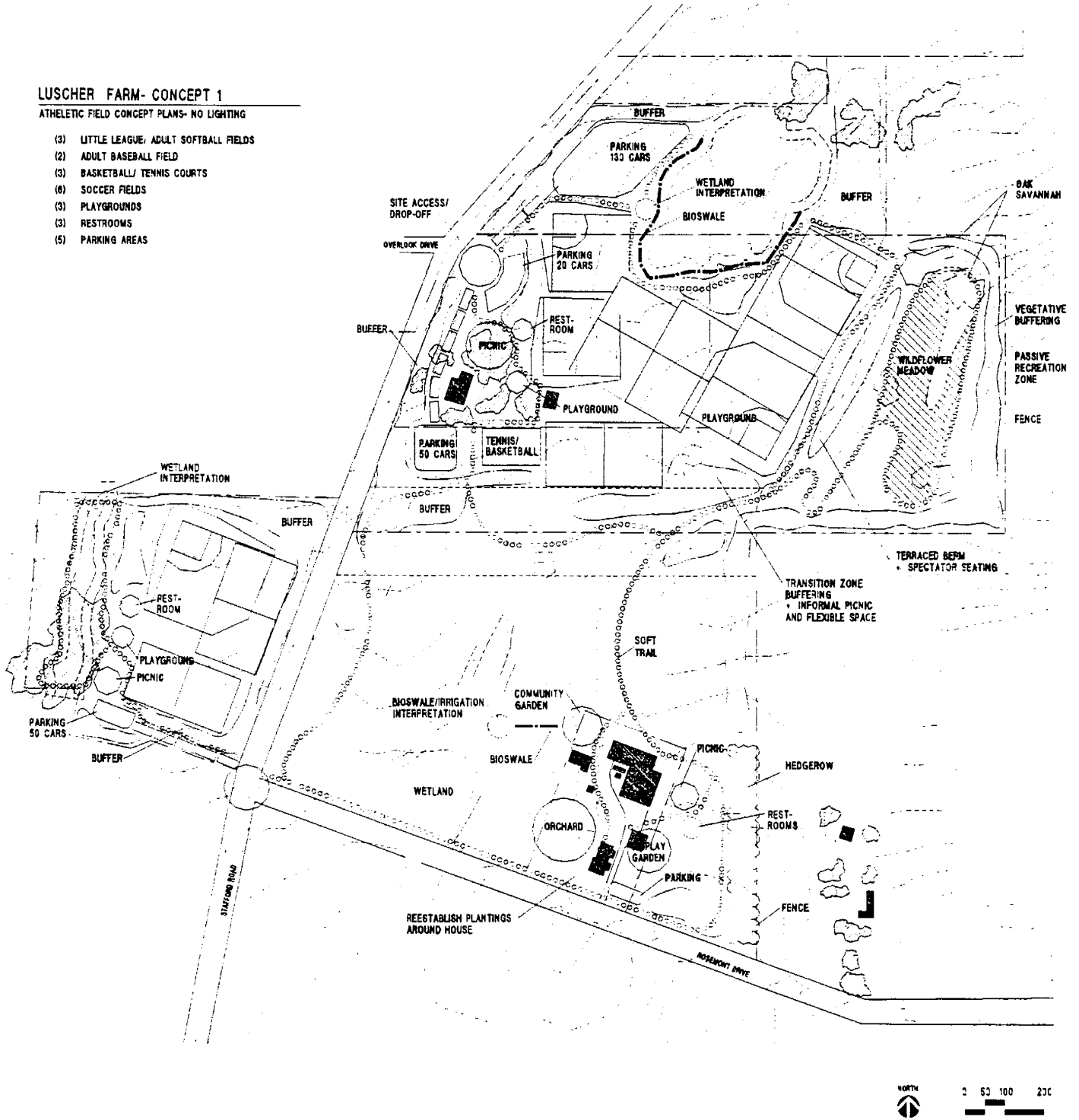




LUSCHER FARM- CONCEPT 1

ATHELETIC FIELD CONCEPT PLANS- NO LIGHTING

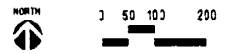
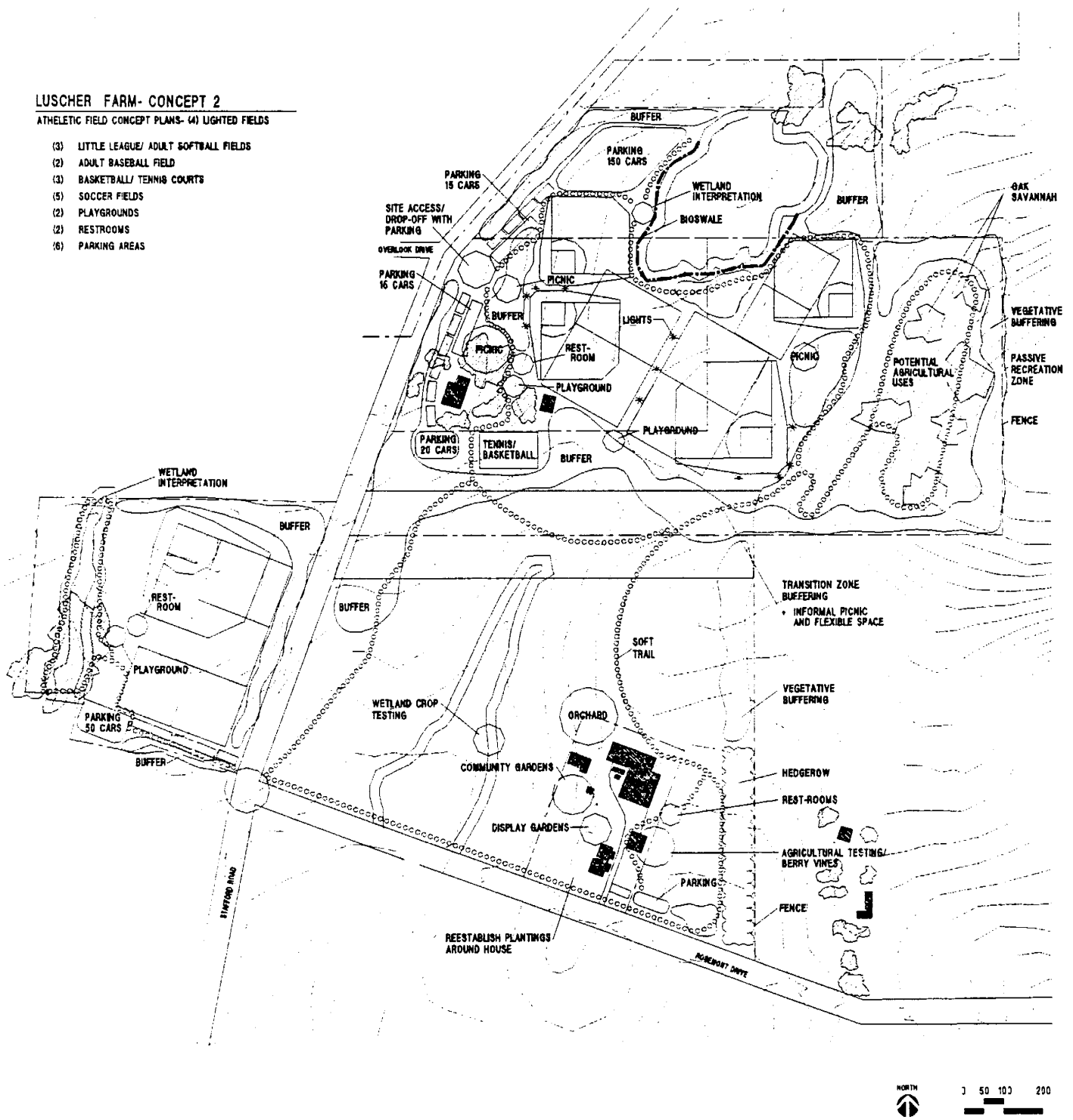
- (3) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (2) ADULT BASEBALL FIELD
- (3) BASKETBALL/ TENNIS COURTS
- (6) SOCCER FIELDS
- (3) PLAYGROUNDS
- (3) RESTROOMS
- (5) PARKING AREAS



LUSCHER FARM- CONCEPT 2

ATHELETIC FIELD CONCEPT PLANS- (4) LIGHTED FIELDS

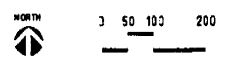
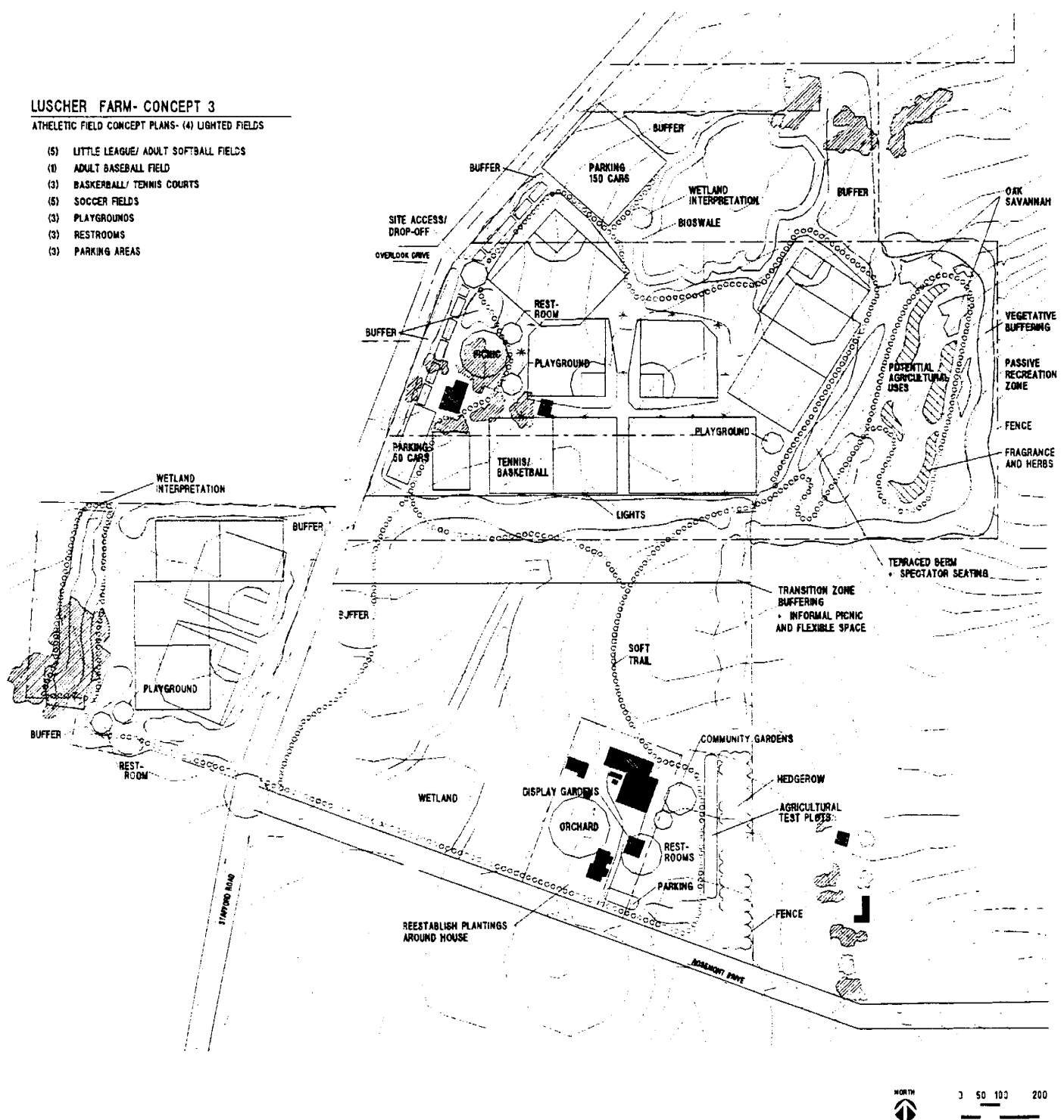
- (3) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (2) ADULT BASEBALL FIELD
- (3) BASKETBALL/ TENNIS COURTS
- (5) SOCCER FIELDS
- (2) PLAYGROUNDS
- (2) RESTROOMS
- (6) PARKING AREAS

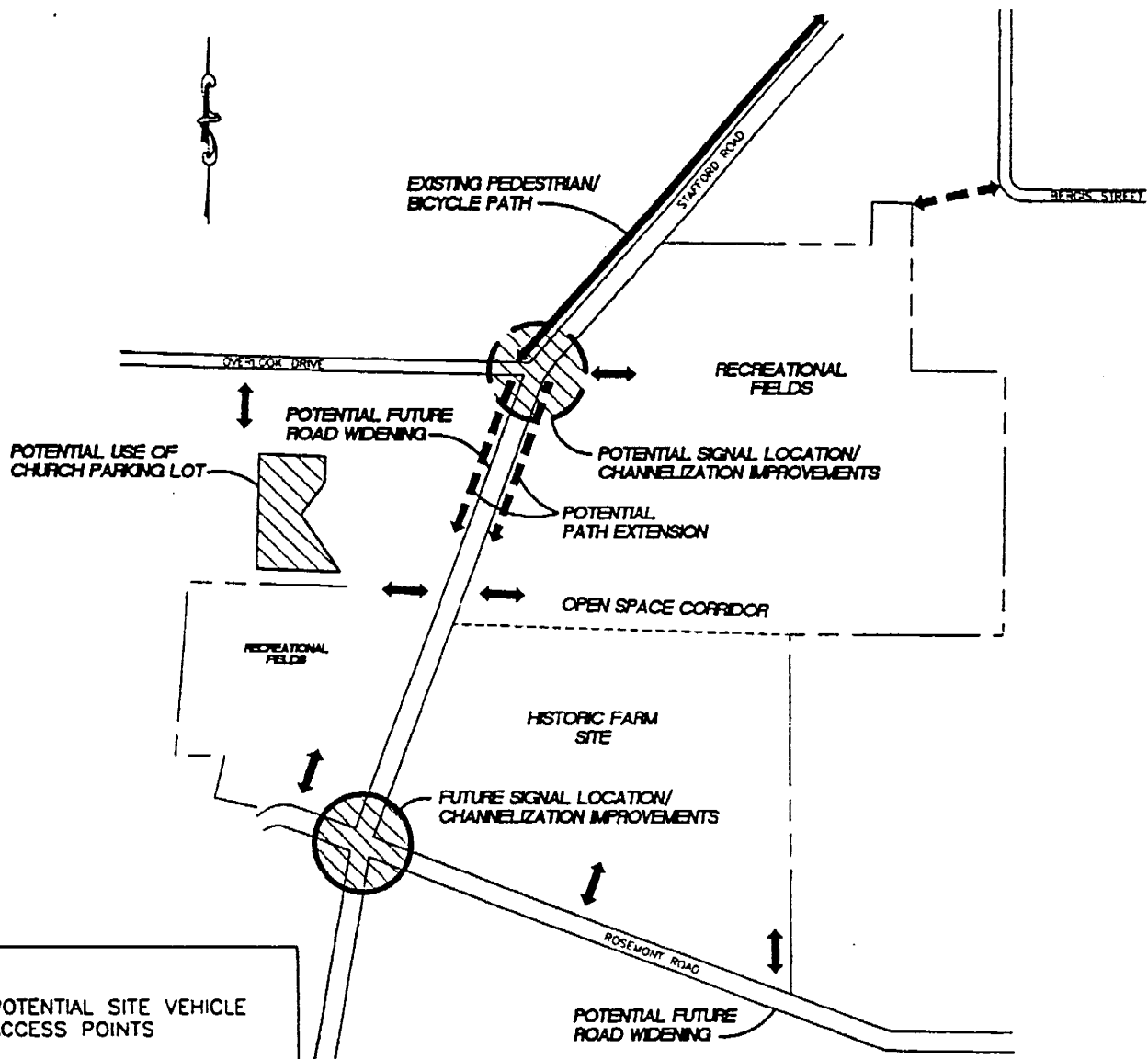


LUSCHER FARM- CONCEPT 3

ATHELETIC FIELD CONCEPT PLANS- (4) LIGHTED FIELDS

- (5) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (1) ADULT BASEBALL FIELD
- (3) BASKETBALL/ TENNIS COURTS
- (5) SOCCER FIELDS
- (3) PLAYGROUNDS
- (3) RESTROOMS
- (3) PARKING AREAS





