



Chapter 5: Opportunities

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A valuable park and recreation space system may include lands and soils that may not be suitable for urban uses or even some kinds of developed recreational facilities - but that can provide unique preserves, habitats, cultural, and historical associations.

A strategic approach may also include lands that are owned for other purposes, but that may be used for park and recreation activities under some conditions. Federal, state, county, utility, school, private homeowner associations, and private commercial operators, for example, own or control a variety of strategically important sites with every kind of physical and socially valuable park and recreation characteristic.

Consequently, environmental features and other strategic public and privately owned properties were inventoried that could provide park and recreation opportunities. Following is a summary of the findings.

5.1 Public ownership

Various public agencies own a considerable amount of land within or adjacent to the Lake Oswego urban growth boundary. These lands are presently used primarily for agency purposes. These lands may be available for multiple use, however, if a park and recreation activity does not interfere with the agency's primary use of the land - and if agreements can be negotiated with the property owner concerning use, development, operation costs, and responsibilities.

Oregon State

Oregon State owns land adjacent to the Lake Oswego urban growth boundary for community college purposes.

Landholding	Features	Acres
1 Portland Community College	Sylvania Campus located off Kerr Way/49th Avenue on Mount Sylvania provides student center, meeting rooms, auditorium, track, and football field for student and limited public uses.	20.0*
2 National Guard Armory	National Guard training and equipment storage facility located on South Shore Boulevard with multipurpose room and full basketball court available for public use on scheduled basis	2.0*
Total acres		22.0*

* Portion of site estimated to be usable for recreational purposes

Some portion of Portland Community College (PCC) property, particularly the adjacent undeveloped lands, could be jointly developed to provide a campus/community park with picnic grounds, trails, fields, courts, and other facilities of benefit. (PLEASE NOTE:

For the purposes of this plan, PCC land is identified only as a potential opportunity. PCC acreage has not been included in existing facility and land inventories, nor has it been used to estimate acres of land or number of facilities required to meet future needs.)

The multipurpose training facility at the National Guard Armory could also be jointly expanded to provide additional indoor activity space of use to the Guard and public - acquired for recreational use in the event the Guard is relocated.

Portland

The City of Portland owns and currently leases land within the lake Oswego urban growth boundary for waterfront industrial activities.

Landholding	Features	Acres
3 Portland Sawdust Plant	Former Oregon Iron & Steel Company property currently leased for commercial sawdust plant. Site has shoreline access to the Willamette River and Tryon Creek with barge loading terminal, docks and floats, and railroad spur.	7.0
Total acres		7.0

The property could be acquired or jointly developed to expand Roehr Park and provide an extension of the Riverfront Trail, powerboat launch ramps, kayak and canoe landings including overnight campsites, group picnic facilities and play areas, and even a potential recreation center with swimming pool, courts, and exercise facilities.

The site could also extend the trolley line to the waterfront and possibly even house a museum displaying exhibits from the Oregon Electric Railway Historical Society (OERHS) and Oswego Heritage Council about early river transport, railway, iron ore, and other developments.



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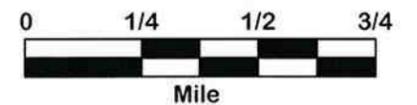
Other Public Agencies

 Other Public Agencies

- 1. Portland Community College
- 2. Portland Sawdust Plant
- 3. National Guard Armory



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5.2 Private ownership

Various non-profit and private entities own a considerable amount of land within the Lake Oswego urban growth boundary. Some portions of these lands may be available for public use if a park and recreation activity does not interfere with the landowner's primary use of the land and if the city can negotiate local agreements with the property owners concerning use, development, and operation costs and responsibilities.

Lakewood Center for the Arts

The Lakewood Center for the Arts owns and manages a strategically important facility within the city.

Landholding	Features	Acres
1 Lakewood Center for the Arts	Originally established as the Lakewood Theatre Company in 1952 - acquired and retrofitted the historic Lakewood School on North State Street in 1979. The center provides 3 theatres, an art gallery, music studios, dance and exercise company, arts pre-school, resident artist exhibition space, and a community meeting room with rehearsal halls, costume and scenery storage areas.	8.0
Total acres		8.0*

The Center conducts an aggressive community performing and fine arts program of activities, special events, and exhibits - operated in large part by an extensive volunteer outreach.

The Center also hosts the annual Lake Oswego Festival of the Arts - an event exhibiting more than 900 artists and a Craft Faire featuring more than 100 exhibitors. The 3-day event regularly draws up to 20,000 people from the region with activities staged in the Center and adjacent George Rogers Park.

