



# COMPREHENSIVE PARK AND RECREATION PLAN

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LAKE OSWEGO, OREGON

SEPTEMBER, 1990

**LAKE OSWEGO, OREGON**

**COMPREHENSIVE PARK AND  
RECREATION MASTER PLAN**

**A LONG RANGE PLAN FOR PARKS  
AND LEISURE SERVICES**

**Prepared by**

**JC Draggoo & Associates**  
**Portland, Oregon**

**September 7, 1990**

# J C DRAGGOO & ASSOCIATES



URBAN PLANNING & DESIGN  
PARK/RECREATION PLANNING

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September 7, 1990

TO: Lake Oswego Park, Recreation and Open Space Committee  
FROM: Jerry Draggo  
SUBJECT: Comprehensive Park and Recreation Master Plan

We are pleased to submit this report of the Lake Oswego Comprehensive Park and Recreation Master Plan. This plan will help guide the future decisions on recreation services and facilities in Lake Oswego.

While this document is the end product of a lengthy process, it is equally important to recognize the steps and methods used to develop the plan. Many people including the City Council, the Parks and Recreation Department staff, the Park, Recreation and Open Space Committee and others all worked together to develop the plan that is contained herein.

In order to develop the plan, some fundamental questions needed to be answered. First, what was the City's philosophy and commitment concerning the level of service and facilities that should be provided? The basic question was whether the City should increase its level of park and recreation service by providing a more competitive sports program. If this were to be done, it would mean the need to build major sport facilities. After extensive evaluation, it was decided that the City should maintain its present course and continue to provide facilities oriented more to the local neighborhood.

The second major issue was the importance of acquiring land for future park sites now. With over 90% of the land in the City already developed, there was a strong feeling that park land acquisition should have the highest priority in the plan.

The plan establishes a new direction in terms of providing leisure services in the City. The recommendations may seem somewhat excessive in terms of cost but it is necessary now to acquire park sites for the future residents of Lake Oswego. The plan will not develop on its own. It will require diligent effort from its constituents to secure the funding and see that the plan is implemented.

Thank you for giving me the opportunity to work with you on your plan.

Sincerely,

  
Jerry Draggo

## **PREFACE**

This report outlines a plan for providing parks and recreational facilities within the city of Lake Oswego. Recommendations are made for areas and facilities located within the urban service boundary. Once this plan has been adopted by the City Council and Planning Commission, it will become an integral part of the City's Comprehensive Plan.

The purpose of this Master Plan is to establish policies and direction for improving park and recreation services in Lake Oswego and to provide guidelines for acquisition, development and maintenance of parks, waterfront access areas and recreation facilities.

Specifically, the Master Plan covers the following analysis, recommendations and strategies:

- 1. An analysis of existing facilities and operations**
- 2. An assessment of recreation and facility needs**
- 3. Development and facility standards**
- 4. Recommendations for acquisition and/or development of park areas and facilities.**
- 5. Recommendations for waterfront areas and indoor facilities**
- 6. Recommendations for recreation programs and related services**
- 7. Recommendations and strategies for funding and implementing the plan**
- 8. Development of a Six Year Capital Improvement Plan**

## **PLANNING TEAM**

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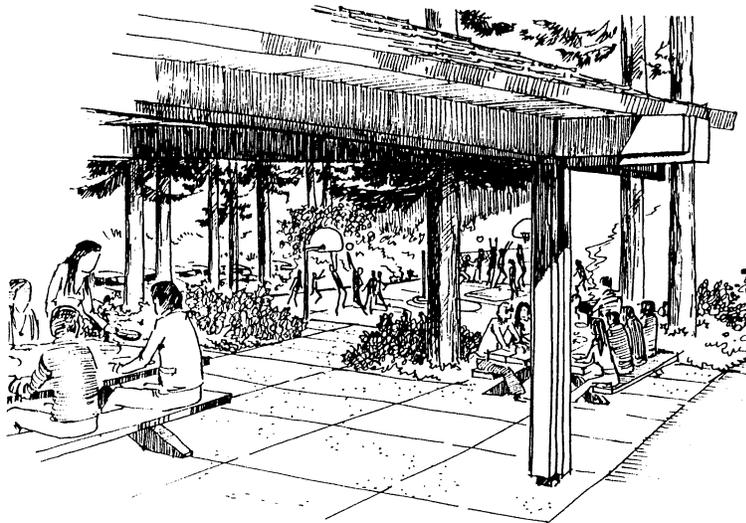
# SUMMARY OF FINDINGS AND RECOMMENDATIONS

## INTRODUCTION

For the last five years, Lake Oswego has experienced extreme growth pressures. As of 1989, the population in the City was estimated at 29,425, and the area within the Urban Service Boundary at approximately 37,000 persons. When fully developed, it is expected that 50,000 persons will reside within the Urban Growth Boundary. Presently, about 90% of the land within the City limits has been developed, leaving very little land available for additional parks and open space. With the rising prices of acreage and scarcity of land becoming critical issues, it is important to recognize the urgency of acquiring land while it is still available.

Recognizing this urgency, an update of the City's Park and Recreation Plan was started in August 1989 and completed one year later. The plan which is outlined in this document consists of:

1. An analysis of existing recreation facilities and operations
2. An assessment of recreation and facility needs
3. The development of park development standards
4. Recommendations for the acquisition and/or development of park areas and other facilities
5. Recommendations for waterfront areas and indoor facilities
6. Recommendations for recreation programs and related services
7. Recommendations and strategies for funding and implementing the plan
8. Development of a six year Capital Improvement Plan



## EXISTING RECREATION FACILITIES AND SERVICES

### Park Facilities

Overall, the City manages 34 parks and special use areas comprising of some 280 acres of land. These recreation areas are broken down as follows:

<u>Recreation Area</u>	<u>No. Sites</u>	<u>Acres</u>
Specialized Playgrounds	3	1.1
Park Sites	8	136.7
Open Space Areas	3	85.5
Special Use Areas	6	51.0
Street Landscaped Areas	10	3.7
Other Landscaped Areas	4	2.1
<b>Total</b>	<b>34</b>	<b>280.1</b>

Out of the eight park sites the city manages, three are undeveloped and many others are only partially developed. The list of parks, specialized playgrounds, open space sites and special use areas are listed below.

<u>Park Name</u>	<u>Size</u>	<u>Type</u>
Adult Community Center	2.0	Special Use Area
Bryant Woods Park	18.0	Open Space Site
Cooks Butte Park	41.9	Regional Park
Freepons Park	7.0	Neighborhood Park
George Rogers Park	27.1	Community Park
Greentree Park	.4	Specialized Playground
Indoor Tennis Center	2.0	Special Use Area
Iron Mountain Park	17.5	Undeveloped
Lake Oswego Swim Park	.3	Special Use Area
Municipal Golf Course	39.2	Special Use Area
Red Fox Hills #1 Park	.5	Specialized Playground
Red Fox Hills #3 Park	.2	Specialized Playground
River Run Park	7.0	Undeveloped
Roehr Park	6.2	Special Use Area
South Shore Tennis Courts	1.3	Special Use Area
Springbrook Park	50.0	Open Space Site
Waluga Park	26.4	Community Park
Westlake Park	12.0	Community Park
Westridge Park	2.2	Neighborhood Park
West Waluga	13.5	Undeveloped

## Recreation Programs

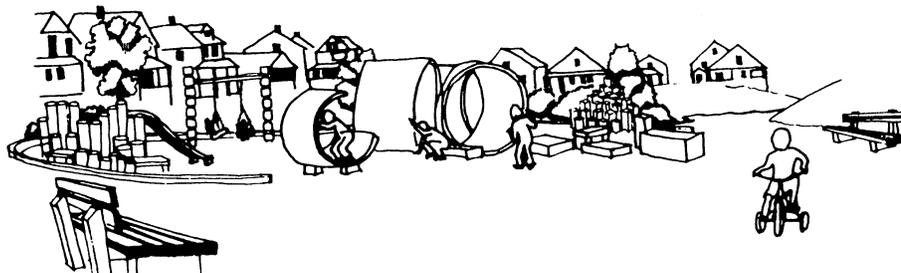
Lake Oswego offers a fairly extensive recreation program utilizing its own facilities as well as sport fields, gymnasiums and classrooms owned by the Lake Oswego School District. Total participation in 1989 amounted to an average of 7.6 times per capita. This information is summarized below.

<u>City Sponsored Activities</u>	<u>Participant Days</u>	<u>Number Participants</u>
Aquatics (Swim Park)	1,956	1,956
Special Events	1,100	1,100
Adult Classes/Activities	2,495	652
Youth Classes/Activities	9,058	804
Adult Fitness	33,980	1,703
Youth Fitness	6,133	628
Adult Softball	14,520	660
Adult Basketball	15,984	888
Youth Sports	8,292	731
Outdoor Recreation	2,080	208
Adult Community Center Activities	56,426	4,685
Golf	78,650	78,650
Tennis	<u>51,416</u>	<u>43,317</u>
<b>TOTAL</b>	<b>282,090</b>	<b>135,982</b>

## Administration and Operations

During the year the City's Department of Parks and Recreation employs about 22 full time employees and 41 part time employees. In addition, it counts on many instructors to teach the various recreation programs offered by the City. For this service, it costs approximately \$2.7 million. The cost for each type of service is as follows:

<u>Division</u>	<u>Budget</u>
Recreation Administration	\$250,541
Recreation Programs	114,686
Park Maintenance	412,568
Athletic Field Maintenance	141,961
Adult Community Center	198,876
Golf Course Operations	304,463
Tennis Center Operations	118,403
Transfers to other Accounts	213,565
Major Capital Improvements	<u>999,714</u>
<b>Total</b>	<b>\$2,754,777</b>



The majority of revenue to operate the program comes from an on-going 2 mill serial levy. This and the other sources of revenue are shown below.

2 Mill Serial Levy	\$1,220,332
General City Fund	170,424
Outside Grants	19,738
Systems Development Charges	235,100
Program Services	131,457
Gifts and Donations	33,426
Interest Income	117,857
Cost Reimbursements	29,348
Golf Course Revenue	161,445
Tennis Center Revenue	138,019
Cash Carryover	<u>497,631</u>
Total	\$2,754,777

## RECREATION NEEDS ASSESSMENT

A survey of households was conducted in October 1989. Some of the important findings of that survey were:

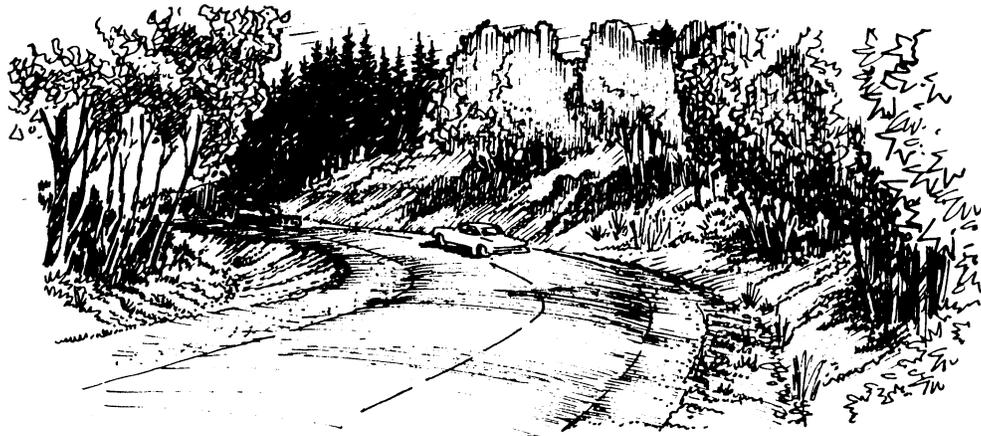
- o When asked to select between large community parks, small neighborhood parks or general open space, the preferred types of parks used were community parks.
- o When asked if more parks, open space and recreation facilities were needed in Lake Oswego, 57% said yes, 23% said no and 20% had no opinion.
- o George Rogers Park is by far the most visited park in Lake Oswego. It is estimated that over 100,000 visits are made by Lake Oswego residents annually.
- o When asked to list the greatest recreation needs in Lake Oswego, the items in order were pathways, a swimming pool, sport fields and a regulation golf course.
- o Approximately 44% of the city's population visited the Adult Community Center in the last twelve months.
- o Participation by Lake Oswego residents in recreation activities is about 5% higher than average.
- o The top five current recreation activities in Lake Oswego are (in order) reading, walking for pleasure, exercise/aerobics, gardening, and jogging/running.
- o While bicycling is far below average, other trail related activities are above average. As an example, walking for pleasure was 33% above average and jogging/running was 52% above average.

## PARK AND FACILITY DEMAND

When comparing total parkland, Lake Oswego is slightly lower than other comparable communities. An analysis of existing neighborhoods revealed that a significant proportion of the city is not being served by neighborhood parks. The greatest voids appear in the Forest Highlands area, First Addition, Springbrook area and Palisades area

The recreation needs assessment recommended a substantial increase in park land. Because the City is nearly fully developed, the need to acquire land while it is available is very important. Based on the present rate of development, most opportunities will be lost in the next several years. The table below summarizes the park land and facility needs.

<u>Park Area or Facility</u>	<u>Standard</u>	<u>Existing Inventory</u>	<u>Ultimate Needs</u>
Neighborhood Parks	1.3 Ac./1,000 Pop.	16.2	65.0
Community Parks	2.2 Ac./1,000 Pop.	65.5	110.0
Regional Parks	1.1 Ac./1,000 Pop.	41.9	55.0
General Open Space	3.0 Ac./1,000 Pop.	85.5	150.0
Specialized Areas	2.8 Ac./1,000 Pop.	55.2	140.0
<b>Total</b>		<b>264.3</b>	<b>520.0</b>
Tennis Courts	1 per 1,400 Pop.	26	36
Softball Fields	1 per 3,350 Pop.	12	13
Youth Baseball Fields	1 per 4,000 Pop.	9	13
Soccer Fields	1 per 2,200 Pop.	13	23
Trails	0.2 miles/1,000 Pop.	1.8	10.0
Indoor Swimming Pool	182 SF/1,000 Pop.	2,886 SF	9,100 SF



## RECOMMENDATIONS

The plan provides development policies and criteria for park areas, waterfront access points and major facilities. The trails element was incorporated into the City's existing Pathways Plan. A summary of recommendations is found below.

### The Park System

Site No.	Park Name	Park Type	Recommended Action
1	Mountain Park Site	Neighborhood	Acquisition/Development
2	Southwood Site	Neighborhood	Acquisition/Development
3	Westlake Park	Community	No Change
4	Kruse Way Trail	Linear	No Change
5	Bonita Road Site	Neighborhood	Acquisition/Development
6	West Waluga Park	Community	Development
7	Waluga Park	Community	Additions
8	Lake Grove Swim Park	Private	No Change
9	Iron Mountain Corridor	Open Space	Acquisition
10	Iron Mountain Park	Neighborhood	Development
11	Lilly Bay Site	Specialized Area	Acquisition
12	Springbrook Park	Open Space	No Change
13	Forest Highlands Site	Community	Acquisition/Development
14	Red Fox Hills Park #1	Specialized Area	No Change
15	Red Fox Hills Park #2	Specialized Area	No Change
16	Tryon Creek State Park	State	No Change
17	First Addition	Neighborhood	Acquisition/Development
18	Roehr Park	Waterfront	Expansion
19	Lakewood Bay Site	Waterfront	Acquisition/Development
20	Lake Oswego Swim Park	Waterfront	Downgrade
21	George Rogers Park	Community	Minor Expansion
22	Willamette River Park	Waterfront	Acquisition/Development
23	Rock Island	Waterfront	Acquisition/Development
24	Glenmorrie Site	Neighborhood	Acquisition/Development
25	Freepons Park	Neighborhood	Expansion
26	Southshore Tennis Courts	Specialized Area	No Change
27	Palisades Park	Neighborhood	Acquisition/Development
28	Greentree Park	Specialized Area	No Change
29	Stafford Road Lineal Park	Lineal	Acquisition
30	Rosemont Site	Specialized Area	Acquisition/Development
31	Cooks Butte Park	Regional	Development
32	Westridge Park	Neighborhood	No Change
33	River Run Park	Neighborhood	Acquisition/Development
34	Bryant Wood Nature Park	Open Space	Minor Improvements
35	Oswego Canal Trail	Lineal	Acquisition
36	Bryant Site	Neighborhood	Acquisition/Development
37	Rivergrove Site	Neighborhood	Acquisition/Development

## Major Facilities

The following major facilities have been recommended:

- o **Historic Farmstead:** Acquire and maintain farm buildings for environmental education center. Site is located at the intersection of Rosemont and Stafford Roads.
- o **Adult Community Center:** Construct an additional senior center.
- o **Indoor Recreation/Aquatic Complex:** Construct a multi-use indoor center for swimming and other recreation activities. Project could possibly be a joint effort with the City of West Linn.
- o **Indoor Tennis Center:** Add one more court and provide administrative and seating space at the existing indoor tennis center.
- o **Golf Course:** Construct a 9-hole regulation size golf course across Stafford Road from the existing course.

## ACTION PLAN

The action plan identified a number of sources for funding the improvements recommended in the plan. The key to the funding program is a \$12.2 million general obligation bond. This money will be used to fund the following immediate improvements:

- o Acquire about 80 acres of land for neighborhood and community parks.
- o Acquire about 40 acres of land for open space, natural areas and environmentally sensitive land.
- o Develop approximately 21 miles of pathways.
- o Develop five new park sites.
- o Upgrade seven existing parks.
- o Improve or construct 12 ballfields.
- o Improve or construct 12 soccer fields.



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**SECTION I**  
**INTRODUCTION**



## SECTION I INTRODUCTION

### THE NEED FOR LEISURE SERVICES



Leisure time is a relatively new concept to Americans. It wasn't too long ago that the average American worked 48 hours a week and children had daily chores. Today, the average work week is much less. In fact, the amount of available leisure time now exceeds the working time.

However, too much leisure time can be a problem if not channeled wisely. Our rapidly changing lifestyles have brought about many frustrations which are frequently manifested into juvenile delinquency, alcohol and drug abuse and other misuses of leisure time. For the younger generation, especially those who find it difficult to find gainful and meaningful employment, it is a real challenge to make wise use of leisure time. If Americans are provided with opportunities to use leisure time in socially and personally satisfying ways, such problems can be minimized. Recreation not only provides a diversion and refreshment from the pace of our complex lives, but it also enriches our physical and mental health.

### NEED FOR UPDATING THE 1977 PARKS AND RECREATION MASTER PLAN

During the last five years, Lake Oswego has undergone a tremendous amount of growth. As a result, large amounts of land that were once undeveloped and vacant are rapidly being converted to housing and other urban activities. Today, about 90% of the land in the City has been developed, leaving very little land available for park and recreation facility development. With the rising prices for acreage and scarcity of land becoming critical issues, the City Council recognized the urgency of looking at future needs for park and recreation facilities in Lake Oswego.

### PUBLIC INVOLVEMENT IN THE PLANNING PROCESS

Opportunity for public input in the planning process came from a number of sources. It included a random household survey, public hearings and two workshop meetings. In addition, the Park, Recreation and Open Space Committee helped evaluate proposals and served as a liaison between the various advisory groups. This committee provided background and technical information and helped formulate the plan.



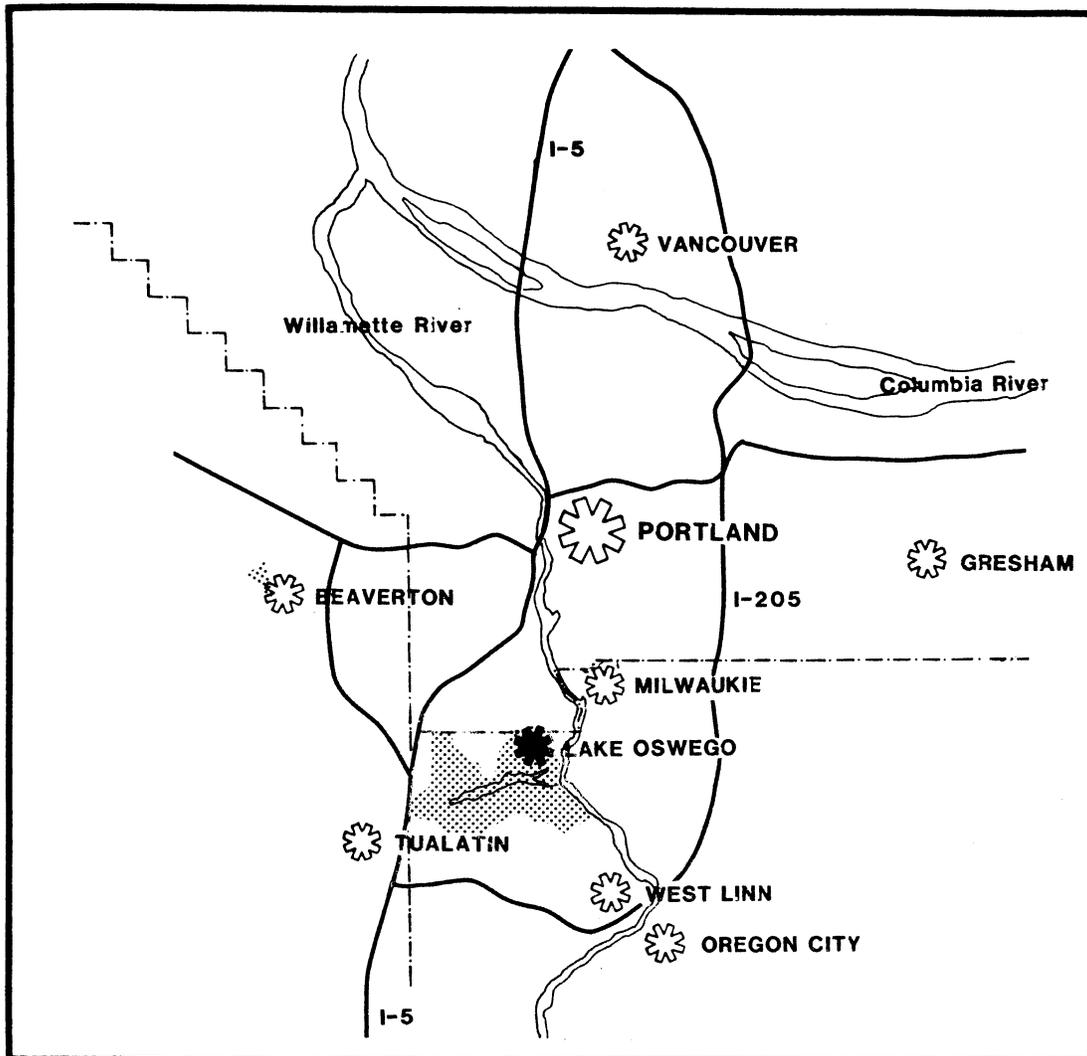
**SECTION II**  
**THE SETTING**



## SECTION II THE SETTING

### REGIONAL LOCATION

The City of Lake Oswego is located in Clackamas County, Oregon, roughly seven miles south of the City of Portland. It is a suburban community surrounded on nearly all sides by other incorporated cities. Only land to the southeast of Lake Oswego is outside an urban growth boundary. Lake Oswego's urban boundaries are the Willamette River on the east, the City of West Linn and the Tualatin River on the south, Interstate 5 on the west, and Tryon Creek State Park and the City of Portland on the north. The city contains roughly 13 square miles of land area.



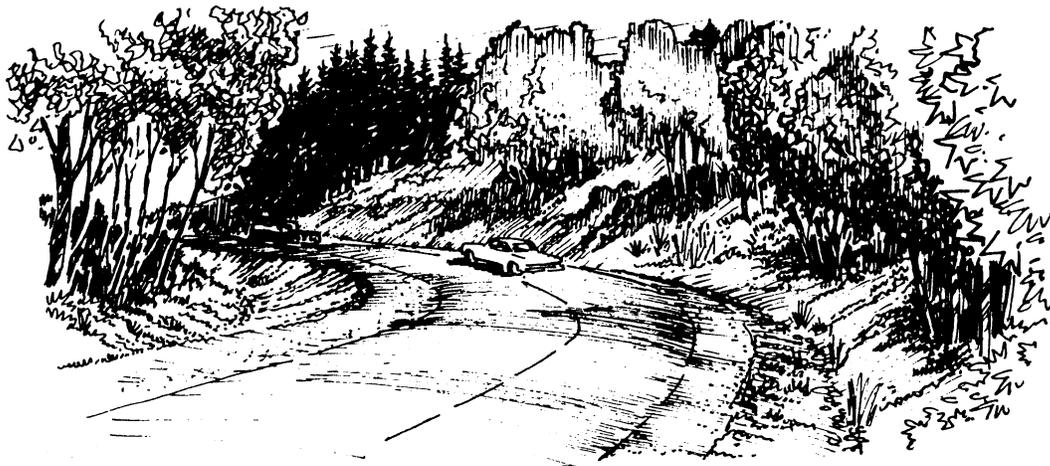
## TERRAIN

The Lake Oswego area is unique because of its varied topography. Rolling hills, steep hillsides and flat terraces present unlimited opportunities for outdoor recreation in this area. Both the southern and northern regions of the city contain several buttes. The most prominent of these are Cooks Butte (718 ft.) and the Skylands Area (761 ft.) in the south, and Mt. Sylvania (970 ft.) in the north.

Unlike most communities, Lake Oswego has an abundance of natural features, which includes streams, lakes and rivers. As a result of the diverse topography, the drainage pattern has formed natural creeks and streams. Among these, Springbrook Creek, Tryon Creek and Pecan Creek are the most recognized. The most prominent of all the water resources is Oswego Lake itself. As well as serving as a drainage basin for much of the area, it is an important recreational resource. In addition to the many creeks and Oswego Lake, the city is unique for its association with two major rivers. The Willamette and Tualatin Rivers are also important resources for recreational opportunities.

## CLIMATE

Lake Oswego enjoys a moderate climate with mild winters and warm summers. The summer months of July, August and September are usually warm and dry, with temperatures in the mid 70's and averaging roughly 1 inch per month. The prevailing winds are from the northwest during the summer. The winter months are cool and rainy with daily temperatures averaging mid 40's and precipitation about 6 inches per month. Prevailing winter winds are from the east-southeast. Annual precipitation averages around 37 inches.



# LAKE OSWEGO PARK AND RECREATION PLAN

## LEGEND



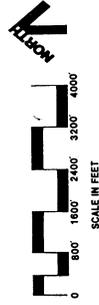
BUTTES



STEEP HILLSIDES



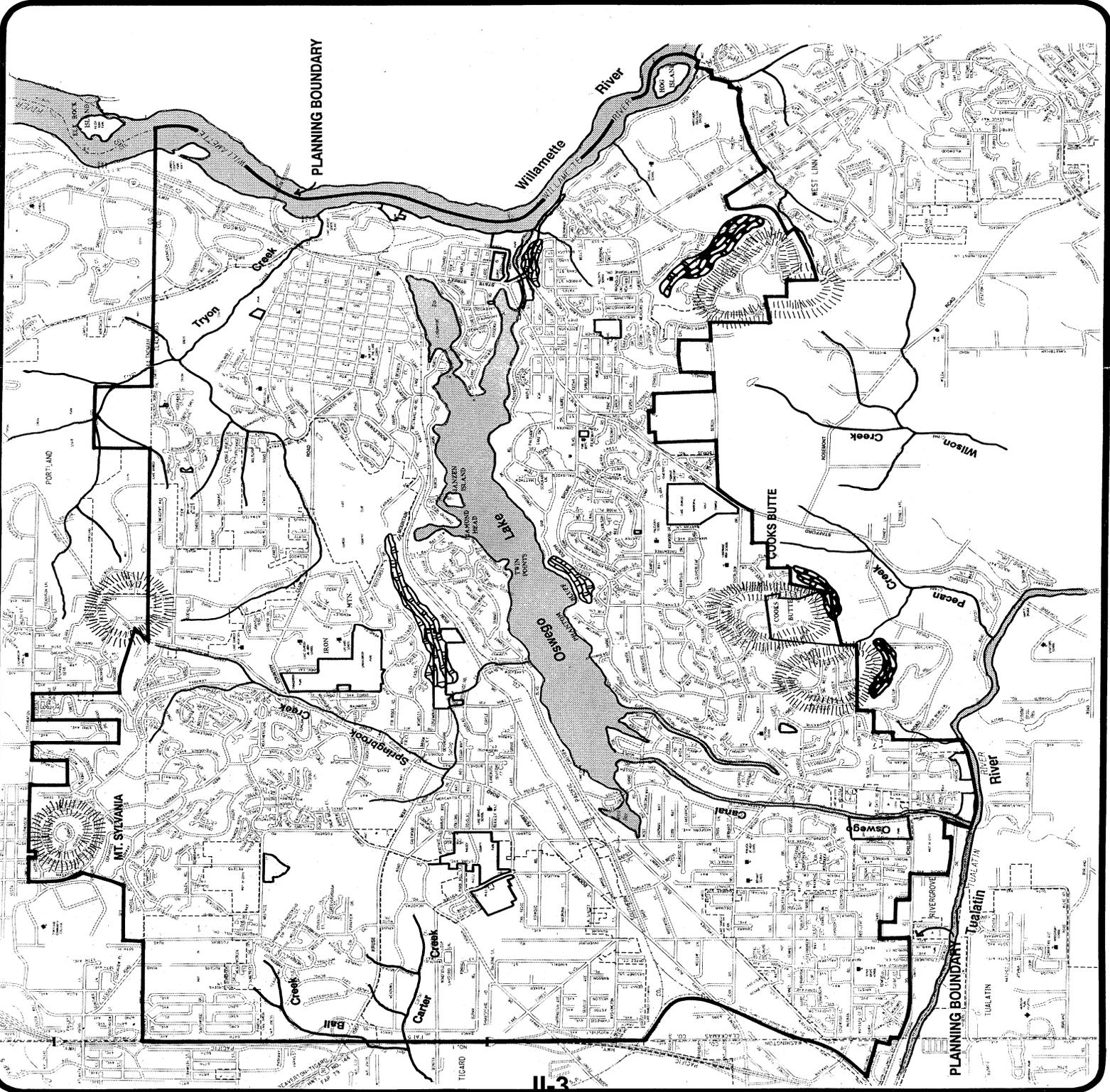
STREAMS/CREEKS



SCALE IN FEET

JC DRAGGOLD & ASSOCIATES

## LANDFORMS



**POPULATION**

The Lake Oswego area has maintained a steady but significant rate of growth. At present, the population in the City is estimated at 29,425, and the area within the urban service boundary at approximately 37,000 people.

**Table 1  
Historical Population Growth 1910-1989  
City of Lake Oswego**

<u>Year</u>	<u>City of Lake Oswego</u>	<u>Per cent Increase</u>	<u>Clackamas County</u>	<u>Per cent Increase</u>
1910 *	-	-	29,931	-
1920 *	1,818	-	37,698	+25.9%
1930 *	1,285	-41.5%	46,205	+22.6%
1940 *	1,726	+34.3%	57,130	+23.6%
1950 *	3,316	+92.1%	86,715	+51.8%
1960	8,906	+168.6%	113,038	+30.4%
1970	14,615	+64.1%	166,088	+46.9%
1980	22,527	+54.1%	241,911	+45.7%
1989	29,425	+30.6%	265,500	+9.8%

\* City of Oswego population

Source: Portland State University Population Research and Census Center

**Table 2  
Population Growth 1980-1989  
City of Lake Oswego**

<u>Year</u>	<u>Population</u>	<u>% Change</u>
1980	22,527	+2.1%
1981	22,940	+1.8%
1982	22,810	-.6%
1983	22,715	-.4%
1984	23,500	+3.5%
1985	24,200	+3.0%
1986	26,035	+7.6%
1987	26,985	+3.6%
1988	28,360	+5.0%
1989	29,425	+3.8%

Source: Portland State University Population Research and Census Center

As can be seen by Table 2, Lake Oswego has grown significantly faster than Clackamas County as a whole. However, what is of great importance to the City of Lake Oswego is the fact that it is nearly 90% developed. Based on the present rate of growth, all that will remain undeveloped in the next several years will be some occasional small parcels or partially developed sites. This condition places great pressure on the City to find suitable park sites now.