LEGEND	
↔	POTENTIAL SITE VEHICLE ACCESS POINTS
↔↔	POTENTIAL SITE PEDESTRIAN ACCESS POINTS



LAND USE AND TRANSPORTATION PLANNING ISSUES

LAND USE AND TRANSPORTATION PLANNING ISSUES

Portland Metropolitan Urban Growth Boundary

A major consideration in the planning of the 68-acre site was identification of planning, public facilities, and services issues. The Luscher Farm and the Taylor, Farr, and Rassekh parcels are currently outside the City of Lake Oswego and the Portland Metropolitan Area Urban Growth Boundary but are within the Metro Council designated urban reserve. A portion of the project site (Rassekh property) is within the first tier of urban reserve lands and would be the first to be brought into the UGB when needed for urban development.

Comprehensive Plan and Zoning Jurisdiction

The site is under the Comprehensive Plan and Zoning Jurisdiction of Clackamas County and the project area is a mix of Exclusive Farm Use — 20-acre minimum (EFU-20) and Rural Residential/Farm/Forest — 5-acre (RRFF-5). Twenty-three acres of the subject property has been designated as a Historic Landmark (HL) by Clackamas County. Within the RRFF-5 portion of the site, the Clackamas County Zoning Ordinance allows public parks, playgrounds, recreational grounds as “primary uses” provided that such uses are not intended for the purpose of obtaining a profit. The County Zoning Ordinance allows public parks and community centers pursuant to approval as a conditional use within the EFU-20 portions of the site. Within the HL Overlay Zone, the Clackamas County Zoning Ordinance allows the following as conditional uses: art and music studios, galleries, offices, craft shops, bed-and-breakfast establishments, gift shops, museums, catering services, book stores, boutiques, restaurants, antique shops, community centers for civic or cultural events and other uses determined by the hearings officer to be similar to those listed above. According to Clackamas County Department of Planning and Development, the County may decide to process proposed recreational uses with significant impacts as Conditional Uses.

Given the current status of the property within Clackamas County, three options exist for development. Option A identifies permitted and conditional uses per parcel. Option B identifies what would be involved to amend the Clackamas County Comprehensive Plan and Zoning Map to designate Luscher, Taylor and Farr properties as Open Space Management. Option C is to make an application to Metro to amend the Urban Growth Boundary to include all or some of the subject properties within the Lake Oswego Urban Services Boundary and subsequently annex these lands and go through the City’s land use development process. The following is a summary of each option.

OPTION A: LAND USE APPLICATION PURSUANT TO CLACKAMAS COUNTY ALLOWED USE AND CONDITIONAL USE PROVISIONS

The Master Plan proposes recreational uses which overlap existing property lines and existing zoning district boundaries. Therefore if these properties remain under Clackamas County jurisdiction, future land use applications for both allowed and conditional uses would have to occur concurrently. Per Clackamas County staff, there is a two-year time limit as to when substantive progress must be made in order for the approvals to remain valid. Extensions to this requirement are possible. In addition, if it is proposed to make substantive future changes to either a conditional use or an administrative approval, a “modification to a prior approval” application and review process would be necessary.

- a. **ALLOWED USE — RASSEKH PROPERTY:** Sports fields, supporting facilities, and other recreational amenities could be developed on the 9.82-acre Rassekh property as an allowed use. If determined by Clackamas County, the proposed uses have a substantial impact, a conditional use permit may be required. Development review approval could occur as a staff action.
- b. **CONDITIONAL USE HISTORIC 23-ACRE LUSCHER FARM:** Activities anticipated for the historic portion of the site by the proposed Luscher Farm Master Plan would require an application for a conditional use.
- c. **COMBINATION OF ALLOWED AND CONDITIONAL USES FOR THE REMAINING LUSCHER**

FARM ACREAGE, AND TAYLOR AND FARR PARCELS: The remaining parcels are a mix of RRFF-5 and EFU-20 as follows:

Luscher parcel (EFU-20)	18.71 acres
Taylor property (RRFF-5)	7.49 acres
Farr property (RRFF-5)	4.60 acres
Farr property (EFU-20)	3.74 acres

Total **34.54 acres**

Wetlands enhancement, passive and active recreation areas and associated facilities on the above lands could occur as allowed uses on portions zoned RRFF-5 and as conditional uses on the EFU-20 lands.

OPTION B: AMEND THE CLACKAMAS COUNTY COMPREHENSIVE PLAN AND ZONING MAP TO DESIGNATE LUSCHER, TAYLOR, AND FARR PROPERTIES AS OPEN SPACE

Per Section 702 (Subsect.702.01) of the Clackamas County Zoning Ordinance, “The intent of the Open Space Management - OSM is to preserve and manage the County’s committed open space resources for the benefit, health and welfare of the people. These resources provide the community with recreation areas, help satisfy a need for contrast with the built environment, and provide areas of quiet contemplation and enjoyment of the built environment.”

This zone can be applied to parks, both existing and any dedicated in the future, with public recreation facilities allowed outright. The development of public parks and recreation facilities in the OSM would be subject to Open Space review by Clackamas County Staff and/or the County Design Review Board. Once the plan and zone designations are amended there would no public hearings as required per the Conditional Use process, unless it was determined necessary by the County Planning Director. Therefore, per the OSM zone, once an overall master plan was approved by the site, it could be developed in phases. Development activities within the historic portion of the site would be subject to review by the Clackamas County Historic Review Board.

Per Clackamas County Planning Department and the Department of Land Conservation and Development (DLCD) there are several issues inherent to the application of an OSM zone to the site. First, this zone is typically applied to “urban” lands within the Urban Growth Boundary or Urban Reserve. The subject property is within the Metro designated urban reserve with about 10 acres (Rassekh) identified as within the “first tier.” This could serve as a justification to make an application for a zone and plan amendment, however, an “exception” to Statewide Planning Goal 3 is: Agricultural Lands would be required for those EFU - 20 lands proposed to be converted to the OSM designation. The process of taking this exception to Statewide Planning Goal 3 could be difficult and time-consuming. The applicant would be required to justify why EFU lands are needed to be converted to other uses.

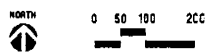
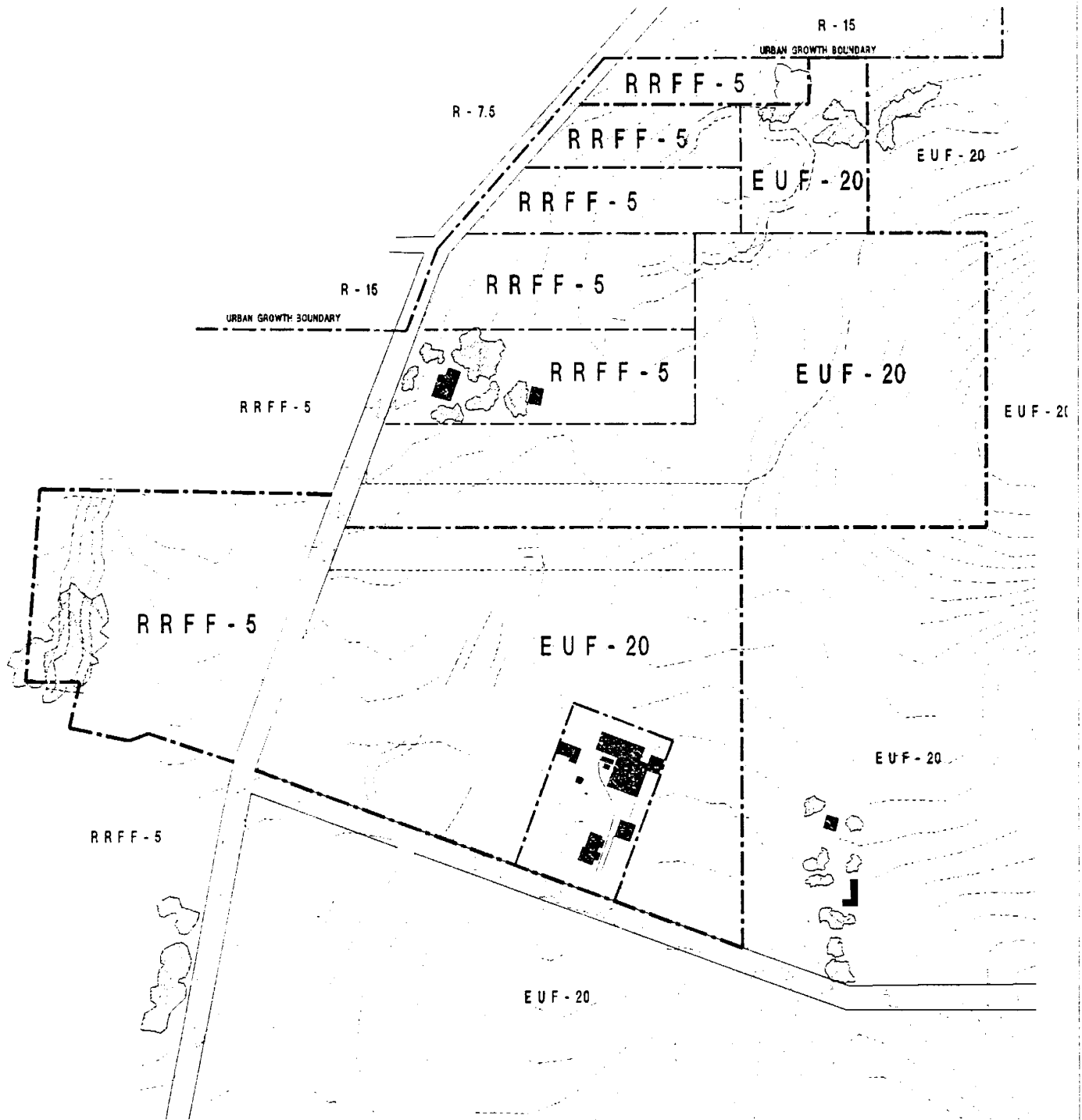
OPTION C: AMEND THE URBAN GROWTH BOUNDARY TO INCLUDE ALL OR SOME OF THE SUBJECT PROPERTIES WITHIN THE LAKE OSWEGO URBAN SERVICES BOUNDARY AND SUBSEQUENTLY ANNEX THESE LANDS AND GO THROUGH THE CITY’S LAND USE DEVELOPMENT PROCESS

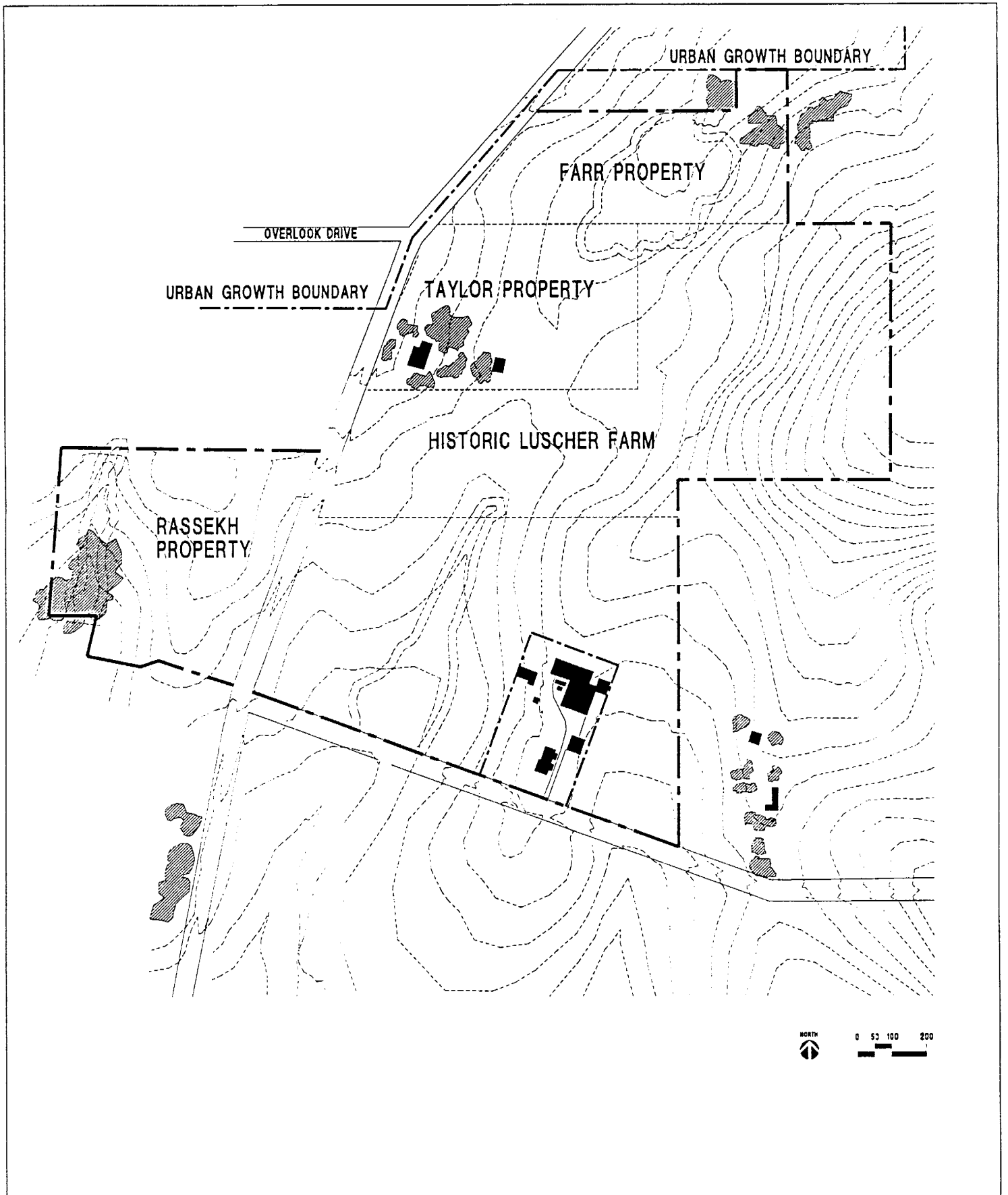
Metro adopted Urban Growth Boundary, UGB, amendment procedures in 1992 to amend the Urban Growth Boundary. The City of Beaverton recently amended the UGB to include the 63-acre Jenkins Estate in 1996 under a provision that allows applications to amend the boundary to include “natural areas.” These are areas which are defined as “exclusively or substantially without any human development, structures or paved areas which are wholly or substantially in a native and unaffected state. Further it shall be identified in a city,