Future events could be extended even further, possibly using Roehr Park, Millennium Park, the refurbished streetscape areas along A Avenue, and even the public spaces to be created in the downtown redevelopment project as host sites for outdoor art exhibitions, musical and theatre performances.

Marylhurst College

Marylhurst College and the Sisters of the Holy Names Convent own a sizable property located between Highway 43 and the Willamette River.

Landholding	Features	Acres
2 Marylhurst College	Private liberal arts college with complex of classrooms, meeting rooms, a large auditorium, and extensive grounds overlooking the Willamette River. Houses an extensive art gallery and collection.	80.0*
Total acres		80.0*

* Portion of site estimated to be usable for recreational purposes

Some portion of the Marylhurst College property, particularly the undeveloped lands adjacent to Highway 43 and along the riverfront, could be jointly developed to provide a

campus/community park with picnic grounds, trails, fields, courts, and other facilities of mutual benefit. *(PLEASE NOTE: For the purposes of this plan, Marylhurst land is identified only as a potential opportunity. Marylhurst acreage has not been included in existing facility and land inventories, nor has it been used to estimate acres of land or number of facilities required to meet future needs.)*

Railroads

The Portland & Willamette Valley Railroad (P&WVRR) (subsequently purchased by the Southern Pacific Railroad) owns significant corridors through the Lake Oswego urban growth boundary.

Landholding	Features	Acres
3 Portland & Willamette Valley - Southern Pacific Railroad (P&WVRR)	Part of the historical development of railroad lines in the Willamette Valley, the 6.8 mile, 80 foot wide right-of-way extends from Tualatin and Tigard east along the north bank of Oswego Lake to the original Willamette Shore Trolley station, then north and east across the river into central Portland.	65.9
Total acres		65.9

The regular gauge railroad is infrequently used, and could be jointly developed to provide a combination rail and hike and bike trail corridor from the Willamette River to the west end of the lake.

The Willamette Shore Trolley line could also be extended to provide service on the shared railroad track across the Willamette River to Elk Rock Island Park in Milwaukie (the original terminus of the PWVRR) and through Lake Oswego to Stella Olson Park in Sherwood with access to River Villa Park in Johnson City. The trolley could also provide more pickup stations along the route at Iron Mountain Park, Lake Grove Swim Park, and Tualatin Community Park to increase recreational access to local residents.

Lake Corporation

The Lake Corporation owns and manages Oswego Lake and its shorelines as a private homeowner resource.

Landholding	Features	Acres
4 Lake Corporation	Power boat and hand carry launch sites, hoists, permanent and temporary docking, swim parks, picnic areas, and other water access sites provided on private lake <i>for use of corporation members only.</i>	404.0
Total acres		404.0

Some portion of the Lake Corporation's property and facilities, particularly waterfront access sites, could be made available for special community events that celebrate the historical or festival relationship of the lake to the city's development during the logging, iron ore, riverboat, and railroad eras. These events could be of mutual benefit and interest to corporation members and city residents at large.

Lake Oswego Hunt Club

The Hunt Club owns and manages a sizable property located adjacent to Iron Mountain Natural Area and Park.

Landholding	Features	Acres
5 Lake Oswego Hunt Club	Riding stables, indoor arena, and riding trails located on Iron Mountain Boulevard adjacent to Iron Mountain Natural Area <i>for use of club members only.</i>	19.1
Total acres		19.1

Some portion of the Hunt Club property and facilities, particularly the trail system, could be made available for special community events that celebrate the historical or festival relationship of Iron Mountain to the city's development during the logging and iron ore eras. These events could be of mutual benefit and interest to corporation members and city residents at large.

In addition, the trail systems could be jointly developed between Iron Mountain and the Hunt Club to create multipurpose trail opportunities for horseback riders, hikers, and mountain bikers that would be greater than each property could realize otherwise.

Oswego Lake Country Club

The Country Club owns and manages a sizable property located adjacent to Iron Mountain Natural Area and Park.

Landholding	Features	Acres
6 Oswego Lake Country Club	18-hole golf course with driving range, pro shop, clubhouse, outdoor pool, and 2 tennis courts located on Country Club Road <i>for use of club members only.</i>	121.0
Total acres		121.0

Trail systems could be jointly developed between Iron Mountain, the Hunt Club, and the Country Club to create multipurpose trail opportunities for horseback riders, hikers, and mountain bikers that would be greater than each property could realize otherwise.

Mountain Park Homeowners Association (HOA)

Mountain Park HOA owns and manages a sizable common property located in the northwest neighborhood of the city.

Landholding	Features	Acres
7 Mountain Park HOA	Commonly owned sensitive environments and open spaces with wooded hillsides, ravines, wetlands, and 18.0 miles of hike and bike trails <i>for HOA members only.</i>	96.6
Total acres		96.6

The existing trail systems could be incorporated into the inventory to create a series of citywide hike and bike trail systems that would benefit HOA members and city residents alike.