## LAND USE

The land use pattern of Lake Oswego is predominantly residential with relatively little area devoted to industrial and commercial uses. There are two significant commercial areas located in the City consisting of downtown Lake Oswego and the Lake Grove District. Some smaller commercial areas are located in Mountain Park and the Palisades area, and a highway-oriented commercial area along Interstate 5 at Kruse Way and Boones Ferry Road. Industrial land has been limited to a small area along the Willamette River, northeast of downtown Lake Oswego and along Interstate 5, west of Lake Grove.





**SECTION III**  
**EXISTING RECREATION**  
**FACILITIES AND SERVICES**

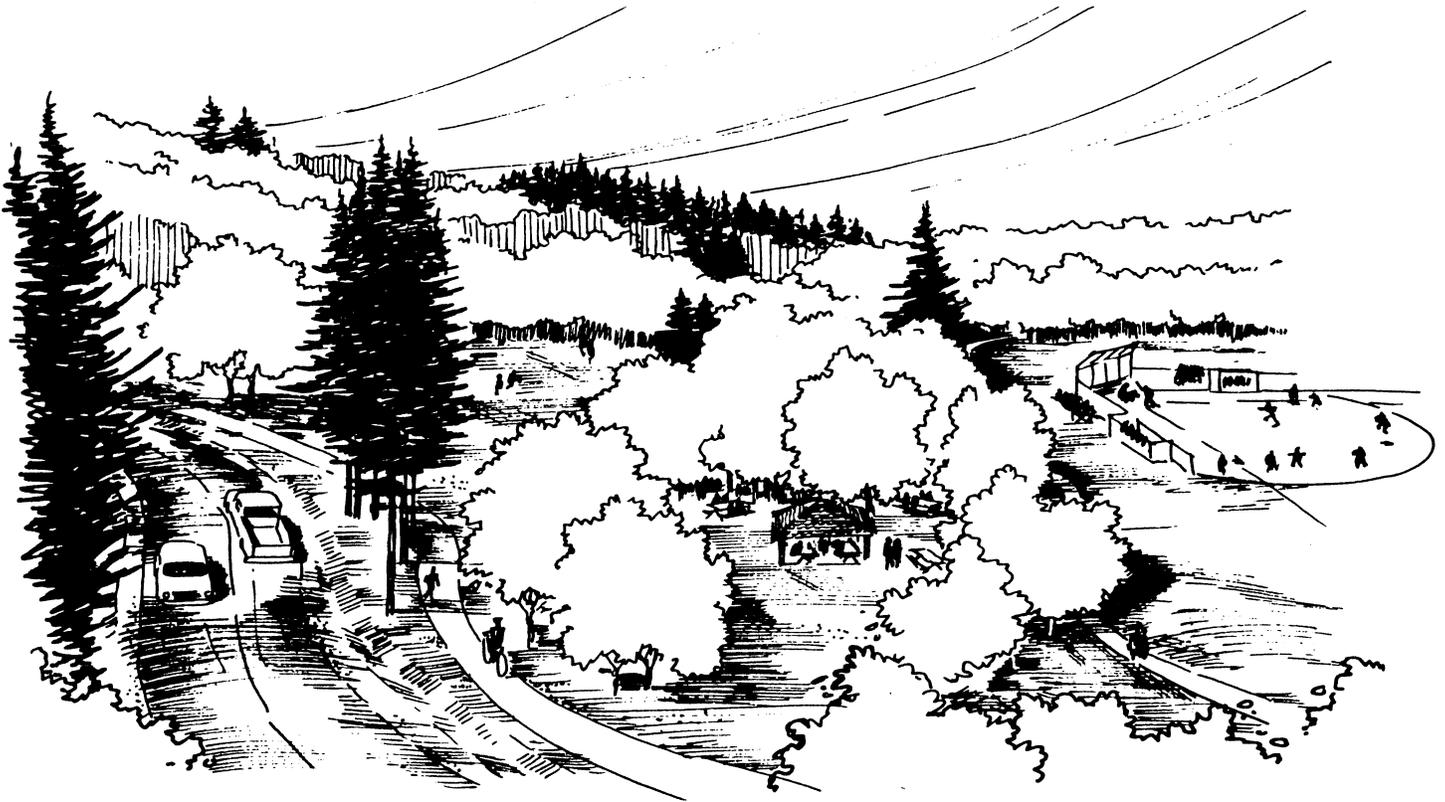


## SECTION III

### EXISTING RECREATION FACILITIES AND SERVICES

#### INTRODUCTION

The City of Lake Oswego provides a variety of recreational opportunities for its residents, including parks and indoor facilities. Overall, the City operates and manages twenty park sites and many landscaped areas. In addition to the public facilities, the Lake Oswego area offers numerous private clubs and a state park. In this section both public and private recreational areas and facilities are identified for the study area.





# LAKE OSWEGO PARK AND RECREATION PLAN

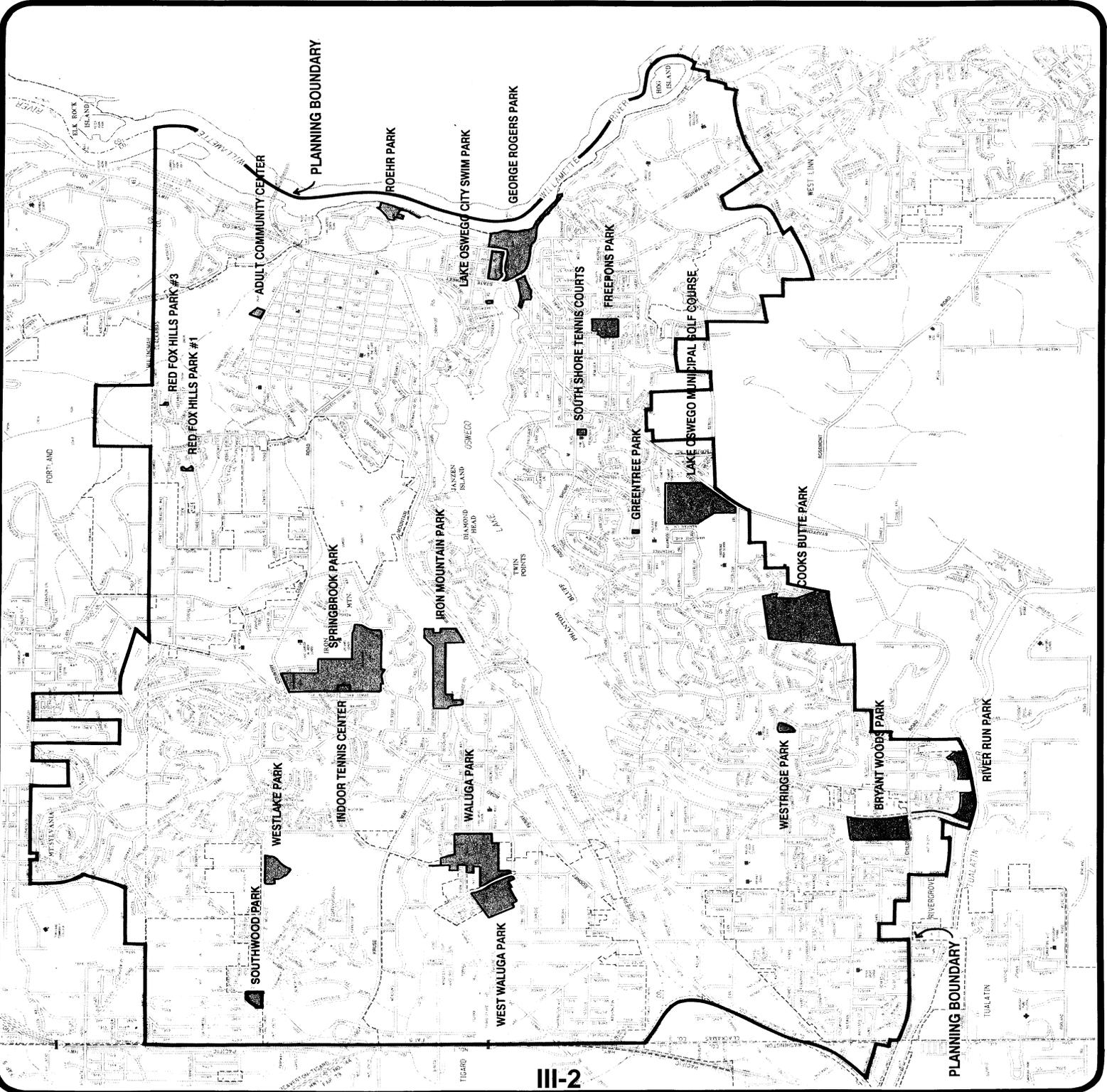
## LEGEND

EXISTING PARKS AND FACILITIES



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## EXISTING PARKS AND FACILITIES





**Table 3  
Existing City Parks & Facilities  
City of Lake Oswego**

<u>Site</u>	<u>Acres</u>	<u>Activity/Facilities</u>
<b>DEVELOPED PARKS</b>		
Bryant Woods Nature Park	18.0	Nature park, trails, wetlands
Freepons Park	7.0	Play equipment
George Rogers Park	27.1	Picnic, sports fields, hiking, beach, boat launch, memorial gardens
Greentree Park	.4	Play equipment
Lake Oswego Swim Park	.3	Swimming, picnic
Red Fox Hills #1 Park	.5	Play equipment
Red Fox Hills #3 Park	.2	Play equipment
South Shore Tennis Courts	1.3	2 tennis courts
Springbrook Park	50.0	Nature trails
Waluga Park	26.0	Picnic, trails, sports fields, shelter
Westridge Park	<u>2.2</u>	Play equipment, sports fields
<b>Total Developed Parks</b>	<b>133.0 acres</b>	
<b>UNDEVELOPED SITES</b>		
Cooks Butte Park	41.9	
Iron Mountain Park	17.5	
River Run Park	7.0	
Roehr Park	6.2	
Westlake Park	12.0	
West Waluga	<u>13.5</u>	
<b>Total Undeveloped Sites</b>	<b>98.1 acres</b>	
<b>OTHER FACILITIES</b>		
Adult Community Center	2.0	Senior facility
Indoor Tennis Center	2.0	4 tennis courts (indoor)
Municipal Golf Course	<u>39.2</u>	Golf course, driving range clubhouse
<b>Total Other Facilities</b>	<b>43.2 acres</b>	
<b>TOTAL CITY PARKS AND FACILITIES</b>	<b>274.3 Acres</b>	

# **ANALYSIS OF EXISTING CITY PARK AREAS AND FACILITIES**

## **PARK AREAS**

### **BRYANT WOODS NATURE PARK**

**18.0 ACRES**

This parcel was purchased by the City in 1976 for the purpose of retaining a natural and historic part of south Lake Oswego. The site is located on 18.0 acres north of Childs Road and borders the Oswego Canal on the west. Land on either side of the canal is in private ownership, but it may be possible to obtain access for view sites and seating areas near the water.

Due to the topography and the presence of a natural spring, a large portion of the site is wet year round. This wetland area is significant for its potential for wildlife habitats. The predominant vegetation is the emergent species of cattails, rushes and sedges. In addition, large stands of riparian vegetation cover much of the site.

Development of the site has been limited to nature trails, a small garden and an informal parking area. The site offers a great deal of potential for expanded use through interpretive trails and facilities.

### **COOKS BUTTE PARK**

**41.9 ACRES**

This is an undeveloped park located on the top of Cooks Butte. The property includes the top of the Butte and much of the west and south slopes. Current access to the park is from Palisades Crest Drive.

The site offers spectacular views of the Cascades, Mount Hood, the Tualatin Valley, and the surrounding area. On top, the site contains a large natural meadow set in a pristine surrounding. Aside from the meadow, the remainder of the site is heavily wooded.

### **FREEPONS PARK**

**7.0 ACRES**

This 7 acre site is located in the south Lake Oswego area. Access to the site is by Hemlock Street from the east and west and Larch from the southwest. Facilities at the park include an open lawn area of about 2 acres which slopes gently down to the north and contains some play equipment incorporated onto the entrance sign. The remainder of the site is heavily wooded. Parking for the park is on the neighborhood streets.

The site offers the potential for further development with nature trails and possible viewpoints on the wooded portion and more play equipment, tennis courts, picnic area and sports fields on the northern portion.

This 27.1 acre site located at the confluence of Oswego Creek and the Willamette River offers a wide variety of facilities. Main access to the park is from State, Ladd and Furnace Streets on the north and northwest sides. Park improvements are located north of Oswego Creek in two general areas: an upper area in the northwest part of the site adjacent to State, Ladd and Furnace Streets, and a lower area in the northeast part of the site bounded by the Willamette River, Oswego Creek and Furnace Street.

The upper portion of the park includes two lighted baseball/softball fields with bleachers (they are converted to a soccer field during the fall), two tennis courts, a children's playground, picnic areas with two picnic shelters and a public restroom.

The lower part of the park contains a formal landscaped area known as the "Memorial Garden", the historic chimney of the original iron smelter, a swimming beach, parking for 40-50 cars, two public restrooms and a small maintenance building. In addition, the park offers fishing opportunities, natural open space and a bicycle/jogging trail along the Willamette River. Improvements will soon be underway to add approximately 85 more parking spaces to the park's south side.

The park south of Oswego Creek is a heavily wooded natural area. A scenic trail follows the banks of the Willamette River to the abutment of the foot bridge across Oswego Creek near the Memorial Garden parking area. This bridge is an important link to connect the north and south portions of George Rogers Park and also to provide continuity for the bicycle and jogging trail which runs through the park.

George Rogers Park is of major community importance and also has regional significance because of the unique natural setting and because the park offers the only public access to the west bank of the Willamette River for several miles.

Further development of the park could occur in several areas. The natural area south of the creek could be made more accessible to the public by constructing a graded entrance trail for pedestrians and bicycles. Nature trails and picnic areas along Oswego Creek would also provide access to unique scenic areas, areas of rock outcrops, deep pools and natural vegetation.

George Rogers Park is well developed offering a variety of recreation opportunities at present and has potential for more improvements and facilities in the future.

GREENTREE PARK

.4 ACRES

This parcel is a .4 acre site located at the corner of Greentree Road and Carter Place. Facilities at the park include an open lawn area, children's play equipment, paved walks, bench, and a practice court. This park is too small to function as a neighborhood park but is designed to serve local residents as a specialized playground. The site is fully developed with no space for additional facilities.

IRON MOUNTAIN PARK

17.5 ACRES

This land is presently undeveloped and consists primarily of a steep hillside. At the bottom, near the Hunt Club, there is a wetlands area. The site offers a number of excellent views of the lake and the surrounding area.

Although a majority of the site is composed of steep hillsides, there is some developable land adjacent to Iron Mountain Boulevard. The site also has some historical significance. In the City's early years, iron ore was mined from this area and transported to the smelter located in what is now George Rogers Park. The only remnants now found at Iron Mountain Park are an old water tower and a platform on the hillside near the entries to the old mine shafts.

LAKE OSWEGO SWIM PARK

.3 ACRES

This site is located on .3 acres at the east end of Oswego Lake, near the outlet of Oswego Creek. Access to the swimming facility is from Ridgeway Drive, a narrow one-way street. Parking is limited to the surrounding neighborhood streets and the back of the Lakewood Center.

Site improvements include two bath houses, a fountain and several picnic tables. The swimming area consists of a 100 x 100 easement surrounded by a pier in the lake. Public swimming is limited to this area.

Because of the limited land and water area, steep topography and lack of parking, the site does not offer much potential for expansion.

MUNICIPAL GOLF COURSE

39.2 ACRES

The golf course is located on Stafford Road. The 39.2 acre site contains an 18 hole, par 61 course of 2,725 yards length. Also on the site is a driving range, small pro shop, parking lot for 70-80 cars and a grounds maintenance shop. The golf course and driving range is used extensively. There are plans to remodel the clubhouse and pro shop within the next two years.

RED FOX HILLS #1

.5 ACRES

The site is a pocket/mini-park on .5 acres located in the Red Fox Hills planned unit development. The park is located on Timberline Drive within a developed residential neighborhood. Site facilities include children's play equipment, paths and landscaping. Within the site, there are several large Oak and Hawthorne trees, which provide canopies for shade.

This park serves the immediate neighborhood and provides an opportunity for private access to several adjacent property owners. Presently, the park is fully developed.

RED FOX HILLS #3

.2 ACRES

This is a pocket/mini-park on .2 acres located in the Red Fox Hills planned unit development. The park is located on Hide-a-Way Lane amongst a developed residential neighborhood. Site facilities include play equipment, paths and landscaping. Within the site there are several large Pin Oaks, which provide canopies for shade.

The park serves the immediate area by a connecting trail that links the adjacent residential neighborhood. Presently, the park is fully developed.

RIVER RUN PARK

7.0 ACRES

This is an undeveloped site located off Childs Road along the Tualatin River. The flat site is unique because it borders both the Tualatin River and the Oswego Canal. This park is the only waterfront property located along the Tualatin River. The existing site is divided in two separate pieces. The only access to the two pieces of property is from the adjoining residential neighborhoods.

ROEHR PARK

6.2 ACRES

This 6.2 acre park site is partially developed and is one of the few waterfront parks in the Lake Oswego park system. While all that exists now is a paved path and a very small picnic area, there is opportunity to develop some of 450 feet of river frontage. Most of the site is a level terrace with a steep rocky bank along the river.

SOUTH SHORE TENNIS COURTS

1.3 ACRES

The 1.3 acre site is located on the south side of South Shore Blvd. The facility consists of a landscaped area and two tennis courts located on top of a water reservoir. Landscaping consists of mainly Vine Maple and Pin Oaks. The courts are narrower than standard and are enclosed by a 12' chain link fence. The site is fully developed and doesn't offer potential for further development. Money has been allocated to convert the two courts into one regulation sized court.

## SPRINGBROOK PARK

50.0 ACRES

This 50 acre site is located on the south side of Country Club Road between Lake Oswego Junior High School and Boones Ferry Road. The wooded park has access on the west from Diane Drive and Rainbow Drive, on the south and east from Wembley Park Drive and on the north from Country Club Road and Sundeleaf Drive. Good access for major park development could be provided from Country Club Road. The original intent when the site was acquired was to develop it into a community park with ballfields and other active uses. A city charter amendment was subsequently approved three years later to restrict its development and keep it in a natural state.

This site is covered with a dense growth of brush and medium sized deciduous trees. Trails cross the site from Wembley Park Drive on the south to Country Club Road on the north and Diane Drive on the west to the Uplands Elementary School and Lake Oswego Junior High School on the east. The land gently slopes to the south and west and is suitable for most types of park use. At the south end of the site is located a marshy area which feeds a small tributary of Springbrook Creek.

## WALUGA PARK

26.0 ACRES

This park contains 26.0 acres of land including about 1/2 acre for a city water reservoir on the west side of the site. The main access to the park is from Quarry Road on the east side of the site. Improvements include two youth baseball fields, a picnic area, public restrooms, nature trails and a paved parking lot for 70-75 cars.

Waluga Park is used intensively for organized baseball and softball programs. Both fields have dugouts, bleachers and are lighted. In addition, the park serves the immediate neighborhood and the Lake Grove area for picnicking and passive recreation.

The south portion of the site, which contain the ball fields, is fairly level but consists of poorly drained clay soils with a high water table. This wet condition has been a maintenance problem as well as a problem for users of the fields. The north portion of the site is located on a heavily wooded hillside with numerous rock outcrops. This portion of the site also contains an abandoned quarry about 200 feet in diameter with 15 to 20-foot high walls on the north, east and west sides and open to the south. Recently, the City purchased 13.5 acres of additional land to the west that will allow for more facilities and improvements including two soccer fields, a picnic area and a trail system through the wetlands area. Altogether about half the park site is undeveloped and has the potential for additional improvements.

## WESTLAKE PARK

12.0 ACRES

This 12.0 acre park is located off Melrose Street and is currently under development. It will be available for play during the summer of 1991. The site is smaller than what is usually recommended for a community park, but will serve the needs of the residents of Mountain Park and Westlake areas. This park site is essentially a sports field complex with three youth baseball fields, that will also function as two soccer fields.

WESTRIDGE PARK

2.2 ACRES

This neighborhood park occupies a 2.2 acre site on Westridge Drive. Facilities include children's play equipment, volleyball court, a basketball practice area, paved paths, site lighting, lawn and landscaped areas. The park serves the residents of the surrounding residential area as a general purpose neighborhood park. The site is fully developed at present. However, there are large enough open lawn areas to allow installation of additional facilities if needed.

WEST WALUGA PARK

13.5 ACRES

This 13.5 acre undeveloped parcel is located off Waluga Drive, directly west of Waluga Park. There is a large disturbed portion of the site that was once used as a land fill. This covered roughly 4 acres and consisted of mixed earth and construction debris. At the present time, West Waluga Park contains a significant amount of wetlands area. The remainder of the site is a combination of flat land and gentle slopes.

**INDOOR FACILITIES**

ADULT COMMUNITY CENTER

2.0 ACRES

The Adult Community Center is located on a 2.0-acre site at Fifth and "G" Streets. The north side of the site abuts Tryon Creek State Park.

The building includes meeting rooms, library, lounge area, kitchen, craft rooms and office space. Site improvements includes sidewalks, parking for 75 cars, driveways and a large wooden deck on the north side of the building. The facility is nestled within a stand of large firs and several species of deciduous trees.

The Adult Community Center is heavily used by people from all parts of the community. The facility and programs are oriented to serve the entire community rather than the surrounding community.

INDOOR TENNIS CENTER

2.0 ACRES

The indoor tennis center contains four indoor tennis courts and is located at the west side of Springbrook Park. Access to the center is by Diane Drive and Rainbow Drive off Boones Ferry Road. Site improvements include parking for 18 cars and landscaping around the building and parking area.

The Center is used for City tennis lessons, school practice open play and local tournaments. The rest of the site surrounding the Tennis Center is undeveloped.

## LANDSCAPED AREAS

These small landscaped areas with a combined area of 3.72 acres contribute to the visual attractiveness of the community. Most of these plots are located in public road rights-of-ways at intersections of major streets. The high volume of traffic which passes many of these plots serves to expose them daily to many people, both community residents and others passing through.

**Table 4**  
**Summary of City Park Areas and Facilities**  
**City of Lake Oswego**

<u>Park</u>	<u>Acres</u>	<u>Status</u>
<b><u>Specialized Playground Areas</u></b>		
Greentree Park	.4	Developed
Red Fox Hills #1	.5	Developed
Red Fox Hills #3	<u>.2</u>	Developed
	1.1	acres
<b><u>Neighborhood Parks</u></b>		
Freepons Park	7.0	Part. Dev.
River Run Park	7.0	Undeveloped
Westridge Park	<u>2.2</u>	Developed
	16.2	acres
<b><u>Community Parks</u></b>		
George Rogers	27.1	Part. Dev.
Waluga Park	26.0	Part. Dev.
Westlake Park	12.0	Undeveloped
West Waluga	<u>13.5</u>	Undeveloped
	78.6	acres
<b><u>Regional Parks</u></b>		
Cook's Butte Park	<u>41.9</u>	Undeveloped
	41.9	acres
<b><u>Open Space Areas</u></b>		
Bryant Woods Nature Park	18.0	Part. Dev.
Iron Mountain Property	17.5	Undeveloped
Springbrook Park	<u>50.0</u>	Part. Dev.
	85.5	acres

**Table 4**  
**Summary of City Park Areas and Facilities (continued)**  
**City of Lake Oswego**

<u>Park</u>	<u>Acres</u>	<u>Status</u>
<b><u>Special Use Areas</u></b>		
Adult Community Center	2.0	Developed
Indoor Tennis Facility	2.0	Developed
Lake Oswego City Swim Park	.3	Developed
Municipal Golf Course	39.2	Developed
Roehr Park	6.2	Undeveloped
South Shore Tennis Courts	<u>1.3</u>	Developed
	51.0	acres
<b><u>Street Landscaped Areas</u></b>		
Berwick Triangle	.03	Developed
First & E. Triangle	.02	Developed
Iron Mountain Triangle	.03	Developed
Kruse Way *	3.30	Developed
McVey Triangle	.01	Developed
Meadow Triangle	.01	Developed
Pioneer Park	.19	Developed
Rae Pennington Memorial	.01	Developed
State & McVey Triangle	.03	Developed
State & Terwilliger Triangle	<u>.09</u>	Developed.
	3.72	acres
* estimate		
<b><u>Other Landscaped Areas</u></b>		
Knaus/Timberline Reservoir	.5	Developed
Sunningdale Water Tower	.5	Undeveloped
Tenth & C. Water Tower	.5	Dev.
Palisades Reservoir	<u>.6</u>	Undeveloped
	2.1	acres

## SCHOOL RECREATION AREAS

School	Comments
<b>Lakeridge High School</b>	
6 tennis	(3) lighted
2 soccer	Youth fields
1 track	
2 baseball	Youth fields
2 football	1 game, 1 practice field
<b>Lake Oswego High School</b>	
6 tennis	
1 pool	Indoor - 25 Yard x 6 Lane
1 soccer	
1 track	
1 baseball	Youth (lighted)
2 football	1 game (stadium), 1 practice
<b>Lake Oswego Junior High School</b>	
1 adult softball/youth baseball	lighted
1 soccer	Youth - lighted
1 football	
<b>Waluga Jr. High School</b>	
2 tennis	
2 soccer	1 practice, 1 Youth field
3 softball/youth baseball	lighted
1 football/Soccer	Youth field
<b>Bryant Elementary School</b>	
2 softball	
1 soccer	Youth field
<b>Forest Hills Elementary School</b>	
1 girls softball	Short field
1 soccer	Youth field
<b>Uplands Elementary School</b>	
1 softball	Not used for city programs
1 soccer	Not used for city programs
<b>Palisades Elementary School</b>	
2 soccer	Not used for city programs
2 softball/youth baseball	Not used for city programs
<b>Lake Grove Elementary School</b>	
1 soccer	Youth field
2 baseball/youth baseball	

School	Comments
<b>River Grove Elementary School</b> 1 softball 1 soccer	Not used for city programs Not used for city programs
<b>Hallinan Elementary School</b> 1 softball/youth baseball 1 soccer	Youth field
<b>Westridge Elementary School</b> 1 softball/youth baseball 1 soccer	Youth field

### STATE AND FEDERAL RECREATION SITES

Recreation Sites	Acres	Facilities
Tryon Creek State Park	640	Trails, amphitheater
Mary S. Young State Park	160	Outside Planning Area

### PRIVATE CLUBS/MISCELLANEOUS FACILITIES

<b>Bryant Woods Neighborhood Pool</b>	Outdoor pool
<b>Greentree Swimming Association</b>	Outdoor pool 30'x 60', dressing & restroom facilities
<b>Lake Corporation</b>	Provides water access points and boating on Oswego Lake
<b>Lake Grove Swim Park</b>	Swimming area, wading pool, volleyball court, horseshoes, picnic area, restroom facilities Available to Lake Grove residents only. (Separate park district)
<b>Lake Oswego Hunt Club</b>	Stables, riding trails, arena
<b>Lakewood Center for the Arts</b>	Theater, instructional classes
<b>Mountain Park Racquet Club</b>	(9) indoor tennis courts, (6) outdoor tennis courts (4 lighted) 3 racquetball, 1 squash, weight room, aerobics
<b>Mountain Park Recreation Center</b>	Pool (50 M x 6 lane) library, lounge, 2 tennis courts, weight room, game room

<b>Mt. Sylvania Park</b>	<b>Small private neighborhood park</b>
<b>Oswego Lake Country Club</b>	<b>Private golf course - 18 holes, pool, 2 tennis courts, clubhouse, driving range</b>
<b>Palisades Bowl</b>	<b>12 lanes, pro shop</b>
<b>River's Edge Athletic Club</b>	<b>Pool (30'x 60'), weight room, 1/4 mile outdoor track, 4 racquetball, gym</b>
<b>St. Vincent Health and Fitness Center</b>	<b>Weightroom, aerobics</b>
<b>Trails End Fitness</b>	<b>Aerobics, weight room</b>

**Table 5  
Summary of Park and Open Space Areas  
Lake Oswego Area**

	<u>Acres</u>
<b><u>City Facilities</u></b>	
Specialized Playground Areas	1.1
Neighborhood Parks	16.2
Community Parks	78.6
Regional Parks	41.9
Open Space Areas	85.5
Special Park & Facilities	51.0
Street Landscape Areas	3.7
Other Landscape Areas	<u>2.1</u>
	280.1
<b><u>State Parks</u></b>	
* Tryon Creek State Park	640.0
<b><u>Private Parks</u></b>	
Lake Grove Swim Park	2.5
Mt. Sylvania Park	<u>2.0</u>
	4.5
<b>TOTAL PARKS AND OPEN SPACE</b>	<b>924.6 Acres</b>

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\* Outside planning area

**Table 6  
Existing Sports Facilities  
Lake Oswego Planning Area**

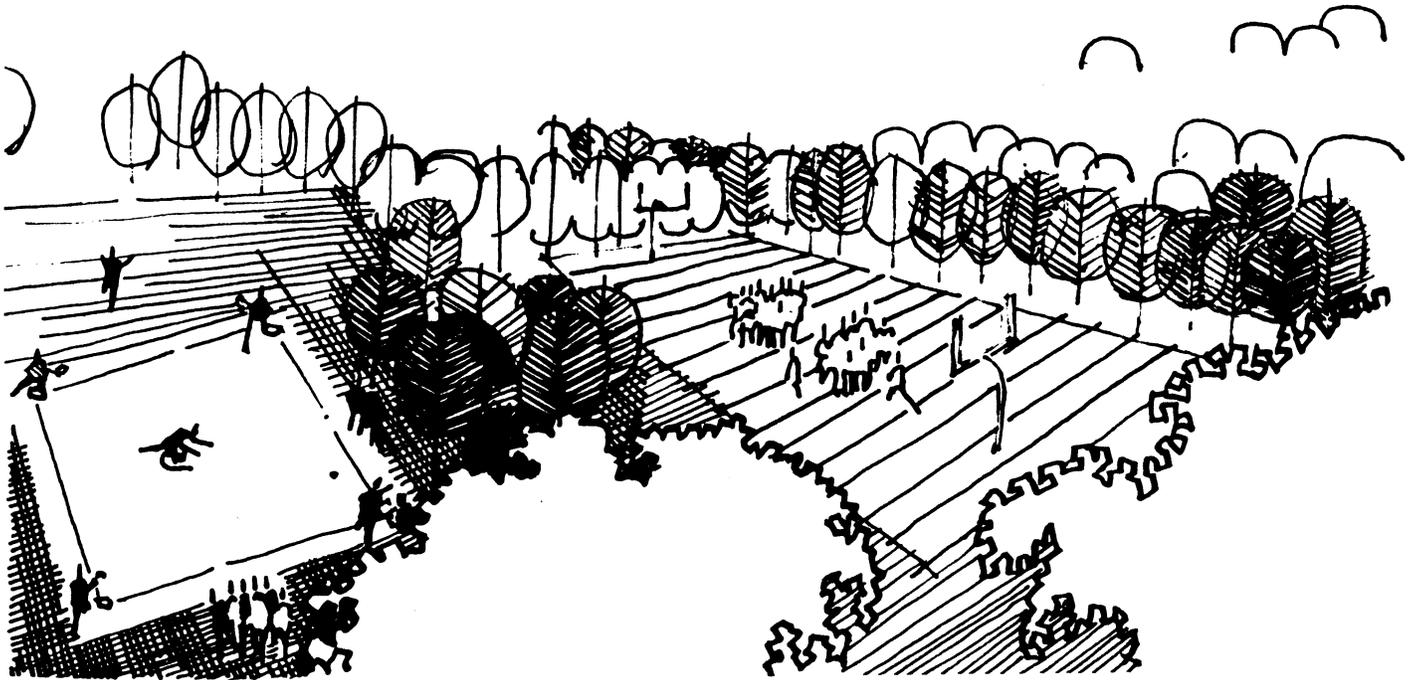
<b>Facilities</b>	<b>Comments</b>
<b><u>Baseball</u></b>	
2 Lakeridge High School	Unlighted
1 Lake Oswego High School	Unlighted
2 Waluga Park	Lighted
<b>TOTAL</b>	<b>5 fields (2 lighted)</b>
<b><u>Softball</u></b>	
2 Bryant Elementary	Unlighted (youth)
1 Forest Hills	Unlighted (youth)
1 George Rogers Park	Lighted (adult)
1 Hallinan Elementary School	Unlighted (youth)
2 Lake Grove Elementary School	Unlighted (youth)
1 Lake Oswego Jr. High School	Lighted (adult)
1 Waluga Park	Lighted (youth)
2 Waluga Jr. High School	Lighted (adult)
1 Westridge	Unlighted (youth)
<b>TOTAL</b>	<b>12 fields (6 lighted)</b>
<b><u>Youth Baseball</u></b>	
2 George Rogers Park	Lighted
2 Lake Grove Elementary School	Unlighted
1 Lake Oswego Jr. High	Lighted
3 Waluga Jr. High	Lighted
1 Waluga Park	Lighted
<b>TOTAL</b>	<b>9 fields (7 lighted)</b>
<b><u>Tennis Courts</u></b>	
2 George Rogers Park	
4 Indoor Tennis Facility	(4) lighted
6 Lake Oswego Sr. High School	
6 Lakeridge Sr. High School	(3) lighted
1 South Shore Tennis Court	
2 Warriier Field	
<b>TOTAL</b>	<b>21 courts: 7 lighted</b>

**Table 6  
Existing Sports Facilities (continued)**

<u>Facilities</u>	<u>Comments</u>
<b><u>Private Tennis Courts</u></b>	
2 Lake Oswego County Club	
15 Mt. Park Racquet Club	(6) outdoor, 9 indoor
2 Mt. Park Recreation Center	(2) outdoor
<b>TOTAL</b>	<b>19 courts</b>
<b><u>Swimming Areas</u></b>	
1 Bryant Woods Neighborhood Pool	Outdoor Pool - 30'x 60' (private)
1 Greentree Pool Association	Outdoor Pool - 30'x 60' (private)
1 Lake Oswego City Swim Park	Outdoor swimming area
1 Lake Grove Swim Park	Outdoor swimming area (private)
1 Lake Oswego H.S. Pool	Indoor - 25 yards x 6 lane
1 Mt. Park Recreation Center	Indoor Pool - 50 M x 6 lanes (private)
1 Oswego Lake Country Club	Outdoor pool (private)
1 River Edge Athletic Club	Indoor Pool - 30'x 60' (private)
<b>TOTAL</b>	<b>8 pools</b>
<b><u>Soccer Fields</u></b>	
1 Bryant Elementary School	Youth
1 Forest Hills Elementary School	Youth
1 George Rogers Park	Adult
1 Hallinan Elementary School	Youth
1 Lake Grove Elementary School	Youth
1 Lake Oswego Jr. High School	Adult
2 Palisades Elementary School	Youth
1 Uplands Elementary School	Youth
1 Waluga Park	Youth
2 Waluga Jr. High School	Adult
1 Westridge Elementary School	Youth
<b>TOTAL</b>	<b>13 fields</b>
<b><u>Track and Field</u></b>	
1 Lakeridge High School	400 M x 8 lane
1 Lake Oswego High School	440 yards x 6 lane
1 River Edge	1/4 mile track
<b>TOTAL</b>	<b>3 tracks</b>

**Table 6**  
**Existing Sports Facilities (continued)**

<u>Facilities</u>	<u>Comments</u>
<b><u>Football Fields</u></b>	
2 Lakeridge High School	1 game - 1 practice
2 Lake Oswego High School	1 stadium-lighted; 1 practice
1 Lake Oswego Jr. High School	Lighted
1 Waluga Jr. High School	Lighted
<b>TOTAL</b>	<b>6 fields (3 lighted)</b>



# OPERATIONS

## ADMINISTRATION

### OPERATING BUDGET

Currently the cost of leisure services which includes park and recreation services, park maintenance and golf and tennis operations amounts to about 10.8% of the total City budget. Since 1985 the operating budget for leisure services has increased about 8.6% per year. The greatest cost increase has been at the Adult Community Center which grew 18.7% per year over the last five years. The least amount of budget increase has been park maintenance.