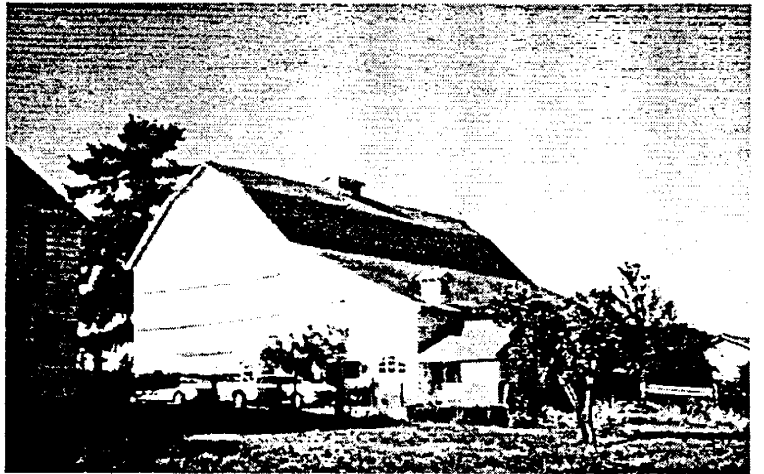
county or district open space inventory or plan prior to the initiation of an amendment.”
The primary criteria for Natural Area UGB amendments are as follows:

- a. Any natural area locational adjustment petition shall be proposed at the initiative of the property owner, with concurrence from the agency proposed to accept the land.
- b. At least 50 percent of the land area in the petition, and all other land in excess of 40 acres shall be owned by or donated to a county, city, park district or the district, in its natural state, without mining, logging or other extraction of natural resources, or alteration of water courses, water bodies or wetlands.
- c. Any developable portion of the lands included in the petition, not designated as a natural area shall not exceed 20 acres and shall lie between the existing UGB and the area proposed to be included within the UGB.
- d. The natural area portion owned by or to be donated to a county, city, park district, or the district must be identified in the city or county comprehensive plan as open space or natural area or equivalent, or in the districts natural areas and open space inventory.

The Metro code pertaining to Urban Growth Boundary Amendment Procedures also contains provisions for applications to be made for locational adjustments other than natural areas not exceeding 20 net acres. The locational adjustment criteria addresses issues such as 1) orderly and efficient provision of public facilities and services; 2) maximum efficiency of land uses; 3) environmental, energy, economic and social consequences; 4) retention of agricultural lands; 5) compatibility of proposed urban uses with nearby agricultural activities.



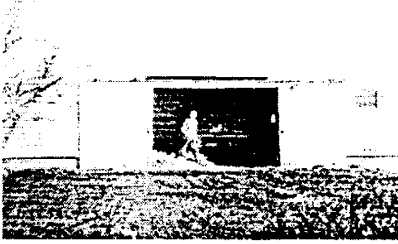




SITE RESOURCES, SERVICES, AND PUBLIC FACILITIES

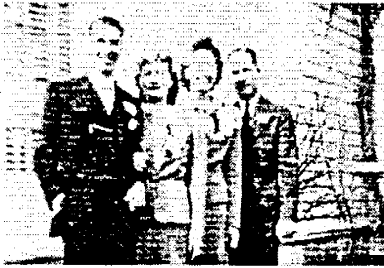
SITE RESOURCES, SERVICES, AND PUBLIC FACILITIES

HISTORY OF LUSCHER FARM



The Luscher Farm, also known as the Fletcher or Steinhilber Farm, was originally part of the Jesse and Nancy Bullock Donation Land Claim (1866). The Bullock Donation Land Claim was one of several pioneer family land claims which included land from Rosemont Road to Marylhurst on the Willamette River. The Luscher Farm is located at the juncture of two important pioneer roads. Both Rosemont and Stafford were used as market roads from the mid-1800's. Farmers from the Stafford area and beyond transported their produce to Portland and Oregon City along these roads.

The first occupants of the property were Joseph and Daisy Fletcher, who purchased the 44-acre site from John A. Ficke in 1900. The Fletchers are credited with building the farm complex, which they sold in 1904 to Theodore Steinhilber, the owner of the property for the next 20 years. Steinhilber sold the farm in 1924 to Johnson A. Fenton, who cultivated some of the land and used the remainder to support his dairy operation. Fenton sold a few years later to Lottie LeGett, who also ran a dairy operation on the property for about 10 years. LeGett sold the property in 1938 to Estelle and Benjamin Fenne, who retained ownership until 1942 when R.J. and Nellie Stow purchased the property. The Stows sold the site to Rudolph and Ester Luscher in 1944. Members of the Luscher family have lived on the farm and have kept cattle on it for nearly 50 years.



From 1944 to 1969 Rudolf (Rudie) and Ester Luscher ran a dairy on the farm, which they called "Rudester Farm". According to a *Lake Oswego Review* article from February 25, 1982:

Rudie Luscher started his farm by using Holsteins to replace Jersey cattle formerly used on the land. He began with just eight Holsteins from his family farm in Fairview called J.Luscher & Sons Fairview Holstein Farm. Rudie's father, Jacob, had bought the first Holstein-Frusian bull and three registered females in 1905 at the Lewis and Clark Exposition and converted totally to Holsteins in 1910. This farm was named the "greatest producing herd" in 1925 by "The Dairy Farmer".

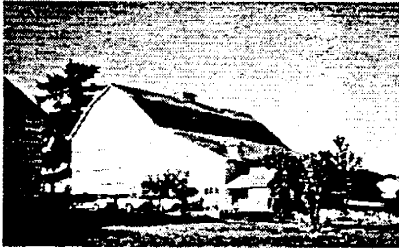
The Luscher Farm also gained recognition for breeding a herd of Holsteins with superior milk production. In 1945 the farm attained a Grade A status, and at its high point, had a herd of 125 cattle. Milk production was so successful that an extension agent came out "...to investigate the secret of their success." (He felt that the Luscher's malt was a superior diet.) It was also noted that "The good bloodlines of the Luscher herd are carrying into modern times. A daughter of one of their cows was named the All-American 4-year-old cow of 1980, an honor based on milk production and show record."



In 1969 the dairy stock was sold and the farm ceased its operation as a working dairy. The pasture was leased out thereafter for grazing only. The City of Lake Oswego purchased the farm in 1991 under a life estate agreement and Rudie Luscher passed away in the spring of 1997.

ANALYSIS OF EXISTING STRUCTURES

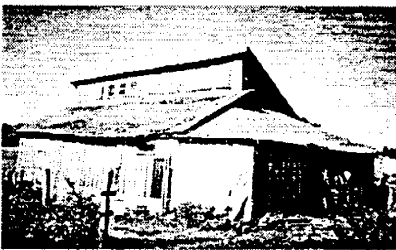
The buildings at Luscher Farm comprise a significant piece of local history and merit special attention for their preservation. To add meaning to this preservation, however, a compatible use must be found for each of the buildings. This could entail fixing up the buildings to a basic level of structural stability and weather tightness, or it might mean bringing the buildings up to current building codes to accommodate group activities. One very important item to note here is that if the buildings' uses were to change from their originally intended uses there would typically be upgrades to the structure, enclosure,



Barn



Farmhouse



Hog House



Garage/Bunk House

restroom facilities and ADA access. These upgrades might be quite extensive and costly, and in some cases might mean covering up some of the buildings' historic fabric (particularly for fireproofing). Decisions must be made as to whether the upgrades to more intensive uses are appropriate in terms of cost, use, historic and community significance. The following is an itemization of the Luscher Farm buildings. A brief analysis of the state of each building with some indication of items needed for upgrade if the buildings' use is to be changed has been included. This information is intended as a guide to aid in the decision of appropriate future uses.

THE BARN

Built at the turn of the century, the historic barn is two and a half stories with a gambrel roof over the main part of the barn and several additions. The most notable addition is the milking shed to the side of the main barn. The other metal sheds in the back of the barn are in very poor condition and (as non-contributing historic elements) could be removed and actually enhance the original structure by making it more visible. The barn is in fair condition with aging siding and roofing. The interim shoring project has, for the most part, stabilized the south wall, but did not correct the sagging wall. Further analysis needs to be made to determine the condition of the structural wood timbers and of the concrete foundation.

If the barn were to be kept as an animal and hay barn several things need to be done simply to preserve and enhance its structure and weather tightness. These things include new roofing, patch and repair of siding, paint, repair of doors and/or windows, patch and repair of wood timbers, etc. The main focus would be to keep the barn standing and in good condition.

THE FARMHOUSE

The turn of the century "Queen Anne" style farmhouse is a modest example of the style. Original wood siding has been replaced or covered with composition shingles. There are newer additions to the building but none of these endanger the building's historic significance. The building is in good condition and, if it were to maintain its use as a residence, would probably need relatively little work done to it. If the building were to be used as offices, meeting rooms, a museum, a cafe or a bed-and-breakfast, however, more extensive upgrading would be necessary. The fire/life safety codes are different for each of the above options, but in general the structure may have to be improved to accommodate more people in the building, fire protection systems installed, public restrooms, ADA access (at least to the first floor), and electrical brought up to code.

THE HOG HOUSE

The hog house nestled into the slope is a turn of the century, wood frame gable with clerestory structure. The building is listed in poor condition and needs a lot of work simply to protect it from further decay. To keep the building standing and useful for livestock it may need repairs such as new roofing, patch and repair of siding, paint, repair of foundation and wood structural members. To achieve this the above repairs would need to be made in addition to fire/life safety upgrades. These might include fireproofing of the structure, new doors, ADA access, restrooms, etc. The building would need to be insulated and heated for year-round use and electrical systems must be brought to current standards.

THE GARAGE/BUNK HOUSE

The garage/bunk house built mid-century is considered a non-contributing historic element. It seems to be in fair to good condition. It would probably need only routine maintenance to keep it in good condition, especially if it is used only as storage and not for public use. Because this is a non-contributing historic building it may be removed from the property without endangering the farm's historic integrity.



Chicken Coop

THE WORKSHOP

The simple gable-roofed workshop building built in the 1940s is listed in poor condition. Like the chicken coop, this building needs new roofing, patch and repair of siding, possible foundation improvements, paint or stain, etc. It could be used as a workshop or, if upgraded structurally, could be used as public display for farm tools, etc.

THE CHICKEN COOP

The grouping of the smaller buildings at Luscher Farm are an important part of the farm complex. The chicken coop is in fair condition and needs to be stabilized to avoid further deterioration. The building would need new roofing, patch and repair of siding, possible foundation improvements, paint or stain, etc. This building would not be appropriate for public use because of its small size.

THE PUMP HOUSE

The turn of the century pump house is listed in good condition and would probably need minimal work such as paint and spot repair work to keep its integrity. This small building is a notable part of the historic grouping of farm buildings and could be used simply as a pump house or opened up for public viewing.

THE TAYLOR FARM BUILDINGS

The Taylor house and red barn are newer buildings and have not been classified as historic buildings. The house and barn appear to be in good condition and may need only routine maintenance to preserve their integrity. Because these houses are in the area of the sports fields, they have the opportunity to become support buildings for the recreational uses. The red barn may be converted to restrooms and changing rooms for sports teams and spectators. Another option for the red barn would be to use it for gatherings and/or indoor picnicking. The Taylor house might be converted to offices and meeting areas for sports related activities. For each of these buildings more extensive study is needed to further investigate the option of upgrading to current fire/life safety codes to accommodate a change in use.



Taylor's Barn

WETLANDS

Three wetlands were identified within the site during the planning process. a 2.15 acre wetland located within the northeast portion of the eastern active recreation zone, a 1.66 acre wetland west of the historic Luscher Barn, and .16-acre wetland along the western edge of the west active recreation zone.

Wetlands

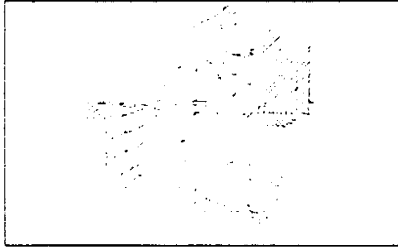
The 2.15-acre northern wetland provides the most diverse vegetation habitat and exhibits a more permanent hydrologic regime. Within this wetland a varied wetland vegetation community exists, including watercress, water foxtail, and meadow foxtail. The 1.66-acre southwestern wetland is located in a swale that historically has been altered by agricultural practices. Due to grazing, the wetland is currently dominated by forage grasses, including tall fescue and is considered to be of very low quality.