Other private facilities available for a membership or fee

Other private agencies own land utilized for recreational facilities within or adjacent to the Lake Oswego urban growth boundaries that are available for use by private or homeowner members only.

	Facility	Features	Acres
8	Bryant Woods Neighborhood Pool	Outdoor swimming pool with sunning deck, play area, lockers, and restrooms <i>for use of members only.</i>	1.0
9	Greentree Swimming Assn	30x60-foot outdoor swimming pool with sunning deck, lockers, and restrooms <i>for use of Association members only.</i>	1.0
10	Oswego Heritage House	Non-profit history center with meeting rooms, small kitchen, and art exhibits	.5
11	Mountain Park Racquet Club	9 indoor tennis courts, 6 outdoor tennis courts (4 lighted), 3 racquetball and 1 squash court, weight and aerobics room located on Kerr Parkway <i>for use of club members only.</i>	1.0
12	Mountain Park Recreation Center	50 meter x 6 lane indoor pool with library, lounge, 2 indoor tennis courts, weight room, and game area located on Kerr Parkway <i>for use of members only.</i>	2.7
13	Mount Sylvania Park	Playground and picnic tables <i>for use of HOA members only.</i>	0.5
14	River's Edge Athletic Club	30x60-foot indoor pool with 0.25 outdoor running track, weight room, 4 racquetball courts, and gym located on Childs Road <i>for use of club members only.</i>	1.0
15	St Vincent Heath and Fitness Center	Weight and aerobics rooms <i>for fitness members only.</i>	0.5
16	Trail's End Fitness	Weight and aerobics rooms located on Oswego Pointe Drive <i>for use of club members only.</i>	0.2

Total acres 8.9

* Estimated acreage.

These properties contain valuable recreational facilities. Some of these facilities are accessible by members only, some on a user fee basis. While some of these properties may remain principally for the benefit of the private members, portions of these privately owned properties may also provide perimeter public trail systems in adjacent road rights-of-way and/or conference facilities for public meetings and events.



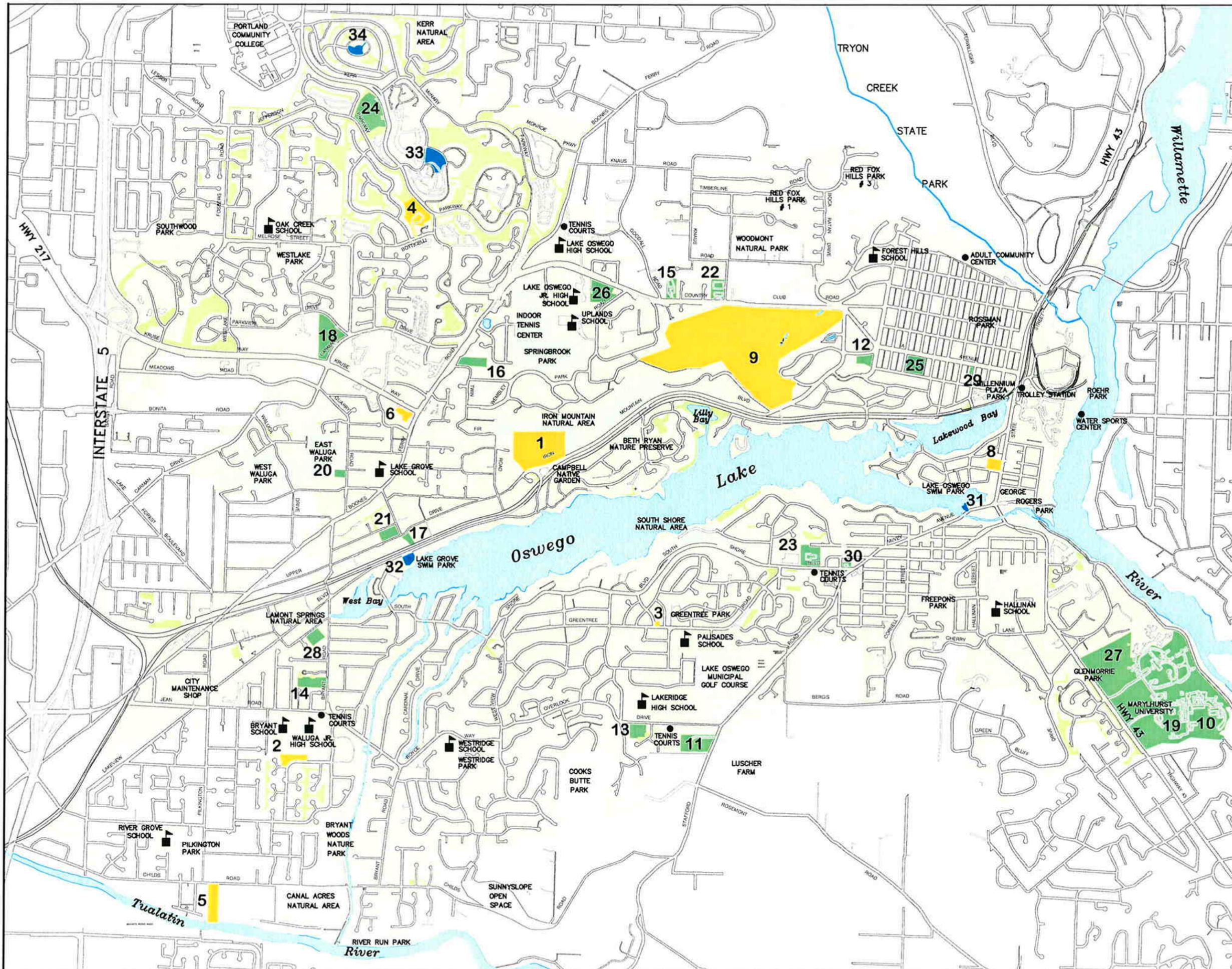
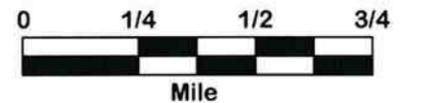
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Private Ownerships