Table 10  
Operating Budgets 1985-1989  
Park and Recreation Services  
City of Lake Oswego

Service	1989 - 1990 (1)	1988 - 1989	1987 - 1988	1986 - 1987	1985 - 1986	% Increase 1985 - 1988
Recreation Admin.	\$272,501	\$250,541	\$241,435	\$193,261	\$185,851	34.8%
Recreation Programs	126,077	114,686	103,960	96,235	97,261	17.9%
Park Maintenance	455,497	412,568	396,103	398,373	409,110	-
Athletic Field Main.	188,316	141,961	154,444	137,227	122,242	16.1%
Adult Community Center	248,821	198,876	178,107	170,334	141,848	40.2%
Golf Course Operations	385,978	304,463	289,024	269,303	264,409	15.1%
Tennis Center Operations	137,037	118,403	115,679	117,227	121,945	12.4%
Transfers to other Acct's(2)	222,850	213,565	187,095	161,073	152,260	40.3%
Major Capital Improve.(3)	<u>814,024</u>	<u>999,714</u>	<u>186,104</u>	<u>240,441</u>	<u>497,839</u>	-
	\$2,851,101	\$2,754,777	\$1,851,951	\$1,783,474	\$1,992,765	43.1%

(1) Budgeted

(2) Non Departmental Account #10-08 excluding capital outlay

(3) Taken from non-departmental (Account #10-08) capital outlay only

Revenue for park and recreation services comes from a number of sources. A breakdown of the revenue for the 1988-89 year is shown on Table 7.

**Table 11**  
**Revenue Sources for Parks and Recreation Services 1988-89**  
**City of Lake Oswego**

<b>2 Mill Serial Levy *</b>	<b>\$1,220,332</b>
<b>General Fund</b>	<b>170,424</b>
<b>Outside Grants</b>	<b>19,738</b>
<b>Systems Development Charges</b>	<b>235,100</b>
<b>Program Services</b>	<b>131,457</b>
<b>Gifts and Donations</b>	<b>33,426</b>
<b>Interest Income</b>	<b>117,857</b>
<b>Cost Reimbursements</b>	<b><u>29,348</u></b>
<b>Subtotal</b>	<b>\$1,957,682</b>
<b>Golf Course Fund</b>	<b>\$161,445</b>
<b>Tennis Center Fund</b>	<b><u>138,019</u></b>
<b>TOTAL</b>	<b>\$2,257,146</b>

- \* An on-going 2 Mill Serial Levy was passed in 1948 and is used for administration, maintenance, acquisition and development of park areas and open space. In the 1989-90 operating budget, \$1.00 of the available \$1.16 in the levy was assessed. Based on today's assessed valuation, the full levy amount would raise about \$1,776,000 less delinquent payments (about 12%).

Table 12, shown on the next page, compares total expenditures and revenues for the 1988-89 fiscal year. The City is fortunate in that three recreation services it offers operates at a profit or very little deficit. The three recreation programs that generate substantial revenue are recreation programs, the golf course and tennis operations.

**Table 12**  
**1988-89 FY Expenditures and Revenues**  
**for Park and Recreation Services**  
**City of Lake Oswego**

<u>Service</u>	<u>Expenditures</u>	<u>Revenue (1)</u>	<u>Per cent Revenue</u>
Recreation Administration	\$250,541	\$7,883 (2)	2.3%
Recreation Programs	114,686	97,400	40.8%
Park Maintenance	412,568	-	-
Athletic Field Maintenance	141,961	10,847	7.6%
Adult Community Center	198,876	72,693	32.6%
Golf Course Operations	304,463	377,367	123.9%
Tennis Center Operations	118,403	125,310	105.8%
Transfer to other accounts	213,565		
Major Capital Improvements	<u>999,714</u>	<u>-</u>	
<b>TOTAL</b>	<b>\$2,754,777</b>	<b>\$683,094</b>	<b>24.8% (3)</b>

(1) From fees and charges, donations and outside grants

(2) Includes fees from park usage, state grant and donations

(3) If the major capital improvements were discounted in the budget, the City's per cent revenue rate would be 38.6%, which is exceptional.

One means of analyzing the level of park and recreation services is to compare costs on a per capita basis. The gross cost per capita is the total cost of the service divided by the number of persons in the service area. However, this is not the true cost to the public because it does not reflect the net cost after revenue is deducted. Both costs are shown below for Lake Oswego.

<b>Gross Cost Per Capita:</b>	<b>\$59.65</b>
<b>Net Cost per Capita:</b>	<b>\$36.43</b>

While Lake Oswego does very well in revenue production, its overall operations cost is high when compared to other cities in the area. Please keep in mind the difficulty of comparing cities when each has a different way of calculating costs. For comparison purposes special facilities such as golf courses, cemeteries etc. were eliminated from city budgets to maintain as accurate a comparison as possible.

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\* For comparison purposes, we generally exclude capital improvements from this type of analysis because it varies so much from year to year.

**Table 13**  
**Cost per Capita for Leisure Services \***  
**Selected Cities 1988**

<u>City</u>	<u>Cost Per Capita</u>		<u>Revenue Rate</u>	<u>Population</u>
	<u>Gross</u>	<u>Net</u>		
Lake Oswego	\$60.46	\$37.25	38.6%	29,425
Gresham	8.92	8.92	0	55,000
Hillsboro	26.34	14.04	46.7	32,320
Corvallis	37.27	31.48	15.5	42,520
Albany	35.94	25.16	30.0	28,020
Medford	41.24	36.84	10.7	45,000
Vancouver, USA	58.51	34.09	41.7	43,000

\* Excludes capital outlay

### GOLF COURSE OPERATIONS

The majority of revenue from the golf course comes from green fees. Currently, green fees on the week days are \$4.00 for nine holes and \$6.00 for 18 holes. On the week ends it goes up to \$5.00 and \$7.00 respectively. The driving range costs \$0.75 to \$4.00 depending upon the size of bucket.

**Table 14**  
**Revenue from Golf Operations 1988-89**  
**City of Lake Oswego**

<u>Item</u>	<u>Amount</u>	<u>Per cent</u>
Green Fees	\$218,874	58%
Driving Range	79,566	21%
Club/Cart Rental	15,244	4%
Golf Lessons	10,167	3%
Merchandise Sales	36,001	9%
Food Sales	<u>17,515</u>	5%
	\$377,367	

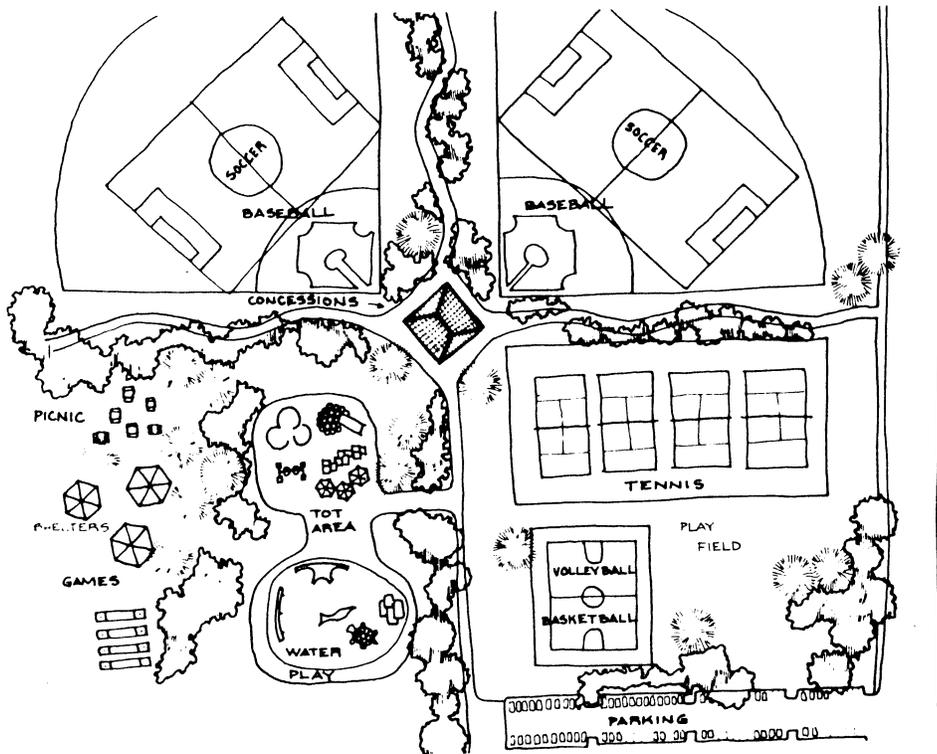
A summary of cost vs. revenue for the golf course in the 1988-89 FY is as follows:

Total Revenue	\$377,367	
Total Costs	<u>304,463</u>	
Net	\$72,904	(24% profit)

## TENNIS CENTER OPERATIONS

Revenue for tennis comes primarily from open play and tennis lessons. One of the major cost items for the tennis center is an annual payment of \$20,000 for debt service on a bond to finance its construction. The City plans on paying off this bond in the 1992-93 budget year. A summary of cost vs. revenue in the 1988-89 FY for the tennis center was as follows:

<b>Total Revenue</b>	<b>\$125,310</b>
<b>Total Cost</b>	<b><u>118,403</u></b>
<b>Net</b>	<b>\$6,907</b>



## RECREATION PROGRAMS

Lake Oswego offers a wide range of recreation activities utilizing its own facilities as well as schools, churches and the Lakewood Center for the Performing Arts. Table 15 below summarizes recreation participation levels for programs offered by the City.

**Table 15**  
**Summary of Recreation Participation 1988-89**  
**City of Lake Oswego**

<u>City Sponsored Activities</u>	<u>Participant Days</u>	<u>Number Participants *</u>
Aquatics (Swim Park)	1,956	1,956
Special Events	1,100	1,100
Adult Classes/Activities	2,495	652
Youth Classes,Activities	9,058	804
Adult Fitness	33,980	1,703
Youth Fitness	6,133	628
Adult Softball	14,520	660
Adult Basketball	15,984	888
Youth Sports	8,292	731
Outdoor Recreation	2,080	208
Adult Community Center Activities	56,426	4,685
Golf	78,650	78,650
Tennis	<u>51,416</u>	<u>43,317</u>
<b>TOTAL</b>	<b>282,090</b>	<b>135,982</b>

- \* Aquatics, golf and tennis represent total number of participants. The actual number of individual participants is much less. The rest of the activities listed represent the total number of individual participants.

Note: A participant day is defined as one person conducting one recreation activity in one day.

## GOLF ACTIVITY

The existing par 3 18-hole golf course is extremely popular and in fact, is the only par 3 18-hole course in the region. Because of its length it attracts a different type of player than is found at the longer and more demanding courses. It is interesting to note that 78% of the play is nine holes rather than 18 holes. Play for the last reporting year at the Lake Oswego Golf Course was as follows:

**Table 16**  
**Golf Play - Lake Oswego Course**  
**1988-89 FY**

<u>Type of Play</u>	<u>Summer Quarter</u>	<u>Fall Quarter</u>	<u>Winter Quarter</u>	<u>Spring Quarter</u>	<u>TOTAL</u>
9 Hole Play	22,589	5,967	3,633	17,693	49,882
18 Hole Play	6,030	2,809	903	4,642	<u>14,384</u>
					64,266

Golf play is increasing at the City's golf course. Between 1986 and 1988 play increased 13.6%. During that same time period, revenue from golf operations rose by 19.4%. Total 9-hole equivalent rounds played for the last three years was as follows:

1988-89	78,650 9-hole rounds
1987-88	75,921
1986-87	68,233

The 78,650 9-hole equivalent rounds played in 1988-89 is fairly high but not extremely so. For example, Progress Downs (a standard 18 hole course) records about 120,000 9-hole rounds annually which is considered extremely high. An analysis by the golf pro estimates the maximum capacity of Lake Oswego's golf course at 107,000 rounds (under ideal weather conditions and improved turf).

Within a 6 mile radius, 13 golf courses exist. Of that number, nine are open to the public. In addition, six new courses are in the planning stage. They include two in the North Plains area, an addition to Sandelie and new courses in Sherwood, West Linn and Damash.

## ADULT COMMUNITY CENTER

The Adult Community Center offers a very extensive program to seniors, ages 50 and over. In fact, it was given a community achievement award in 1988 by the U.S. Administration on Aging for having an outstanding senior program. This award was only one of 13 given across the country.

Under a joint operating agreement with "Welcome Break", a non-profit organization, a nutrition program is also provided. A breakdown of senior activities is shown in Table 17.

**Table 17**  
**Participation in Senior Services 1989-90**  
**Lake Oswego Adult Community Center**

<b>Activity</b>	<b>Participant Days</b>	<b>Total Participants</b>
<b>Transportation</b>	<b>4,525</b>	<b>167</b>
<b>Senior Services</b>	<b>14,970</b>	<b>1,944</b>
<b>Recreation/Social Activities</b>	<b>10,619</b>	<b>1,885</b>
<b>Educational Classes/Programs</b>	<b>11,568</b>	<b>1446</b>
<b>Nutrition</b>		
<b>No. Meals Served</b>	<b>10,519</b>	<b>500</b>
<b>No. Meals on Wheels</b>	<b>4,225</b>	<b>105</b>
<b>TOTAL</b>	<b>56,4264</b>	<b>4,047</b>

## TENNIS ACTIVITY

The City offers an intensive indoor tennis program at the 4-court indoor tennis center. Out of the total 40,590 participant days in 1988, 10,826 or 27% was for group or individual lessons. Total utilization of the center for the 1988 calendar year was estimated as follows:

**Table 18**  
**Tennis Court Utilization, 1988**  
**Lake Oswego Tennis Center**

<u>Month</u>	<u>No. Days</u>	<u>Available Court Hrs</u>	<u>Per Cent Utilization</u>	<u>Court Hrs Utilized</u>	<u>No. People Served*</u>
January	31	1860	62	1,153	4,035
February	28	1740	65	1,131	3,958
March	31	1860	56	1,041	3,643
April	30	1800	55	990	3,465
May	31	1860	49	911	3,188
June	30	1800	35	630	2,205
July	31	1860	46	855	2,992
August	31	1860	49	911	3,188
September	30	1800	38	684	2,394
October	31	1860	57	1,060	3,710
November	30	1800	65	1,170	4,095
December	<u>31</u>	<u>1800</u>	<u>59</u>	<u>1,062</u>	<u>3,717</u>
	365	21,900	53	11,598	40,590

\* Assumes most activity is doubles play averaging 3.5 persons per court hour

Of some concern is that court utilization rates appear to be going down. However, the amount of revenue appears to be going up.

Year	% Utilization	Revenue
1986	62%	\$121,976
1987	54%	109,775
1988	53%	125,373

As a means of comparison, the following utilization rates in 1989 for public tennis centers in the Portland area are given:

Tualatin Hills Park District	70%
Portland Tennis Center	61%
St. Johns Tennis Center	44%

Note: The above centers all have full service facilities including viewing rooms, shower/lockers, and a full time staff. Because of this, their operating costs are proportionally higher.

**SECTION IV**  
**RECREATION NEEDS ASSESSMENT**



## SECTION IV

### RECREATION NEEDS ASSESSMENT

#### INTRODUCTION

Identifying recreation needs is a very important part of a park and recreation plan. Unfortunately, it is also one of the most difficult tasks because so many different variables will influence public recreation participation and demand. What might be right for one community will probably not be right for another. The problem is compounded by the fact that underestimating the need can result in over-utilization of facilities whereas overestimating the need can mean spending money for facilities that are not needed. In this report, we will study the demand for recreation facilities and activities and develop a quantifiable statement of need based on existing and future population growth. This process will include six steps. They are:

1. **An analysis of trends in recreation participation**
2. **A study of who presently provides recreation services in Lake Oswego**
3. **An analysis of the recreation survey**
4. **Results of the public workshop meetings**
5. **The development of park and facility standards**
6. **Identification of park and facility needs**

#### NATIONAL TRENDS IN RECREATION PARTICIPATION

A significant number of shifts have occurred in recreation patterns in our nation. Many of these changes have come about because of changing work habits, concern about our health, population and household composition changes, raising energy costs and other factors. The end result is that the public is demanding access to more facilities and activities. In addition, recreation shifts occur from time to time because of fad activities or new technology. Conversely, the old standby activities such as softball, basketball, tennis, etc. go through a cycle of interest of their own. Some of these changes are discussed below.

- A. **Interest in exercise:** Recreation is viewed as an important factor in maintaining health. However, exercise as an activity appears to be going through a cycle of its own. From a fad in the early 70's, exercise became a way of life for nearly half of the population in the U.S. This was a dramatic increase from 25% in 1961. However, according to the 1988 Leisure Gallup Poll, significant declines in some activities were noted.

- B. Travel costs: While the public is generally traveling less than ten years ago, the change is not as dramatic as it was immediately after the first gasoline shortage. We have found that people are still willing to pay for travel costs associated with recreation activities.
- C. Increase in leisure time: The number of hours worked per week continues to decrease. While just a few years ago the average work week was 48 hours, the number is now down to 40 or less. The concept of flex time also makes it possible to recreate at non peak hours of the week. This coupled with multiple work shifts means that recreation facilities can be utilized at a more constant level.
- D. Increased interest in women's sports: With the passage of the Title IX Amendment to the Education Act, women are now offered greater access to sport facilities. The result has been a dramatic increase in recreation interests and a nearly doubling of demand for some type of facilities.
- E. Changes in population characteristics: The American population is aging. According to the 1980 Census, 15% of the population is over 65 and this figure is increasing. This will mean a demand for more senior activities. Another important change is that nearly one third of the population lives in a household with only one adult (elderly people who live alone, single adults and single parent households). Single parent households now make up 11% of all households. These people need opportunities to meet other people within the limits imposed by their financial resources and time. Also, single parents need nearby recreation activities for their children, especially supervised after-school or summer programs.
- F. Trends in housing: The rising cost of land, housing and energy are causing a decline in single family housing units in both numbers and size. As densities increase there will be greater need for additional nearby park and open space. Some of this can be supplied by private facilities located within each development.
- G. Changes in technology: Changes in technology have had a significant impact on recreation participation by making it easier to effectively participate. A good example is skiing where new design in skis, bindings and clothing has made it easier, safer and more comfortable to ski. Tennis has also gone through this same transformation by developing a more flexible and forgiving racket.
- H. Changes in recreation preferences: On a national scale, recreation interests change. Some are more related to fads whereas others such as tennis and softball maintain a rather constant level. Some of these national changes that are of interest are discussed on the next page.

- o Swimming continues to be the favorite activity although it shows some decline. More than one third of adults went swimming at least once in 1988.

### Top Sports Activities

	1988 %	1987 %
Swimming	36	41
Fishing	29	30
Bicycling	24	31
Bowling	21	23
Camping	19	21
Weight training (net)*	19	20
Running, jogging	17	17
Pool, billiards	17	19
Softball	16	19
Hiking	16	22
Aerobics, dancercize	14	15
Basketball	14	17
Weight lifting	14	16
Volleyball	13	16
Hunting	12	12
Motorboating	12	14
Golf	12	13
Bicycle touring, racing	11	15
Calisthenics	11	16
Body building	10	12
Baseball	10	15

\*Any form of weight training, including weight lifting, body building, Nautilus, etc.

- o Fishing is the most popular activity for men.

### Men's Top Activities

	1988 %	1987 %
1. Fishing	41	42
2. Swimming	38	43
3. Pool, billiard	26	28
4. Weight training (net)	26	26
5. Bicycling	24	29
6. Bowling	23	23
7. Hunting	23	20
8. Camping	22	24
9. Softball	22	25
10. Weight lifting	21	21
11. Basketball	21	26

Source: Gallup Poll Leisure Audit

- o Swimming is the most popular women's activity.

**Women's Top Activities**

	1988 %	1987 %
1. Swimming	34	40
2. Bicycling	25	32
3. Aerobics, dancercize	23	24
4. Bowling	20	23
5. Fishing	17	20
6. Running, jogging	16	15
7. Camping	16	19
8. Hiking	13	21
9. Weight training (net)	12	15
10. Calisthenics	11	17

Source: Gallup Poll Leisure Audit

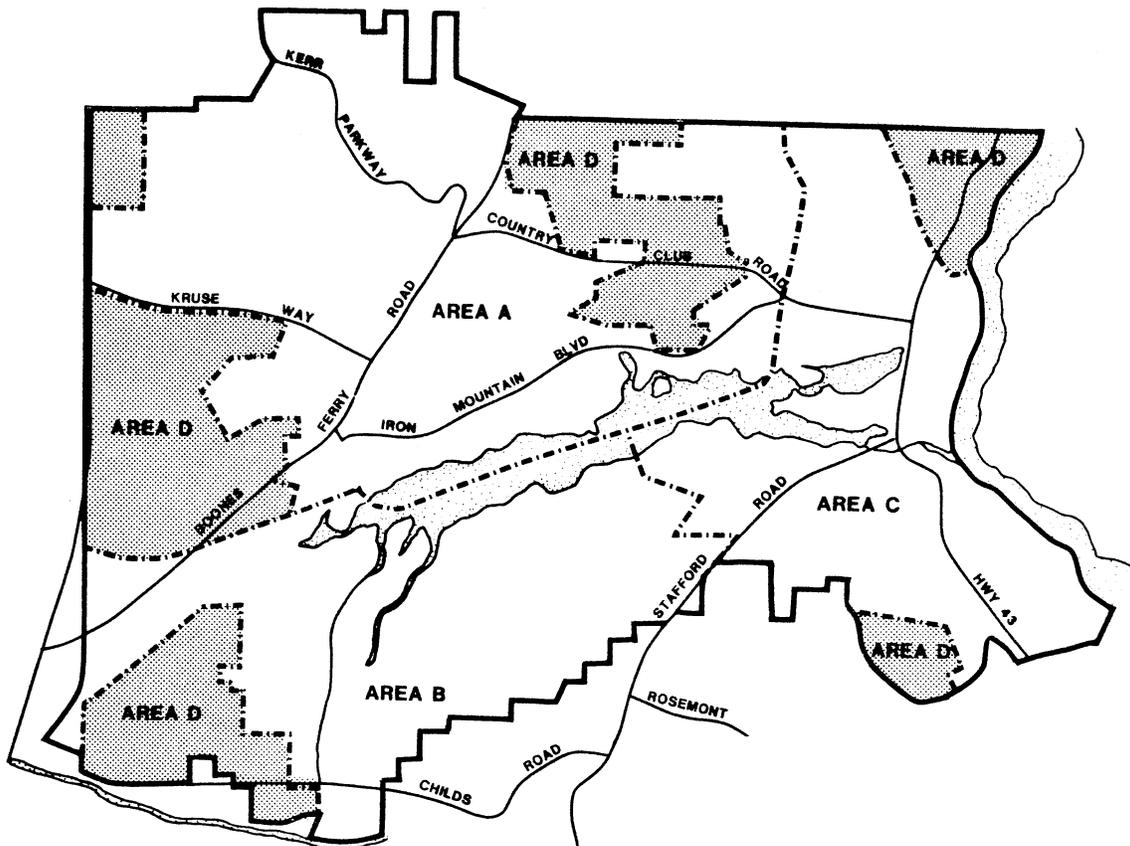
# RANDOM HOUSEHOLD SURVEY

## Sample Design and Selection

A survey of public attitudes, recreation interests and participation characteristics was made in Lake Oswego during October 1989. Questionnaires were distributed to randomly selected households located throughout the City's urban service boundary (includes both incorporated and county areas). Each member of a selected household age 10 and over was asked to fill out a questionnaire.

Computed on an area-wide basis, 379 valid returns were needed to obtain a 95% confidence level. However, because some of the questions were to be answered only by those 18 and over, we increased the sample size so that the number of adult returns would also be substantial.

The survey data is analyzed by four survey areas. A map of the four areas is shown below. Area D is the unincorporated areas.



Based on the random sample method utilized, community-wide results are statistically accurate within an expected maximum error range of approximately 5% (Plus or minus) at a 95% confidence level. In other words, if the sample was randomly selected 100 times, 95 times out of 100 the obtained results would vary no more than 5% (plus or minus) from the results if everyone in the city were surveyed. In cases where information is analyzed by the four areas, the confidence level will be lower due to the smaller sample size.

Some of the results are compared to the NORTHWEST AVERAGE. This information is derived from past recreation surveys conducted by JCD. The NORTHWEST AVERAGE is a weighted average based on population size for the last 15 communities surveyed. A summary of the results for the Lake Oswego survey is shown below.

Planning Area Population	37,000
No. Households Surveyed	225
No. Questionnaires Distributed	641
No. Questionnaires Returned	447
Return Ratio	70%

### **General Overview**

We are very pleased with the high rate of response to the survey. The 70% return ratio is much higher than the average and 20% higher than a survey we recently completed in Sacramento, California and Gresham, Oregon. We were also pleased on the completeness of the questionnaires. Many of them had comments written in the margins.

In general, we found the respondents to be quite satisfied with City operations and only 11 respondents felt that taxes were too high. Often in these surveys an unrelated issue will crop up in the results. This was not the case in this survey.

Overall, it appears that the public is satisfied with the way things are going in the City.

## User Characteristics

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### 1. Location of Residence

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<u>Survey Area</u>	<u>No. Returns</u>	<u>% of Sample</u>
Northwest	192	43%
Southwest	142	32%
East Area	77	17%
Unincorporated	34	8%
Unclassified	<u>1</u>	<u>-</u>
Total	446	100%

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### 2. Age of Respondent

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<u>Age Bracket</u>	<u>No. Responding</u>	<u>% of Sample</u>
10-17	48	15%
18-24	15	3%
25-34	68	15%
35-44	122	28%
45-54	91	21%
55-64	34	8%
65-74	27	6%
75+	<u>18</u>	<u>4%</u>
Total	423	100%

---

3. How often in the last 12 months have you visited the following parks?

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Park	Not at All	1-5 Times	6-10 Times	11+ Times
George Rogers Park	30%	41%	12%	17%
Waluga Park	59%	27%	5%	9%
Bryant Woods	87%	9%	2%	2%
Springbrook Park	94%	4%	1%	1%
Westridge Park	82%	11%	2%	5%
City Golf Course	67%	23%	5%	5%
Indoor Tennis Center	87%	8%	1%	4%
Swim Park	90%	8%	1%	1%

It is not surprising that George Rogers and Waluga Parks receive the most use. However, it is surprising that nearly a third of the population do not use Rogers Park at all. A significant portion (17%) use Rogers Park many times (11 or more).

The open space areas of Bryant Woods and Springbrook Park are not used extensively. An analysis of what age groups use the various parks is shown below.

**Percent of Age Groups Who Use Parks  
in Lake Oswego**

Park	Age Group		
	10-17	18-54	55+
George Rogers Park	86%	71%	53%
Waluga Park	68%	44%	16%
Bryant Woods	24%	11%	10%
Springbrook Park	5%	6%	3%
Westridge Park	36%	18%	3%
Golf Course	38%	36%	16%
Tennis Center	29%	12%	4%
Swim Park	8%	11%	6%

A very high percentage of the youth visited George Rogers Park in the last 12 months and represents the highest user group. Nearly half of the senior age group also visited the park.

- 
4. How often have you visited or used the following school facilities in the last 12 months?
- 

Facility	Not at All	1-5 Times	6-10 Times	11+ Times
School Gyms	73%	9%	4%	14%
Lake Oswego Pool	75%	13%	5%	7%
School Sport Fields	54%	16%	7%	23%

The sport fields are used the most with the gyms and pool running a distant second and third. As might be expected, the youth (ages 10-17) use the school facilities the most.

- 
5. What do you feel are the three most immediate recreation facilities or activities needed in Lake Oswego?
- 

This was an open ended question in which the respondents were asked to give the answer in their own words. The results are as follows:

85	Pathways (bike, pedestrian)
77	Pool facility
67	Sport/playing fields
27	Regulation golf course
19	River/lake development and access points
18	Tennis courts
15	Multi-use recreation facility
11	Interpretive nature area
9	Large multi-use park
8	Basketball courts
7	Teen center
6	Skateboard park
6	Adult classes/activities
6	Racquetball/hardball courts
6	Developed parks
5	Weight room/training room
5	Playgrounds
5	Youth classes/activities
4	Marina
4	Open space/green space
4	Municipal golf course improvements
4	Lighted tennis courts
4	Sidewalks
4	Neighborhood parks

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6. If you seldom or don't use parks in Lake Oswego, what are your reasons?