The 0.16-acre wetland and associated stream corridor is considered the headwaters for the western fork of Pecan Creek. This area has a high wildlife value because of the presence of a well established riparian area containing an overstory and understory of vegetation providing diverse vegetation structure.

To develop the 68-acre Luscher, Taylor, Farr, and Rassekh site, the Oregon Division of State Lands (DSL), Army Corps of Engineers (COE), and City of Lake Oswego regulations will most likely require that development plans avoid all jurisdictional wetlands. If avoidance of wetland is not practical, then minimization of wetland impacts will be required, as well as wetland mitigation.

Any jurisdictional wetland or stream corridor modification would require conformance to

City of Lake Oswego, Clackamas County, DSL, and COE standards and regulations. Where wetlands cannot be avoided, wetland impacts must be minimized. Following demonstration of avoidance and minimization, wetland impacts must be mitigated. The wetland removal/fill permit process requires coordination with regulatory agencies.



Topography

SLOPES

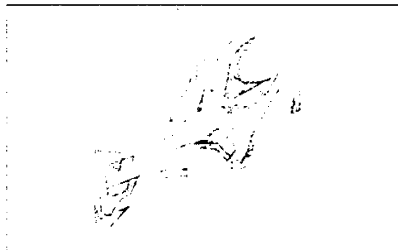
In many ways the site is typical of the gently rolling hills of the North Stafford area. The most severe slopes on the site are located within the zone designated for passive recreation or the easternmost area of the resource. Along this west facing hillside slopes in excess of 12% can be found. The eastern portion of the eastside active recreation zone hosts a varied terrain with slopes between 8 and 12% in places. The majority of the land, including portions of the active, transition, and historic zones are between 0 - 5% slope.

PHYSICAL AVAILABILITY OF UTILITIES

From a physical standpoint utilities are or can be made available to all portions of the development site.

MUNICIPAL WATER OUTSIDE THE URBAN GROWTH BOUNDARY

Per the Portland Local Area Boundary Commission and the Oregon Department of Water Resources, municipal water can be extended to the site for irrigation purposes and also for fire protection of existing structures without a boundary commission review process. If, however, municipal water is extended for domestic purposes the Boundary Commission would review this action as an extraterritorial extension of urban services. However, since the Taylor property is already served by a 4" diameter line, this water could be made available for domestic consumption/ recreational uses on the site. Extension of water to other adjacent properties would be required to conform to the above criteria.



Areas of Cut & Fill

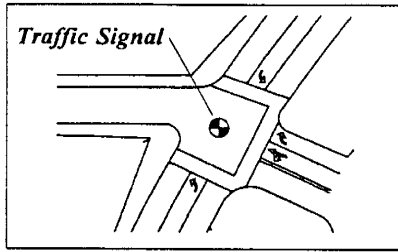
SANITARY SEWER

The Lake Oswego Comprehensive Plan states in Goal 14: Urbanization Chapter, Policy 7. "Unincorporated property shall be required to annex prior to the receipt of city sanitary sewer service. City water service to unincorporated property shall require prior annexation or execution of a consent for future annexation. In no case will a consent for future annexation be accepted where immediate annexation is feasible." Statewide Planning Goal 11: Public Facilities and Services states that "Counties shall not allow the establishment of new sewer systems outside Urban Growth Boundaries or unincorporated community boundaries or allow extensions of sewer lines from within urban growth boundaries or unincorporated community boundaries" to land outside those boundaries. The above are not necessarily outright prohibitions to the extension of sanitary sewers to the site, if it remains outside the UGB. According to the Department of Land Conservation and Development (DLCD), exceptions to Goal 11 are possible, especially when lands to be served are part of an Urban Reserve area. The use of the project site for open space, cultural and recreational purposes and not for housing, commercial or industrial purposes would also argue for an exception being granted. Absent the extension of sewers to the site, subsurface sanitary sewage disposal systems could serve the range of day to day uses proposed for the site. In circumstances where large events occur, portable facilities could be made available.

TRANSPORTATION

MOTOR VEHICLE ACCESS

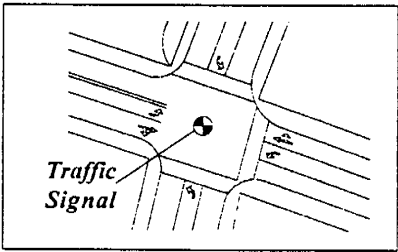
Two roadways provide access to the project site: Stafford Road and Rosemont Road. Adjacent to the site, these roads are under Clackamas County jurisdiction, with Stafford Road currently having an arterial designation and Rosemont Road a collector designa-



Overlook & Stafford Road Intersection

tion. North of Overlook Drive, Stafford Road comes under Lake Oswego jurisdiction. An April 5, 1994 daily traffic count on Stafford Road north of Rosemont Road showed a traffic volume of 9,000 vehicles. An April 5, 1994 daily traffic count on Rosemont Road east of Stafford Road showed a traffic volume of 5,900. Both the Overlook Drive and Rosemont Road intersections along Stafford have stop sign control along the side street approaches. Based on weekday traffic counts, the Stafford Road/Rosemont Road intersection **already meets signal warrants**. Pending the site access plan developed for the Luscher Farm Master Plan, a future signal warrant at the Overlook Drive intersection might also be met. Clackamas County has identified the need to install a signal at the Stafford Road/Rosemont Road intersection, along with the creation of left turn lanes at this location, but funding is currently not available.

The site access and opportunity constraint diagram identifies potential site access locations to serve the two parcels east and west of Stafford Road. One potential location to serve the recreational fields to be developed on the north half of the east parcel is via a new east leg of the Stafford Road/Overlook Drive intersection. Given that the section of Stafford Road including this intersection is on a curve, some clearing/grading on the Luscher Farm site might be required to provide adequate intersection sight triangle distance. Whether or not a site access is developed at the Overlook Drive intersection, an unsignalized site access serving both the east and west parcels could be developed along Stafford Road midway between Overlook Drive and Rosemont Road.



Rosemont & Stafford Road Intersection

Other options to serve the east parcel are from Rosemont Road, east and/or west of the current farm buildings. The access must be located far enough to the east to not conflict with a future westbound left turn lane on Rosemont Road at Stafford. There is also an opportunity to access the west parcel from the west leg of the Stafford Road /Rosemont Road intersection, provided the security gate serving the existing residential development can be moved further away from Stafford Road.

PEDESTRIAN/BICYCLE ACCESS

The major pedestrian/bicycle facility in the vicinity of the Luscher Farm site is proposed to be an off-street pathway on the west side of Stafford Road, which starts just north of Overlook Drive. The trail could be extended down the west side of Stafford Road to Rosemont Road, where a signal in the future will provide a protected pedestrian crossing of Stafford Road. If a signal at Overlook Drive becomes warranted, a protected pedestrian/ bicycle crossing at Overlook Drive could be installed.

PARKING

On-site parking is intended to be separated to serve the historic farm site, east active recreation area (Taylor, Farr, and a portion of Luscher parcels), and the west active recreation area (Rassekh parcel). The demand has been based on national standards and parking demand will be met even at maximum usage.



MASTER PLAN THEME AND PROGRAM

MASTER PLAN THEME AND PROGRAM

The following design concepts will serve as a basis for the development of alternatives, schemes and a final Master Plan. These themes are the result of much thought and discussion by the Task Force in association with staff and the design team. These themes have the majority agreement of the Task Force and are consistent with Council's October 1996 policy direction to the body. The Task Force divided its work into four parts, *the historic Luscher Farm, passive recreation and buffer areas, natural resources, and active recreation*. The following is a summary of the discussion of each of these major areas:



LUSCHER HISTORIC FARM

Design and Program Principles

Objective: Maintain and enhance the cultural and historic integrity of a mid-20th century farm as a community resource for education and leisure opportunities. This will require that the City and County make joint application to have the site listed on the National Historic Register.

Future development of the 23-acre historic portion of the site should:

- Maintain the open space qualities of the site. It is especially important to preserve views to and from the historic portion of the site and preserve and maintain the existing land forms.
- Preserve, to the extent possible, the historic and cultural integrity of the existing buildings including the barn, dairy, farmhouse, and related outbuildings. Non-historic buildings should be altered to be more compatible with the historic character of the site or be demolished. Parking lots and other modern amenities could be incorporated to protect the integrity of the site.
- Ensure a maximum amount of flexible spaces for use of the site by various groups. Possible events and gatherings could include farmers' markets, small concerts and cultural events, agricultural and natural resource education, passive recreation, farming demonstrations, and community meetings.
- Recognize and support the past community uses on the site, especially community gardening and related agricultural activities.
- Incorporate vegetative screening for neighbors to the east of the facility.
- Develop circulation from the farm to other parts of the site.



PASSIVE RECREATION AND BUFFER AREAS

Design and Program Principles

Objective: A significant portion of the site shall be used for passive recreation and as a buffer and transition zone between differing uses. These areas shall provide an open-space backdrop for the historic and active recreation uses:

Future development of passive recreation and buffer portions of the site should:

- Accommodate low intensity activities such as walking and picnicking. Development in these areas will consist of landscaping, trails and picnicking facilities. These spaces may also serve as flexible use open spaces for unstructured play and gatherings.
- Incorporate buffering for adjacent neighbors to the east.

- Allow for quiet activities including bird watching and observation of nature.

NATURAL RESOURCES

Design and Program Principles

Objective: Wetlands and their required buffer areas shall be preserved and utilized as environmental education resources, as essential elements of the site's water quality and surface water management system, wildlife habitat, and as buffers between the public property and adjacent private development.



- Development shall consist of soft-surface trails, interpretative areas, and other passive recreation facilities.
- Preserve existing mature vegetation in the vicinity of the Taylor and Luscher homes
- Accommodate the need for picnicking and a staging area for the active recreation area.
- Care shall be taken that surface water runoff from adjacent active recreation areas and parking lots are treated with on-site facilities and do not degrade water quality.

ACTIVE RECREATION

Design and Program Principles

Objective: The active recreation portion of the site shall provide for facilities such as playgrounds, tennis courts, field sports and unstructured open play areas. This area shall also accommodate supporting facilities such as parking, picnic shelters, restrooms and maintenance areas. These areas consist primarily of the Taylor, Farr, Rassekh properties and a small portion of the Luscher property.



- Existing view quality of the site and the sense of open space shall be maintained. Grading shall not occur in a manner which would result in terracing of adjacent passive recreation or buffer areas. For example, field layout should be accomplished in such a manner that the general impression of viewing these areas from other parts of the site is one of a large grassed area, with gently rolling contours.
- Natural resources shall be protected. Development of the active recreation portion of the site shall preserve wetlands and stream corridors and their required buffers.
- Future flexibility for field layout and utilizing active field space for a variety of activities shall be maintained as community needs and desires change. For example, field layout is proposed to be done in such a manner whereby lighting can be installed at a later time if it is determined necessary.
- Workable and safe multi-modal transportation access and parking shall be provided. The relationship between parking and the site elements shall provide for reasonable access to the facilities by a variety of users. Furthermore, the internal circulation system shall provide effective connections to site elements and activity areas within and outside the active recreation area.
- An effective buffer and transition zone shall be maintained between the historic element and active recreation elements, but also ensure ease of pedestrian and maintenance access between the two activity areas.
- The overall design of the active recreation portion of the site shall integrate other recreation facilities and support elements such as restrooms, picnic shelters, pathways, playgrounds, staging areas and unstructured space necessary for a safe and

integrated recreation experience.

- The active sports area shall be designed so as to be implemented in phases.
- An effective buffer shall be provided between the active recreation area and surrounding private development.

TRANSPORTATION

Transportation services can be provided to the site, including adequate parking for the historic and active recreation areas. Transportation improvements already planned within the City and County's Public Facility Plans at the intersections of Rosemont Drive and Stafford Road and Rosemont and Overlook will, in part, serve the project. These improvements include signalization and turn lanes. Pedestrian and bicycle connections are proposed from the site to the surrounding land uses. These are also compatible with facilities already planned by both the City and the County. It is also proposed to eventually provide for a dedicated left turn lane to the historic portion of the site from Rosemont to address the need for safe turning movements. The project will be responsible for its share of road improvement costs proportionate to its impact on the transportation system.



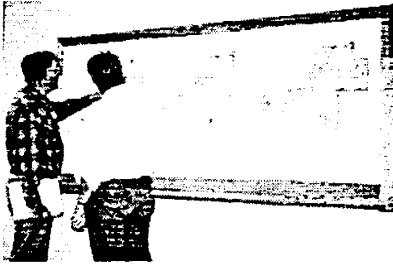
The Task Force desired that all portions of the site be connected with internal pedestrian and bike trails to ensure that recreation opportunities of the whole project area would be available to users. Safe pedestrian and bike access along Stafford Road and the Rosemont and Overlook intersections are especially important.

PUBLIC UTILITIES AND SERVICES

All necessary public utilities and services are available or can be made available to the entire project area. Boundary Commission staff has indicated municipal water can be extended for irrigation purposes without application to the Portland Metropolitan Area Local Boundary Commission. Further, it is possible to request to the Boundary Commission to extend services (sewer and water) for domestic use through extra-territorial extension procedures. Also, in this instance the Department of Land Conservation and Development has indicated that, in the case of open space and recreational uses, exceptions may be proposed to Statewide Planning Goal 11: Public facilities and services if exclusive farm use lands are involved.



ALTERNATIVES



ALTERNATIVES

Three alternative plans were developed by the design team in conjunction with the Ad-Hoc Committee. These plans are a summarization of ideas, concerns, and experience expressed during the planning process by committee members, the design team, and the concerned public. All of the alternative plans are based on decisions made during the opportunities and constraints phase of the project and the established programs for each zone have been respected. The following proposed improvements are common to each of the alternative plans:

ROADWAY IMPROVEMENTS

Overlook Drive/Stafford Road

As part of the traffic modeling associated with the development of the Lake Oswego Transportation System Plan (TSP), approximately 16,000 vehicles per day are projected to be on Stafford Road adjacent to Luscher Farm. Currently, signal warrants are met based on existing traffic conditions at the Stafford Road/Overlook Drive and Stafford Road/Rosemont Road intersections, with Clackamas County.

The Stafford Road/Overlook Drive intersection is the most appropriate ingress/egress point to the main active recreation area, east of Stafford Road. This access point is recommended to have one inbound and two outbound lanes. North and southbound left turn lanes would be a part of this improvement.