- Public use for a fee / membership**
 1. Lake Oswego Hunt Club
 2. Bryant Woods Neighborhood Pool
 3. Greentree Swimming Association
 4. Mountain Park Racquet Club
 5. River's Edge Athletic Club
 6. St. Vincent Health and Fitness Center
 7. Trail's End Fitness
 8. Lakewood Center for the Arts
 9. Oswego Lake Country Club

- Available for special use**
 10. Marylhurst University
 11. Bethlehem Church
 12. Christ Episcopal Church
 13. Church of Jesus Christ LDS
 14. Crossroads Christian Center
 15. First Church of Christ
 16. Hope Community Church
 17. House of Worship
 18. Lake Bible Church
 19. Lake Chapel Foursquare Church
 20. Lake Grove Christian Church
 21. Lake Grove Presbyterian Church
 22. Lake Oswego United Church
 23. Lake Oswego United Methodist
 24. Mountain Park Church
 25. Our Lady of the Lake
 26. Our Savior's Lutheran Church
 27. Sisters of the Holy Na,es
 28. Triumphant King Lutheran
 29. Unity World Healing Center
 30. Westside Baptist Church

- Not available for public use**
 31. Lake Corporation
 32. Lake Grove Swim Park
 33. Mountain Park Recreation Center
 34. Mount Sylvania Park



Private facilities - religious institutions

Religious organizations have also developed sites and facilities with significant recreational opportunity within the Lake Oswego urban growth boundary.

	Facility	Features	Nmbr
1	Christ Episcopal Church	Religious facility located on Chandler Road with preschool, meeting rooms, and other spaces.	1
2	Hope Community Church	Religious facility located on Boones Ferry Road with preschool, meeting rooms, and other spaces.	1
3	Lake Bible Church	Religious facility located on Kruse Way with preschool programs and meeting room.	1
4	Lake Grove Christian Church	Religious located on Quarry Road with meeting room, kitchen, classrooms, and other facilities.	1
5	Lake Grove Presbyterian	Religious facility located on Sunset Drive with preschool facilities and programs.	1
6	Lake Oswego United Methodist	Religious facility located on South Shore Boulevard with preschool programs, meeting room, and other facilities.	1
7	Mountain Park Church	Religious facility located on McNary Parkway with preschool programs, meeting room and other facilities.	1
8	Our Lady of the Lake	Religious located on 8th Street & A Avenue with preschool programs, large meeting room, parish, playground, playfield, and other facilities.	1
9	Our Savior's Lutheran Church	Religious facility located on Country Club Road with meeting room and other facilities.	1
10	Triumphant King Lutheran	Religious facility located on Lamont Way with preschool programs.	1
	Total facilities		10