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24.5%	Member of a private club
21.4%	Don't have the facilities I'm interested in
18.2	Not interesting or enjoyable
12.3%	Too far away
11.7%	Can't find most parks
9.4%	Too crowded
2.6%	Feel unsafe

A significant number of the respondents belong to a private club. This partly reduces the City's need to provide some facilities or activities. The second most predominant reason for not using the parks is that they do not have the facilities the public wants. We were encouraged that so few (2.6%) do not use the parks because of a concern over personal safety. This has become a real issue in many communities.

Additional write-in responses included:

15	Lack of time
5	New to area

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7. In the future, what type of park area or open space do you feel is most needed in the City?

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In this question, the respondents were asked to prioritize their answers. We analyzed the results in two different ways: First by counting - the total number of first choices and a second method by weighting the score. Shown below is the number of first choices given for the three alternatives.

No. of 1st Choices	Type of Park Area
175	Large multi-use community parks offering a wide variety of passive and active uses and located within two miles of most neighborhoods
134	Small parks located within one half mile of most neighborhoods
104	Natural open space with very limited improvements

We also analyzed the results by weighting the answers by giving a value of three to a first choice, a value of 2 to a second choice and a value of 1 to a third choice. The total, with all responses added, was:

803	Large multi-use community parks offering a wide variety of passive and active uses and located within two miles of most neighborhoods
770	Small parks located within one half mile of most neighborhoods
694	Natural open space with very limited improvements

Based on either type of analysis, the larger multi-use community parks are most favored and natural open space the least.

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8. If you do not participate in recreation or sports programs sponsored by the City, what are your reasons?

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24.9%	Not aware of programs offered by the City
19.5%	Not interested in participating
17.0%	Too busy; no time
15.3%	Participate in private programs
11.8%	Don't have the activities I'm interested in
5.5%	Other
3.0%	Need child care in order to participate
2.2%	Classes are full
0.8%	Registration process

The answer of "not aware of programs offered by the City" is a very common response in these surveys. However, for the most part, answers in which the City could do something about it were not cited very often.

Under the "other" answer, responses we received:

6	Age
4	Member of other clubs
4	New resident
4	Inconvenient times
4	Health/disabled
3	Other activities
3	Too expensive

**THE FOLLOWING QUESTIONS WERE ANSWERED ONLY BY ADULTS (18 AND OVER)**

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9. How would you rate the recreation programs offered by the City Parks and Recreation Department?

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13.1%	Excellent
67.2%	Good
17.9%	Fair
1.7%	Poor

Under "comments", we received the following:

24	Not familiar with programs
4	New resident
4	Not involved with programs

Note: When analyzed by age groups, the senior population (age 55+) gave higher ratings than the other age groups.

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10. What type of additional recreation programs do you feel are most needed in Lake Oswego?

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24.1%	After school activities
22.7%	Organized sports
11.5%	Activity classes
10.6%	Performing arts
9.4%	Teen programs
8.6%	Community special events
5.8%	Other
4.3%	Programs for retired persons
2.9%	Pre-school programs

The respondents were given the opportunity to check more than one answer. After-school activities was the first choice which is surprising to us. Organized sports also scored very high. Under the "other" category, we received the following comments:

4	None
3	Don't know what is offered
2	Need self defense class for women
2	Want tennis classes

---

11. From the following list of projects, which do you feel is most important? Please prioritize the answers.

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The question was analyzed in the manner as question number 7.

<u>No. 1st Choices</u>	<u>Facility</u>
90	Developed pathway system
63	Indoor swimming pool
48	Riverfront areas
43	Full size golf course
42	Multi-use community center
36	Sports field complex
13	Other

The results by weighting all the answers follows:

<u>Score</u>	<u>Facility</u>
1,585	Developed pathway system
1,413	Riverfront areas
1,363	Multi-use community center
1,286	Indoor swimming pool
1,198	Sports field complex
1,043	Full size golf course
225	Other

A developed pathway system was ranked No. 1. This response showed up in other parts of the survey as well and is considered to be the No. 1 need in Lake Oswego.

The swimming pool is ranked No. 2 by one method but No. 4 by the other.

Under the "other" category, responses given were:

3	Bike path
2	Outdoor swimming
2	Large city park
2	Public lake access
2	Racquetball/hardball court

---

12. Currently the Lake Oswego Swim Park on Ridgeway Road attracts about 2,000 swimmers a year and costs about \$5 annually per swimmer to operate. The buildings are old and because of its location, water quality has always been a problem. With this information, do you feel the City should continue to operate the facility?

---

36.6%	Yes
33.4%	No
30.0%	No opinion

The above response is so close that no clear indication can be made.

Under "comments", we received the following:

12	Improve conditions and promote use
11	New facility *
9	Never been there
8	Remodel/rebuild
7	Upgrade at swimmers expense
7	Utilize until new facility is built
3	Expand lake access

\* This was assumed to mean at a different location

---

13. Have you visited or used the Adult Community Center in the last 12 months?

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	Age Group	
	<u>18-54</u>	<u>55+</u>
Yes	12.3%	44.0%
No	87.7%	52.9%

While we expected that few of the 18-54 age group visited the adult center, we were pleased to see how many persons of senior age visited the center.

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14. If you are age 50 or older and do not use the Adult Community Center in Lake Oswego, what is the main reason?

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61.2%	Too busy with other activities
17.5%	Other
8.7%	Not enough time
5.8%	Not conveniently located
5.8%	Don't have activities I'm interested in
1.0%	Don't have the transportation
-	Don't feel welcome

The predominant reason for not using the adult center is that this age group is too busy with other activities. Inconveniently located was a minor reason except for the residents living in the northwest area. We were pleased that no comments were received rated to not feeling welcome.

Under the "other" category, answers given were the following:

6	Don't know about it
2	New to area
2	Work

---

15. Recognizing that there could be an increase in costs, do you feel that more park areas, open space, and recreational facilities and programs are needed in Lake Oswego?

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	Total	Age Group	
		18-54	55+
Yes	56.9%	62.2%	35.6%
No	23.1%	23.3%	23.3%
No Opinion	20.1%	14.6%	41.4%

The younger age group (18-54) feels more strongly that more parks and facilities are needed. A significant percentage (38.8%) of the senior age group do not have an opinion.

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16. In which area do you feel the City should spent most of its effort? Please rank them by giving a No. 1 to your first preference, etc.

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- 137      Maintaining existing parks, facilities and pathways
- 118      Acquiring more parks, facilities, pathways, and open space
- 98        Developing existing parks, facilities and pathways

When asked to prioritize their answers, maintaining facilities was their first choice. Developing facilities ranked third although on a weighted scale it ranked second.

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17. Would you favor a major park and open space acquisition and development program if it meant raising your property taxes by (Please check the highest amount you would support)

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- 15.9%      Up to \$10 annually
- 6.3%        Up to \$15 annually
- 14.7%      Up to \$20 annually
- 17.1%      Up to \$25 annually
- 19.8%      Up to \$50 annually
- 26.1%      Won't support

It is pleasing to note that the majority of the public would favor a tax increase for improving park and recreation services. About 25% said they would not support it and a majority of the respondents said they would support up to \$20 annually for an improvement program. \$20 per household would raise about \$281,500 per year or finance a \$2.8 million tax measure (20 year loan).

When analyzed by area, the strongest support comes from the east planning area.

**Won't Support**

- Northwest Area      27.8%
- Southwest Area     28.2%
- East Area            18.9%
- Unincorporated     24.0%

Under the "comments" category, the following answers were given:

- 11 Taxes are high enough
- 6 Conditional on how funds are used
- 5 Not a property owner
- 4 Efficient with the funds

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18. What are your suggestions for improving Lake Oswego's park and recreation services.

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This was another open ended question. The most prominent comments were:

- 23 Develop a pathway system (bike, pedestrian)
- 7 Construct a swim facility
- 7 Improve publicity/promotion of park & recreation programs/services
- 6 Expand the variety of recreation programs/services
- 6 Improve safety, cleanliness and access of recreation facilities
- 6 Construct a multi-use recreation facility
- 5 Improve existing park and recreation facilities
- 4 Construct a regulation golf course
- 3 Limit development and growth
- 3 Expand class schedule and times
- 3 Construct addition playing fields

## **Current Recreation Participation Activity**

Estimating recreation demand is difficult to quantify because of the many factors that influence recreation participation and interests. There have been many approaches tried for identifying this demand ranging from the use of national surveys and standards to measuring actual participant hours. Recognizing this problem, JCD began accumulating recreation participation information on communities throughout the Pacific Northwest. Presently, JCD has data on communities representing a combined population of over one million people. The average participation rate in a given 30 day period for all these communities is called the **NORTHWEST AVERAGE**. By comparing participation rates for Lake Oswego with the **NORTHWEST AVERAGE** or other similar areas, we can determine where the City is different from the norm. This then gives us a clue in developing meaningful standards for Lake Oswego.

At the same time, one must also keep in mind that many factors will influence local participation patterns. They include:

- o **Lack of facilities**
- o **Climate**
- o **Poor quality of facilities and programs**
- o **Present recreation trends**
- o **Fad activities**
- o **Cost of using facilities and programs**
- o **Present economic trends**
- o **Economic profile of the community**

The following participation rates are shown for both indoor and outdoor activities. The per capita occasions for a 30 day period refers to the average amount of participation per person in 30 days when the activity is in season. These activities are ranked so that the most popular activities in the Lake Oswego area appear first. The survey questionnaire listed 75 activities. However, only the more popular activities are listed. For a comparison, we have included the **NORTHWEST AVERAGE** and that for the City of Gresham.

**Table 19**  
**Recreation Participation Rates for a 30-day Period**  
**Lake Oswego**

-Top 55 Activities-

Lake Oswego Activity Ranking	Activity	Per Capita Occasions per 30 Days		
		City of Lake Oswego	N W Average	City of Gresham
1.	Watching TV, video	11.5	9.5	8.0
2.	Reading for Pleasure	9.8	6.8	4.8
3.	Walking for Pleasure	6.5	4.9	4.1
4.	Exercise/Aerobics	5.4	2.6	3.2
5.	Gardening	4.9	4.5	-
6.	Jogging/Running	3.8	2.5	1.9
7.	Attending Sports Events	3.6	4.3	-
8.	Driving for Pleasure	3.2	3.4	2.7
	Swimming (outdoor)	3.2	3.3	2.4
10.	Swimming (indoor)	2.9	2.9	2.0
11.	Nature Walks	2.8	2.4	2.6
12.	Skiing (downhill)	2.5	1.2	1.0
13.	Golf (play)	2.4	1.2	1.4
14.	Baseball	2.2	1.9	1.7
	Basketball	2.2	2.0	1.5
	Picnicking	2.2	2.9	2.4
	Soccer	2.2	1.4	1.0
18.	Boating (power)	2.1	1.7	1.4
	Gourmet Cooking	2.1	1.4	1.0
20.	Camping	1.9	2.8	2.7
21.	Attending Cultural Events	1.8	2.2	-
	Golf (Driving Range)	1.8	-	-
	Weightlifting	1.8	1.6	1.2
24.	Bicycling	1.7	3.7	1.2
	Softball	1.7	2.1	1.5
	Tennis (outdoor)	1.7	1.5	1.1
27.	Hiking, backpacking	1.6	1.7	1.6
	Instructional Classes	1.6	-	-
29.	Playing Table Games	1.5	1.7	1.4
30.	Bicycling (mountain bike)	1.4	1.0	-
	Photography	1.4	1.9	1.9
32.	Fishing (freshwater)	1.3	2.4	1.0
	Needlecraft/Sewing	1.3	2.0	1.8
	Painting/Sketching	1.3	1.0	.8

**Recreation Participation Rates for a 30-day Period  
Lake Oswego**

-Top 55 Activities- (continued)

Lake Oswego Activity Ranking	Activity	Per Capita Occasions per 30 Days		
		City of Lake Oswego	N W Average	City of Gresham
	Tennis (indoor)	1.3	-	-
	Water Skiing	1.3	.9	.9
37.	Bowling	1.2	1.5	1.3
	Creative Writing	1.2	1.1	1.0
	Dancing	1.2	1.7	1.4
	Football	1.2	1.3	1.3
41.	Billiards/Pool	.9	1.4	1.2
	Skiing (X-Country)	.9	.6	.4
43.	Boating (sailing)	.8	.7	.5
	Drama	.8	.6	.4
	Sledding	.8	1.2	.6
	Volleyball (indoor)	.8	1.3	1.5
47.	Canoe/Kayaking	.7	.7	.5
	Fishing (saltwater)	.7	1.9	2.1
	Handball/Racquetball	.7	.9	.8
	Roller Skating	.7	1.1	1.0
	Volleyball (outdoor)	.7	-	-
	Whitewater Rafting	.7	.5	.5
53.	Bicycling (BMX)	.6	1.0	-
	Gymnastics	.6	.7	.5
	Ice Skating (indoor)	.6	.5	.3

Observations from Table 19 (Recreation Participation Rates):

- o Of the top 20 activities, fifteen have a higher participation rate than the NORTHWEST AVERAGE. Most noteworthy is that exercise/aerobics, skiing (downhill), and golf are twice the rate as the NORTHWEST AVERAGE.
- o Overall, recreation participation in Lake Oswego is about 5% higher than the NORTHWEST AVERAGE.
- o Out of the top ten activities, four can be offered by the City.

**Table 20**  
**Top Ten Recreation Activities**  
**10-17 Age Group**

		<u>Per Capita Occasions</u>		
		<u>Age</u>	<u>All Age</u>	<u>Ranking</u>
		<u>10-17</u>	<u>Groups</u>	<u>All Ages</u>
1.	Watching TV, Video	15.6	11.5	1
2.	Basketball	7.7	2.2	14
3.	Swimming (outdoor)	7.5	3.2	8
4.	Baseball	7.1	2.2	14
5.	Soccer	7.0	2.2	14
6.	Reading for Pleasure	6.4	9.8	2
	Attending Sporting Events	6.4	3.6	7
8.	Skiing (downhill)	5.7	2.5	12
9.	Swimming (indoor)	5.1	2.5	10
10.	Exercise/Aerobics	4.7	5.4	4

Observations of Table 20:

- o Participation rates for the top ten youth activities are about 62% higher than for the population as a whole.
- o Except for watching TV, the top ten activities for youth do not correspond to the population as a whole. Competitive sports rank higher among this age group.
- o Participation rates for the top ten youth activities are generally higher than for the population as a whole except for reading for pleasure and exercise/aerobics.
- o Out of the top ten youth activities, seven could be offered in a recreation program.

**Table 21**  
**Top Twelve Recreation Activities**  
**Senior Population Group (Age 55 +)**

	<u>Per Capita Occasions</u>		
	<u>Age</u> <u>55 +</u>	<u>All Age</u> <u>Groups</u>	<u>Ranking</u> <u>All Ages</u>
1. Watching TV/video *	9.1	11.5	1
2. Reading for Pleasure *	8.4	9.8	2
3. Walking for Pleasure *	6.6	6.5	3
4. Gardening *	5.3	4.9	5
5. Golf (play) *	3.7	2.4	13
6. Fishing (freshwater) *	2.7	1.3	32
7. Swimming (indoor) *	2.4	2.9	10
8. Driving for Pleasure	2.0	3.2	8
9. Exercise/Aerobics *	1.6	5.4	4
10. Attending Cultural Events *	1.5	1.8	21
11. Golf (driving range)	1.5	1.8	21
12. Nature Walks *	1.5	2.8	11

Observations of Table 21:

- o The top three senior activities are in the same order as the overall population.
- o The level of participation for the senior top ten activities is about 17% lower than for the population as a whole.
- o Ten of the top twelve senior activities identified with an \* could be offered in a recreation program.

**Table 22**  
**Participation rates for all Trail Related Activities**  
**All Age Groups**

<b>Activity</b>	<b>Lake Oswego</b>	<b>Northwest Average</b>	<b>City Ratio to NW Av.</b>
<b>Walking for Pleasure</b>	<b>6.5</b>	<b>4.9</b>	<b>+ 33%</b>
<b>Jogging/Running</b>	<b>3.8</b>	<b>2.5</b>	<b>+ 52%</b>
<b>Nature Walks</b>	<b>2.7</b>	<b>2.4</b>	<b>+ 17%</b>
<b>Bicycling</b>	<b>1.7</b>	<b>3.7</b>	<b>- 118%</b>
<b>Hiking/Backpacking</b>	<b>1.6</b>	<b>1.7</b>	<b>- 6%</b>
<b>Bicycling (Mountain Bike)</b>	<b>1.4</b>	<b>1.0</b>	<b>+ 40%</b>
<b>Bicycling (BMX)</b>	<b>.6</b>	<b>1.0</b>	<b>- 67%</b>
<b>Horseback Riding</b>	<b>.5</b>	<b>.8</b>	<b>- 60%</b>
<b>Dirt Bike/ATV Riding</b>	<b>.3</b>	<b>1.3</b>	<b>- 333%</b>

Observations of Table 22:

- o Trail related activities, as a group, are about average when compared to the NORTHWEST AVERAGE.
- o Bicycling is considerably lower in Lake Oswego. We assume this is because of the hills, narrow streets and lack of riding areas.
- o Walking for pleasure, jogging/running, and nature walks are above the NORTHWEST AVERAGE. It seems that walking related activities and jogging/running are increasing in popularity.
- o Mountain bicycling is considerably higher than the NORTHWEST AVERAGE. We have found a trend of increasing interest in this activity.

**Table 23**  
**Participation Rates for Competitive Sports**  
**All Age Groups**

<b>Activity</b>	<b>Lake Oswego</b>	<b>Northwest Average</b>	<b>City Ratio to NW Av.</b>
<b>Basketball</b>	<b>2.2</b>	<b>2.0</b>	<b>+ 10%</b>
<b>Baseball</b>	<b>2.2</b>	<b>1.9</b>	<b>+ 16%</b>
<b>Soccer</b>	<b>2.2</b>	<b>1.4</b>	<b>+ 57%</b>
<b>Softball</b>	<b>1.7</b>	<b>2.1</b>	<b>- 24%</b>
<b>Tennis (outdoor)</b>	<b>1.7</b>	<b>1.5</b>	<b>+ 13%</b>
<b>Tennis (indoor)</b>	<b>1.3</b>	<b>-</b>	<b>-</b>
<b>Football</b>	<b>1.2</b>	<b>1.3</b>	<b>- 8%</b>
<b>Volleyball (indoor)</b>	<b>.8</b>	<b>1.3</b>	<b>- 63%</b>
<b>Volleyball (outdoor)</b>	<b>.7</b>		
<b>Gymnastics</b>	<b>.6</b>	<b>0.9</b>	<b>- 17%</b>
<b>Track and Field</b>	<b>.6</b>	<b>0.9</b>	<b>- 50%</b>

Observations of Table 23:

- o Participation in basketball and baseball are very popular in Lake Oswego.
- o Soccer participation is much higher than the NORTHWEST AVERAGE.
- o We are surprised that softball play is below average.
- o Indoor volleyball appears to be less important in Lake Oswego. We do not know why this is occurring. The reason this significant is that volleyball has become very popular in some communities.

**Table 24  
Participation Rates for Outdoor Nature Activities  
All Age Groups**

<b>Activity</b>	<b>Lake Oswego</b>	<b>Northwest Average</b>	<b>City Ratio to NW Av.</b>
Nature Walks	2.8	2.4	+ 17%
Camping	1.9	2.8	- 47%
Hiking/Backpacking	1.6	1.7	- 6%
Fishing (freshwater)	1.3	2.4	- 85%
Canoe/Kayaking	.7	.7	0%
Fishing (saltwater)	.7	1.9	- 171%
White Water Rafting	.7	.5	+ 40%
Horseback Riding	.5	.8	- 60%
Hunting	.5	1.1	- 120%
Mountain Climbing	.4	.5	- 25%
Snow Mobile Riding	.2	.5	- 150%

Observations of Table 24:

- o Except for nature walks and white water rafting, participation is considerably below average.

**Table 25  
Participation Rates for Swimming  
All Age Groups**

<b>Activity</b>	<b>Lake Oswego</b>	<b>Northwest Average</b>	<b>City Ratio to NW Av.</b>
Swimming (outdoor)	3.2	3.3	- 3%
Swimming (indoor)	2.9	2.9	-

Observations of Table 25:

- o Participation in swimming (outdoor) is slightly lower the NORTHWEST AVERAGE. Swimming indoor is average.

**Table 26**  
**Participation Rates for Water Dependent Activities**  
**All Age Groups**

<u>Activity</u>	<u>Lake Oswego</u>	<u>Northwest Average</u>	<u>City Ratio to NW Av.</u>
Swimming (outdoor)	3.2	3.3	- 3%
Boating (power)	2.1	1.7	+ 24%
Fishing (freshwater)	1.3	2.4	- 85%
Water Skiing	1.3	.9	+ 44%
Boating (sailing)	.8	.7	+ 14%
Canoe/Kayaking	.7	.7	0%
Windsurfing	.5	.3	+ 67%
Rowing/Sculling	.3	-	

Observations of Table 26:

- o For the most part, water dependent activities are above the NORTHWEST AVERAGE.

**Activity Preference**

Respondents were also asked to rank their top nine preferred recreation activities if facilities were available. The activity rankings were then scored with a weighted value by giving a first choice a value of 9, a second choice a value of 8, etc. The total weighted score was then added up for each activity. Shown in Table 9 are the top nineteen preferred activities. The weighted score is shown only for ranking purposes.

**Table 27**  
**Top 19 Preferred Recreation Activities**

<u>Ranking</u>	<u>Activity</u>	<u>Weighted Score</u>
1.	Golf (play) *	541
2.	Walking for Pleasure *	537
3.	Swimming (indoor)	436
4.	Reading for Pleasure *	377
5.	Exercise/Aerobics *	365
	Nature Walks	365
7.	Bicycling	333
8.	Skiing (downhill)	323
9.	Fishing (saltwater)	287
10.	Attending Sports Events	256
11.	Tennis (indoor) *	247
12.	Jogging/Running *	244
	Swimming (outdoor) *	237
14.	Gardening *	237
15.	Attending Cultural Events *	234
	Tennis (outdoor) *	234
17.	Gourmet Cooking *	199
18.	Basketball *	195
19.	Bicycling (Mountain Bike)	185

\* Currently offered

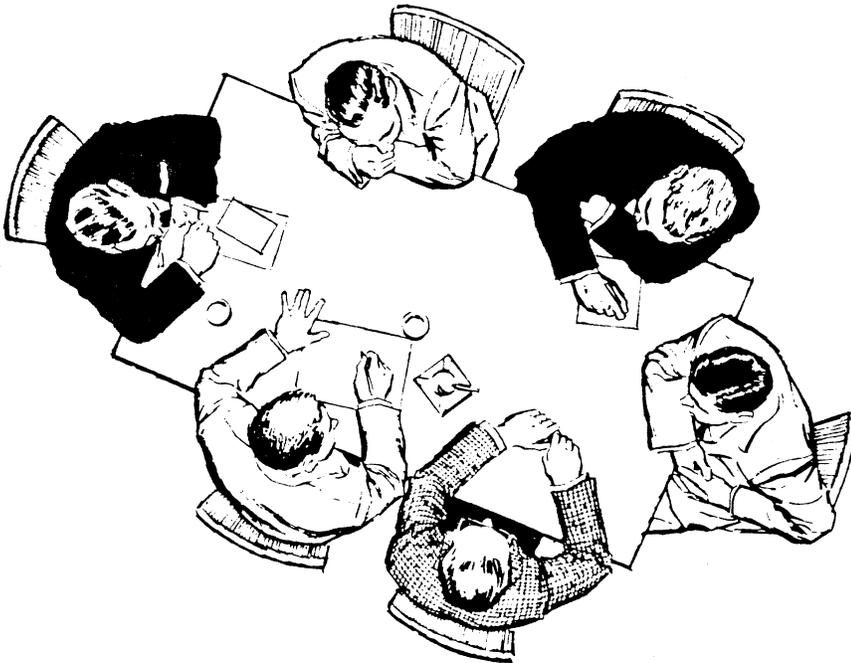
Observations of Table 27:

- o Surprisingly, golf is the No. 1 preferred activity. While we have seen golf activity increase in the last few surveys, this is the first time in any survey we have conducted that it has ranked so high.
- o If walking for pleasure and nature walks were combined, it would be the No. 1 desired activity.
- o Indoor swimming continues to show up in the survey as a very desired recreation activity.
- o Tennis (indoor), which is No. 11, is the first competitive sport to appear on the list. Tennis (outdoor) was No. 15 and basketball No. 18.
- o While bicycling ranks high as a preferred activity, it is one that is low in present activity.
- o Out of the top 19 preferred activities, 13 marked with an \* are activities that could be offered in a park and recreation program.

## PUBLIC WORKSHOP MEETINGS

Meetings were held in mid September to encourage the public to participate in a discussion on recreation needs in the City. The time and place of the meetings were:

<u>Area</u>	<u>Date</u>	<u>No. Participating</u>
Adult Community Center	September 12	9
Adult Community Center	September 14	15



The meetings were held in workshop fashion in which groups of 4-6 people worked together to address specific issues or questions. The questions addressed and a summary of the responses are listed on the next page.

**QUESTION #1: WHAT DO YOU FEEL ARE THE GREATEST PARK, OPEN SPACE OR RECREATION NEEDS IN LAKE OSWEGO?**

- 5 Pathway - walking/bike/equestrian
- 3 Viewpoints of lake
- 3 Riverfront boat access dev. with boat house (rowing)
- 2 Swim pool/community rec. center
- 2 Swimming pool - 50M
- 2 Open space (wetland)
- 2 Soccer fields
- 2 Regional sports facility
- 2 Waterfront access (river & lake)
- 1 Ballfields
- 1 Neighborhood parks
- 1 Handicap access pathways
- 1 Cricket field
- 1 Enhance current open space
- 1 Tot lots - park within walking distance
- 1 Skating rink
- 1 Grand prix bicycle events
- 1 Sport fields
- 1 Pocket parks (east end)
- 1 Parking at existing parks & facilities
- 1 Future park sites
- 1 Indoor recreation facilities
- 1 Park space (east end)
- 1 18-hole golf course
- 1 Active recreation area

**QUESTION #2: DO YOU FEEL THAT LAKE OSWEGO SHOULD ACQUIRE MORE OPEN SPACE? IF YES, WHAT TYPE?**

- 21 Viewpoints
- 10 Wetlands
- 6 Tree groves
- 5 Wildlife area
- 5 Green way corridor along river
- 4 Flat lands
- 1 Stream corridors
- 1 Historic parcels (i.e. George Rogers House)
- 1 Lakewood Bay frontage

**Other Comments:**

Acquire large open space rather than small open space areas  
Maintain and enhance current open space

**QUESTION #3: WHAT WOULD BE YOUR PREFERRED WAY TO PAY FOR A MAJOR PARK AND OPEN SPACE ACQUISITION DEVELOPMENT PROGRAM?**

- 3 Joint public/private partnership
- 2 20 year bond
- 2 Pay as you go
- 2 Serial levy
- 1 Sales tax
- 1 Revenue bond
- 1 Lake Oswego Country Club - tax base upon value
- 1 Annexation
- 1 Lottery/economic dev.
- 1 Tax incentives for easements
- 1 Public endowments
- 1 Tax deferments for public use
- 1 Insurance breaks for public access on private property
- 1 Tax increment financing
- 1 Golf course revenue bond

**QUESTION #4: WHAT OTHER RECREATION ISSUE(S) SHOULD BE COVERED IN THIS STUDY?**

- 1 Maintenance
  - fields
  - facilities
  - pathways
  - parks
- 1 Tennis center usage
- 1 Golf course (18-hole regulation size)
- 1 Adequacy of existing programs
- 1 Development of existing parks
- 1 Field usage
- 1 Sign-up for recreation classes
- 1 Field scheduling
- 1 Under-staffing of recreation programs
- 1 City/school facility development
- 1 Another adult community center
- 1 Teen program development
- 1 Incentives for private landowner to open areas to the public
- 1 Acquisition of land (buy now - develop later)
- 1 Timeline/scheduling
- 1 Effect of building moratorium
- 1 Tree ordinance - protection of trees
- 1 Senior activities

**SECTION V**  
**PARK AND FACILITY NEEDS**



## **SECTION V**

### **PARK AND FACILITY NEEDS**

#### **ALTERNATIVE APPROACHES TO IDENTIFYING DEMAND**

There are several approaches to estimating demand for park and facility needs. They include participation ratios, user trend analysis, results of surveys, public meetings, goals and participation models. Since we will be using a combination of them, each is briefly described below.

##### **Participation Ratios**

Participation ratios are guides by which a community can estimate in quantifiable terms the number of acres or facilities required to meet the population demand. By attaching a standard to a population variable it is easy to forecast future needs as the population grows.

Standards were first established nationally based on "Standard Demand" and have been modified at state and local levels to meet their demand. These standards were first established by committees of recreation professionals who set down in an easily understood format what "seemed" to be right based on practical experience in the field. These standards were felt to be most useful in quantifiable terms, i.e. 10 acres of park land per 1,000 population served. The most recognized standards are those developed by the National Recreation Park Association. In 1983 they published a report titled "Recreation, Park and Open Space Standards" that is well recognized in the recreation field.

Over the years we have perfected the standards approach by comparing participation levels of a specific community or area with the **NORTHWEST AVERAGE**. This average is a weighted average of the last 16 surveys completed and represents well over one million people. Using this information plus a comparison of facility ratios to participation levels, the NRPA standards can be modified to meet local needs.

##### **User Trend Analysis**

Under this approach, facility demand estimates are developed by extrapolating historical use statistics for each facility. If local statistical information is used, the results can be reasonably accurate because it reflects use in the specific community. However, the trend analysis approach can be influenced by local conditions or current trends in recreation interests. As an example, if one charts tennis playing over the last twenty years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use.

## **Recreation Surveys**

Using the questionnaire approach, future facility needs are developed from survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1000 persons expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also difficult in the survey approach to measure future recreation participation because it is impossible to accurately forecast how much use an individual would make of a facility if it were available. There are just too many variables to make that kind of judgement.

## **Public Meetings**

Some communities rely quite heavily on input from the general public to assess the needs. This approach may not reflect the true community need because special interest groups often do not represent the true community's interest. Also this approach has the same problem of not being able to quantify the needs.

## **Goals**

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much saltwater shoreline as possible". Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a statistically valid standard such as XX lineal feet of shoreline per 1000 population. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

## **Participation Models**

Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual users. When a large sampling is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific area and facility. Unfortunately, these models are very costly to develop because of the survey information needed.

## **A. PARK LAND NEEDS**

One way of measuring need is to develop a standard and measure that standard against the existing inventory. Recreation standards are guides by which communities may estimate in quantifiable terms the number of acres of facilities required to meet recreation demand in their area. By attaching the standard to a population variable, it is easy to forecast future needs as the population grows. Standards are important for many reasons including:

- o Standards can be an expression of minimum acceptable facilities and areas. They can be looked upon as goals.
- o A standard is a guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- o Standards are a basis for relating recreation needs to spatial analysis within a community-wide system of park and open space areas.

Standards were first established nationally based on "Standard Demand" and have been modified at state and local levels to meet their demand. These standards were first established by committees of recreation professionals who set down in an easily understood format what "seemed" to be right based on practical experience in the field. These standards were felt to be most useful in quantifiable terms, e.g. 10 acres of park land per 1,000 population served.

The National Recreation and Park Association (NRPA), published standards in 1970 that have been quoted almost exclusively for the last decade. Starting in 1979, NRPA developed a task force who worked three years to revise and update park and recreation standards. Published in 1983, the report titled "Recreation, Park and Open Space Standards and Guidelines", represents the most recent consensus on space and facility standards at the national level.

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because the definition of park and open space is vague. For instance, should one count school playgrounds, private golf courses, commercial landscaped areas, roof top patios etc as park and open space? The list can go on for ever. To keep from getting into this trap, we have made a policy of only counting public land and not counting school playgrounds.