The west leg of the Stafford Road/Rosemont Road intersection is proposed to be the primary access into the Rassekh property. This is currently serving the subdivision on the west approach. For this access point to work, the gate serving the subdivision must be relocated to the west along with some minor road reconstruction.

Rosemont Road/Stafford Road

Rosemont Road, east of Stafford Road, is projected to have approximately 12,000 vehicles a day adjacent to Luscher Farm. Given the degree of local access along this roadway, a two lane facility will be adequate through the long-term. To increase safety, a short eastbound left turn lane should be developed at the proposed historic farm access, primarily to accommodate school bus traffic.

PARKING

Active Recreation Area Parking

Parking generation estimates have been based on existing parking demand for similar uses elsewhere. Three distinct areas are planned within the east and west active recreation and historic zones to provide safe, convenient, and adequate parking for park users. Within the east active recreation area (Taylor, Farr, and a portion of Luscher parcels) parking is provided for 232 cars. Pursuant to national standards, peak parking demand is anticipated to be approximately for 200 spaces. The parking areas have been broken up and scattered along the western edge of the zone to prevent the "sea of cars" look found in so many recreational areas. Lighting for security and safety within parking is recommended. The west active recreation area (Rassekh property) has parking planned for 30 cars.

Luscher Historic Farm Parking

To accommodate the needs of visitors as well as school children and tours, parking within the historic zone will include vehicular and bus areas. Parking has been located east of the barn in an area well screened with vegetation for 27 cars and 3 buses.

OFF-SITE PEDESTRIAN/BICYCLE IMPROVEMENTS

Stafford Road Pedestrian/Bicycle Lane

An off-site pedestrian/bicycle facility adjacent to Luscher Farm is proposed along the west side of Stafford Road from Overlook Drive to Rosemont Road. The trail would accommodate pedestrian and bicycle activities and would be 8 -10 feet wide. Pedestrians and

bicyclists could access both sides of the Luscher Farm property east and west of Stafford Road by using the protected signalized crossings at Rosemont Road and Overlook Drive.

TRANSIT SERVICE

There currently is no Tri-Met bus service on either Stafford Road or Rosemont Road. The Lake Oswego TSP identifies a potential new fixed-route service on Stafford Road between McVey Avenue and I-205 if the Stafford urban reserve area develops. This route would directly serve Luscher Farm, with bus stops likely located at the Overlook Drive and Rosemont Road intersections. Future bus service on Rosemont Road may be a possibility.

SECURITY AND VEGETATIVE SCREENING

Perimeter Fencing and Gates

To ensure that park users remain within the boundaries of the resource and to prevent vandalism, the site will be secured with a fence and gates at each ingress/egress point. The fence is intended to be farm-like in character meaning it could be constructed of metal and wire or wood, giving a paddock-like appearance. A pedestrian gate would be incorporated at the southwest corner of the historic zone to allow unobstructed circulation between east and west portions of the park. Vegetative buffering would be incorporated along all property edges adjacent to residential uses.

Provide an adequate vegetative screen for adjacent neighbors

RESTROOMS

Restrooms

Restrooms are intended to be located at three locations within the site: east and west active recreation areas, and the historic farm. The east active recreation restroom is recommended to have 6 stalls; 1 women only, 1 family, and 4 unisex. The west active recreation zone is intended to have 2 stalls, 1 women only and 1 unisex. These restrooms could be permanent structures or a type of non-permanent modular unit. Within the historic farm, a restroom would be located within the ground floor of the existing garage. The number of stalls within this facility will be dependent upon further analysis of the structure.

LUSCHER HISTORIC FARM

The historic farm is intended to provide Lake Oswego's citizens and others an opportunity to visit and interact with a mid-20th century farm. The design focus is to provide as much flexible space as possible for a wide range of activities and events. Each alternative shows that the center of the historic farm, consisting of the farmhouse and barn and surrounding area, would provide for:



- *Community event space. This space would accommodate a variety of gatherings ranging from small private affairs to large events,*
- *Temporary animal displays,*
- *Community garden, and*
- *Orchard (consisting of older tree fruit varieties)*

A major program focus is to provide leisure and educational opportunities to families and children. For example, the above flexible space could serve as a Halloween pumpkin patch, farm animal displays, and environmental/agricultural education. Passive recreation would also be incorporated within the context of the historic farm. There would be picnicking and pedestrian facilities woven into the historic farm context.

Historic Luscher Farm

Ultimately the barn, or a portion of it such as the milking parlor, is proposed to be renovated and made suitable for public occupancy for classroom activities or a small farming museum. The existing farmhouse or portions thereof could serve as a caretaker's residence, historic farm administrative office/meeting room for small groups and perhaps a museum.

PASSIVE RECREATION AND BUFFERING

These areas consist of the buffer/transition area and the hillside. Facilities in the buffer/transition area consist of pedestrian paths and picnic areas. Within the buffer/transition area, five (5) picnic shelters are provided along with a central play area. Vegetative buffering will be incorporated along Stafford Road to reduce noise levels for transition area users. Trails with opportunities to enjoy the view will be incorporated as part of the hillside development.

NATURAL RESOURCES

Natural resources occur on both the east (Taylor and Farr parcels) and the west (Rassekh parcel) portions of the project site. These areas will be preserved consistent with Lake Oswego's Sensitive Lands Protection Program and state and federal requirements. Facilities within these areas are proposed to consist of perimeter soft surface trails and interpretive areas, such as benches, signs, overlooks, etc.

DRAINAGE/BIOSWALES



Given the extensive amount of rainfall within the Pacific Northwest, sports fields within each alternative are recommended to have a sand-base drainage system. The advantage of this type of system is that fields will drain more rapidly making them more available for use than a conventional sports field. Water from the drainfields will be directed to bioswales, located around the perimeter of the northern wetland. Runoff from the active recreation parking area will also be directed to bioswales to ensure that the wetland area is not impacted by site improvements.

ALTERNATIVE COMPARISON

Each of the three alternatives is based on the planning process to date. The primary differences between each plan is the number of sports fields proposed, the layout of pedestrian pathways, and the overall landscape treatment. The following identifies these differences within the alternatives:

ACTIVE RECREATION

Each of the three alternatives propose the following support facilities within the east and west active recreation areas:

Eastside - Taylor, Farr, and portions of Luscher parcels

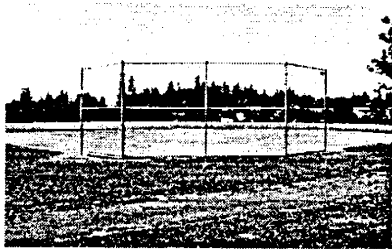
- Approximately 230 parking spaces,
- Three (3) tennis and two (2) basketball courts,
- Three (3) play areas,
- Six (6) stall restroom, and
- Pedestrian and bicycle paths.

Westside - Rassekh parcel

- Approximately 30 parking spaces (the location will be subject to access agreements with adjacent property owners),
- One (1) picnic shelter,
- One (1) play area, and
- Two (2) stall restroom.

Alternative One Proposes:

Within this alternative there are a total of ten fields on two sites. The fields are overlapping and are not intended to be used at the same time.



- Four (4) junior soccer fields and three (3) little league fields on the east portion of the site (Taylor, Farr, and a portion of the Luscher parcel).
- One (1) soccer field, one (1) adult softball field, and one (1) little league field on the west portion of the site (Rassekh parcel).

Alternative Two and Three Propose:

Both of these alternatives illustrate a more minimal usage of the active recreation area of the site. As with the above alternative, fields are intended to overlap and therefore would not all be utilized at the same time. Each of these alternatives identify development of eight fields on two sites.



- Three (3) adult soccer fields and two (2) little league fields on the east portion of the site (Taylor, Farr, and a portion of the Luscher parcel).
- One (1) adult soccer field, one (1) adult baseball field, and one (1) little league/adult softball field on the west portion of the site (Rassekh parcel).

LANDSCAPING

With the exception of garden areas adjacent to the Luscher farmhouse and Taylor house, plantings are proposed to be primarily native plantings. Each alternative reflects a slightly different approach to landscape treatment with the main difference being the use of hedgerows around the perimeter and within interior portions of the site.

Alternative One and Two Propose:

Hedgerows adjacent to the main pedestrian links between the historic farm and the Taylor property and transition zone are more linear and structured than in Alternative Three. The intent of the hedgerows are to visually link the various zones of the site and create a pedestrian avenue that would reflect the changes of the seasons. The hedgerows could consist of tall structured plant material such as a Lombardy poplar or could be made up of more informal trees such as a flowering pear or crab apple.

Buffering for Adjacent Neighbors

Plantings around the north and east and a portion of the west edges (Taylor, Farr, and a portion of the Luscher parcel) are a mixture of evergreen hedgerows and informal groupings of deciduous and evergreen trees. Perimeter plantings along the north, east, and west edges (Rassekh parcel) would provide for a combination of hedgerows and informal plantings also.



Example of a Hedgerow

Alternative One proposes an open area between the community event space, north of the historic barn, and the transition zones. Alternative Two and Three propose the development of an orchard within this area.

Alternative Three Proposes:

Though the pedestrian circulation within this alternative is linear, the plantings within this alternative are more informal and open than in Alternatives Two and Three. Plantings in this scheme are intended to be comprised of large deciduous trees that would form an informal edge for users walking between various parts of the site.

Perimeter plantings would be a combination of evergreen hedgerows and groupings of deciduous trees. All other plantings will be native.

COSTS

The following is a summary of expected costs for each of the alternatives. There is approximately a \$330,000 difference between Alternative One and the Alternatives Two and Three. The reason for this cost difference is due to the lesser number of fields within these plans. A more detailed explanation of costs has been included within the appendix of this document if required.

ALTERNATIVE "A" Cost Estimate Summary*

Active Recreation (East Side)	\$2,330,000
Active Recreation (West Side -- Rassekh)	\$ 880,000
Passive Recreation	\$ 173,000
Transition Zone	\$ 280,000
Historic Farm	\$2,696,000
Road, Bike and Pedestrian Improvements**	\$ 622,000
Total	\$6,981,000

* Figures have been rounded up to the nearest \$1,000.

** Road, bike and pedestrian improvements include those that have been identified by the City of Lake Oswego and Clackamas County Capital Improvement Program to address existing intersection safety and capacity problems. The project will pay a proportionate share of these costs based on its traffic impacts. These project costs may be lower than the above estimates. Vertical and horizontal curve improvements for Rosemont Road and Stafford Road have not been included within this estimate. Vertical and horizontal curve improvement costs are approximately \$138,000.

ALTERNATIVE "B" Cost Estimate Summary*

Active Recreation (East Side)	\$1,999,000
Active Recreation (West Side -- Rassekh)	\$ 888,000
Passive Recreation	\$ 172,000
Transition Zone	\$ 299,000
Historic Farm	\$2,682,000
Road, Bike and Pedestrian Improvements**	\$ 622,000
Total	\$6,662,000

* Figures have been rounded up to the nearest \$1,000.

** Road, bike and pedestrian improvements include those that have been identified by the City of Lake Oswego and Clackamas County Capital Improvement Program to address existing intersection safety and capacity problems. The project will pay a proportionate share of these costs based on its traffic impacts. These project costs may be lower than the above estimates. Vertical and horizontal curve improvements for Rosemont Road and Stafford Road have not been included within this estimate. Vertical and horizontal curve improvement costs are approximately \$138,000.

**ALTERNATIVE "C"
Cost Estimate Summary***

Active Recreation (East Side)	\$1,991,000
Active Recreation (West Side -- Rassekh)	\$ 888,000
Passive Recreation	\$ 173,000
Transition Zone	\$ 280,000
Historic Farm	\$2,658,000
Road, Bike and Pedestrian Improvements**	\$ 622,000
 Total	 \$6,612,000

* Figures have been rounded up to the nearest \$1,000.

** Road, bike and pedestrian improvements include those that have been identified by the City of Lake Oswego and Clackamas County Capital Improvement Program to address existing intersection safety and capacity problems. The project will pay a proportionate share of these costs based on its traffic impacts. These project costs may be lower than the above estimates. Vertical and horizontal curve improvements for Rosemont Road and Stafford Road have not been included within this estimate. Vertical and horizontal curve improvement costs are approximately \$138,000.

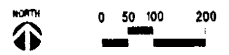
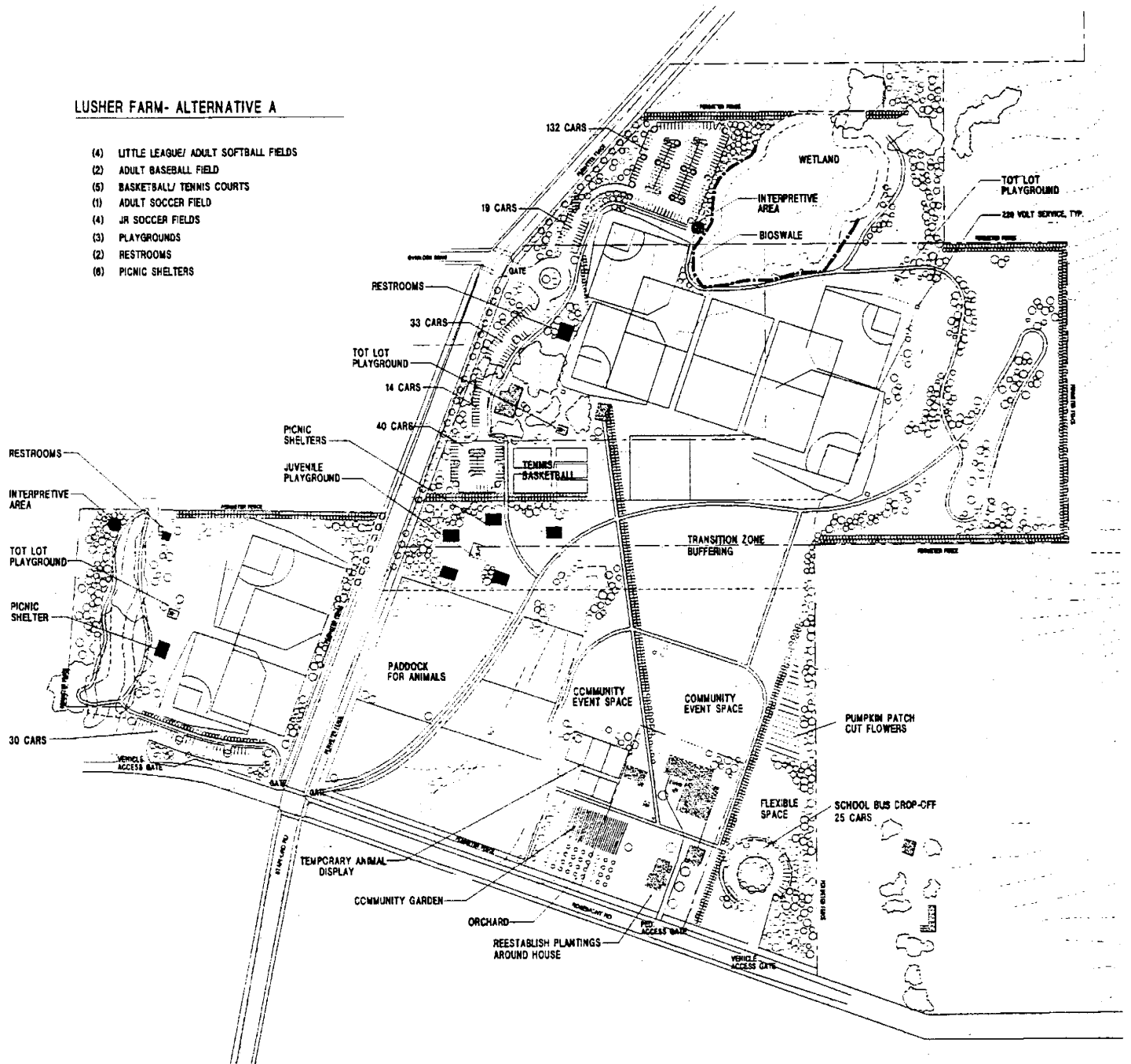
**Historic Luscher Farm
Fee Summary to
Renovate Architectural Structures***

Phase 1	\$ 389,000
Phase 2	\$1,905,000
SubTotal	\$2,294,000

* It is proposed to renovate the structures in two phases whereby Phase 1 would secure the structures from further damage from the elements and address structural problems and Phase 2 would allow for occupancy.