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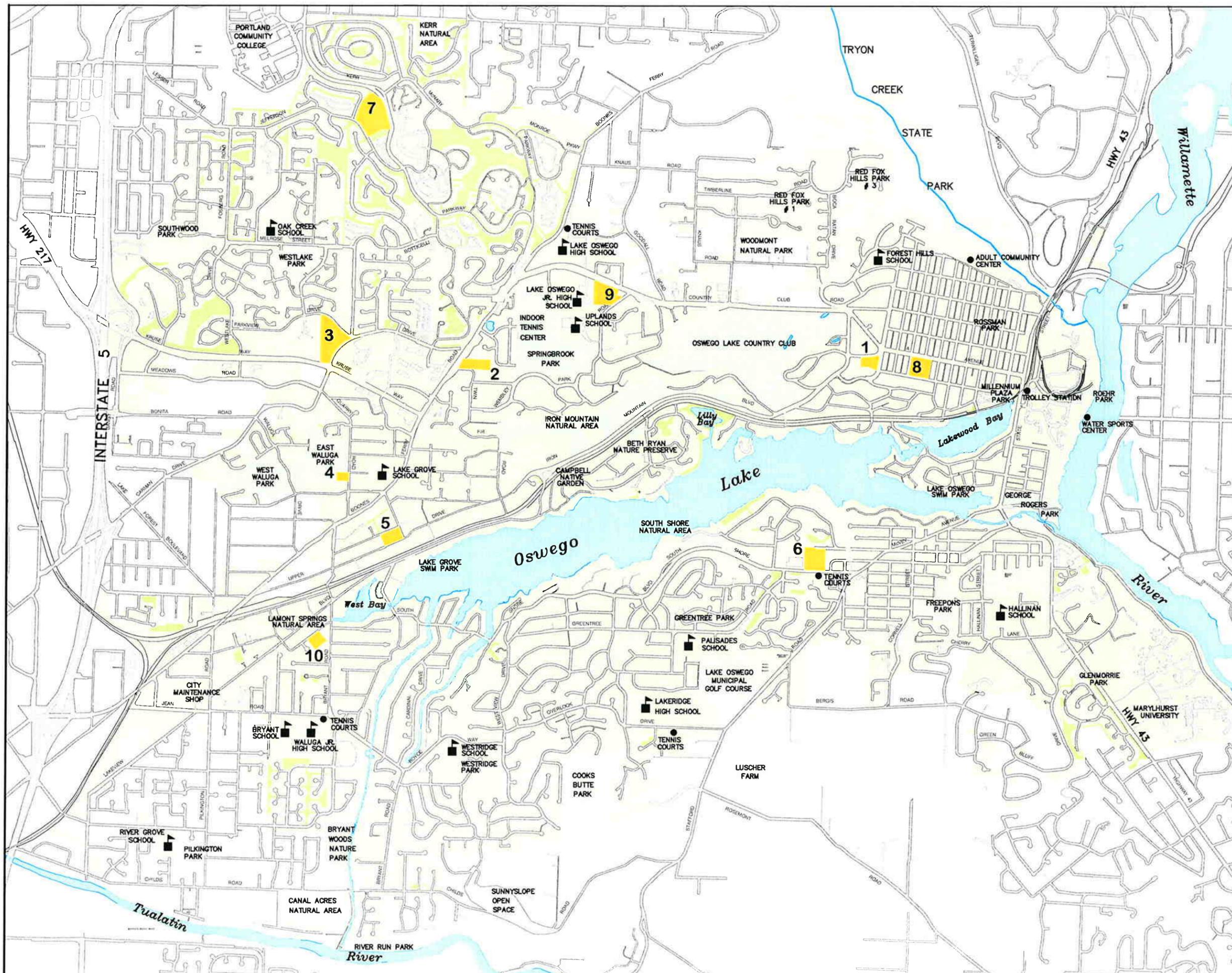
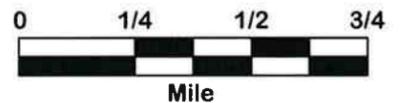
Churches with daycare, meeting rooms, recreation facilities

 Church property

1. Christ Episcopal Church
2. Hope Community Church
3. Lake Bible Church
4. Lake Grove Christian Church
5. Lake Grove Presbyterian Church
6. LO United Methodist Church
7. Mountain Park Church
8. Our Lady of the Lake
9. Our Savior's Lutheran Church
10. Triumphant King Church



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Commercial facilities available for a fee

Private commercial agencies also own properties with a variety of meeting rooms and other spaces that may be made available for public use for a fee.

	Facility	Features	Nmbr
1	Crowne Plaza Hotel	Commercial hotel located on Kruse Oaks Boulevard with complex of 5 meeting rooms available on a rental basis.	1
2	Fairfield Inn by Marriott	Commercial hotel located on Meadows Road with 2 meeting room facilities available on a rental basis.	1
3	Lakeshore Motor Hotel	Commercial hotel located on State Street with outdoor swimming pool for use of motel occupants only.	0
4	Phoenix Inn	Commercial hotel located on Bangy Road with 2 meeting room facilities available on a rental basis.	1
5	Residence Inn	Commercial hotel located on Bangy Road with 1 small meeting room facility available on a rental basis.	1
Total facilities			4

These properties contain valuable recreational facilities. Some of these facilities are accessible by motel occupants only, some on a user fee basis. While some of these properties may remain principally for the benefit of the motel occupants, portions of these privately owned properties may also provide perimeter public trail systems and/or conference facilities for public meetings and events.