When applying a standard, one must take into account the current inventory and the likely prospect of acquiring future park land. For instance, if a community is fully developed, it would not be reasonable to recommend a much higher standard than what is already existing.

Starting below NRPA standards are used as a base from which standards for Lake Oswego are developed. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

### Existing Inventory

The City of Lake Oswego has 36 parks, open space areas and special facilities which account for 280.72 acres of land. Of this amount, only 42% or 119.12 acres is developed. The majority of the City's parks remain undeveloped or in open space. The park land is broken down into the following categories.

**Table 28**  
**City of Lake Oswego**  
**Existing Park Inventory**

<u>Park Type</u>	<u>No. of Sites</u>	<u>Acreage</u>	<u>No. Dev.</u>	<u>Acreage Dev.</u>
Neighborhood Park	3	16.2	2	9.2
Community Park	4	78.6	2	53.1
Regional Park	1	41.9	0	0
General Open Space	3	85.5	0	0
Specialized Areas	<u>25</u>	<u>58.52</u>	<u>21</u>	<u>56.82</u>
<b>TOTAL</b>	<b>35</b>	<b>280.72</b>	<b>25</b>	<b>119.12</b>

Note: In addition to the above acreage, the City has currently identified 700 acres of wetlands and open space which will probably remain undeveloped.

### Neighborhood Park Needs

#### Definition:

Neighborhood parks are small park areas (usually 5-10 acres in size) utilized for passive use and unstructured play. They often contain a multi-use open space for field sports, a children's playground, a multi-purpose paved area, a picnic area and a trail system. On heavily wooded sites, the amount of active use area is substantially reduced.

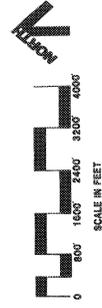
#### Analysis:

Currently, the City has two park areas that fit this category plus one undeveloped site. They are Westridge Park, Freepons Park and River Run Park. When one studies the service areas covered by these parks plus those of the community parks, it becomes evident that significant portions of the city are unserved. The map on the following page illustrates the park service areas of the three neighborhood parks, plus those of the three community parks.

# LAKE OSWEGO PARK AND RECREATION PLAN

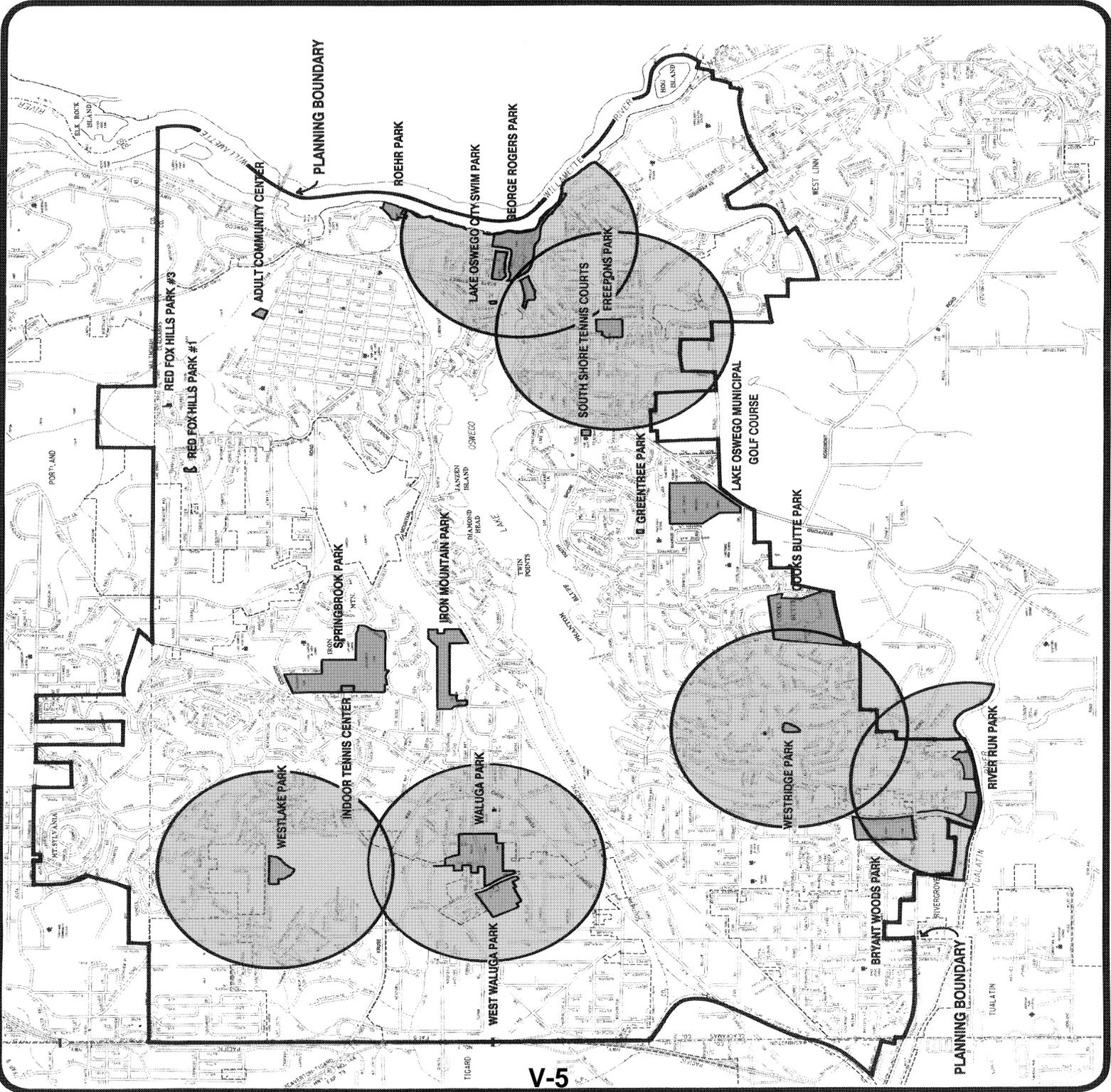
## LEGEND

-  EXISTING PARKS AND FACILITIES
-  1/2 MILE RADIUS



J.C. DRAGOOD & ASSOCIATES

# NEIGHBORHOOD PARK SERVICE AREAS





While it is sometimes difficult to compare communities in terms of their park land, a comparison does help to show the range that is possible. When the ratio of neighborhood parks to population is analyzed, Lake Oswego has one of the lowest.

**Table 29  
Existing Neighborhood Park Standards  
Selected Park Agencies**

<u>Agency</u>	<u>Acres/1,000 Population</u>
Lake Oswego	0.4
THPRD	2.2
Gresham	1.3
Portland	1.6
Corvallis	1.3
Kent, Washington	0.8
Vancouver, Washington	1.6

**Recommendation:**

NRPA Standard	1-2 Acres/1,000 Population
Present ratio:	0.4 Acres/1,000 Population
<b>Recommended Standard:</b>	<b>1.3 Acres/1,000 Population</b>

**Comments:**

The City has few developed parks; especially neighborhood parks. When the service area of existing neighborhood and community parks was analyzed, it revealed that a significant portion of the City is unserved. While we generally prefer the larger community parks over the smaller neighborhood parks, in the case of Lake Oswego it will be very difficult to find land for the larger parks. As a result, we have recommended a substantial increase in the neighborhood park ratio.

The above standard means that nearly 32 acres of additional neighborhood park land is presently needed. When the city becomes fully developed, a total of 65 acres of neighborhood park land will be needed. This is about 49 more acres than is now available.



## Community Park Needs

### Definition:

Community parks are larger sites developed for organized play and contain a wider range of facilities. They usually have sport fields or other active use facilities as well as the more passive oriented facilities. In some cases, they will also serve the neighborhood park function. Community parks average about 15-25 acres in size.

### Analysis:

The City has two developed parks plus one undeveloped. They are George Rogers Park, Waluga Park and Westlake Park.

Compared to other communities, Lake Oswego has a slightly higher percentage of community park acreage, but lower than the NRPA standard.

**Table 30**  
**Existing Community Park Standards**  
**Selected Park Agencies**

<u>Agency</u>	<u>Acres/1,000 Population</u>
Lake Oswego	1.8
THPRD	1.2
Gresham	0.5
Portland	1.3
Corvallis	1.2
Kent, Washington	3.8
Vancouver	1.3

### Recommendation:

NRPA Standard:	5-8 acres/1,000 population
Existing Standard:	1.8 acres/1,000 population
Recommended Standard:	2.2 acres/1,000 population

### Comments:

The survey revealed a preference of the community park over the smaller neighborhood park. Finding new community park sites may be difficult. A community park service area analysis revealed that the north-central area of Lake Oswego is not being served. The standard of 2.2 acres per 1,000 population means that the City will need about 45 acres more community park land when fully developed. This is two more park sites.

## Regional Parks Needs

### Definition:

Regional parks are large park areas that serve an entire region. Sometimes they serve a single purpose but also may offer a wide range of facilities and activities. Most regional parks are acquired because of unique features found on the site.

### Analysis:

Currently, there is one regional park in the planning area. It is the undeveloped Cook's Butte. Other regional parks in the general area include Tryon Creek State Park and Mary S. Young State Park.

### Recommendation:

Existing Standard:	1.1 acres/1,000 population
Recommended Standard:	1.1 acres/1,000 population

### Comments:

The opportunity for other regional parks in Lake Oswego is very minimal. The recommended standard recognizes a small increase in need based on population growth.

## General Open Space Needs

### Definition:

This type of park area is defined as general open space, trail systems, and other land that includes stream corridors, ravines and easements. Often they are acquired to protect an environmentally sensitive area. In other cases they may be drainage corridors or heavily wooded areas.

### Analysis:

In the Lake Oswego area, roughly a third of the total park acreage (85.5 acres) is devoted to open space. Bryant Woods Nature Preserve, Iron Mountain property and Springbrook Park are the three major open space park sites in the city. In addition to this present inventory, a significant amount of land is being reserved as wetlands, private open space, steep hillsides, drainage ways or other areas. Since no inventory exists for all of this land, only the dedicated open space sites will be considered in this needs assessment.

**Recommendation:**

Existing Standard: 2.3 acres/1,000 Population

Recommended Standard: 3.0 acres/1,000 Population

**Comments:**

While the 3.0 acres per 1,000 population does not appear to be a substantial increase over what now exists, a substantial amount of land exists that is wetlands and other open space that is not suitable for development. A good share of this land will be acquired through the development process as dedications and land in lieu of park fees.

**Specialized Facilities and Areas**

**Definition:**

Specialized facilities include areas such as small landscaped parcels, mini-parks, specialized single purpose parks, and land occupied by major structures.

**Analysis:**

In Lake Oswego, this classification includes the golf course, the adult community center, indoor tennis center, City Swim Park and all of the landscaped triangles and medians.

**Recommendation:**

Existing Standard: 1.5 acres/1,000 population

Recommended Standards: 2.8 acres/1,000 population

**Comments:**

The 2.8 acres per 1,000 population reflects about 100 acres more land. This standard would accommodate a full 18 hole golf course (100 acres plus the 40 acres of golf course now existing).

## Total Park Land Needs

Except for Gresham, Lake Oswego has less public park and open space land than most comparable communities. As a comparison, please note Table 13 below.

**Table 31**  
**Existing Total Park Land Ratios**  
**Selected Park Agencies**

<u>Agency</u>	<u>Acres/1,000 Population</u>
Lake Oswego	7.1
THPRD	7.4
Gresham	5.5
Portland	21.9
Corvallis	19.9
Kent, Washington	19.7
Vancouver	10.5

**Recommendation:**

NRPA Standard:	15-20 acres/1,000 population
Existing Park Standard:	7.1/1,000 Population
Recommended Standard:	10.4 acres/1,000 Population

**Comments:**

At this time, the concern for more public land may not seem apparent because of the existing undeveloped land and large lots that characterize Lake Oswego.

However, when one closely looks at the City it becomes apparent that little land is left for park development. When one looks at vacant land, it will be discovered that most of it already has development approvals. Therefore, if the City is to acquire additional park land, it must act quickly. Based on the way the City is developing, most opportunities will be lost in 3-5 years.

The ultimate park needs show in Table 32 on the next page represents 10.4 acres per 1,000 population.

**Table 32  
Summary of Recommended Park Land Needs  
Lake Oswego**

<b>Park Type</b>	<b>Existing</b>	<b>Present Needs</b>	<b>Ultimate Needs</b>	<b>Net Increase</b>
<b>Neighborhood</b>	16.2	48.1	65.0	48.8
<b>Community</b>	78.6	81.4	110.0	31.4
<b>Regional</b>	41.9	40.7	55.0	13.1
<b>General Open Space</b>	85.5	111.0	150.0	64.5
<b>Specialized</b>	58.52	103.6	140.0	81.48

**B. SPECIALIZED FACILITY NEEDS**

Current recreation participation rates in Lake Oswego are somewhat higher than the NORTHWEST AVERAGE. This type of information results from the survey and workshop meetings was taken into account when developing standards for specific types of recreation facilities. Also taken into account were existing private facilities. While private facilities satisfy a certain need, they do not satisfy 100% of the public need. As a result, only a portion of their credit was given when counting the existing inventory.

**Tennis Courts**

NRPA Standard:	1 court per 2,000 population
Existing Participation:	13% above average
Existing Inventory:	26 courts *
Existing Facility Ratio:	1 court per 1,423 population
Recommended Standard:	1 court per 1,400 population

\* There are 41 tennis courts in the City but 19 are private. While the private courts satisfy a certain portion of the community, they are not available to the general public. As a result, we have discounted 15 of the private courts for inventory and needs analysis.

The present participation rate in tennis is somewhat higher than average and we would expect this to be the case. We also expect that a larger ratio of Lake Oswego residents belong to the Mt. Park Racquet Club. Based on past experience, we have found communities with similar participation rates that had less tennis courts and felt they were adequate. With this in mind, we feel that the recommendation of 1 court (indoor and outdoor) per 1,400 persons will satisfy future needs. This standard means that ten additional courts will be eventually needed.

## Softball Fields

**275-300' outfield for slow pitch; 225' for men's fast pitch and 250 outfield for women's slow pitch.**

NRPA Standard:	1 field per 5,000 population
Existing Participation:	24% below average
Existing Inventory:	12 fields
Existing Facility Ratio:	1 field per 3,083 population
Recommended Standard:	1 field per 3,850 population

There are presently 12 softball fields in the Lake Oswego area but only four are utilized by adults. One of the interesting points about sports fields in Lake Oswego is their multi-use character. One field may be used for adult softball, youth softball, youth baseball, soccer and youth football. For example, there are 39 fields listed by the City for baseball, softball, soccer and football. However, as a practical point, all of the games for the above sports are played on 19 fields.

While we found softball participation to be low in Lake Oswego, we found the number of teams to be about average. This leads us to believe that some teams playing in the Lake Oswego program live outside the area. As a means of comparison, we list some city's team ratios.

Lake Oswego	1 team per 514 population
Gresham	1 team per 586 population
Hillsboro	1 team per 523 population
THPRD (Beaverton-Aloha)	1 team per 628 population
Tri-Cities, WA	1 team per 154 population

The 12 fields in Lake Oswego represents a very low ratio of fields to population. As an example:

Lake Oswego	1 field per 3,083 population
Gresham	1 field per 12,344 population
Hillsboro	1 field per 10,463 population
THPRD (Beaverton-Aloha)	1 field per 8,928 population

However, a large number of the softball fields are appropriate only for youth leagues. Currently the team breakdowns in Lake Oswego is as follows:

12	Co-ed teams
24	Adult men teams
<u>36</u>	Lassie league teams
72	TOTAL

The 36 adult teams play 36 games per week based on 2 games played per team per week. The four adult fields will accommodate 40-60 games per week depending upon if they are used for 2 or 3 games per night. (Most lighted fields are used for 3 games per night, and in some communities four games a night.)

The 36 lassie league teams currently play on eight fields and play twice a week. The unlighted fields accommodate two games a night. Therefore, the eight fields can accommodate two games a night. Team play requirements is 36 games per week.

In summary, then we have the following:

	Games Accommodated	Games Per Week Demand	
		Present	Ultimate
Adult Softball	40-60 *	36	49
Youth Softball	80	36	49

\* Depending upon 2 or 3 games per night.

### Youth Baseball Fields

Little league, pony league and T-ball; 200' foul line

NRPA Standard:	1 field per 5,000 population
Existing Participation:	16% above average
Existing Inventory:	9 fields
Existing Facility Ratio:	1 field per 4,100 population
Recommended Standard:	1 field per 4,000 population

There are two youth leagues in Lake Oswego which represent about 85 teams total. Currently, the City provides the field maintenance and the two clubs administer the program. Youth baseball has enjoyed an increase in growth in the T-ball program. Eventually, as these players grow older, they will require more field time.

Our recommendation of 1 field per 4,000 population will accommodate this growth and require an additional four fields by ultimate city development.

## Football Fields

NRPA Standard:	1 field per 20,000 population
Existing Participation:	8% below average
Existing Inventory:	2 fields
Existing Facility Ratio:	1 field per 18,500
Recommended Standard:	Maintain present inventory

This analysis is primarily for the youth football program which is managed by volunteers. The City only maintains the fields. In some communities, youth football is not offered because of the liability risk. Currently, there are four teams who use two city fields. The present inventory will easily accommodate the demand in the future.

## Soccer Field

**Field Dimensions:** youth soccer 55 x 100 yards; adult soccer 65 x 110 yards; championship soccer 75 x 120 yards.

NRPA Standard:	1 field per 10,000 population
Existing Participation:	57% above average
Existing Inventory:	13 fields
Existing Facility Ratio:	1 field per 2,846 population
Recommended Standard:	1 field per 2,200 population

Soccer is different from other field sports in that almost any grass area will do. The problem in Lake Oswego is that soccer is shared with the other sports. For instance, some soccer play occurs on softball or baseball fields which have skinned infields, pitchers mounds, etc. As we understand it, one soccer field has a manhole cover in the middle of the playing area.

Soccer play is undergoing great increases in popularity. Soccer players in Lake Oswego have increased from 1,100 participants two years ago to nearly 1,800 participants this year. In the fall of 1989, 128 teams were formed. The breakdown of teams was as follows:

K - 4 grades	90 teams
5 - 8 grades	28 teams
Classic Soccer	10 teams
Adult Soccer	8 teams

The above teams represent the following demand (practice time included and assumes two teams can practice on one field at a time).

Level	Games Currently Accommodated	Games Per Week Demand	
		Present	Ultimate
K - 4 Grades		135	183
5 - 8 Grades		35	67
Classic Soccer		Winter Program	-
Adult Soccer		<u>4</u>	<u>6</u>
TOTAL	143	174	256

The above table assumes that no play or practice occurs on Friday or Sunday. As a practical point, some practice does occur on these days. The ultimate demand will require 256 games per week. In order to accommodate this program, an additional 10 fields will be required. If practice can occur on Friday and Sunday, the number of additional fields can be reduced to just one.

### Walking Trails

Existing Participation:	33% above average
Existing Inventory:	9700 lineal feet
Existing Facility Ratio:	0.05 miles per 1,000 population
Recommended Standard:	0.20 miles per 1,000 population

Currently, there are only three public walking trails in Lake Oswego. They are the Kruse Way Walking Trail, the George Rogers Park Trail and the trail system in Springbrook Park. All the other designated areas are primarily on-street bicycle pathways. Walking for pleasure was one of the highest existing recreation activities and one that showed the greatest interest and desire for more facilities while there are many walking trails and pathways in private residential developments, they are not open to the general public. The needs expressed below are for public walking trails. The formula we used for developing the trail standard is as follows:

- |    |                                |                   |
|----|--------------------------------|-------------------|
| A. | Total participation:           | 240,500 occasions |
| B. | 1% of use on average peak day: | 1.4%              |
| C. | % who wish to use trail:       | 15%               |
| D. | Occasions per mile:            | 12                |
| E. | Turnover rate:                 | 10                |

Formula:  $\frac{A \times B \times C}{D \times E} = 7$  miles of trail presently needed

Standard: .2 mile per 1,000 population

## Swimming Pools (indoor)

25 meter 6 lane pool = 3,608 sq. ft. water area; 25 yard x 25 meter ell pool = 4,996 sq. ft. water area; 50 meter x 8 lane pool = 8,610 sq. ft. water area.

NRPA Standard:	1 pool per 20,000 population
Existing Participation:	Average
Existing Inventory:	2,886 sq. ft. *
Existing Facility Ratio:	78 sq. ft. surface water per 1,000 population
Recommended Standard:	182 SF/1,000 population

\* Assumes that 50% of Lake Oswego High School pool is available for public use and 15% of the Mt. Park Pool is used by Lake Oswego residents.

As a point of reference, we list the following indoor public pool ratios:

Area	Sq. Ft. Water/1,000 Population
Lake Oswego	78.0
Vancouver, USA	49.0
THPRD (Beaverton-Aloha)	206.8
Hillsboro	190.9
Corvallis	200.6
Albany	304.4

On the surface, Lake Oswego has a large amount of indoor pool space available. However, both pools are very restricted to the general public. The standards identified below were developed over the years utilizing past aquatic studies we have completed plus existing operating information acquired from other communities.

Our experience has shown us that a swimming pool should be designed to accommodate about 60% of the average daily attendance. This standard will comfortably meet peak hour demand.

Based on the recreation survey, the annual per capita indoor swim is 2.9 occasions. This, multiplied by the population of 37,000, gives us an annual demand for swimming at 107,300 occasions. From past research we know that a peak winter month demand is about 20% of the total annual demand and that 75% of the total swimming activity will occur in shallow water (5 feet or less). This then gives us:

**21,460 peak 30-day swimming demand**

### Shallow Water Needs

Multiply 21,460 monthly swims x 75%	= 16,095 shallow swims
Divide by average of 30 days per month	= 536 daily swims
Multiply by the 60% peak load factor	= 321 peak swimmers
Multiply by 12 sq. ft. per swimmer (1)	= 3,852 sq. ft. water area

### Deep Water Needs

Multiply 21,460 monthly swims x 25%	= 5,365 deep water swims
Divide by average of 30 days per month	= 179 daily swims
Multiply by the 60% peak load factor	= 107 peak swimmers
Multiply by 27 sq. ft. per swimmer (1)	= 2,889 sq. ft. water area

---

(1) Code requirement

**Total indoor pool area demand: 6,741 sq. ft. water area**

Subtracting the 2,886 square feet of pool area now available, it means that an additional 3,855 sq. ft. of indoor pool is now needed. Ultimately, this number will increase to 6,249 sq. ft.

### **SUMMARY OF RECREATION NEEDS**

Table 33 found on the next page summarizes land and facility needs based on the present population and when the City is fully developed.

Table 33  
Summary of Park and Facility Needs  
City of Lake Oswego

Park Area or Facility	Recommended Standard	Existing Inventory	Demand <sup>(1)</sup>		Additional Need	
			1989	Ultimate	1989	Ultimate
Neighborhood Parks	1.3 Ac./1,000 Pop.	16.2 Ac.	48.1 Ac.	65.0 Ac.	31.9 Ac.	48.8 Ac.
Community Parks	2.2 Ac./1,000 Pop.	65.5	81.4	110.0	15.9	44.5
Regional Parks	1.1 Ac./1,000 Pop.	41.9	40.7	55.0	-	13.1
General Open Space	3.0Ac./1,000 Pop.	85.5	111.0	150.0	25.5	64.5
Specialized Areas	2.8 Ac./1,000 Pop.	55.2	103.6	140.0	48.4	84.8
<b>TOTAL PARK LAND</b>		<b>264.3</b>	<b>384.8</b>	<b>520.0</b>	<b>121.7</b>	<b>255.7</b>
Tennis Courts	1 per 1,400 Pop.	26 <sup>(2)</sup>	27	36	1	10
Softball Fields	1 per 3,850 Pop.	12	12	13	-	1
Youth Baseball Fields	1 per 4,000 Pop.	9	10	13	1	4
Youth Football Fields	Present Inventory	2	2	2	0	0
Soccer Fields	1 per 2,200 Pop.	13	17	23	4	10
Trails - Walking/Hiking	0.2 miles/1,000 Pop.	1.8 Mi.	7.4 Mi.	10.0 Mi.	5.6 Mi.	8.2 Mi.
Indoor Pool Area	182 SF/1,000 Pop.	2,886.0 SF	6,734.0 SF	9,100.0 SF	3,848.0 SF	6,214.0 SF

(1) Assumes 1989 population of 37,000 and ultimate development at 50,000.

(2) There are an additional 15 private courts in the City.

**SECTION VI**  
**RECOMMENDED SERVICE LEVELS**



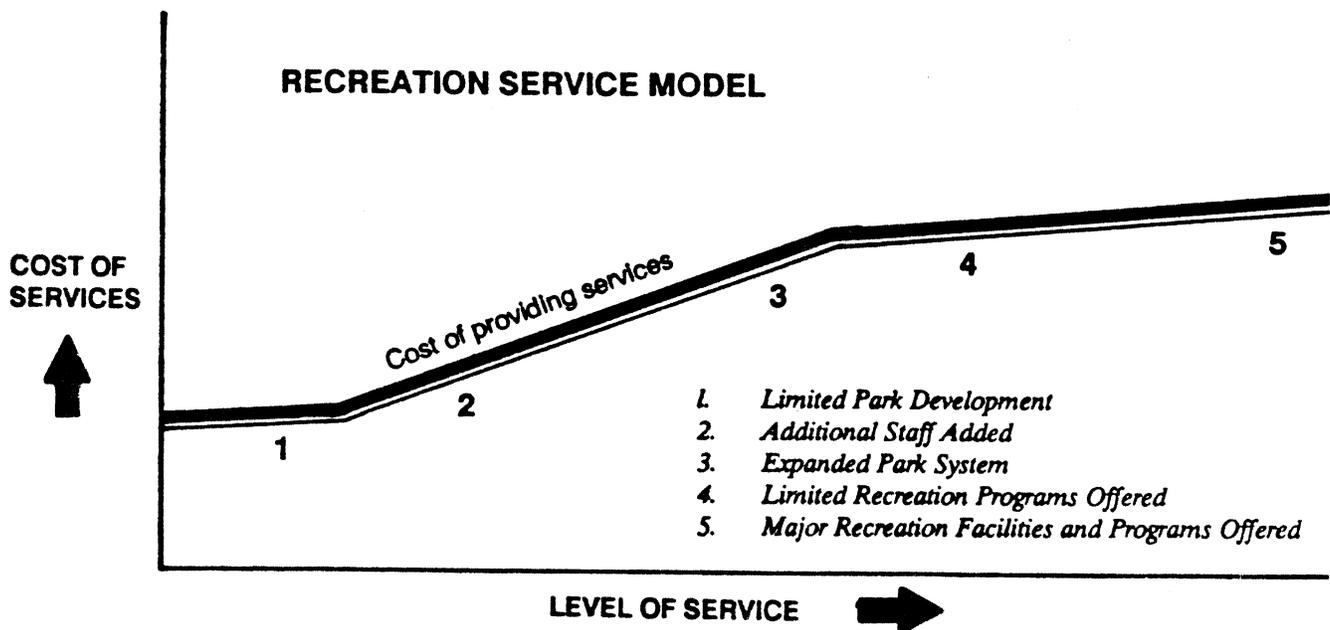
## SECTION VI

### RECOMMENDED SERVICE LEVELS

#### INTRODUCTION

An important element in the study was the determination of service levels and types of services that should be offered by the City. To effectively and efficiently satisfy all park and recreation needs, many levels of government, private clubs and commercial suppliers must meet their individual responsibilities. The City of Lake Oswego cannot and should not attempt to meet all the needs demanded by its residents. The issue is then, *what level of service should the City provide?*

The illustration below will help to explain the importance of providing a balance of recreation services. The two key variables for operating a park system in an efficient manner is low operating costs and revenue producing facilities. As can be seen below, the cost of services goes up as the level of service is increased. However, the rate is not constant. An agency that begins to offer services in steps four and five will show less cost per unit of service. The reason is that in steps four and five much more revenue is produced to help offset the operating cost.



To put it another way, steps 2 and 3 will produce about \$.05 of revenue for every \$1.00 spent. Steps 4 and 5, on the other hand, will generate about \$.95 of revenue for every \$1.00 spent.

To illustrate the importance of this concept, a comparison is made of two cities in Oregon. In 1986, the City of Gresham (population 55,000) had a moderate sized park system but did not offer recreation programs of any type. The City of Hillsboro (population 40,000) on the other hand, had a moderate sized park system but a fairly extensive recreation program including some indoor facilities.

The difference in their operating cost is illustrated below. Gross cost per capita is the result of dividing the cost of the total park and recreation program by the population of the city. Net cost per capita is the result of subtracting the revenue from the total operating cost and dividing by the population size. Revenue rate is the ratio of revenue to operating cost.

City	Gross Cost Per Capita	Net Cost Per Capita	Revenue Rate
Gresham, Oregon	\$9.38	\$9.38	-0-
Hillsboro, Oregon	25.29	11.04	56%

The information above illustrates that while Hillsboro first appears to be offering a much more expensive program, in reality Hillsboro taxpayers are paying nearly the same rate as Gresham, yet Hillsboro is providing three times as many services. The reason for the difference is that for every \$1.00 spent on park and recreation services in Hillsboro, \$.56 is returned as revenue. In Gresham no revenue is produced.

In Lake Oswego this same type of analysis can be made. Currently, the City offers a fairly extensive recreation program and has two facilities that generate a positive cash flow (golf course and tennis center). The revenue rate for the City is 38.6% which is quite good. As more parks are added to this system, the ratio will go down. As revenue producing facilities are added, this ratio will go up.

This not to say that the City should discourage further park development. By careful planning and managing of new and existing services, the City can provide a very efficient leisure services program.

## CURRENT SUPPLIERS OF RECREATION SERVICES

An important element of this study is to analyze who provides recreation services in the Lake Oswego area and note where voids and overlaps occur. To effectively and efficiently satisfy park and facility needs, many levels of government, private clubs and local organizations must meet their individual responsibilities. Lake Oswego cannot and should not attempt to provide all the services demanded by city residents. Part of this study will be to determine what role the City Parks and Recreation Department should play in meeting the needs of its residents.

To easily identify where the voids and overlaps occur, the following recreation service matrix was prepared. This illustrates the role each agency in the area currently assumes. Primary responsibility is defined as a leadership role. A secondary role is considered a supportive role. While this analysis may be somewhat subjective and subject to challenge, it, nevertheless, does help identify current roles.

RECREATION AREA OR ACTIVITY	STATE					LOCAL																													
	STATE PARKS, MARINE BOARD					OTHER CITIES					COUNTY					LAKE OSWEGO					SCHOOLS/ COLLEGE					PRIVATE ENTERPRISE/ CLUBS									
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5					
Neighborhood Parks																																			
Community Parks																																			
Regional Parks	●	●	●	●	●																														
General Open Space																●	●	●	●	●															
Sport Fields						●	●	●	●	●						●	●	●	●	●	●	●	●	●	●										
Swimming (indoors)																●	●				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Swimming (outdoors)																○	○				○										●	●			
Waterfront Access	●	●		●	●											●	●	●	●	●	○										●	●	●		
Hiking Trails	●	●	●	●	●											●	●	●	●	●															
Historical/Cultural																		●	●	○											●	●	●	●	●
Golf Courses																●	●	●	●	●											●	●	●	●	●
Indoor Rec. Activities																●	●	●	●	●	●	●	○	○		●	●	●	●	●	●	●	●	●	●
Recreation Programs			●													●	●	●	●	●	○	○	○	○		●	●	●	●	●	●	●	●	●	●
Senior Activities						●	●	●	●	●						●	●	●	●	●															

● PRIMARY      ◐ PARTIAL      ○ SECONDARY

1 Land Acquisition    2 Development and/or Operation    3 Programming    4 Funding    5 Planning

## **OBSERVATIONS OF THE RECREATION SERVICE MATRIX**

1. The City of Lake Oswego is the only agency providing neighborhood and community park services in the area.
2. The only two regional parks in the area are managed by the State and one (Mary S. Young Park) is actually inside West Linn.
3. The City has been very active in acquiring general open space but less effort has been shown for acquiring and developing active park areas. Mountain Park provides some open space through its green belt system.
4. Lake Oswego, adjoining cities and to some extent schools all provide sport fields. However, no one in the area has a complex of 4-6 fields in one area.
5. Access to indoor pools by the general public is quite limited. The only public pool is located at Lake Oswego High School but is used mostly for school activities. A private health club and the Mountain Park Homeowners Association have indoor pools.
6. Access to outdoor swimming is quite limited. The City's outdoor Swim Park is in poor condition and receives relatively little use. The Lake Grove Swim Park is available only to persons living within the District's service area.
7. River and lake water access, in general, is limited. Oswego Lake provides access to about 2,900 families who live on or around the lake.
8. Indoor recreation activities are offered by several agencies including the City, private health clubs, The YMCA and Portland Community College. However, the college intends on cutting back its program in the near future.
9. General recreation classes are offered by both the City of Lake Oswego and the Lakewood Center and to some extent private instructors.