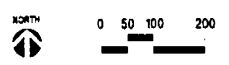
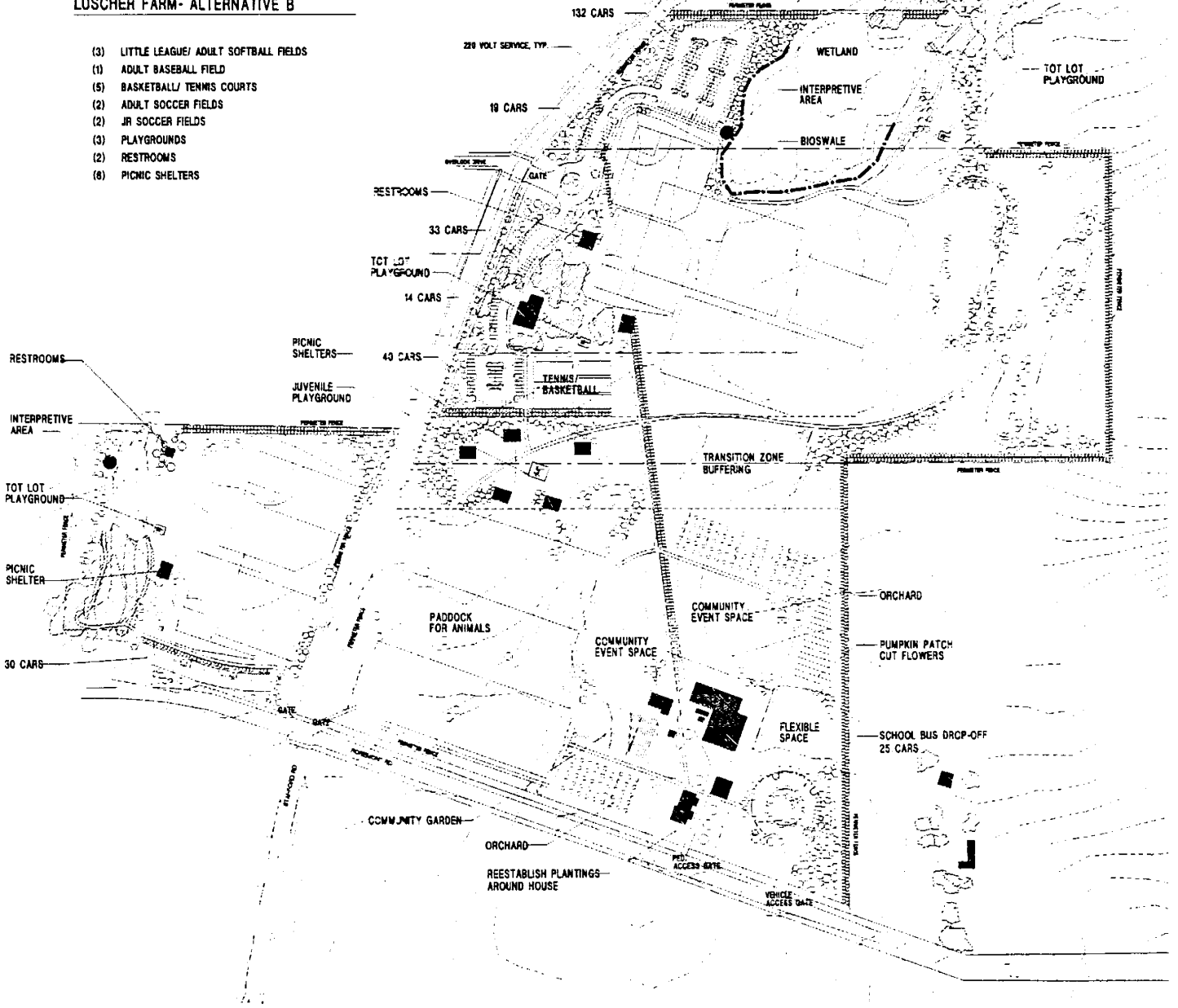
LUSHER FARM- ALTERNATIVE A

- (4) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (2) ADULT BASEBALL FIELD
- (5) BASKETBALL/ TENNIS COURTS
- (1) ADULT SOCCER FIELD
- (4) JR SOCCER FIELDS
- (3) PLAYGROUNDS
- (2) RESTROOMS
- (6) PICNIC SHELTERS



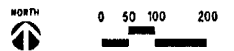
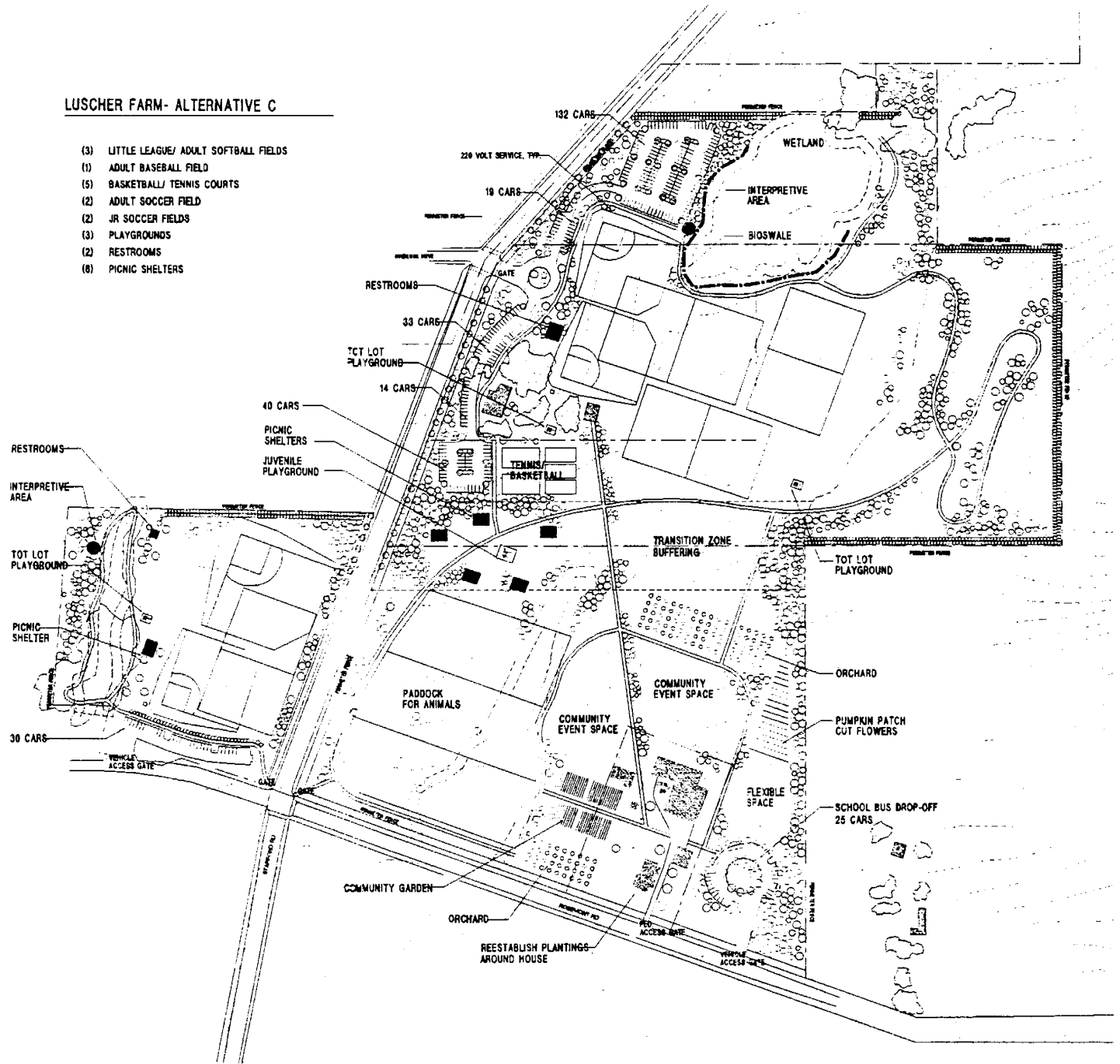
LUSCHER FARM- ALTERNATIVE B

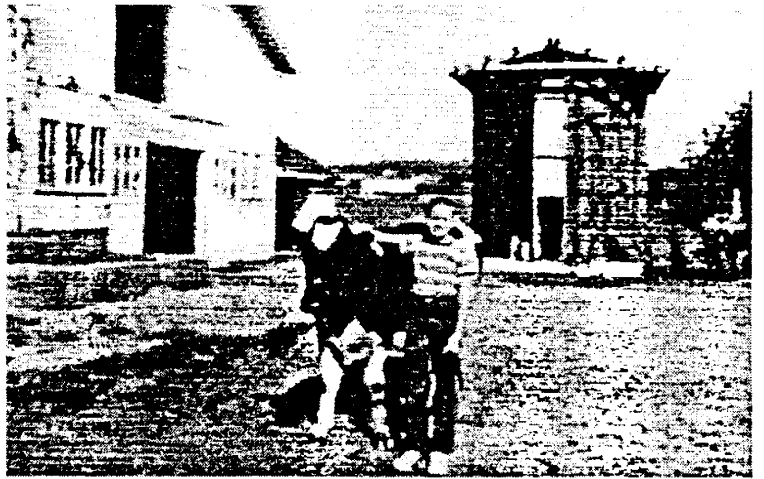
- (3) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (1) ADULT BASEBALL FIELD
- (5) BASKETBALL/ TENNIS COURTS
- (2) ADULT SOCCER FIELDS
- (2) JR SOCCER FIELDS
- (3) PLAYGROUNDS
- (2) RESTROOMS
- (6) PICNIC SHELTERS



LUSCHER FARM- ALTERNATIVE C

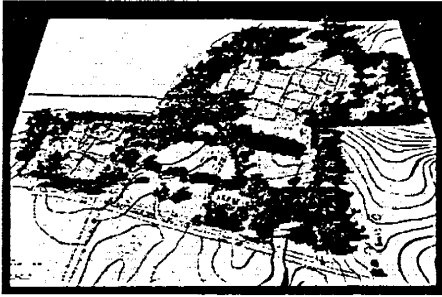
- (3) LITTLE LEAGUE/ ADULT SOFTBALL FIELDS
- (1) ADULT BASEBALL FIELD
- (5) BASKETBALL/ TENNIS COURTS
- (2) ADULT SOCCER FIELD
- (2) JR SOCCER FIELDS
- (3) PLAYGROUNDS
- (2) RESTROOMS
- (8) PICNIC SHELTERS





RECOMMENDED MASTER PLAN

RECOMMENDED MASTER PLAN



After review of the three alternative plans and public comment from the second open house meeting, the Ad-Hoc Task Force recommended the further development of Alternative Three with the following conditions:

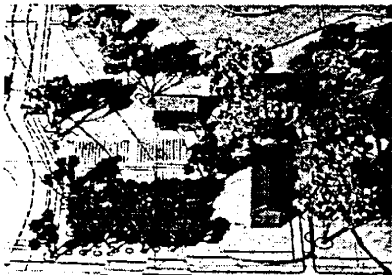
- Four (4) adult sized soccer fields, one (1) adult softball field, and three (3) little league fields be incorporated into the eastern active recreation portion of the site (Taylor, Farr, and portions of Luscher parcels),
- Parking Relocation - relocate tennis and basketball courts to the northeast portion of the eastern active recreation area (Taylor, Farr, and portions of Luscher parcels) and relocate majority of parking to the south side of Taylor property,
- Relocate parking within the historic Luscher property so as not to disturb existing drainage patterns,
- Addition of a bioswale on the Rassekh property,
- Addition of a bioswale southwest of the historic farm parking area to protect the headwaters of Wilson Creek,
- Elimination of trail system within the Rassekh property wetland,
- Maintain original alignment of access road to Rassekh property, and
- Explore the possibility of incorporating an overhead pedestrian bridge across Stafford Road linking east and west portions of the site.

The following narrative identifies proposed improvements for each of the site's main features:

TRANSPORTATION

Stafford Road/Overlook Drive Intersection

- Signalization at the Stafford Road/Overlook Drive intersection,
- Development of crosswalks across Stafford Road,
- Incorporation of a five (5) degree horizontal curve along Stafford Road to smooth the current abrupt roadway transition through the intersection. It has been determined that the improvement can be made without right-of-way acquisition on the west side (Rassekh parcel) or negative impact to the eastern portion of the site,
- Southbound left turn lane with approximately 150 feet of storage length,
- Primary access to the Taylor, Farr, and portions of Luscher parcels would be at the Stafford Road/Overlook Drive intersection,
- The access would have one (1) inbound and two (2) outbound lanes, and
- Sufficient right-of-way, approximately sixty (60) feet, should be reserved if Stafford Road were to become three (3) lanes in the future.