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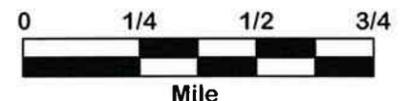
Hotels and motels with meeting facilities

 Hotels and motels

1. Crowne Plaza
2. Fairfield Inn by Marriott
3. Lakeshore Motor Hotel
4. Phoenix Inn
5. Residence Inn



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5.3 Socially significant lands and areas

Some environmental values are socially rather than physically defined, but may be as significant to the park and recreation experience as physical features or developed facilities. These properties are owned by a variety of public and private parties, but could be preserved under a variety of land use, easements, or acquisitions if appropriate.

	Facility	Features	Acres
1	Oregon Iron Company mineshafts	Iron Mountain Natural Area - includes historic iron ore mine and remnants of the water tower and platform adjacent to the mineshafts.	38.7
2	Oregon Iron Company stack	George Rogers Park at the end of Furnace and Green Street - remnants of the first 1867 pig iron smelter. Ore was mined from Iron Mountain, transported to the site by oxen, and later by narrow gauge railroad, and power by water from Oswego Creek.	1.0
3	Luscher Farm	Historic Taylor farm with farmhouse, greenhouse, and barn; and Luscher farm with farmhouse, garage and bunkhouse, chicken coop, hog barn, workshop/pump house, and barn.	Na
4	Willamette Shore Trolley	Established in 1885-1887 as the Portland & Willamette Valley Railroad, operating as a regular gauge trolley line in 1888. The line was later purchased by the Southern Pacific Railroad, electrified in 1914, and peaked in 1920 running 64 "Red Electrics" on a daily basis.	Na
5	Oswego Fire Bell	Lake Oswego Fire Station at 3rd Street and B Avenue - a school bell, mounted in 1910 on a steel water tower, to provide fire alarm for the first bucket and ladder brigade.	Na
6	Old Peg Tree	North side of Leonard Street between Durham & Furnace Streets - lanterns were hung on a peg on this tree to provide light for early meetings in Old Town.	Na
7	Carman-Wilmot Home	3811 Carman Drive - built in 1860, first house in the city to have running water supplied by a spring.	Na
8	Methodist Episcopal Church	156 Greenwood Road - built in 1894 as a one room building on Church Street, moved and erected over a foundation with a steeple.	Na
9	Carter Home	17901 Stafford Road - built in 1881, is the finest example of the Italianate style in the city.	Na

10	Odd Fellows Hall	295 Durham Street - built in 1890 to accommodate the fraternal organization's meetings and dances on the second floor.	Na
11	Meridian United Church of Christ	Stafford & Boekman Road - built in 1880 as "Frogpond Church" or "Deutsche Reformerte Meridien Gemeinde" for settlers.	Na
12	Lake Oswego Giant Sequoia	A Avenue and 5th Street - the city Christmas tree dedicated in memory of Mary Goodall Ramsey, 1899-1989, former City Councilor and founder of the Oswego Heritage Council and Arts Festival.	Na
13	Durham's Mill	East end of bridge across Oswego (Sucker) Creek on McVey Avenue - site of the city's first industry, a sawmill, in 1850 by Albert Alonzo Durham on this portion of his 637 donation Land Grant which included Old Town and much of East Oswego.	Na
14	Trullinger Cast Pig Iron Street Marker	Ladd and Durham Streets - John Corse Trullinger buried a pig iron monument at this site when filing the first Oswego town plat of record in 1867. The iron pig was the first casting from the Oregon Iron Company.	Na
15	Durham Home	Durham & Leonard Streets - built in 1849 to house Albert Alonzo Durham, the first white settler in the city and founder of the sawmill.	Na
16	Koehler House	2nd Street and B Avenue - built in 1907 for Henry Koehler, town blacksmith, carriage builder, and Sheriff of Clackamas County. The second floor of the house, "Koehler's Hall" hosted square dances, socials, and the city's first city hall.	Na
17	Oregon Iron & Steel Company	Front entry wall of Ram Brew Pub on Oswego Pointe Drive - location of 1888 Oregon Iron & Steel smelter, a 160-foot chimney visible for 4 miles, replaced the 1865 smelter located at the mouth of Oswego Creek - the first smelter in the Pacific Coast.	Na
18	Lakewood School (Oswego Grammar School)	State Street - Colonial Revival style built in 1928 replacing the first public school built on the site in 1893. Acquired in 1979 by the	8.0