## **RECOMMENDED SERVICE LEVELS**

The service model shown on the next page illustrates the recommended level and types of services the City of Lake Oswego should offer. This model was developed after careful evaluation and discussion by the Park, Recreation and Open Space Committee, city staff and others.

Service	Present Service	Recommended Service	Notes
<b>Facility Services</b>			
Neighborhood Park Areas	●	●	
Community Park Areas	●	●	
Regional Parks	○	○	
General Open Space	●	●	
Sports Fields	●	●	
Swimming (indoors)	○	●	
Waterfront Access	◐	◐	
Hiking Trails	◐	●	
Historical/Cultural	○	◐	
Golf Courses	●	●	
Indoor Recreation Facilities	○	◐	
Recreation Programs	●	●	
Senior Activities	●	●	
<b>Recreation Services</b>			
Aquatics (outdoor)	②	②	
Adult Programs/Classes	④	⑤	
Youth Programs/Classes	⑤	⑤	
Adult Sports/Fitness	⑤	⑤	
Youth Sports/Fitness	④	⑤	
Senior Programs	⑤	⑤	
Special Events	③	③	

**Facility Service Level**



No Service Offered



Partial Service Offered



Full Service Offered

**Program Service Level**

**1** Low Service

**5** Full Service Offered

## GOALS AND OBJECTIVES

While it cannot be considered a panacea to all social and health problems, a comprehensive leisure services program offers many benefits to residents of Lake Oswego. These benefits range from increased physical and mental well-being of the individual to a better way of life in general. A good recreation program will help to relieve the stress of daily life, will increase productivity and help create a greater family solidarity. Since the City's Park and Recreation Division is in the business of providing leisure service opportunities, its responsibility must be that within its financial ability it assures everyone equal opportunity to fulfill their leisure time goals.

Goals, objectives and policies when defined, understood and applied by the entire city recreation staff will be an important tool in the fulfillment of the above philosophy.

In the next four pages the recommended goals and objectives are listed for the City.

### Definitions

#### Goal:

**A goal is a statement of the City's aspirations as it relates to park and recreation services. It is the desirable quality which the City wishes to achieve. A goal must be realistic and flexible enough to allow a discussion of how it is to be achieved. Goals are long range and usually remain unchanged throughout the practical life of the plan.**

#### Objectives:

**Objectives are working and measurable statements which identify specific steps needed to achieve the stated goal. Often one goal will have a number of objectives.**

## ADMINISTRATION AND OPERATIONS

### Goal:

**Promote participation and cooperation of public and private agencies to meet the recreational needs of the community.**

### Objectives:

- 1. Coordinate with the school district to utilize school recreational facilities; provide recreational programs and service; coordinate the development and maintenance of facilities.**
- 2. Coordinate with neighboring cities on special use facilities.**
- 3. Involve special interest groups in the acquisition of special use facilities.**
- 4. Provide adequate staff to meet recreation needs of residents.**
- 5. Pursue joint ventures with private groups in developing recreation opportunities.**

## ADULT COMMUNITY CENTER

### Goal:

**To plan for and provide programs and facilities to meet the diverse needs and interests of the population 50 years and older.**

### Objectives:

- 1. Expand evening activities for persons 50-65 years of age who are unable to participate in daytime programs.**
- 2. Provide specialized programs at the Adult Community Center for older and frail adults.**
- 3. Evaluate current offerings for men and provide additional programs which are of special interest to men 50 years and over.**
- 4. Coordinate with the Department of Planning, future community facilities in order to incorporate projected facility needs for programs to the growing population of older adults within the community.**
- 5. Provide for additional hobby room activities.**
- 6. Develop printed materials to publicize the Center's endowment fund in order to raise additional income to support future programming needs.**

## GOLF COURSE

### Goal:

**To offer a spectrum of golf related activities and programs oriented toward the individual's personal development; develop a long term commitment for capital improvements to maximize safety, playability and enjoyment of the facility; and to conduct the operation as a business enterprise, continuing the self supporting status of the facility in the future.**

### Objectives:

1. **Provide a new clubhouse, entry way and parking facility for the golf course patron.**
  - o **Design, bid and oversee the construction of a one-level clubhouse; including the expansion of the pro shop and counter space, meeting room, office and increased storage for merchandise.**
  - o **Add parking on the east side of the driving range for use during peak hours.**
  - o **Redesign and landscape the entry way to include easier access, new signage and additional plantings.**
2. **Provide continuous program upgrades for all users of the golf course. Maintain a high level of instructional personnel on staff and add new program offerings as needed.**
3. **Add revenues by increasing usage during non-peak periods of time.**
  - o **Provide further incentives to use the golf course during off-peak times.**
  - o **Plan program offerings for off-peak times to attract new or infrequent users.**

## INDOOR TENNIS CENTER

### Goal:

**Offer a wide selection of tennis related activities and programs with an emphasis on the individual's personal development; to meet recreation needs of existing and potential participants while continuing the current self-supporting status of the facility.**

Objectives:

1. **Provide additional revenue producing opportunities at the tennis center so that a reserve for future maintenance can be established.**
2. **Encourage increased usage through new and innovative programming.**
3. **Review on an annual basis the policy and procedure manual to keep information current.**
4. **Keep a good line of communication open between and among tennis center patrons, the Tennis Advisory Committee and the staff.**

<b>RECREATION PROGRAMS</b>
----------------------------

Goal:

**To provide continual evaluation of current programs to identify strengths and weaknesses; identify new areas of programming to include: needs, interest and new opportunities; encourage the development of additional facilities within the community.**

Objectives:

1. **Survey each instructor and program supervisor for ideas regarding the development of new programming opportunities.**
2. **Upgrade the Swim Park facility and program it accordingly. Improvements should include some type of parking facilities, updated restroom/shower facilities, water quality and stairway to the waters edge with possible handicapped access.**
3. **Each program and instructor should be evaluated each year through surveys by staff and participants so that we can offer programs and activities tailored to the needs and desires of the community.**
4. **Continue to collect data on classes to evaluate participation rates, in comparison to previous years, to determine program offerings for the future.**
5. **Continue to provide financial support for instructors to update and improve their teaching skills and awareness of hazards in their classes.**
6. **Improve support for program leaders and supervisors through job descriptions that detail the departments expectations of their responsibilities and duties.**
7. **Provide adequate child care programs that the parents can utilize when participating in our programs.**
8. **Provide support for efforts to increase the number of recreational facilities in the community.**
9. **Develop a Swim/Fitness/Community Center facility for the community.**

## PATHWAYS DEVELOPMENT

### Goal:

**Provide on-going support in getting the Pathways Corridor Plan implemented into every neighborhood in the community.**

### Objectives:

1. **Develop a timeline for development and get it funded on an annual basis.**
2. **Prioritize annually the top 10 pathways needing development so that the citizens can tell when the pathway(s) in their neighborhood will be built.**

## RIVERFRONT RECREATION FACILITIES

### Goal:

**Provide a basis for riverfront recreation by developing a list of possible programs and facilities that will enable the general public to access the rivers within the community; to increase awareness of the potential for recreational enhancements along the rivers.**

### Objectives:

1. **Develop a list of potential riverfront recreation facilities for development.**
2. **Solicit input from various user groups about the type, number and location of facilities that will be needed on the riverfronts.**
3. **Create a system for informing the public as to the facilities that are available for their use.**

## PARKS AND OPEN SPACE

### Goal:

**To provide the public with the facilities that they have indicated they need to keep this community livable and lovely; to make certain that opportunities for healthy use of leisure time are provided in each neighborhood within the community.**

Objectives:

1. **Develop a standards and criteria that can be used in selecting park and open space sites for purchase and development.**
  - o **Use the input gathered in the Parks and Open Space Master Plans to develop the criteria needed to prioritize sites for future need.**
  - o **Take public input on a regular basis as to the funding of facilities or sites for development.**
2. **Preserve/renovate historical landmarks and buildings that have recreational potential.**

<b>PARK OPERATION AND MAINTENANCE</b>
---------------------------------------

Goal:

**Provide a high quality and efficient level of maintenance for all park areas and facilities.**

Objectives:

1. **Maintain park and recreation facilities in such a way as to make them attractive and a positive amenity to the community.**
2. **Maintain high standards of maintenance and operations that will produce cost efficient management of facilities.**
3. **Ensure that park and recreation facilities are handicapped accessible.**
4. **Develop a maintenance management system that will track costs and forecast labor and equipment needs of new and existing facilities.**



**SECTION VII**  
**RECOMMENDATIONS**



## **SECTION VII**

### **RECOMMENDATIONS**

#### **DEVELOPMENT POLICIES AND STANDARDS**

The following policies and design standards apply to the acquisition and/or development of parks, open space areas, and specialized facilities. Once adopted by the City, they will provide direction to the Planning Commission and Park, Recreation and Open Space Committee regarding acquisition and development decisions.

#### **Tot Lots**

##### **Definition:**

Tot lots, mini-parks and children's playgrounds are small single purpose playlots of less than one acre in size. Their primary focus is a piece of playground equipment and often supplemented with an open grass area and several picnic benches.

On a square foot basis they are very expensive to construct and maintain and generally the amount of use is very low. Sometimes they become the convenient local hangout for older children. Red Fox Hills No. 1 and 3 fit this category.

#### **Neighborhood Parks**

##### **Definition:**

Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (5-10 acres). Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood children. While it is not necessarily the rule, neighborhood parks sometimes provide space for organized community events.

Often neighborhood parks are located adjacent to or on school property. If this is the case, a much smaller park site is needed. While the school-park concept is highly recommended, the Lake Oswego School District is opposed to the idea.

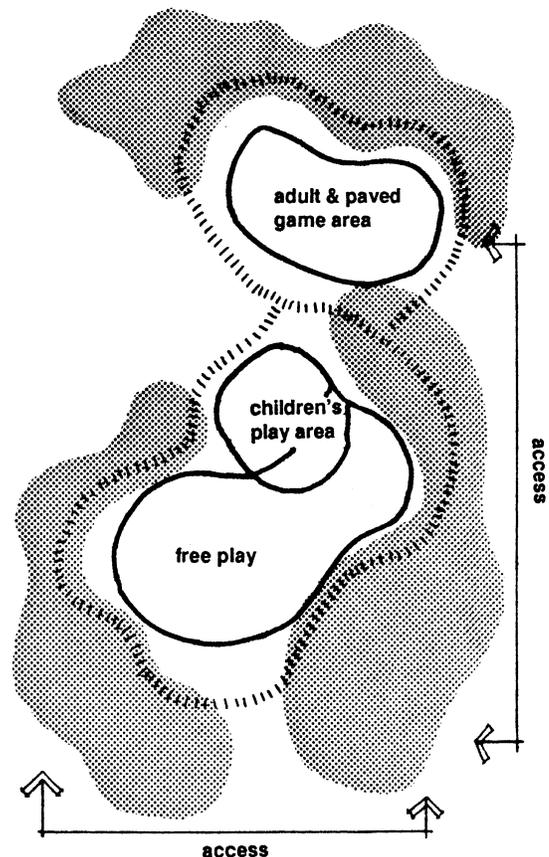
In general, facilities recommended for a neighborhood park include a children's playground, picnic facilities, trails, open space and nature areas, tennis courts and a multi-use open field for soccer, little league, etc. While restrooms are often located in neighborhood parks, it is recommended that they be excluded because of the high maintenance cost and vandalism problems.

## Policies and Development Standards:

1. In general, they should be no smaller than five acres in size and provide both passive and active use areas. At least 50% of the site should be flat and usable. Activities and facilities appropriate for this type of park are:

2. Appropriate facilities include:

- o Practice fields for softball, soccer, youth baseball, etc.
- o Children's playground
- o Unstructured open play area for pick-up games
- o Paved games court
- o Off-street parking (utilize a standard of 3 spaces per acre of active area)
- o Picnic area
- o Shelter building
- o Trail system
- o Natural open space
- o Special interest features
- o Drainage corridors



**SMALL NEIGHBORHOOD PARK**

3. Site selection criteria should include:

- o The site should be central to the area it serves.
- o The site should be adjacent to a green belt or trail system if possible.
- o If possible, walking distance to the site should not exceed one half mile and eliminate the need to cross a major arterial streets or other physical barrier.
- o The site should have open developable areas and meet the design criteria previously described.
- o The site should be readily visible.
- o Access to the site should be via a local residential street. If located on a busy arterial street, appropriate fencing and other safety steps should be taken.

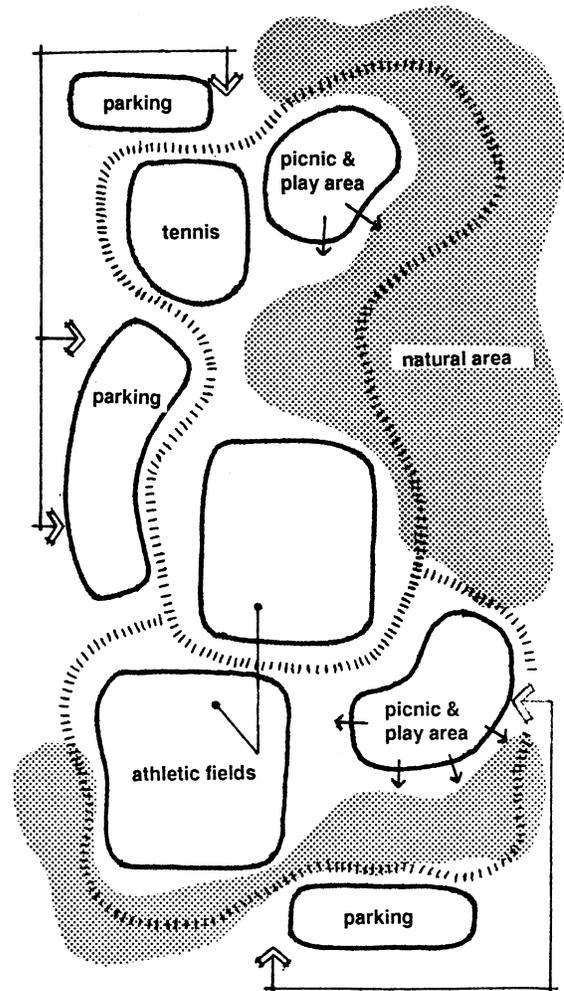
## Community Parks

### Definition:

A community park is planned primarily to provide active and structured recreation opportunities for young people and adults. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks can also provide indoor facilities to meet a wider range of recreation interests. Where there are no neighborhood parks, the community park can also serve this function. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, covered play areas, etc. They usually exceed 20 acres in size and often have sport fields or similar facilities as the central focus of the park. Waluga Park is an excellent example of a community park.

### Policies and Development Criteria:

1. The site should contain a minimum of 15 acres of which at least ten acres is flat and usable for active recreation uses.
2. Appropriate facilities are:
  - o Formal ballfields - softball, baseball, soccer, etc.
  - o Tennis courts
  - o Open free play area
  - o Restrooms
  - o Picnic facilities
  - o Trails
  - o Landscaped gardens
  - o Outdoor basketball courts
  - o Outdoor sand volleyball court
  - o Space for special events, art, drama, music, etc.
  - o Off-street parking (use a standard of 50 space per ball-field and/or four spaces per acre of active use)



**COMMUNITY PARK**  
Small, 10 acres

3. Site selection criteria should include:

- o The site should be reasonably central to the area it serves.
- o The park should be located on an arterial or collector street.
- o At least 10 acres of the site should be reasonably flat to accommodate ballfields and other active uses.
- o If possible, some of the site should have a greenbelt or heavy landscape setback to help buffer active uses from residential areas.

### **Regional Parks**

Definition:

Regional parks are large recreational areas that serve an entire city or region. They usually are large in size, often exceeding several hundred acres and often include one specific use or feature that makes the park unique. If possible, they should be developed around a unique or significant resource to emphasize regional recreation interest. They also can serve as a buffer or separation between communities or other large urban areas. They should be designed to accommodate large numbers of people. While small in size, Cooks Butte could fit this definition.

Policies and Development Criteria:

1. The Regional Park should be designed to meet a wide range of activities and interests but emphasize the one feature that makes it unique.
2. If the site will attract large volumes of traffic, access should be via a collector or arterial street.
3. Some possible facilities are:
  - o Viewpoints
  - o Trail systems
  - o Special trail system and area for the physically disabled
  - o Picnic area
  - o Open play area
  - o Nature interpretative area
  - o Group picnic area
  - o Parking (5 spaces per active acre)

4. Location criteria:

- o Location is most often determined by the features it can offer.
- o Access should be from an arterial street if traffic volumes are expected to be high.

**Linear Parks**

Definition:

Linear parks are open space areas, trail systems and other land that generally follow a stream corridor, ravine or some other elongated feature, such as a street or railroad. This type of park area often contains a pedestrian and/or bicycle trail. The Kruse Way pathway and landscape area fits this category.

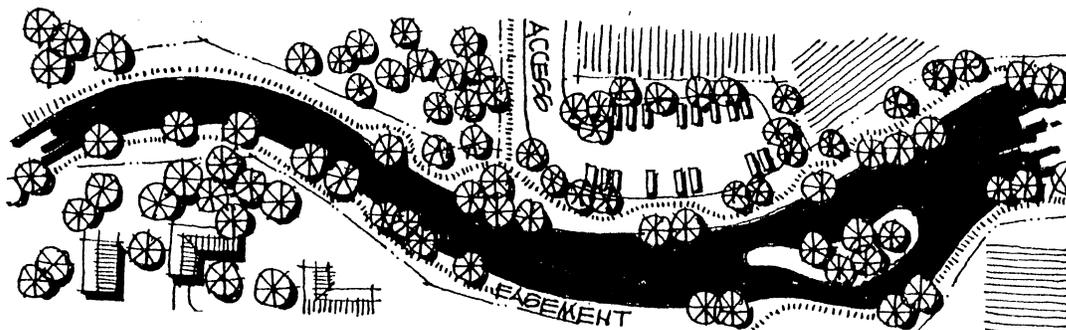
Policies and Development Criteria:

1. Activities permitted to be primarily passive in nature.
2. Linear parks should generally follow drainage corridors, natural vegetation or other special feature strips.
3. If possible, lineal parks should be at least 100' wide.
4. The natural vegetation should be maintained.
5. Trail systems should only be provided where grades are less than 12%.
6. Paved pathways should be designed to accommodate maintenance and patrol vehicles.

**Waterfront Parks**

Definition:

Waterfront parks are areas that contain a saltwater or freshwater shoreline as their main feature. Small waterfront parks may offer just a vista or a means of water access only. In this case it may be minimal and very passive in nature. Other waterfront parks may be large in size and be heavily used for day use activities. Generally, organized sports and similar functions are discouraged at these parks.



### **Policies and Development Criteria:**

1. Permitted activities should generally be passive in nature.
2. Views and direct access to the water should be encouraged.
3. Unsafe water conditions should be restricted from the public.
4. Water uses should be physically separated, i.e., boating, swimming, etc.

### **RECOMMENDED PARKS AND FACILITIES**

The plan for park and recreation facilities consists of active park areas, open space, waterfront areas and indoor facilities. These elements are intended to be linked together by a bicycle/pedestrian system that encircles the city.

The recommendations made in this section reflect the findings made in the recreation needs assessment, from public input and from suggestions made by the Park, Recreation and Open Space Committee. The recommendations in this section are divided into the following parts:

1. Park System
2. Waterfront Access
3. Major Facilities

#### **The Park System**

The proposed park system is a combination of various park types, each developed to satisfy a particular recreation function. The seven types of park areas proposed are:

- o Neighborhood Parks
- o Community Parks
- o Regional Parks
- o Linear Parks
- o Waterfront Parks
- o Open Space Areas
- o Specialized Park Areas

In this section, specific recommendations are made for each site identified in the plan. Please refer to the plan map for the location of the site and their respective number.

Site 1

Mountain Park Site (3.0 Acres)

Neighborhood Park

This site is located in Mountain Park area off Kerr Parkway. The parcel was purchased by the City of Lake Oswego for a reservoir site but is large enough for a small neighborhood park. Proposed facilities at this park should include:

- o Multi-use play area
- o Picnic sites

Site 2

Southwood Site (3.2 Acres)

Neighborhood Park

This 3.2 acre undeveloped parcel is owned by Clackamas County and located in the unincorporated area of the Lake Oswego planning area. The site is found on at southeast corner of Pamela Drive and Southwest 61st Street, in the Southwood Area. At present, there is a small grass area immediately adjacent to the street that is maintained by the local residents. The site is bordered by a small creek on the eastern edge that meanders down from the hillside above.

This parcel should be developed as a neighborhood park that serves the Southwood area. The site is divided into two distinct areas separated by a gentle wooded slope. The upper portion of the site, adjacent to the street, is fairly level and could be developed with a small parking area and basketball courts. The wooded area of the site could be utilized for a picnic area. The lower portion of the site could be developed into an open play area, with paved walkways and play equipment. Proposed facilities for the park should include:

- o picnic area/shelter
- o children's playground area
- o multi-use open play area
- o multi-use paved court
- o trail system along the creek that would connect to the nearby neighborhoods

Site 3

Westlake Park (12.0 Acres)

Community Park

This 12.0 acre park is located off Melrose Street and is currently under development. It will be available for play during the summer of 1991. The site is smaller than what is usually recommended for a community park, but will serve the needs of the residents of Mountain Park and Westlake areas. This park site is essentially a sports field complex with three youth baseball fields, that will also function as two soccer fields. The facility is being developed in conjunction with a new fire station. Facilities at the site are to include:

- o parking for approximately 150 cars
- o picnic area/shelter
- o children's playground area
- o concession/restroom building
- o athletic fields (3 youth baseball or 2 soccer)
- o multi-use paved court
- o tennis courts (2)

Site 4

Kruse Way Trail

Linear Park

This parcel begins at Kruse Oaks Boulevard and follows Kruse Way to Boones Ferry Road. The corridor varies in width allowing a paved bicycle path to meander along the roadside. This pathway is extensively used for walking and jogging. Suggested improvements to the trail include:

- o Seating areas
- o Additional landscaping
- o Exercise Stations
- o Lighting for night use

Site 5

Bonita Road Site (4.0 Acres)

Neighborhood Park

This proposed 4.0 acre park is located off Bonita Road and would serve the residents of the Bonita neighborhood area. The site is relatively level, which presents some opportunity for active use. This site should be developed in conjunction with a linear park system that would extend along Carter Creek. This drainage area has been designated as a significant open space and wetlands area by the City. At present, this area of the City is rapidly developing to a variety of residential and commercial uses. Because of this, it is important that land acquisition in this area occur immediately while the land is available. Proposed facilities should include:

- o children's playground
- o open play area
- o picnic area/covered shelter
- o multi-use paved court
- o parking for approximately 10-15 cars
- o hiking trail system along the creek drainage way

Site 6

West Waluga Park (13.5 Acres)

Community Park

This 13.5 acre undeveloped parcel is located off Waluga Drive, directly west of Waluga Park. Although it could be considered an extension of Waluga Park, it is essentially a separate site. This is caused by Waluga Drive which divides the two parks. This problem creates difficulties in pedestrian circulation and park function. At the present time, West Waluga Park contains a significant amount of wetlands area. Recently a park master plan was completed for this site and recommended the following improvements.

- o two lighted soccer fields
- o hiking/interpretive trail system
- o picnic area and covered shelter building
- o parking for 50 cars

Site 7

Waluga Park (26.0 Acres)

Community Park

At the present time, over half of this park is developed into sport fields and picnic areas. The remainder of the site is undeveloped but offers some unique opportunities for special uses. One of the unique features on the site is a quarry located on the hill directly north of the parking lot. With only some minor improvements, this area could become a natural amphitheater. Located in this natural setting, it would be an ideal location for outdoor performances.

Existing improvements now found on the site include two youth baseball fields, a picnic area, public restrooms, nature trails and a paved parking area for about 70 cars. Waluga Park is only one of two park sites in the city that contains ball fields. All other ballfields are found at school sites.

Suggested improvements for Waluga Park are:

- o amphitheater
- o hiking and interpretative trail system
- o expansions to the playground
- o expansion to the picnic area
- o construction of a service road to Waluga Drive
- o paving of areas around dugouts and bleachers
- o upgrade restroom
- o add two tennis courts
- o add additional parking

Site 8

Lake Grove Swim Park (2.5 Acres)

Waterfront Park

This site is owned by the Lake Oswego School District but is financed and managed by a special service district. For this reason, the park is only accessible to a small percentage of the Lake Oswego residents who live in the service district. Existing facilities includes a swimming area, wading pool, volleyball courts, picnic area and a restroom facility. Since it is a private facility, it is recommended that the City not become involved in its operation.

Site 9

Iron Mountain Park

Neighborhood Park

This existing site is located near the Hunt Club and includes a wetlands area as well as space for some active recreation use. It is recommended that this site be developed into a neighborhood park with a historical theme to capture the historical significance of the hillsides behind the park (see Site No. 10).

With these features in mind, recommendations for this park site include:

- o developed trail system
- o viewpoints
- o preserved wetlands area
- o developed open multi-use area with open grass, children's playground, and a picnic shelter.
- o interpretative center (shelter type building)
- o display of iron ore mining equipment
- o restroom
- o trail system up the hillside to the iron mines
- o parking for 20-30 cars

Site 10

Iron Mountain Corridor (17.5 Acres)

Open Space

This land is presently undeveloped and consists primarily of a steep hillside that overlook Oswego Lake and the proposed Iron Mountain Park (Site No. 9). Because of relatively steep topography, the development of the hillsides should be limited to hiking trails and viewpoints areas only. Further land acquisition to the east is recommended for future expansion of this open space area and for trail development. This proposed open space corridor will follow the steep sloped areas above Iron Mountain Boulevard and will contain an additional eight acres of land.

This site also has some historical significance. In the City's early years, iron ore was mined from this area and transported to the smelter located in what is now Rogers Park. The only remnants now found are an old water tower and a platform on the hillside. An attempt should be made to enhance the historical character of this site.

Site 11

Lilly Bay Site (2.0 Acres)

Specialized Area

Lilly Bay (Frog Pond) is a small water impoundment found on the north shore of Lake Oswego. Most of the land surrounding the bay is under private ownership, and is inaccessible to residents of Lake Oswego. Because this site is designated as a wetlands, it will probably not be developed. However, public access to this unique natural resource will not occur unless the City acquires the access rights. It is recommended that access easements be acquired and that the site be maintained as a wildlife preserve and nature interpretative area. Suggested facilities include:

- o nature/interpretive walks
- o boardwalks and viewing areas
- o small parking area (10 spaces)

Site 12

Springbrook Park (50.0 acres)

Open Space

This park is maintained as natural open space and not utilized for active uses. The site was purchased through a bond referendum which specified its use for open space only. Aside from being a large undeveloped parcel, it currently has little value except an open space resource. Most of the original species of trees were harvested. Except for a few existing quality specimens, the vegetation is mainly composed of brush and small deciduous trees.

According to the recreation survey, only 6% of the Lake Oswego residents have used this park. Because it is a relatively flat site, it offers an excellent opportunity for more active uses. However, until attitudes change or a new referendum is passed, the site will remain undeveloped and under-utilized. Large areas of the site are gentle sloping which gives good potential for development. Suggested improvements to the park include the following facilities:

- o parking area in the south (20-30 spaces)
- o picnic area
- o expand trail system

Site 13	Forest Highlands Site (12.0 Acres)	Community Park
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Currently, a community park site is needed in the north central area of Lake Oswego. The recommended site is found in the Knaus Road area and contains about 12 acres of land. Because this land is rather rolling in nature, large flat areas will be difficult to develop. An added feature with this site is a drainage corridor that eventually connects to Tyron Creek State Park. A trail system can be developed that connects the two park sites. Proposed facilities for this community park site are:

- o parking for about 50 cars
- o playground area
- o picnic area/shelter
- o basketball court
- o develop trail system
- o restroom facilities
- o soccer field
- o two tennis courts

Site 14	Red Fox Hills Park #1 (.5 Acres)	Specialized Area
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This site is a mini-park on .5 acres of land off Timberline Drive. Presently, the park is fully developed with no potential for additional facilities. No recommendations are made for improvements to this site.

Site 15	Red Fox Hills Park #3 (.2 Acres)	Specialized Area
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This site is a mini-park on .2 acres of land off Hide-A-Way Lane. Presently, the park is fully developed with no potential for additional facilities. No recommendations are made for improvements to this site.

Site 16	Tryon Creek State Park (600 Acres)	State Park
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This 600 acre parcel is not a city owned park, yet provides a variety of recreational opportunities. The park is extensively used for nature study, hiking and riding. The recommended Lake Oswego bicycle loop will connect to the trail system found in this park. The bicycle loop system is discussed in a later section.

Site 17

First Addition (3.0 Acres)

Neighborhood Park

This proposed 3 acre site is located in the 1st Addition Neighborhood, off G Street. The site is a long narrow piece of land that juts into Tryon Creek State Park. Immediately off the street is roughly 1 acre of flat developable land that could be utilized for limited active use. The remaining land is primarily hillside covered with dense vegetation. This area would be developed with a trail system that connects to existing paths in Tryon Creek State Park. Suggested facilities include:

- o picnic area
- o children's playground area
- o trail system/trail head into Tryon Creek Park
- o multi-use paved court
- o multi-use open play area

Site 18

Roehr Park (6.2 Acres)

Waterfront Park

This 6.2 acre park site is partially developed and is one of the few waterfront parks in the Lake Oswego park system. While all that exists now is a paved path and a very small picnic area, plans call for a private marina and a city-owned boat house. Once this is available, the City can actively offer an aggressive boating program.

Suggested facilities include:

- o expanded trail system along the river
- o view points
- o expanded picnic area/shelter
- o water access points
- o boating facilities
- o amphitheater and stage

Site 19

Lakewood Bay Site (1.0 Acres)

Waterfront Park

The Recreation Needs Assessment revealed a strong desire for more lake viewpoints. The proposed site is roughly one acre in size that is found along Lakewood Bay, near the intersection of State Street and the railroad. The site offers a unique opportunity for development of a waterfront park in a downtown setting. Purchasing this property will be expensive because a small restaurant is located on one parcel. Also, access easements will be required from the railroad. If financially possible, the apartment complex to the west should also be acquired, providing even more lake views. Proposed facilities could include:

- o picnic area/seating area
- o viewpoints
- o plaza/boardwalk
- o landscaped areas

Site 20 Lake Oswego City Swim Park (.3 Acres)

Specialized Area

This small parcel provides swimming in Oswego Lake. Current facilities include an enclosed swimming area, sunning area and a restroom/dressing facility. The swimming area is under-utilized and expensive to maintain. In 1989 approximately 2,000 people used the park at a cost of \$5.00 each. The recreation survey indicated no preference as to how the site should be utilized. Because of its high cost and low use, it is recommended that swimming be restricted. Proposed changes and improvements to the site should include:

- o remove swimming facility
- o remove restroom facilities
- o expand picnic area
- o develop a shelter/viewpoint

Site 21 George Rogers Park (27.1 Acres)

Community Park

This site is the most heavily used park in Lake Oswego. According to the recreation survey, 70% of the residents have used this park at least once in the last year. A majority of the park is already developed, but there are several opportunities for additional improvements. A master plan for the site was prepared in 1984 recommending several major changes to the park. Among these suggestions was improving the access to the Oswego Creek area as well as areas to the south of the footbridge. Proposed improvements include:

- o expand trail system (creek and river areas)
- o improve parking facilities
- o develop viewpoints to the river and creek
- o add 2 sand volleyball courts
- o create a single entrance to the park

Site 22 Proposed Willamette River Park (3.0 Acres)

Waterfront Park

This proposed waterfront area is located between the Willamette River and Old River Road and is an extension of the trail from George Rogers Park. Some of this land is in private ownership but cannot be developed because of Willamette River Greenway restrictions. It is recommended that the city acquire this property along the Willamette River because of the unique views and waterfront access it can offer. This area should be developed for passive use offering overlooks and views. Minor improvement could include:

- o trail system extension along the river
- o viewpoints/overlooks
- o small parking areas (5-10 spaces)
- o picnic sites

Site 23

Rock Island (9.0 acres)

Waterfront Park

This nine acre island is located in the Willamette River and is owned by the Sisters of Marylhurst. The island could provide a variety of waterfront opportunities for both the boater and non boater. The problem will be getting the non boater to the island. Currently the waterway between the island and the Lake Oswego shore is not used for through boat traffic. During the summer months one can wade to the island.