Stafford Road/Rosemont Road Intersection

- Signalization and crosswalk at the Stafford Road/Rosemont Road intersection, and
- Development of south- and northbound left turn lanes at the Stafford Road/Rosemont Road intersection with 300 feet of storage space for the southbound lane and 100 feet of storage space for the northbound lane.

Rosemont Road/ West Active Recreation Area (Rassekh Parcel) Access

- Rosemont Road, west of Stafford Road, is proposed to be the primary access into the Rassekh parcel, and
- The gate serving the subdivision would need to be relocated with some minor road reconstruction required.

Rosemont Road/Historic Luscher Farm Access Intersection

- Due to horizontal and vertical curvature along Rosemont Road, access to the farm



needs to be located approximately 50 feet from the property line to maximize sight distance,

- A left turn lane would be incorporated into Rosemont Road at the farm access point with 100 feet of storage, and
- A left turn lane onto Stafford Road is recommended with storage space of 200 feet.

Pedestrian/Bicycle Improvements

- To ensure safe pedestrian circulation between east and west portions of the site an extension of the pathway on the west side of Stafford Road from Overlook Drive is proposed, and
- The combined bicycle/pedestrian trail is proposed to be eight (8) to ten (10) feet wide.

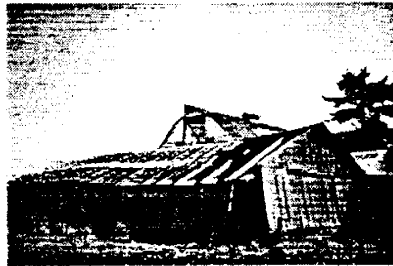
Transit Service

- The turn-around at the Overlook Drive/Stafford Road intersection (Taylor, Farr, and portions of Luscher parcels) could serve as a stop if demand warrants it.

Pedestrian Overpass of Stafford Road

Signals at Overlook Drive and Rosemont Road would be approximately 1400 feet apart and crossing at grade is not considered a substantial inconvenience by the design team's transportation planner, given the limited demand for such a crossing with adequate parking identified at east and west locations. A pedestrian overpass would cost in the vicinity of \$400,000 and would be of limited benefit given the anticipated pedestrian usage. If deemed necessary in the future, the structure should be long enough to accommodate a minimum three (3) lane and potential five (5) lane cross section for Stafford Road in the long term. Such a structure would also have ramp areas at both ends, ADA accessibility, and could substantially encroach into the park area on both sides of Stafford Road.

LUSCHER HISTORIC FARM



Design and Program Principles

Objective: Maintain and enhance the cultural and historic integrity of a mid-20th century farm as a community resource for education and leisure opportunities. This will require that the City and County make joint application to have the site listed on the National Historic Register. The Master Plan proposes the following short and long term improvements:

The Barn

- Removal of non-historic metal shed,
- Repair of sagging south wall will require further analysis of structural wood timbers and concrete foundation,
- Additional immediate improvements include new roofing, patch and repair of siding, paint, repair of doors and windows, and patch and repair of wood timbers, etc., and
- Upgrade the milking shed to meet current fire/life safety codes. Improvements would allow the area to be used for classroom or meeting room activities. This improvement would also allow for the public to enter the building to see animals, old farm equipment, or other displays.

The Farmhouse

- If the building were to remain a residence, little work would need to be done, and
- To be used as an office, meeting room, or museum extensive upgrading in terms of meeting code (fire protection system, ADA accessibility on the first floor, additional public restrooms, and electrical improvements) would be required.

The Hog House

- To just keep the building standing additional work will be required to keep it from

further decay. Improvement could include new roofing, repair of siding, paint, repair of foundation and wood structural members, or

- If the building were to have a more public use, such as a classroom, it is recommended that a historic record of the building be made and reconstructed from those plans.



The Garage/Bunk House

- The building is in good condition and will require only routine maintenance to keep in its current use, and
- A new restroom could be developed on the ground floor to meet the public restroom needs of the historic area.

The Chicken Coup

- Stabilization including new roofing, patch and repair of siding, paint, and possible foundation repair will be required to keep the grouping of smaller buildings viable.

The Workshop

- Stabilization including new roofing, patch and repair of siding, paint, and possible foundation repair will be required to keep the building standing, and
- Future improvement could include structural upgrading to use the building as a public display for farm tools, etc.

The Pump House

- Minimal work will be required such as paint and spot repair work to keep its integrity.

Taylor Farm Buildings

- Only routine maintenance will be required to maintain the house and barn in their current condition,
- To accommodate daycare, office, or meeting room use of the house further investigation will be required to identify the specific requirements that will be needed to current fire/life safety codes, and
- Given the barn's close proximity to athletic fields, the barn could store maintenance equipment.



Original Farm Access Point

- The gravel driveway and parking area is intended to be maintained, and
- The entrance is intended to be gated and used for service/emergency vehicles and access to community garden (loading and unloading of materials).

Parking

- A small parking area, east of the barn will be developed to accommodate 28 cars and three school busses,
- The area could be blacktop, chipped sealed (blacktop with gravel embedded within it), or simply gravel,
- An open grassed area south of the designated parking location could be used as an overflow lot, and
- Gravel paths will provide circulation from the parking lot to the historic farm and other parts of the site.

Community Garden

- The original garden is intended to be maintained and expanded upon, and
- Gravel pathways will provide circulation to and through the garden area.

Historic Orchard

- The orchard is intended to be maintained and expanded upon,
- Organizations such as the Home Orchard Society will need to be contacted to identify types and locations of historically appropriate fruit types, and



Paddock Area for Visiting Animals

- A second orchard is proposed to be located between the community event space and the transition zone.

Farm Animals

Children as well as adults are attracted to all types of farm animals. Though the concept of having a permanent display of animals at the site is appealing, costs and maintenance considerations do not make this a realistic option. A concept defined during the planning process was to “bring the farm to the children” and the proposed improvements are intended to facilitate this concept:

- Permanent paddock fencing, metal or wood, is intended to be built within proposed circulation paths west of the barn. Animals contained within the paddocks would be visible from the historic area and Stafford Road.
- Grazing animals are permitted within the designated wetland area since it is a pre-existing use, and
- Temporary paddock fencing could be set up in a variety of places throughout the farm area to accommodate various events.

Community Event Spaces

Two large areas south of the barn could serve as a special event space for a wide variety of activities or special events. Each space will:

- Be graded moderately to allow for a fairly level activity area,
- Tents could be assembled over each area to mitigate weather conditions, and
- Electricity will be provided to allow for lights and other needs.



Picnic Shelter Example

Plantings

- All existing trees and shrubs are to be maintained when possible, in particular the historic Beech tree and the large trees adjacent to the existing entrance drive,
- An informal evergreen buffer will be established along the eastern edge of the historic zone to provide buffering for adjacent neighbors,
- A multipurpose agricultural area is intended to be established north of the parking area, the patch could be used to grow and sell pumpkins/cut flowers or just be an area for school children,
- A few deciduous trees are to be planted along the meandering path between the historic barn and the transition zone, and
- A few Oaks should be planted at the corner of Rosemont Road and Stafford Road to remind us of when Stafford Road was a service route for valley farmers.

PASSIVE RECREATION AND BUFFER AREAS

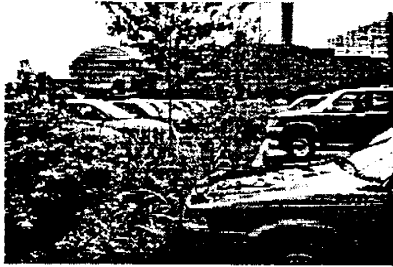
Design and Program Principles

Objective: A significant portion of the site shall be used for passive recreation and as a buffer and transition zone between differing uses. These areas shall provide an open space backdrop for the historic and recreation uses.

- The topography of these areas shall be generally maintained,
- The hillside area shall be developed as a grassland/Oak Savanna with meandering gravel trails,
- Evergreen hedgerows will provide buffering to the hillside’s adjacent neighbors,
- Five picnic shelters with architectural style complementary to the farm theme of the site shall be incorporated along the western side of this zone. Each shelter should accommodate eight (8) to ten (10) picnic tables,
- A juvenile playground is to be located adjacent to picnic shelters,
- Vegetative buffer (native) will need to be incorporated west of picnic shelters to mitigate traffic noise from Stafford Road, and
- The eastern half is to remain void of any structure or defined use so that it may remain a flexible space for a wide variety of uses.



Wetland Interpretation Example



Bioswale Example

NATURAL RESOURCES

Design and Program Principles

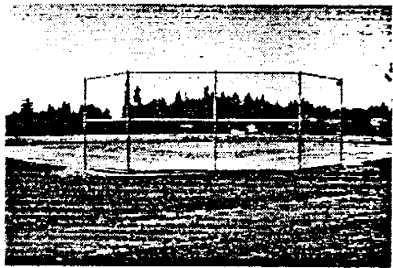
Objective: Wetlands and their required buffer areas shall be preserved and utilized as environmental education resources, as essential elements of the site's water quality and surface water management system, wildlife habitat, and as buffers between the public property and adjacent private development. Wetlands located within east and west active recreation areas will:

- Be enhanced with native vegetation within designated wetland and buffer zones,
- Soft, bark trails for example, will be located within buffer zone of Farr wetland only to provide viewing areas,
- Interpretative signage will be placed within the Farr wetland to provide increased educational opportunities, and
- Bioswales are to be incorporated outside the Farr and Rassekh wetland buffer areas to ensure water quality of wetland areas be maintained.

ACTIVE RECREATION

Design and Program Principles

Objective: The active recreation portion of the site shall provide for facilities such as playgrounds, tennis courts, sports fields, and unstructured open play areas. This area shall also accommodate supporting facilities such as parking, picnic shelters, restrooms and maintenance areas.



Playground Example

EASTSIDE ACTIVE RECREATION - TAYLOR, FARR, AND A SMALL PORTION OF THE LUSCHER PROPERTY

- Parking for 218 cars with bioswales incorporated within main parking area,
- Restrooms - six (6) stalls - (one) 1 family, (one) 1 women only, four (4) unisex,
- Two (2) tot lot play areas to be incorporated,
- All sports fields to have a sand-based drainage system for extended seasonal usage,
- All fields to be irrigated,
- All infields to be skinned (no-grass) and be provided with 220-volt service for batting machines,
- Three (3) adult and one (1) junior soccer field,
- One (1) adult baseball and three (3) little league/adult softball fields,
- Two (2) basketball and three (3) tennis courts,
- Fields are laid out so that lighting could be incorporated in the future but lighting is not recommended at this time,
- Evergreen hedgerows to be incorporated along the north property edge along with groupings of native deciduous trees, and
- All existing trees around the Taylor property are to be maintained.

WESTSIDE ACTIVE RECREATION - RASSEKH PROPERTY

- Parking for 30 cars,
- Restrooms - two (2) stalls - one (1) women only and (1) unisex,
- All sports fields to have a sand-based drainage system for extended seasonal usage,
- All fields to be irrigated,
- All softball infields to be skinned (no-grass) and be provided with 220-volt service for batting machines,
- One (1) adult soccer field,
- One (1) adult baseball and one (1) little league/adult softball field,
- Evergreen hedgerows to be incorporated along the north property edge along with groupings of native deciduous trees along the west property line, and
- One (1) picnic shelter and one (1) tot lot playground.

SECURITY

- Farm-like fencing to be installed around entire perimeter of property with gates at ingress/egress points.

MAINTENANCE

To minimize maintenance expenditures, a number of concepts have been a part of this master planning process from its conception.

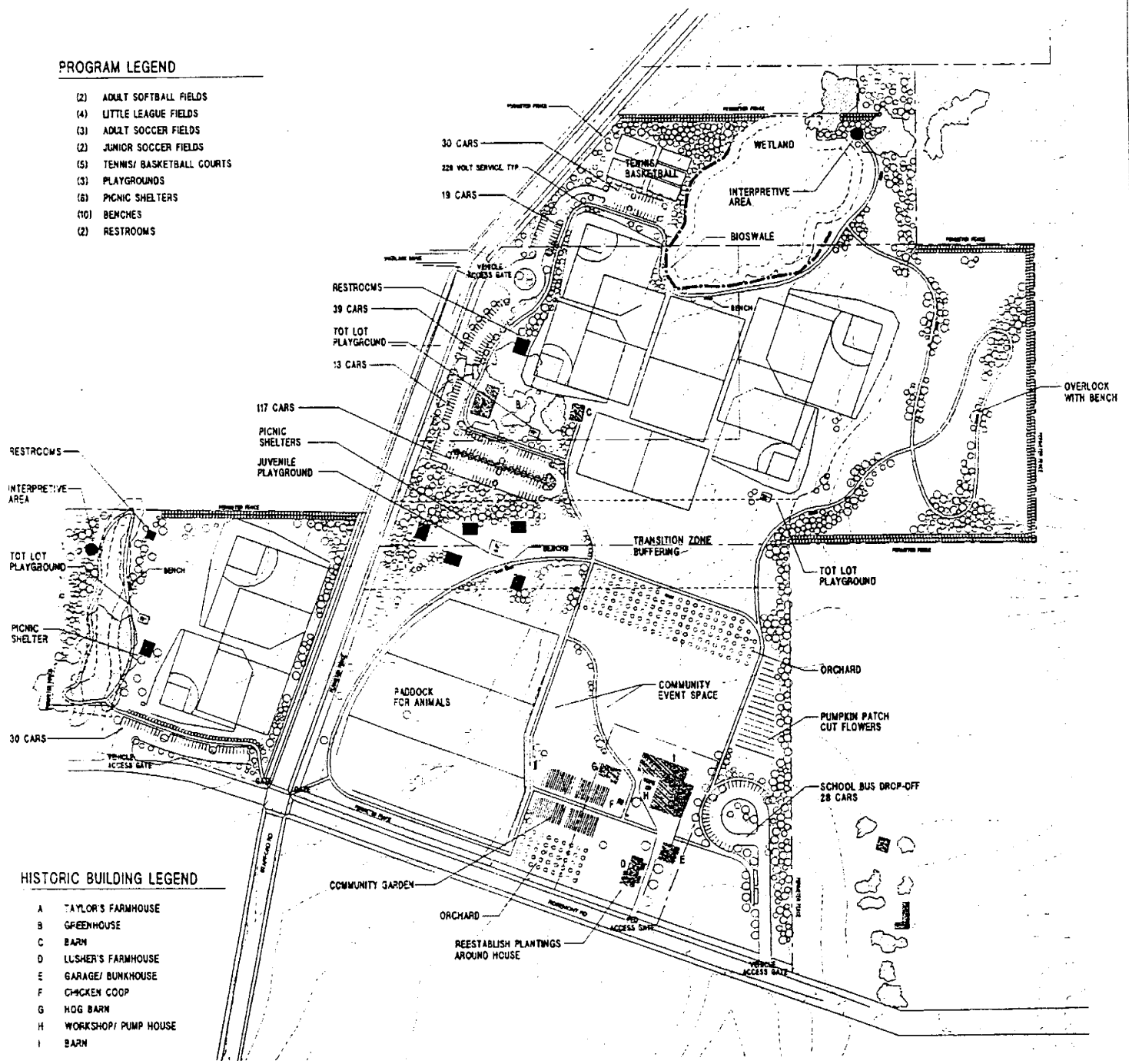
- All vegetation plantings are to be native. This will reduce the overall need for fertilization, trimming, and pesticide usage,
- Areas of the site are to be considered “no mow”, mowing will only occur once or twice a year to prevent reforestation. These areas are to include the hillside, the historic zone, (with the exception of the areas adjacent to buildings), portions of east/west active recreation areas, and the transition zone (except for the areas next to picnic shelters).
- Maintenance costs are expected to be approximately \$165,000.00 a year.