		Lakewood Community Theatre to provide theaters, studios, and gallery. The building is the oldest public building in continuous use in the city.	
19	Murphy Company Building (Oswego Heritage House)	398 10th Street at A Avenue - built in 1920 by Paul Murphy in the Colonial Revival style to house his real estate development and sales business. Acquired and restored in 1997 to house Oswego Heritage Council historic archives, library, museum, office, and meeting space.	1.0
20	Sacred Heart Catholic Church	E Avenue & 1st Street - built in 1890, the first church in the city and the sole surviving church from the 19th century. The building's Gothic Revival style includes gable roof, pointed arched windows, and the transom entry doors - restored by the current residential occupants.	Na
21	Oswego Pioneer Cemetery	Stafford Road - donated in 1881 by George Prosser to the Oregon Iron & Steel Company, then to the Methodist Church, then the Independent Order of Odd Fellows, and ultimately to the Oswego Pioneer Cemetery Association in 1977. City's first mayors, iron workers, and other pioneer families are interred on the site.	5.0
22	Bryant Homestead	Bryant Road and Jean Road - the original 1853 home site of Charles Wesley Bryant who traveled to the city by wagon train.	Na
23	Marylhurst College	Between Old River Road and Highway 43 - founded as a religious institution in 1859 and as a liberal arts college in 1893 on bank of Willamette River. Campus contains numerous historic educational buildings and facilities.	80.0
24	George Rogers House	Located on Ladd St. - the home of George Manuel Rodrigues, active civic leader.	Na
25	Hallinan House	Located on Oak St. - the home of long time pioneer family	Na

Total sites*

130.7

- Sites include portions providing historical resource value.



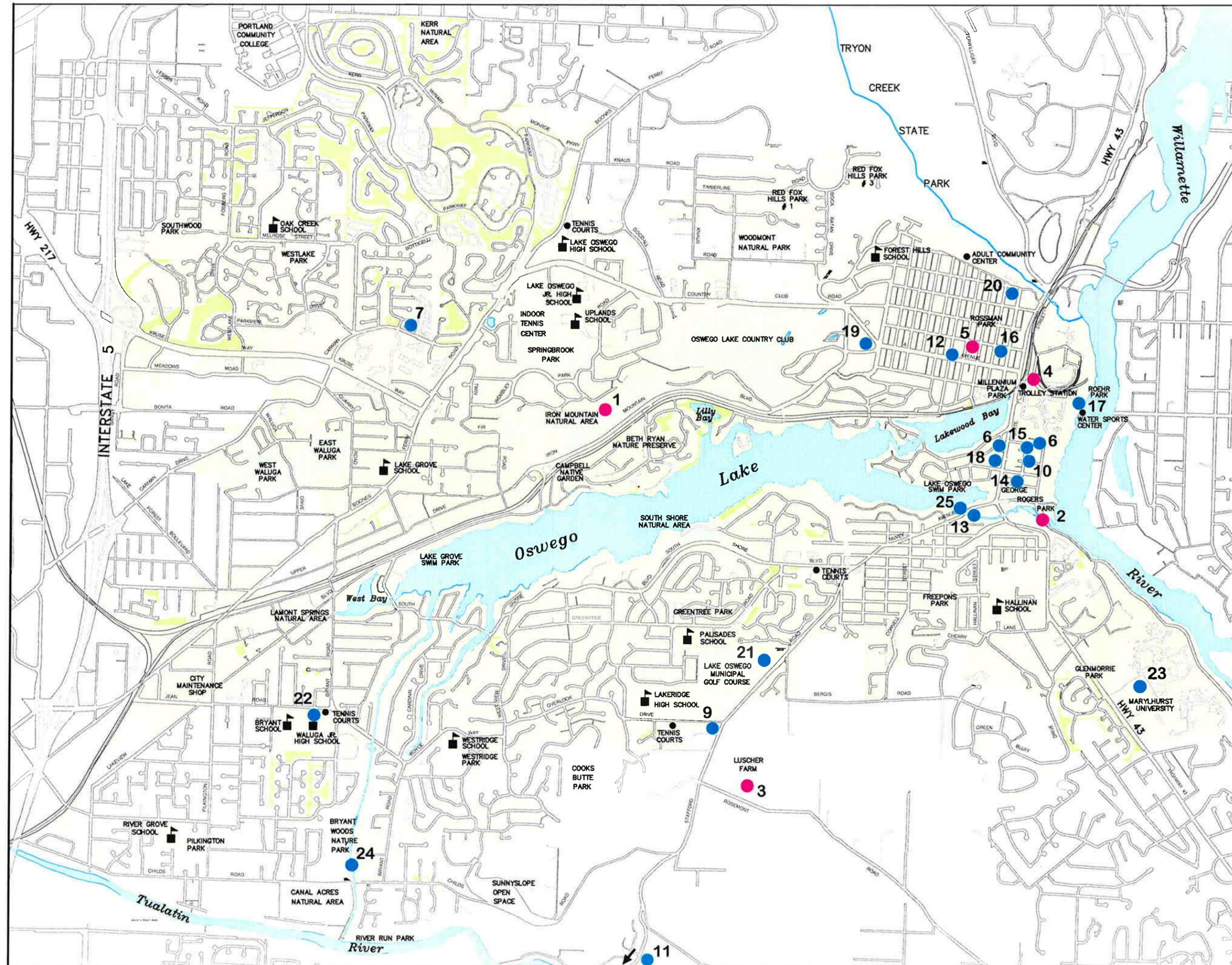
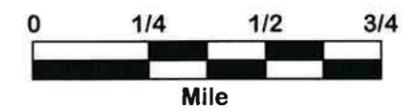
City of Lake Oswego Parks and Recreation Master Plan