It is recommended that the site be developed with day-use activities for both the boater and non boaters as well. Recommended facilities for this island could include:

- o open multi-use grass area
- o picnic sites
- o raft or some device to transport people to the island
- o parking area (10-20 spaces on shore)
- o temporary restroom facilities
- o temporary tie-up for boats

Site 24

Glenmorrie Site (2.5 Acres)

Neighborhood Park

This 2.5 acre park site is located at the corner of Glenmorrie Road and Highway 43 and will serve as a neighborhood park for the Glenmorrie area. This site will soon be acquired as part of an agreement to annex the area. Suggested facilities for this park site include:

- o multi-use practice sport field
- o picnic area/shelter
- o children's playground
- o parking (8-10 spaces)
- o tennis courts (2)

Site 25

Freepons Park (7.0 Acres)

Neighborhood Park

This existing 7.0 acre park site is located off of Hemlock Street. Overall, it is recommended that the site be developed to a higher level, offering more facilities and activities. Presently, the developed portion of the park contains a small playground and a large expanse of open grass. The remaining two thirds of the park is a heavily wooded hillside that could be developed for hiking and nature trails. Suggested improvements include:

- o picnic area
- o expand and relocate children's playground
- o multi-use soccer field
- o trail system
- o parking (10-15 spaces)

Site 26

Southshore Tennis Courts (1.3 Acres)

Specialized Area

This site contains a water reservoir with two undersized tennis courts on top. The site itself is hidden and poorly marked. The only improvements recommended for this site is to improve the signage so it can be more easily found. During the summer of 1990 the top will be striped for one regulation sized tennis court.

Site 27

Palisades Site (6.0 Acres)

Neighborhood Park

A proposed neighborhood park is suggested for the Palisades Neighborhood and should be located along Green Tree Road. Some of the proposed facilities that should be provided in this park include:

- o children's playground
- o multi-use open play area
- o picnic area
- o multi-use paved court
- o multi-use sport field
- o parking (30-40 spaces)

Site 28

Greentree Park (.4 Acres)

Specialized Area

This mini-park is fully developed with no potential for adding facilities. As a result, no expansion or improvements of facilities are recommended for this site.

Site 29 Stafford Road Lineal Park Site

Lineal Park

This proposed linear park follows several drainage corridors along the southern edge of the city. The purpose of the park is to provide a 100'-200' strip of land that could be developed for a multi-purpose trail system. This section of trail would be part of a larger loop system that encircles the city. The site begins off Green Bluff Drive and meanders through farmland, eventually crossing Rosemont Road. The trail then would meander through more farmland until reaching Stafford Road. Once crossing Stafford Road, the site follows a drainage corridor, down to the Tualatin River. The trail system eventually connects with River Run Park, at the mouth of the Oswego Canal. Proposed facilities within this lineal park could include:

- o paved pathway
- o viewpoints
- o seating areas
- o trail heads for hiking and bicycling

Site 30

Rosemont site (85.0 Acres)

Specialized Park

This proposed park site will provide several recreation activities all centered around the concept of maintaining the barn, outbuildings and house of an existing historic homestead. Proposed activities that could be located on this park site include a recreation related working farm and a 9-hole golf course. These facilities are discussed in more detail under the Major Facilities Section found on page VII-29. Total land needed for this park site is about 85 acres.

Site 31

Cook's Butte Park (41.9 Acres)

Regional Park

This is an undeveloped park located on the top of Cooks Butte. Because of the spectacular views of the Cascades, Mount Hood, the Tualatin Valley, and other surrounding areas that this site can offer, it should be developed as a regional park. On top, the site contains a large natural meadow set in a pristine surrounding. Suggested facilities and improvements for this site should include:

- o parking (about 20-30 spaces)
- o viewpoints
- o a special paved trail for the disabled
- o open picnic/play area
- o picnic sites
- o shelter building
- o trail system around the butte and down to the bicycle loop system

Site 32

Westridge Park (2.2 Acres)

Neighborhood Park

This neighborhood park occupies a 2.2 acre site on Westridge Drive. The park serves the residents of the surrounding residential area as a general purpose neighborhood park. The site is fully developed at present. No additional facilities are recommended for this site

Site 33

River Run Park (7.0 Acres)

Neighborhood Park

The flat site is unique because it borders both the Tualatin River and the Oswego Canal. This park is the only waterfront property located along the Tualatin River. The existing site is divided in two separate pieces. It is recommended that the city acquire the additional acreage that separates the two sites. At present, the site is undeveloped and proposed facilities should include:

- o parking area (about 20-30 spaces)
- o trail system along the river and canal
- o picnic area/shelter
- o open play area
- o children's playground
- o river access points
- o multi-use soccer field
- o tennis courts (2)

Site 34

Bryant Wood Nature Park (18.0 Acres)

Open Space

This 18.0 acre parcel is located adjacent to the Oswego Canal, north of Childs Road. Land on either side of the canal itself is privately owned, but it may be possible to obtain public access to this area for viewing this interesting waterway. A large portion of the nature park is wet most of the year, which could provide significant wildlife habitats. The site offers a great deal of potential for expanded use for interpretive trails and facilities. Suggested improvements to the park include:

- o interpretative trails
- o interpretative center structure
- o parking area (10 cars, 1 bus)
- o upgrade and pave some trails
- o introduce wetlands plant species (arboretum)

Site 35

Oswego Canal Trail

Linear Park

This proposed linear park begins at the Tualatin River and follows the Oswego Canal. Currently this land is under private ownership but it may be possible to obtain public access to this area. The importance of the park itself is that it can provide a connecting linkage for the Lake Oswego Loop Trail System.

Site 36

Bryant Site (2.0 Acres)

Neighborhood Park

A need for a neighborhood park exists in the Bryant Neighborhood. The only opportunity that appears available for developing a park in this area is to utilize land occupied by Waluga Jr. High School. If the City cannot negotiate this concept with the school district, no park facilities will be available in this area.

Site 37

Rivergrove Site (4.0 Acres)

Neighborhood Park

This proposed park site is situated off Pilkington Road near the town of Rivergrove. This 4 acre parcel of land is currently under private ownership and is located in an unincorporated area of the city's urban service boundary. Presently, there are no existing park facilities in this area of the city and the site would serve the residents of the Rosewood neighborhood. This proposed park site is located adjacent to Rivergrove Elementary School. Proposed facilities include:

- o parking (about 15-20 spaces)
- o open play area
- o children's playground
- o picnic area/shelter
- o trail system
- o soccer field

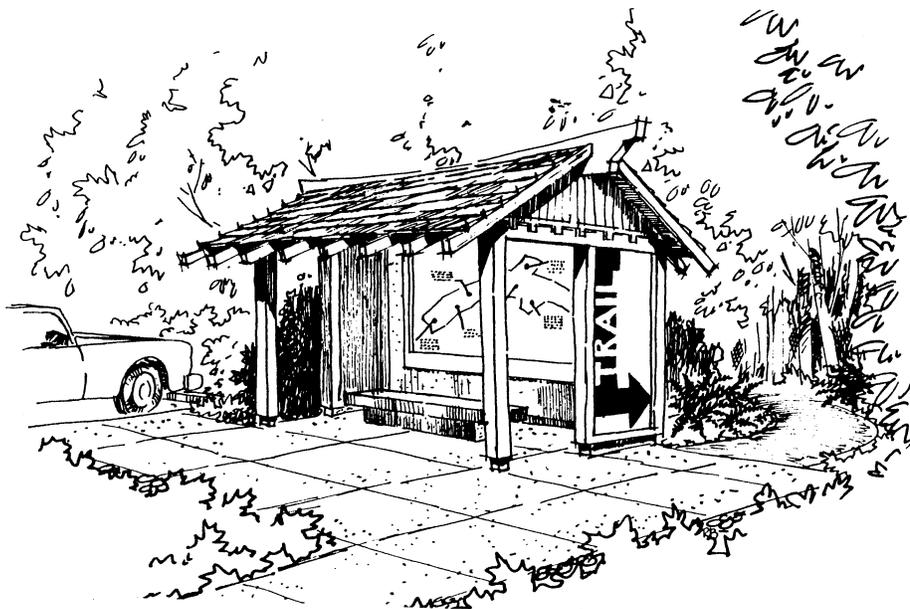


**Table 34  
Summary of Land Acquisitions  
For New Park Sites**

<b>#</b>	<b>Site</b>	<b>Acres</b>	<b>Current Ownership</b>	<b>Type</b>
2	Southwood Site	3.2	Clackamas County	Neighborhood Park
5	Bonita Site	4.0	Private	Neighborhood Park
10	Iron Mountain Corridor	8.0	Private	Lineal Park
11	Lilly Bay Site	2.0	Private	Specialized Park
13	Forest Highlands Site	2.0	Private	Community Park
17	G Street Site	3.0	Private	Neighborhood Park
19	Lakewood Bay Site	1.0	Private	Waterfront Park
22	Willamette River	3.0	Marylhurst/Private	Waterfront Park
23	Rock Island Site	9.0	Marylhurst	Waterfront Park
24	Glenmorrie Site	2.5	Marylhurst	Neighborhood Park
27	Palisades Site	3.0	Private	Neighborhood Park
29	Stafford Trail	-	Private	Lineal Park
30	Rosemont Site	85.0	Private	Specialized Park
35	Oswego Canal Trail	-	Private	Lineal Park
36	Bryant Site	2.0	School District	Neighborhood Park
37	Rivergrove Site	4.0	Private	Neighborhood Park

**TRAILS**

The City of Lake Oswego recently adopted a city wide pathways plan which is primarily an on-street paved walking and bicycling system. During the course of the Park and Recreation Plan Study, an off-street trails plan was prepared and incorporated into the City's Pathway Plan. See this document for a description of the pathways and trails proposed for the city.



## RIVERFRONT RECREATION ACTIVITIES

The need for riverfront recreational activities is present today and will become more demanding in the future. The access to riverfront facilities will allow the majority of citizens who do not have access to Oswego Lake the opportunity to enjoy water activities into the future. The long term investment in these facilities, with direct and indirect benefits, will offer a varied and pleasant element to the community.

The activities identified for development along the Tualatin and Willamette Rivers are: rowing, sailing, water skiing, canoeing, kayaking, and fishing. These activities could be offered at the proposed marina at Roehr Park. It is felt by the Riverfront Recreation Advisory Committee that this facility is a key element in developing activities along the two riverfronts. Equipment and instruction should be offered at the marina for the public. Other facilities could be developed at George Rogers Park and areas yet determined along the Tualatin River.

The City should maintain a Riverfront Recreation Advisory Committee as a sub-committee to the Parks, Recreation and Open Space Committee. They should represent all above mentioned interests to maintain a balanced development program over the next twenty years.

## WATERFRONT ACCESS

Waterfront access areas include river, stream and lake frontage and may be utilized for physical water access or for views only. Each site has been previously discussed under site description. These park sites providing waterfront access are summarized below.

**Table 35**  
**Proposed Waterfront Access Sites**  
**Lake Oswego**

<b>Site Number</b>	<b>Ownership</b>	<b>Name</b>	<b>Type</b>	<b>Frontage</b>
8	Private	Lake Grove Swim Park	Lake	400'
18	City	Roehr Park	Willamette River	900'
19	Private	Lakewood Bay Site	Lake	200'
20	City	Lake Oswego City Swim Park	Lake	100'
21	City	George Rogers Park	Willamette River	2200'
22	Private	Willamette River Trail	Willamette River	4000'
23	Private	Rock Island Site	Willamette River	2800'
32	City	River Run Park	Tualatin River	1800'
34	Private	Oswego Canal Site	Oswego Canal	4800'

Because of the high interest shown in the survey for waterfront access, the City should acquire other sites if they become available.

## **MAJOR FACILITIES**

Several major recreation facilities were studied and evaluated for Lake Oswego. Because of their significant costs to build and maintain, a substantial amount of discussion and time was taken before final recommendations were made. The major facilities that were studied are discussed below. In many cases the final recommendations centered around the issue of type and levels of recreation services that the City should offer -- i.e. should the City offer a general-purpose recreation program or a much higher structured and competitive program. For the most part the decision was to offer a general-purpose recreation program and not emphasize the competitive element. A discussion on each of the major facilities begins below.

### **Historic Farmstead**

It is recommended that the City acquire the barn, outbuildings and homesite of the farm located north of Rosemont and east of Stafford Road. This area would become part of the specialized park previously described as Site No. 38.

About six acres of land is needed for the historic farmstead. The intent is to try to save as many of the buildings as possible and develop the area into a small recreation related working farm. This would include stalls for various farm animals and some pasture land for cattle and horses. The farm would be managed by the City and volunteers. Animals would be "borrowed" on a temporary basis.

The house could be upgraded and rented for meetings, special events and receptions. Surrounding the house and outbuildings should be picnic sites and other landscaped areas.

### **Adult Community Center**

The Adult Community Center is located at Fifth and "G" Streets and is heavily used by people from all parts of the community. Because of site and use restrictions, it cannot be expanded and is operating at near capacity. Because of the need for more senior services, it is recommended that the City follow three possible courses of action depending on what other major facilities are constructed.

**Option 1:** If the cities of Lake Oswego and West Linn decide to jointly construct an indoor recreation/aquatic facility, a senior center wing could be part of the complex.

**Option 2:** If the City of Lake Oswego decided to build its own recreation/aquatic complex, then 1-2 rooms should be reserved for senior activities.

**Option 3:** The City of Lake Oswego could contract with the City of West Linn to build and operate a senior center for both cities.

## **Indoor Recreation/Aquatic Complex**

The Recreation Needs Assessment indicated that the demand exists for a multi-purpose indoor recreation/aquatic complex in the Lake Oswego area. The size of this facility and the spaces it contains will depend upon its location, number of people served and the agency(s) responsible for its operation. This conclusion is based on the following reasons:

1. The City presently uses school facilities for all of its indoor recreation programs. Access to classroom and gym space is limited and sometimes costly.
2. The pool at Lake Oswego High School has limited hours available to the public; most of which are at inconvenient times.
3. The present facilities do not accommodate day time use.
4. The Adult Community Center has limitations as to the amount of evening use.

To be successful, a recreation/aquatic complex must offer a wide range of activities and facilities. These activities and facilities should include:

1. Activities and facilities that will be of interest to all age groups
2. Space for senior activities if no other senior center is constructed
3. Indoor swimming pool that can be used for recreation swim, swim lessons and general competitive events.
4. Competitive sports activities such as basketball, racquetball, volleyball etc.
5. Space for recreation and instructional classes
6. Spaces for small and medium sized meetings
7. Space for large group gatherings
8. Space for special events such as receptions, seminars, small trade shows etc.

There are three management options for building and operating a facility meeting the above requirements. They are:

Option 1 - A City Owned Facility: While it would be ideal for the City of Lake Oswego to construct and operate its own facility, the construction and operating costs would be very significant. If the City were to pursue this option, its size and operation would have to be reduced significantly.

Option 2 - A Joint Venture with Several Surrounding Communities: By spreading the costs out over a much larger area, the cost to any one community would be significantly less. Under this option it is recommended that either a special park district be formed or a joint operating agreement be made between the participating communities. The problems with this concept is getting the affected communities to agree on a location, design and financing package.

Option 3 - A Joint Venture with West Linn: This appears to be the most desirable of the three options because it creates a larger tax base from which to operate and eliminates the problem of working with so many communities. It is recommended that a site be located that is reasonably central to both cities and that a joint operating agreement be developed that would pay for its construction and operation.

Based on the requirements cited and using option No. 3, the following components are recommended:

1. Aquatic Component

- o 25 meter x 25 yard ell pool
- o 20' x 40' shallow training tank
- o Public viewing area
- o Portable deck seating for 300-500 persons
- o Outside sun deck
- o Hydro therapy pool
- o Sauna
- o Storage/circulation

Estimated Floor Area: 17,000 sq. ft.

2. Recreation Component

- o Multi-purpose gymnasium (70' x 104')
- o Large special purpose reception/aerobics room
- o Shower/dressing rooms (also used by swimming component)
- o Fitness room
- o Running track
- o Meeting/class rooms (5)
- o Storage/circulation
- o Three racquetball courts

Estimated Floor Area: 27,100 sq. ft.

3. Senior Center Component

- o Senior activity room
- o Senior lounge
- o Pool/activity room
- o Administrative space
- o Storage/circulation

Estimated Floor Area: 2,120 sq. ft.

4. Supportive Component

- o Warming kitchen
- o Recreation Division administrative space
- o Restrooms
- o Entrance/control and lobby
- o Building operations
- o Storage/circulation

Estimated Floor Area: 6,200 sq. ft.

Site Requirements

Building coverage:	52,420 sq. ft.
Parking, 333 spaces:	124,875 sq. ft.
Open space, landscaping	<u>64,479</u> sq. ft.
TOTAL	241,774 sq. ft. (5.5 Acres)

Financial Impacts

Estimated project cost:	\$5.0 - 5.5 million
Estimated operating cost:	\$600,000
Estimated revenue:	\$350,000

Indoor Tennis Center

The indoor tennis center is located adjacent to Springbrook Park and occupies about two acres of land. The facility currently has four indoor tennis courts and was financed by a revenue bond. The revenue bond is slated to be paid off in 1992. The original concept for this center was that it would operate on its own and not require any staff

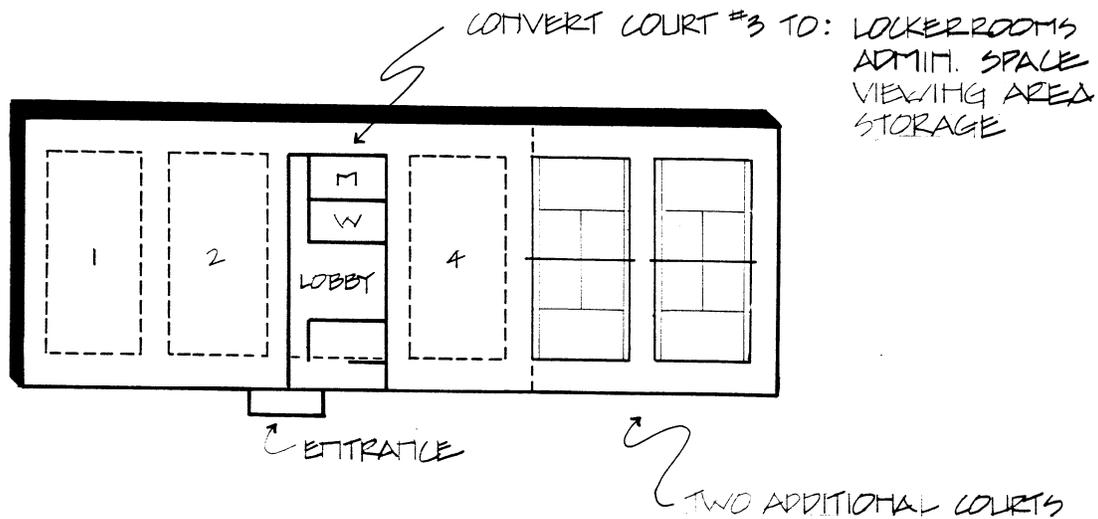
while it was open. The intent was for the user to rent court time in three month blocks and use tokens to gain access. Over the years this approach has proven to be somewhat inconvenient. The result has been that court utilization is very low when compared to other public tennis facilities. The current problem is that without a lobby and public viewing area, there is no place for the waiting player. In addition, without a staff to oversee the facility, court conflicts or other operating needs are not addressed.

It is recommended that some minor improvements be made to make the facility operate more efficiently and be more desirable for the user. It is felt that with the following changes, the amount of play will increase, the players will enjoy the facility more and as a result the net operating impacts will remain the same.

The following changes are recommended:

1. Staff will be at the center at all times when it is in operation.
2. A small retail center will be added to provide tennis balls etc.
3. One more tennis court should be added to the facility
4. A central administrative/viewing area should be added that includes space for administration, restrooms, and viewing

The concept is to utilize the center of the facility for the administrative/viewing area and add the additional space for courts on to one end. This is illustrated below.



MODIFICATION TO EXISTING TENNIS CENTER

## **9 Hole Regulation Golf Course**

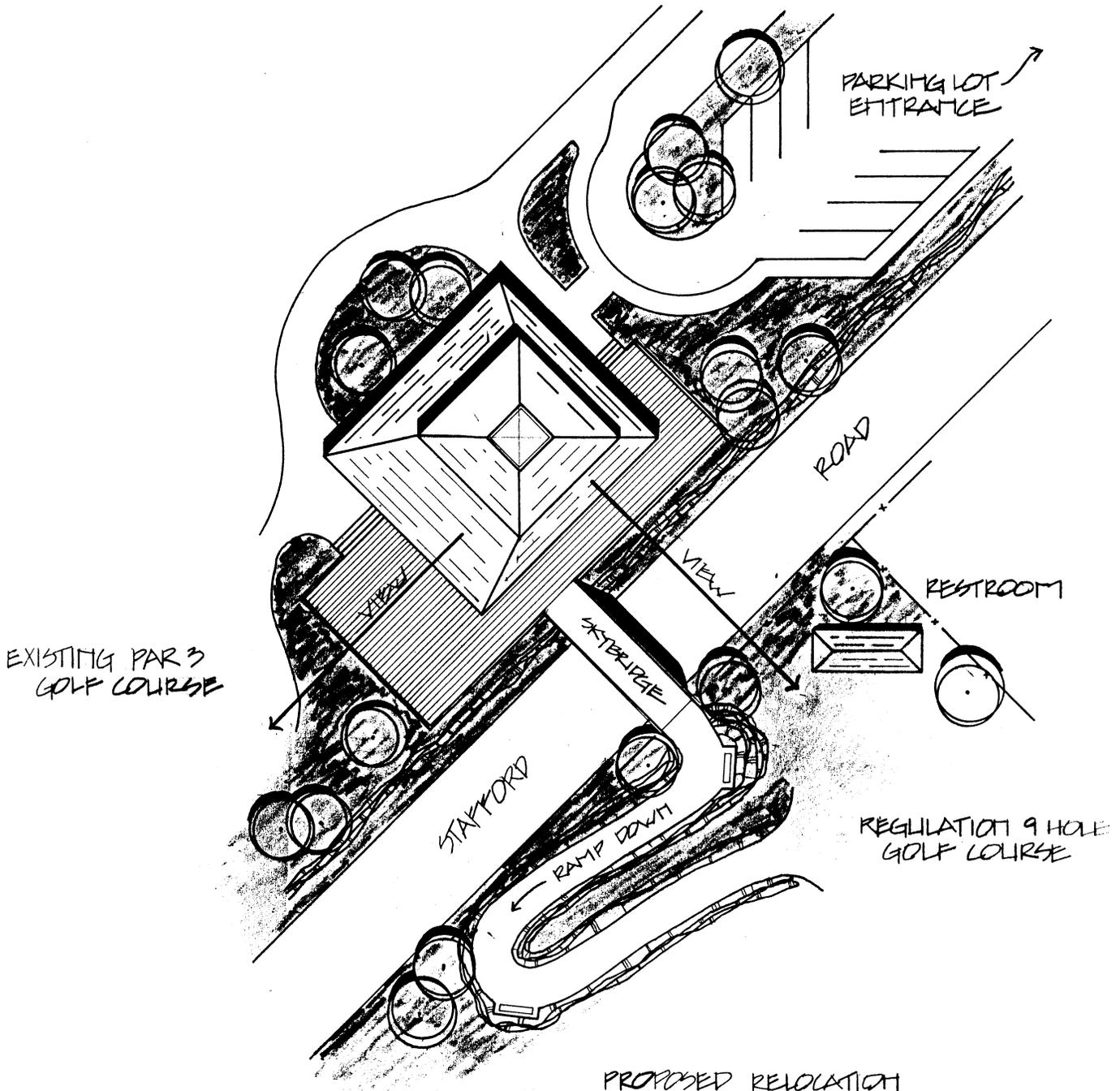
The recreation survey revealed a significant amount of interest in golf. The current 18 hole par-3 golf course is very successful and is the only one of its kind in the region. A thorough analysis was made of the various options the City had for increasing the amount of golf playing opportunities. They included:

- Option 1:** Construct an additional 18 hole golf course.
- Option 2:** Construct an 18 hole course utilizing the existing par 3 course for a portion of the needed land.
- Option 3:** Construct a new 18 hole course and sell the present par 3 course.
- Option 4:** Construct an additional 9 hole golf course

While golf interest is presently high and public golf course generally produce a positive cash flow, it is recommended that the city be careful about constructing a large 18 hole course. This is based on the following observations:

1. There are 13 golf course within a six mile radius that are open to the public.
2. Acquiring the land and developing an 18 hole course would involve a significant amount of money and risk.
3. Three additional golf courses are being proposed in the immediate area.
4. The City has chosen to provide recreation facilities primarily for its own people. The City is not large enough to support an 18 hole course on its own.

The recommendation is that a 9 hole standard size golf course be developed directly across Stafford Road from the present golf course. This could eliminate many of the current operating problems that now face the present golf course. As an example, it would then be possible to move the driving range on to the new site thereby opening up the present course for improvements to existing fairways. The maintenance operations could then be moved into part of the area now occupied by the driving range permitting expansion of the parking and clubhouse area. If a new clubhouse is located as shown in the sketch on the next page, it would eliminate the need to build two facilities with two sets of staff.



PROPOSED RELOCATION  
OF CLUBHOUSE AND  
ADDITION OF 9 HOLE  
REGULATION GOLF COURSE

# LAKE OSWEGO PARK AND RECREATION PLAN

## LEGEND

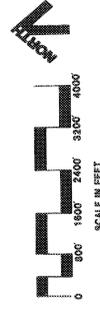
 EXISTING PARKS AND FACILITIES

 PROPOSED PARK SITES

- N Neighborhood Park
- C Community Park
- R Regional Park
- L Linear Park
- W Waterfront Park
- S Specialized Park
- O Open Space Park

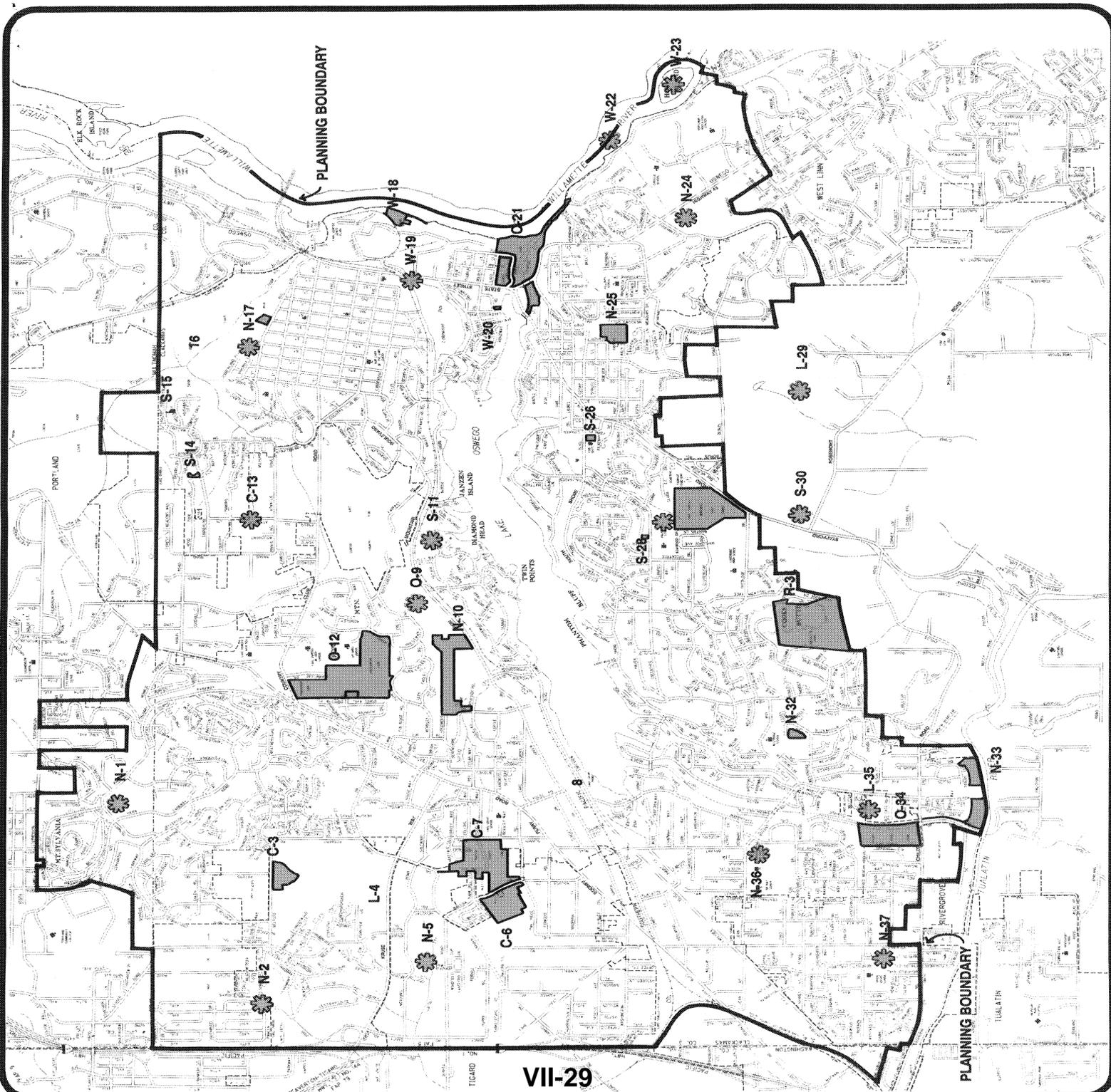
9 SITE NUMBER

(See Text for Specific Recommendations)



J.C. DRAGGOOD & ASSOCIATES

# PLAN RECOMMENDATIONS





## **Sports Field Complex**

The Recreation Needs Assessment indicated that there are currently enough softball and baseball fields to accommodate the present population in Lake Oswego. If the City is willing to play three games a night on the lighted fields (which is common in most communities), then enough fields are available even for the city when it is fully developed.

The problem with the softball and baseball program is that the fields are scattered all over the city. While this is a good arrangement for general recreation and league play, is undesirable for hosting tournaments.

After much discussion it was decided that the City should continue to stress the general recreation and local league play rather than the higher level competitive program that needs a sports field complex. Based on this decision, the concept of a sports field complex is not recommended. However, individual fields will be placed in future park sites as identified earlier in this section.

## **RECREATION PROGRAMS**

The following are recommended changes and additions to the recreation program offered by the City:

1. The City needs to clarify the fees and charges policy related to how costs and revenues are calculated. Also, the subsidy amount needs to be identified for the recreation program as a whole, for each type of recreation program and for each age group.
2. Add outdoor recreation programs such as mountain climbing, white water rafting, skiing, etc.
3. Add a day kinder-gym program when the new recreation center is constructed.
4. Provide non-motorized boating programs such as sculling, sailing, kayaking, rowing, etc.
5. Provide a limited number of parent-child family programs.
6. Develop a limited pre-school program.
7. When the aquatic center is constructed, provide swim lessons, adaptive aquatics, etc.
8. Re golf: add lessons on the week end; try a family golf program and some low key competition.
9. Re senior programs: add more exercise classes.