Costs*	
Active Recreation - East	\$2,480,000.00
Active Recreation - West	\$905,000.00
Passive Recreation	\$177,000.00
Transition Zone	\$281,000.00
Historic Zone	\$2,751,000.00
Road, Bike and Pedestrian Improvements**	\$760,000.00
Total	\$7,354,000.00

• Figures have been rounded up to the nearest \$1,000.
•• Road, bike and pedestrian improvements include those that have been identified by the City of Lake Oswego and Clackamas County Capital Improvement Program to address existing intersection safety and capacity problems. The project will pay a proportionate share of these costs based on its traffic impacts. These project costs may be lower than the above estimates. Vertical and horizontal curve improvement along Stafford Road and Rosemont Road have been included within the estimate. These improvements are expected to be \$138,000.

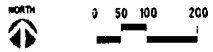
PROGRAM LEGEND

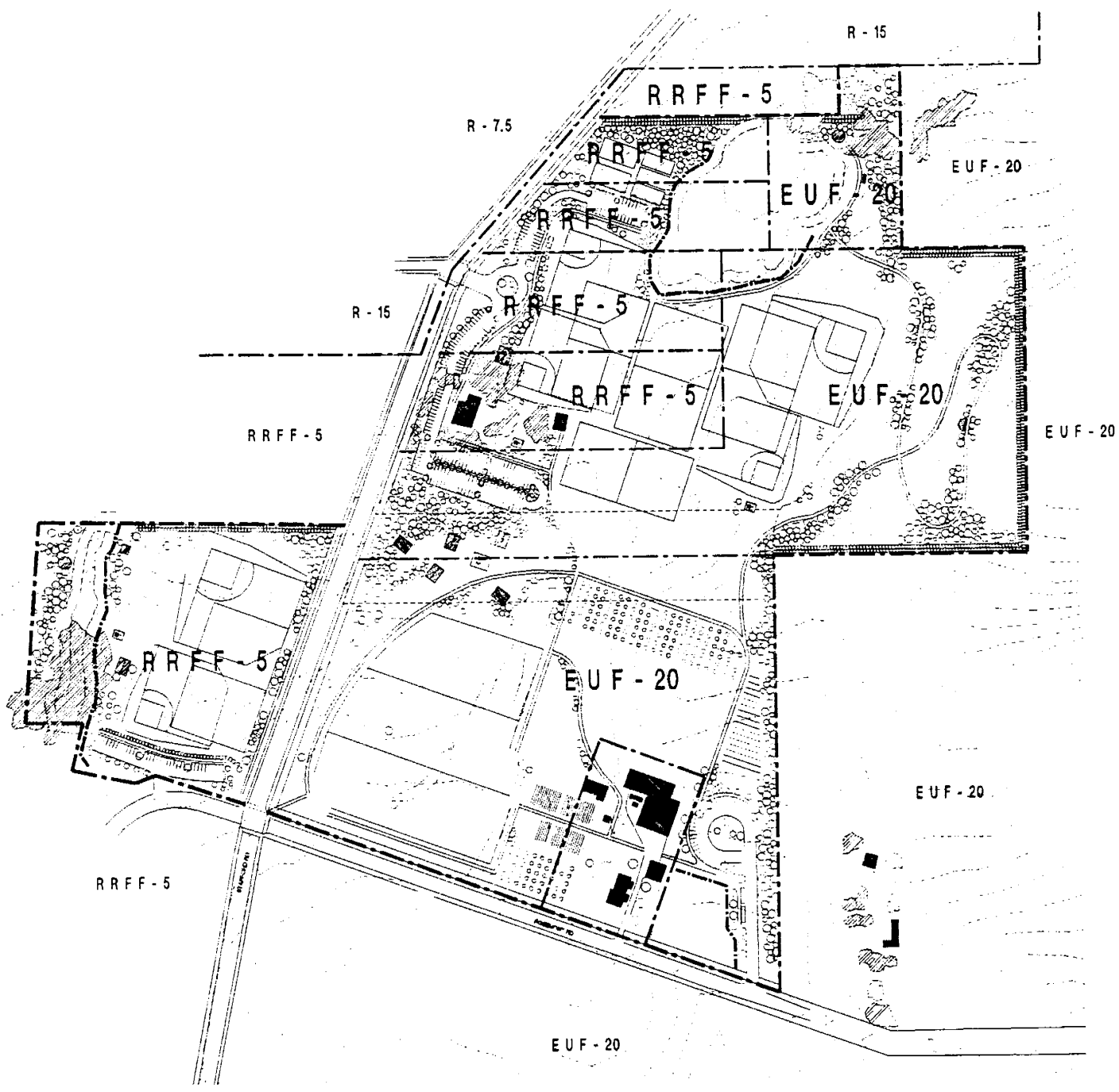
- (2) ADULT SOFTBALL FIELDS
- (4) LITTLE LEAGUE FIELDS
- (3) ADULT SOCCER FIELDS
- (2) JUNIOR SOCCER FIELDS
- (5) TENNIS/ BASKETBALL COURTS
- (3) PLAYGROUNDS
- (6) PICNIC SHELTERS
- (10) BENCHES
- (2) RESTROOMS



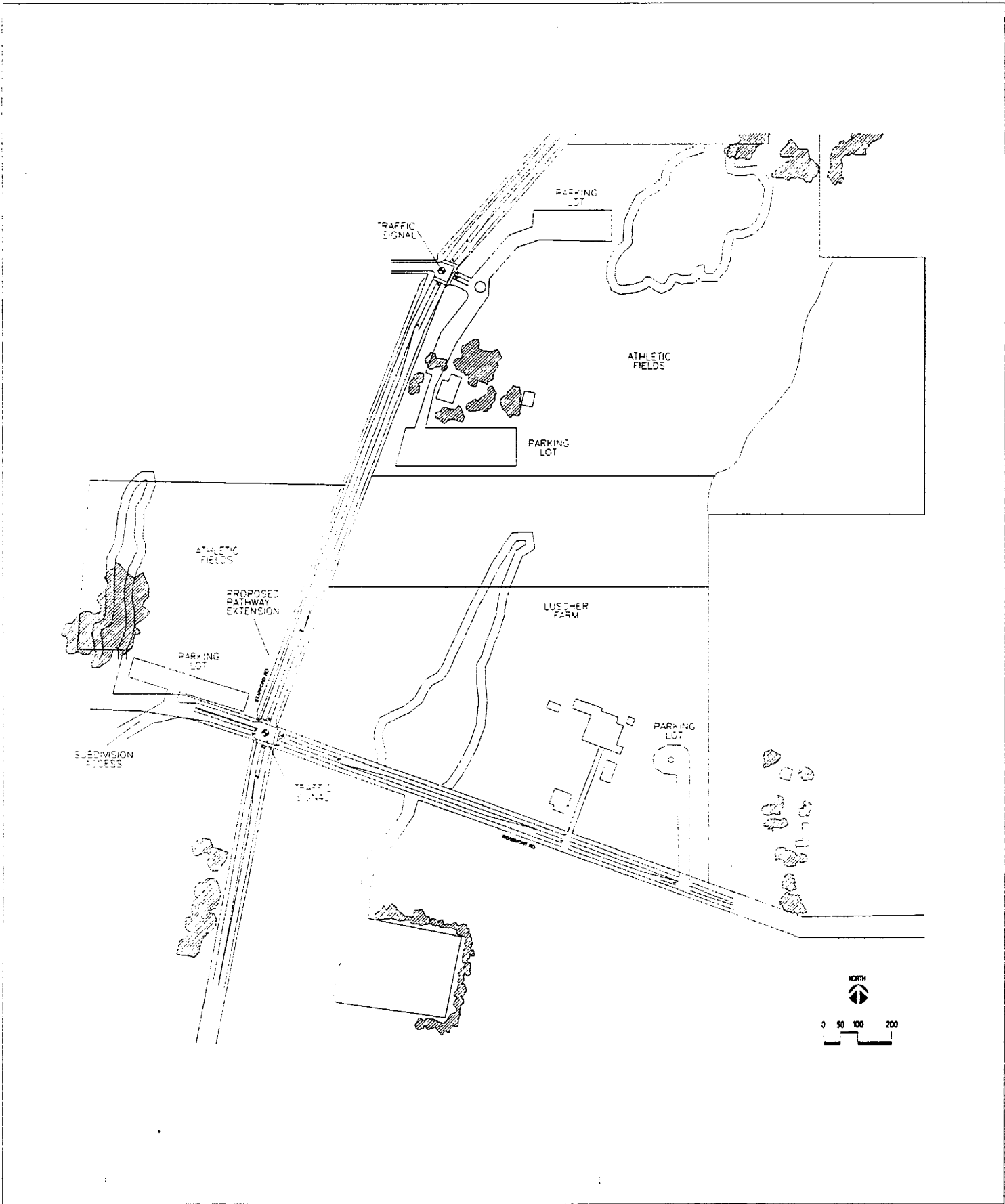
HISTORIC BUILDING LEGEND

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



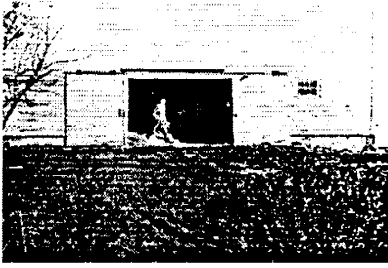


Recommended Master Plan with Zoning Overlay



Roadway Alignment and Improvements for Recommended Master Plan

PROJECT PHASING



Three distinct phases are envisioned for project implementation to occur over a period of four to six years. At some time in the future, as the project enters the development stage, it is recommended that a distinction be established between its various parts because the entire project site is not part of Luscher Farm as the name Master Plan might imply. Rather, its parts should be given three distinct names. The following areas are offered as ideas only:

- **LUSCHER HISTORIC FARM:** The core of this area would be the County designated 23-acre site;
- **STAFFORD PARK:** This area would encompass the active recreation area which is composed primarily of the Taylor and Farr properties, and a small portion of the Luscher property, and;
- **STARR PARK:** This park would be on the Rassekh property which is proposed for active recreation.

PHASE ONE:

- *Luscher Historic Farm: community engagement and care taking,*
- *Active recreation fund-raising, and*
- *Development of the Rassekh property for active recreation.*

Luscher Historic Farm: There are two subsets to the Historic Farm component. The first would be to undertake basic maintenance and care taking actions, to address resource and capital facilities preservation, and to assure public safety. These actions may include:

- *Building repair and stabilization;*
- *Extension of municipal water and hydrant installation for fire protection;*
- *Fence repair and pasture maintenance. In this vein it would be appropriate for the City to develop a program for revenue to be generated from the farmland.*

The second action would be to engage the broader community in projects, programs and events intended to provide area residents with cultural, educational and recreational opportunities inherent to a historic farm resource such as living education, community gardening, farmers' markets and various community and cultural events.

Critical to this effort would be the formation of a "Friends of Luscher Farm" group, perhaps established as a nonprofit foundation which would work in partnership with the City of Lake Oswego to conserve and make core enhancements to the historic farm resource as described above. The Lake Oswego Heritage Council and the Historic Resources Commission could form the nucleus of this effort. Friends of Luscher Farm would work in partnership with the City of Lake Oswego to develop facilities and programs which would allow the broader community to enjoy the benefits of Luscher Historic Farm. The Friends of Luscher Farm would also coordinate their fund-raising efforts with those interested in developing the active recreation portion of the site.



Active Recreation Fund-Raising: The second part of the first phase would be for the team sports community and other interested groups to begin organizational and fund-raising efforts to fund improvements on the nonnatural resource portion of the Taylor and Farr properties and the remaining portion of the Luscher property which is not designated either as a passive or buffer area. It is important that this level of public organization begin early to build community support for future fund-raising efforts. Furthermore, a full range of fund-raising efforts should be examined at this stage including tax levies, self-supporting nonprofit fee based facilities, foundation grants or corporate sponsorship, revenue bonds, etc.

Rassekh Property Development: The third part of the first phase would be land use planning, design, and development of the Rassekh property to provide for currently needed sports fields.

Time Period: The time period for the first phase is recommended to be 1998 - 2000. During the first phase, several issues may be resolved or progress made towards resolutions such as the future of the Portland Metropolitan Urban Growth Boundary in the north Stafford area and the nature of possible urbanization in the area and statewide taxation issues. Depending on the status of the Urban Growth Boundary, it may be appropriate to take action at the end of Phase I to either propose inclusion of these lands within the UGB and subsequently annex them to Lake Oswego or to acquire the necessary land use permits in Clackamas County.

PHASE TWO: FUNDING

The second phase would focus on preparation of a funding proposal to develop the property and present it to the City Council. One option would be for referral of a tax bond for capital improvement projects and an on-going tax levy for maintenance. This effort would capitalize on work done above and would require further refinement of the Master Plan to refine costs. Resolution of the land use issues prior to presenting a funding proposal to the voters would be necessary.

Time Period: 2000—2002

PHASE THREE: DESIGN REFINEMENT AND CONSTRUCTION:

Once funding is determined, construction of community prioritized improvements would begin.