Socially Significant Lands and Areas

- Designated - Public Ownership
- Designated - Private Ownership

- Social Landmarks**
1. Oregon Iron Company Mineshafts
 2. Oregon Iron Company Smelter
 3. Luscher Farm
 4. Willamette Shore Trolley
 5. Oswego Fire Bell
 6. Old Peg Tree
 7. Carman-Wilmot Home
 8. Methodist Episcopal
 9. Carter Home
 10. Odd Fellows Hall
 11. Meridian United Church of Christ
 12. Lake Oswego Giant Sequoia
 13. Durham's Mill
 14. Trullinger Cast Pig Iron Marker
 15. Durham House
 16. Koehler House
 17. Oregon Iron and Steel Company
 18. Lakewood School
 19. Murphy Company Building
 20. Sacred Heart Catholic Church
 21. Oswego Pioneer Cemetery
 22. Bryant Homestead
 23. Marylhurst University

- Made Environments**
24. Oswego Canal
 25. Oswego Dam



These historic properties have trail, picnic and related park and recreation opportunities. Using such historic properties for park and recreation purposes can aid in their protection by providing viable uses, economic value, and settings of visual and functional importance.

More sites may be afforded importance and protection where trail, park or recreational facilities are sited or developed to provide an historical or cultural landmark a viable use, economic value or setting of visual and functional importance.

Made environments

Major earthwork or resource oriented constructions created by historical industrial and commercial developments and/or high technology innovations can sometimes create features with as much environmental interest or value as natural physical features or cultural facilities.

Landholding	Features	Acres
24 Oswego Canal	The Tualatin River Navigation and Manufacturing Company was formed in 1869 to build a canal connecting Oswego Lake to the Tualatin River to facilitate the transporting of logs, farm products, and other commodities to Portland markets. The canal was completed in 1872, raising the lake and increasing its length from 2.75 to 3.5 miles. Mule teams and laborers drug logs through the canal to the river, then to the smelter and sawmills located on Oswego Creek and Pointe.	Na
25 Oswego Dam	Oswego Creek was dammed in 1857 to provide water power for Durham's sawmill, and later to provide power for the Oregon Iron & Steel Company smelters.	Na
Total acres		Na

Some manmade constructions are of the same value as natural creations. The dam and canal system created of Oswego Lake is an artificial freshwater course created to provide power and later transport between farms, logging camps, and the Tualatin River. The waterways possess the same natural features as any natural water body.

Other manmade constructions are very different in scope but utilize natural resources or materials in such unique ways as to be interesting in their own right. The Willamette Shore Trolley trestles and tunnel, and the remaining iron ore mineshafts, water tower, and smelters are examples that should be preserved and possibly provided wider public access.

5.4 Conclusions

- Strategically important sites - are owned or controlled by federal, state, city, school, private homeowner associations, and private commercial operators with every kind of physical and socially valuable park, recreational, and open space characteristic.
- A valuable park and recreation system includes lands and soils that may not be suitable for urban uses - or even some kinds of developed recreational facilities, but

which can provide unique preserves, habitats, cultural, and historical associations. These combined social and physical attributes provide a balanced dimension to the park and recreation experience.

- A quality park and recreation system does not have to be implemented strictly by public monies or purchase - but by the creative interplay of public and private market resources using a variety of techniques including leases, easements, tax incentives, design and development innovations, and enlightened private property interests. Past park and recreation strategies may have relied too heavily on purchase approaches and not enough on lower cost, but possibly more cost-effective alternatives.