**SECTION VIII**  
**ACTION PLAN**



## SECTION VIII ACTION PLAN

### INTRODUCTION

The recommendations contained in this section are intended to implement the plan described in the previous section. Resources to develop the plan will come from many sources and are also discussed in this section. Listed below in Table 35 are all of the projects and actions required to complete the entire plan. Table 35 could be considered the 20 year plan.

**Table 36  
Projects required to Implement the Park and Recreation Plan  
City of Lake Oswego**

PARK DEVELOPMENT	Planning	Acq.	Dev.	Upgrade	Other
Southwood Site	●	●	●		
Westlake Park					
Kruse Way Trail				●	
Bonita Road Site	●	●	●		
West Waluga Park			●		
Waluga Park				●	
Lake Grove Swim Park					
Iron Mountain Park		●	●		
Lilly Bay Site	●	●	●		
Springbrook Park					
Forest Highlands Site	●	●	●		
Red Fox Hills Park #1					
Red Fox Hills Park #3					
Tryon Creek State Park					
G Street Site	●	●	●		
Roehr Park			●		
Lakewood Bay Site	●	●	●		
Lake Oswego City Swim Park				●	
George Rogers Park				●	
Willamette River Park Site	●	●	●		
Rock Island Site	●	●	●		
Glenmorrie Site	●		●		
Freepons Park				●	
South Shore Tennis Courts					●
Palisades Site	●	●	●		
Greentree Park					
Stafford Lineal Park	●	●	●		
Cooks Butte Park			●		

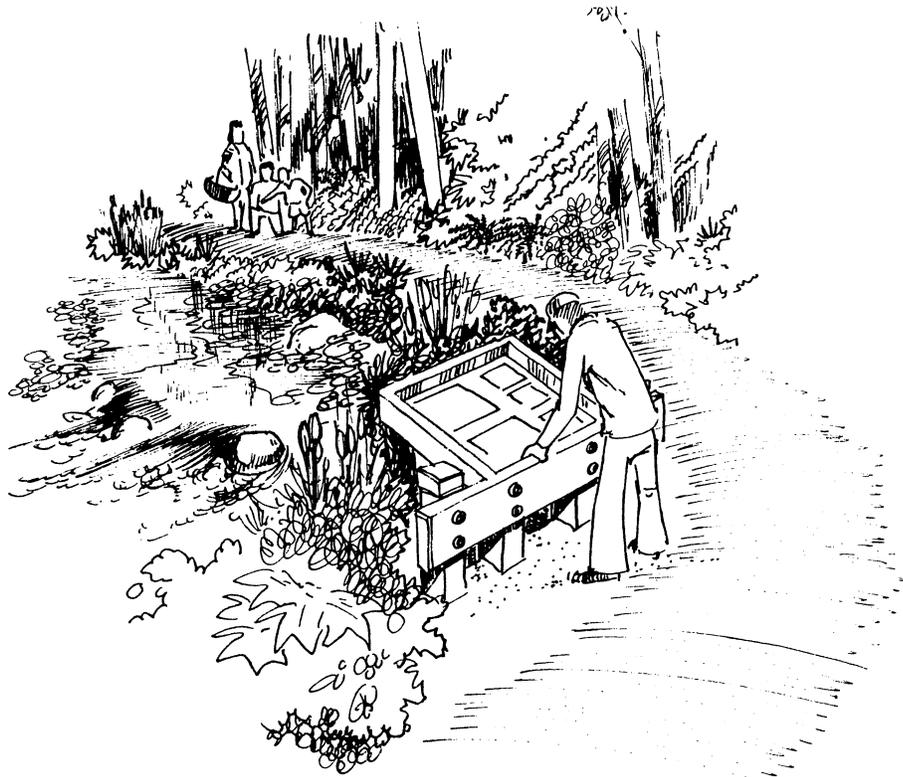
PARK DEVELOPMENT	Planning	Acq.	Dev.	Upgrade	Other
Westridge Park					
River Run Park		●	●		
Bryant Wood Nature Park				●	
Oswego Canal Trail	●		●		
Bryant Neighborhood Park	●	●	●		
Rivergrove Site	●	●	●		
Rosemont Site	●	●	●		

**MAJOR FACILITIES**

Historic Farmstead		● (1)	●		
Adult Community Center			● (2)		
Indoor Rec/Aquatic Complex	●	●	●		
Tennis Center Improvements				●	
9-Hole Regulation Golf Course	●	●	●		

**Notes:**

- P = Partial
- (1) Acquisition would occur under Site No. 38 as a specialized park site
- (2) Development could occur in several types and locations



## **FUNDING SOURCES**

City General Fund	City funds from the annual operating budget. Little money currently comes from this source.
Capital Improvement Fund	The City's Department of Parks and Recreation currently allocates a certain amount of money to major capital projects on an annual basis. No set amount has been established for each year.
2 Mill Serial Levy	An on-going levy passed by the voters in 1948. The City currently assesses \$1.00 of the allotted \$1.16 per \$1,000 assessed valuation. In 1989 this levy raised \$1,220,332. Based on today's assessed valuation, the maximum amount that could be raised is about \$1,776,000.
1-3 Year Special Levy	A property tax for construction and/or operation levied for 1-3 years. Requires a simple majority of voter approval.
General Obligation Bond	A property tax levied for a specified amount of time (usually 10-20 years). Requires simple majority of approval but can be used for construction only.
Revenue Bonds	Revenue from the operation of the facility pays for the capital cost and debt service. The tennis center was financed in this manner. Does not require a vote of the people.
Outside Grants	Very few now available. Some available for senior related activities. The City of Lake Oswego is not eligible for most other grants.
Systems Development Fees	Development fees imposed by the City for park land acquisition and/or development. In 1988-89 about \$235,000 was raised in this manner. This number will significantly decrease as development slows in the City.

State Bicycle Funds	from state gas taxes are distributed to each city. A very small amount is available to the City of Lake Oswego.
State Marine Board	State grants available for the development and operation of marine related facilities. Such items as restrooms, docks, boat ramps, etc. are eligible. 100% grants are available.
American Heritage Trust	Congress is currently evaluating a new park acquisition and development funding program to replace the old Land and Water Conservation Fund. The new bill called the American Heritage Trust would create a new trust fund from the combined authorities of the Land and Water Conservation Fund, the Urban Park and Recreation Recovery Program and the Historic Preservation Fund. If adopted, it will operate in a similar manner as to the old LWCF Program. More than likely they will be 50% matching grants.
Certificates of Participation	A lease-purchase approach in which the City sells certificates of Participations (COP's) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COP's are repaid. This procedure does not require a vote of the public.
Volunteer Efforts	Volunteers can be quite effective in terms of contributing cash, materials or labor. Some playgrounds have been developed in this manner.
Transfer of Development Rights	A process wherein the development rights of a specific parcel of desired open space land is transferred to a second parcel of land more suitable for development. The second parcel is then permitted a higher level of development. If the two parcels are owned by two different land owners, the increased value of the second parcel is given to the owner of the first parcel.

Work Release Program	An alternative to jail time by providing community services such as working on a park maintenance crew or providing other recreation services.
Limited Improvement Districts	Formation of a special taxing district to serve a small portion of the City. Often it is a large neighborhood that directly benefits from the desired improvement.
Public Land Trust	Formation of a private non-profit corporation which looks for donations and cash contributions. This type of trust has certain advantages that a city cannot offer including holding of land, buying or selling of land or entering into agreements requiring special conditions.
Lifetime Estates	An agreement that gives the land owner the right to live on the site after it is sold.
Exchange of Property	An exchange of property between a private land owner and the city. For example, the city could exchange an unneeded water reservoir site for a potential park site currently under private ownership.
Joint Ventures	A joint venture with other public or private agencies sharing in the development and/or operation cost

## SIX YEAR CAPITAL IMPROVEMENT PLAN

### Project Priorities

The following criteria were used to prioritize all projects. The criteria are not listed in any type of order.

1. Acquisition of large parcels of land suitable for the development of community parks should be given the highest priority.
2. Acquisition of small parcels of land within the city should be given a high priority.
3. Acquisition of small parcels of land within the urban service boundary should be given a moderately high priority.
4. Park acquisition and development should have a higher priority in areas that are not presently being serviced.
5. Development of pathways should be given a high priority. Special emphasis should be placed on those areas that share common routes with the recreational trail system.
6. Trail acquisition should be an on-going effort.
7. Active park areas should have a higher priority than open space areas.
8. Park acquisition and development should have a higher priority than the construction of major facilities.
9. Development of the additional nine hole golf course should have a low priority. Land acquisition should occur very soon.

Table 37  
Six Year Capital Improvement Plan  
Lake Oswego Park and Recreation Plan

Project Priority	Project	Action Required	Project Cost	2 Mill/ SDC (1)	G.O. Bond	Private Sources	Volunteer Effort	Revenue Bonds	Other
YEAR 1									
1	Westlake Park	Development	\$500,000	\$500,000					
2	George Rogers Park	Upgrade	85,000	85,000					
3	Westlake Elementary	Upgrade	55,000	55,000					
4	Bryant Elementary	Upgrade	70,000	70,000					
YEAR 2									
5	Westlake Park	Development	300,000	300,000					
6	West Waluga Park	Development	465,000	465,000					
7	High School Fields	Upgrade	200,000		200,000				
8	Golf Course Club House	Development	240,000					240,000	
YEAR 3									
9	West Waluga Park	Development	550,000	300,000	150,000	50,000	50,000		
10	Westlake Park	Development	250,000		150,000	50,000	50,000		
11	Palisades Park	Development	200,000		200,000				
YEAR 4									
12	Forest Highlands Park	Development	250,000		100,000	100,000	50,000		
13	West Waluga Park	Development	200,000	200,000					
14	First Addition Park	Development	70,000	70,000					
15	Freepons Park	Upgrade	300,000		200,000	50,000	50,000	380,000	
16	Tennis Center Additions	Upgrade	380,000						
17	Athletic Field Improvements	Upgrade	20,000				20,000		
YEAR 5									
18	Iron Mountain Site	Development	425,000	275,000	100,000	50,000			
19	Southwood Park	Upgrade	55,000	55,000					
20	Waluga Jr. High Fields	Upgrade	220,000		200,000		20,000		
YEAR 6									
21	Bryant Woods Park	Upgrade	60,000	60,000					
22	Southshore Park	Development	200,000	200,000					
23	Cooks Butte Park (Phase 1)	Development	150,000		150,000				
24	Iron Mountain Site	Development	50,000		50,000				
25	Palisades Park	Development	300,000		300,000				
26	Forest Highlands Park	Development	200,000		200,000				
	Total		\$5,795,000	\$2,635,000	\$2,000,000	\$300,000	\$240,000	\$620,000	
OTHER PROJECTS (2)									
	9 Hole Golf Course Development	Development	1,100,000					1,100,000	
	Rec/Aquatic Complex	Development	5,000,000					2,500,000	2,500,000

(1) Systems Development Charges

(2) For future development if public supports projects

Note: Above table does not include land acquisition



# **APPENDIX**



# MEMORANDUM

**TO:** City Council

**FROM:** Ad Hoc Parks Sub-Committee  
Jack Churchill, Chair  
Bill Holstein  
Mike Anderson  
Dave Craig  
Mary Puskas

**DATE:** June 18, 1990

**RE:** Final Report on Funding, Acquisition,  
Development, and Maintenance of Parks, Playing Fields,  
Open Space, Pathways and Trails

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The Mayor's charge of April 25 requested this Committee to bring together the recommendations of the draft update of the Comprehensive Park and Recreation Master Plan, the open space and park acquisitions as recommended in the Lake Oswego Comprehensive Plan and a long term funding program for the Pathway Plan adopted by City Council, and to formulate recommendations for a long term Parks, Recreation and Open Space and Pathways acquisition and development funding program. Following are the policies that the Ad Hoc Parks Sub-Committee recommends to the Council for implementing the long range Parks, Open Space and Natural Area framework plan:

1. Land that the Council judges will be needed for public park, sports fields, passive and active recreation and protection of public open spaces for viewing and conservation protection should be acquired as soon as possible, and while it is still available. Acquisition is to be the first priority of all available funding.
2. Development of pathways are the first development priority. Present funding will not meet the widespread demand for bicycle and foot pathways called for in the the City's Pathways Master Plan. Safe pathways to schools is a primary public safety issue.
3. Needed play fields are the second development priority. Demand for sports fields (particularly practice space) exceeds field space now available. Future demand estimates for more youth and adult baseball, softball, soccer and football team expansion requires rapid expansion of field facilities.
4. Facility development and maintenance should be a joint public/private venture where ever possible, and the City

should explore creative ways to enlist the public, the private business sector and other governmental jurisdictions in land acquisition, park development and maintenance.

5. User charges should be applied where value of service is assessable and is cost-effective.
6. The City should expand and continue its efforts with the Lake Oswego School District and with sports organizations to develop strategies for maximum utilization of sports fields.
7. Feasibility studies of future expansion and development of recreation opportunities for golf course expansion and recreation and swim complexes should proceed as public interest and resources permit.

The following policies of the Lake Oswego Comprehensive Plan have guided the work of the Ad Hoc Sub-Committee:

**Parks and Recreation General Policy II.** *Identify and acquire needed recreation lands as a major priority.*  
(Page 143, LO Comp Plan/1132)

**Open Space General Policy IV.** *The City will establish procedures for raising funds for Open Space acquisition on a routine basis to insure availability of funds when open space acquisition opportunities become available.*  
(Page 32 LO Comp Plan 112/79)

**Bikeway General Policy I.** *The City will establish and implement a Bikeways Plan, which provides for safe intra-community, human powered travel, with connections to other cities and counties.* (Page 134, LO Comp Plan/113z)

**Footpath General Policy I.** *The City will plan a system of footpaths which assure safety for protection.*

**Footpaths General Policy II.** *The City will assist in the development of footpath systems to connect parks, schools, public open spaces, residential neighborhoods, commercial and industrial areas.* (Page 137 LO Comp Plan/113Z)

**Distinctive Natural Area General Policy III.** *The City will explore acquisition of Distinctive Natural Areas which are found to have a high priority as public open space.* (Page 32, LO Comp Plan 112/49)

The Sub-Committee recommends that the Council consider the following acquisitions in an initial package to be acquired through: a General Obligation Bond Issue; current and anticipated park serial levy capital funds; open space

development requirements; donations from public and private sources; and land exchange:

1. Sites where acquisition has begun with current funding: First Addition, Glenmorrie and Iron Mountain.
2. Neighborhood parks that have been recommended by the recent draft Parks and Recreation Master Plan and by the Parks, Recreation and Open Space Committee: (Many of the following are also identified in the Comprehensive Plan for future acquisition.)

Southwood	Bonita Road
First Addition	Country Club
Palisades	Rivergrove
Mountain Park	Skylands

The staff, together with the parks consultant, is looking for additional sites as requested by the Council.

The acreage proposed for neighborhood parks in the Comprehensive Plan was 54.3 acres. This compares with 69.2 acres we would have if we were to acquire the above sites. The standard recommended by the parks consultant is 65 for our population.

The Parks and Recreation Master Plan consultant noted a need for an additional 45 acres of community park land. This may be difficult to find and purchase. He has identified a 12 acre need in the Forest Highlands area and something along the Stafford Road Corridor as potential community park sites. The addition of these two sites will still leave us under the recommended 110 acre level at the build-out population of 50,000.

3. The Open Space sites designated in the Comprehensive Plan for acquisition, recommended by the PROSC and/or recommended by this Sub-Committee include:

South Shore Overlook	7 A	PROSC	Comp Plan POS Des
Iron Mountain Cliffs	17 A	PROSC	Comp Plan POS Des
Iron Mountain Corr	8 A	PROSC	Comp Plan Tree Grove
Skylands Overlook	1 A	PROSC	Comp Plan
Willamette Greenway Corr	8 A	PROSC	Comp Plan POS Des
Cornell Road Tree Corr	5 A	PROSC	Comp Plan Tree Grove

4. Community Parks recommended for purchase are:

Forest Highlands	12 A	PROSC	Comp Plan Park & POS
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5. Special Areas site acquisition recommended by PROSC and the draft Recreation Master Plan is a site of 5-6 acres for a swim and recreation complex. A feasibility study looking at

several options, including a joint facility with West Linn or the School District, has been budgeted in FY 90-91. No funds for construction are proposed in the GO Bond and the Sub-Committee looks to some combination of Private and Public Revenue Bond Financing, if the feasibility study and further public support indicate that a swimming or combination recreation/swimming complex is warranted.

The Draft Parks and Recreation Master Plan and the PROS Committee recommends that 100 to 150 acres be acquired outside of the Urban Growth boundary and city limits to the South of the city in the Rosemont/McVey area. Essentially, this would be land for future parks, sports fields, swim and recreation complex, open space, trails, preservation of a historic farmstead, golf course expansion and other uses. It would preserve the City's options at a very low price in an area where most people expect the City boundaries to eventually expand. The Sub-Committee recommends that the Council consider including the acquisition of up to 150 acres for future public use on the south side of Lake Oswego as a wise investment for the future.

6. The staff has provided the Sub-Committee with a preliminary status report of the **Distinctive Natural Areas**. Of the 56 Natural Areas designated in the Comp Plan:

18 are protected by public ownership or private designation;  
2 have been developed and should be removed from the Comp Plan list;

6 are partially protected by private designation; and  
24 are not protected by easement or designation.

The staff has recommended that the City should acquire conservation easements or take other appropriate preservation actions on 7 of these distinctive natural areas in accordance with the requirements of the Comprehensive Plan. The Sub-Committee recommends that funds to acquire easements on sites subject to degradation, which cannot be protected by land use standards, be a part of the GO Bond Package. (See Attachment B.) The Natural Resources Committee should be directed by the Council to review distinctive Natural Areas and recommend a site specific preservation strategy.

7. The **pathways** proposed for development and (where needed) acquisition by the Pathway Advisory Committee are part of the L.O. Pathways Master Plan, and implement the L.O. Comprehensive Plan. Most land in the Council approved Pathway Master Plan is or will be dedicated, but some acquisition of right of way will be necessary. The Pathway Advisory Committee has initially proposed a four year development program. Their initial recommendation is for 40 miles at a staff-estimated cost of \$100,000 per mile. This amounts to a \$4,000,000 program over a four year construction period.

The Draft Parks and Recreation Master Plan has recommended additional off road pathways and a trail system as required in the Comprehensive Plan.

These two pathway and trail systems are to be reviewed and integrated by the Pathway Advisory Committee with additional public input. They will report their final recommendations by July 15. An initial priority list has been prepared by the Pathway Advisory Committee for public hearings in June 1990.

The Sub-Committee recommends at this time that the Council consider an initial pathways construction program of those pathways that are on the Council approved Pathway Master Plan and within the city limits. The development would include most of the pathways critical to school child safety passage, the pathway around the lake, and others as indicated on the attached map.

The Sub-Committee also recommends that the Council acquire rights of way on pathways outside the city limits. For pathways and trails outside the city boundaries, City funds would be limited to acquisition. Additional acquisition shall be done by dedication or easement. Much of the construction and maintenance should be programmed for development by volunteers or by private donations.

8. The Sub-Committee, together with the staff, has reworked the 6-year development proposal submitted by the consultant in the Draft Master Park and Recreation Plan and submits the following development schedule with a multiple funding strategy. (See Attachment D.)
9. The Sub-Committee recommends that as many options as possible be considered for each of the recommended park and open space acquisition locations. The staff should lean toward the larger option where possible, particularly if more practice fields could be included in that option. Obviously for some sites there is only one option, but keeping as many options open will be good acquisition strategy for the City. (See Attachment B.)

#### FINANCING PACKAGES

The Sub-Committee discussed several alternative acquisition and financing arrangements. Many of them are complementary and feel that a multiple long range strategy of public-private financing of acquisition, development and maintenance should be pursued. The most cost effective approach to acquisition, development and management must be looked at for ever acquisition and development.

## Public Financing

1. Revenue available from current levy: The Sub-Committee first reviewed projected revenues and expenditure estimates from the continuing Parks and Recreation levy. This included the following available for capital acquisition or development based upon the present \$1.00 per \$1,000,000 levy and other revenue sources. The PROS Committee recommends that the additional authorized 12¢ (twelve cents) be reserved for additional maintenance required of future acquisition and development. The fund estimates below would likely be reduced if the property tax limitation measure is passed by the voters in November.

Capital	<u>FY 91</u>	<u>FY 92</u>	<u>FY 93</u>	<u>FY 94</u>	<u>FY 95</u>	<u>FY 96</u>
Outlay	\$1,181,343	306,845	311,397	315,715	319,958	402,220
TOTAL:	\$2,737,518					

2. Revenue available from Open Space Fund

FY 91        \$508,000

(Future year estimates are unpredictable, but the Council should review pricing policy for buying out of open space by developers to obtain market value of future buy outs.)

3. Revenue available from alternative bond and serial levies estimated

A. A \$5,000,000 20-year **General Obligation Bond Issue** would cost in debt service \$500,000 per year and 33¢ per \$1,000 of assessed value.

B. A \$10,000,000 20-year **General Obligation Bond Issue** would cost in debt service \$1,000,000 per year and 67¢ per \$1,000 of assessed value.

C. A \$15,000,000 20-year **General Obligation Bond Issue** would cost in debt service \$1,500,000 per year and \$1.00 per \$1,000 of assessed value.

D. A \$20,000,000 20-year **General Obligation Bond Issue** would cost in debt service \$2,000,000 per year and \$1.33 per \$1,000 of assessed value.

E. A **serial levy** is one alternative. For instance, a \$4 million, 4-year serial levy would be limited to a fixed dollar levy. Taxes collected each year would yield \$880,000 each year for four years (\$3,520,000 total in four years). The increase in property tax rate to fund this levy would be 67¢ per \$1,000 of assessed value.

F. **Revenue Bonds** are available to develop facilities that can generate a revenue stream; **Revenue/GO Bonds** are another possibility. The latter would require a vote of the people, but would carry a lower interest rate. The golf course and tennis facilities are currently financed by revenue bonds; expansion of these facilities and possibly development of a recreation center could be financed by revenue bonds.

G. Formulation of **Limited Improvement Districts (LIDs)** to benefit districts which would bear that part of the cost of development that can be allocated fairly to an adjoining property owner. This is an option to partially fund pathways.

There are several options in addition to outright purchase that we should consider in the City's long range strategy for acquisition of parks and open space. Opportunities for private participation in the acquisition and development of parks, open space and recreation facilities include:

#### **Private Financing: Acquisition**

A. A **Lake Oswego Public Land Trust** would be a private non-profit corporation which looks towards donations and cash contributions. There are many forms of these trusts. A trust can acquire and hold land, it can acquire and sell or give the land to the City. The donor can attach special conditions such as future use, lifetime tenancy and/or naming the piece as a memorial. There are many tax advantages. The Oregon Trust for Public Lands would help establish and assist a trust in negotiations.

The Oregon Trust for Public Lands is a local arm of the National Trust for Public Lands, which buys land and resells it to governmental bodies or local trusts. Bowen Blair is the Oregon Director. They have several advantages over the City in purchasing the land: They can act quickly, and their business is making real estate transactions.

B. A **Lifetime Estate** is where the City buys the land and the owner has the occupancy for the remainder of his or her life. Such a purchase contract can be negotiated by the City directly or by either the Oregon or a local land trust.

C. **Conservation Easements** are similar to the land that is reserved under private ownership in the open space development requirement. The land is held in private ownership, but use is restricted to open space requirements. Often the property is removed from the tax rolls. This could be a strategy for Comp Plan designated tree groves.

D. **Acquisition of County Lands.** County lands are being acquired to build out at least one park site.

E. **Exchange of City-owned real property** directly with a land owner if the City has a suitable piece of land. The part of the 8-acre water reservoir site not needed for City use should be considered for possible exchange or sale.

F. **Local Improvement Districts** will be considered where appropriate.

#### **Private/Public Financing: Development**

For development purposes there are several types of private/public cooperative ventures:

A. **Volunteer construction** of a facility like the Hallinan School playground, and the Lake Oswego High School baseball diamonds.

B. **Raising a building fund through private donations.** For instance, the City could purchase the land for a City swimming pool/recreation complex. The City could develop the site plan and appropriate a percentage toward development to be matched in the private sector. The rest of the money could be raised through private prescription. A field facility in the south of Kruse Way might attract corporate donations from the commercial establishments. More and more people are seeking opportunities near their place of work for leisure sports opportunities.

C. **Joint venturing with other governmental jurisdictions.** The draft Parks and Recreation Master Plan recommends the swim/recreation complex be a joint venture with the City of West Linn. Both the City of West Linn and the West Linn School District have expressed an interest in pursuing a joint venture.

D. **Long term lease and concession rights,** which could involve construction and operation of a golf course or a recreation center/swim pool complex.

E. **Cooperative planning and joint parking arrangements with either a church or a school.** The facility under consideration by the Lutheran church on the property next to the Lake Oswego Junior High is an opportunity to be explored. The City might purchase land for a small park and make arrangements for parking with the school or church.

The Sub-Committee has begun a process of testing community support. A focus group has been put together by the Sub-Committee and that will be a part of our report for the Council. A City-wide poll is scheduled for the second week in June and the Council will need to vote on a tentative dollar target for the bond issue at the first meeting in June if the poll is to be meaningful.

The Sub-Committee has discussed a bond issue election, and recommends a September vote.

One of the issues brought out at the public hearing on the Draft Parks and Recreation Master Plan was that there are not sufficient athletic fields in the Plan to meet future needs. Softball fields were specifically identified. The consultant and the staff have reviewed the field situation and are proposing additional athletic fields, including softball and football. In addition, staff is proposing an upgrading of several school fields. Several of the school fields will support additional multi-sport practice activities. This latter option is by far the most cost effective solution to meet immediate needs. Please see Attachment A.

Attachment B is a listing of proposed properties for acquisition.

The Sub-Committee has reviewed the acquisition and development proposals in the Draft Parks and Recreation Master Plan and the recommendations of the Parks, Recreation and Open Space Committee and the Pathway Advisory Committee, and recommends the following amounts be included in a bond issue:

Acquisition and Conservation Easements of land as listed in Attachment B and C

\$8,200,000

Development funding for 30 miles of pathways and trails as listed in Attachments B & C

\$3,500,000

That portion of the costs listed under the GO Bond column in the long range parks development plan (See Attachment D). (These funds would be primarily allocated to sports fields development and improvement.)

\$2,000,000

The Sub-Committee proposes that the City Council recommend to the voters a 20-year General Obligation bond issue of \$13,700,000 in the September 18, 1990 Special Election.

JC/mg



MEMORANDUM

TO: Myron Johnson

FROM: Cyndy Heisler 

DATE: March 14, 1990

RE: Master Plan Recommendations for Adult Community Center

The Master Plan update indicates that the ACC is operating at near capacity and cannot be expanded at its present location. Option 1 on page VII-31 suggests that if Lake Oswego and West Linn decide to jointly construct an indoor recreation/aquatic facility, a senior center wing could be part of the complex.

I feel there are many advantages to this recommendation; however, I think that before the two cities enter into any agreement on the construction of such a facility several important issues should be clarified. A key issue is what would be the expectation of older West Linn residents as to the level of services they could expect from such a venture. Would they be entitled to take part in programs offered at the joint facility only, or to all programs offered by the ACC? West Linn does not have a senior center and I think this will be a real issue. Currently 7% of registered participants at the ACC live in West Linn. Using 1985 Census update figures for West Linn, the addition of the West Linn population 65 years and over would represent an increase of 44% in the population eligible to use the ACC. We would need to be sure that the envisioned wing in the joint facility could accommodate both the increase in the Lake Oswego population and the addition of the West Linn population. I am sure the kitchen and dining facilities at the ACC could not accommodate the added West Linn population and I don't think the proposed wing includes these facilities. A related issue is who will provide for the additional operating expenses for an expanded senior program for West Linn residents?

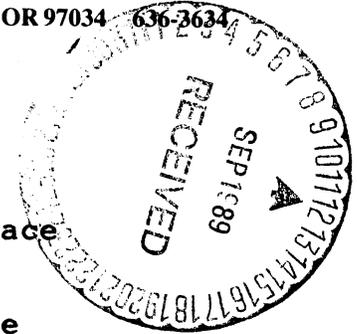
To avoid any misunderstandings between the two cities and to assure the needs of older adults in both communities are met adequately, I would suggest that these issues be carefully addressed early in the planning process.





# LAKE OSWEGO CHAMBER OF COMMERCE

47 N. State Street PO Box 368 Lake Oswego, OR 97034 636-2634



Memorandum Re: Lake Oswego, Parks and Open Space  
Master Plan Update, 1989

From: Lake Oswego Chamber of Commerce  
Land Use Committee

This memo is being written in response to a meeting of the Lake Oswego Chamber of Commerce Land Use Committee which was held on August 24, 1989.

A number of items and concerns were raised by the committee which mainly had to do with how the City figures the acreage that has been used in the past to calculate the City's park and open space. It is our understanding that only City owned park land has been used in the past. It is our feeling that there are other lands that have been set aside which must be included in the City's calculations. These lands would include, but are not limited to, School property which is used and which in part is maintained by the City for recreation needs and semi-public lands which have been designated on the Comprehensive Plan maps. Two parcels which come to mind in this category are The Hunt Club and Oswego Lake Country Club properties. In addition, consideration should be given to the Lake itself as there are a number of easements which allow for public use.

It is also the Chamber Land Use Committee's feeling that the acreage set aside by private developments as open/common areas should be included and accounted for. If these lands were not set aside property owners would have had to pay into the City Park Fund. In most cases, subdivisions have a number of recreational facilities which serve the population in those areas. It does not seem right to estimate park needs for the City based on estimated total population when that population is already being served by their own park and recreational facilities. A case in point would be Mt. Park which has some 100 +/- acres in open/common area and has extensive recreational facilities. Either the population that they serve should be excluded or that land should be included in the City's estimation of lands available for the park and open space use in the City.

In any discussion of available park lands in the Comprehensive Plan and City studies, semi public, private park/open space, Willamette Greenway, bike paths and City open space lands should be accounted for.

*[Handwritten signature]*  
Land Use - Co-Chairman

LEAGUE OF WOMEN VOTERS  
WEST CLACKAMAS COUNTY

Drawing membership from:  
Lake Oswego  
West Linn and  
Surrounding area

Affiliated with the  
League of Women  
Voters of Oregon  
and the United States

13633 Blazer Trail  
Lake Oswego, Oregon 97035  
September 14, 1989

To: City of Lake Oswego

Re: Update of Parks and Recreation Plan for Lake Oswego

The League of Women Voters of West Clackamas County has studied both parks and recreation, and youth activities and facilities in Lake Oswego. Based on these studies, we offer the following input to the update of the city parks and recreation plan.

While looking at city parks, we suggest also looking at the possibility of a regional recreational facility in the Stafford Road area in cooperation with West Linn and Tualatin. This could include a swimming pool, for racing, diving and recreational use, in addition to playing fields and other outdoor recreational facilities.

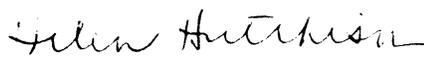
We place a high priority on park land acquisition. We support acquisition and development of park lands in anticipation of future population growth, including both larger community parks and smaller neighborhood parks. The land available for park development is disappearing quickly; it is important for the City to acquire land while it is still available.

The development of such park lands should include facilities for all ages, including "tot lots", playing fields and multi-purpose recreational facilities.

We suggest that the requirement that park sites be a minimum of two acre be reexamined. In First Addition, this requirement effectively rules out a neighborhood park -- land is available only in smaller parcels. Creative use of small parcels can create needed parks for our neighborhoods.



Lorie James  
Action Co-Chairs  
League of Women Voters of West Clackamas County



Helen Hutchison

**LAKE  
GROVE  
NEIGHBORHOOD  
ASSOCIATION**



4263 S.W. Sunset Drive  
Lake Oswego, Oregon 97035  
May 15, 1990

Parks, Recreation and Open Space Committee

Re: Public input for Parks & Recreation Master Plan

The Lake Grove Neighborhood Association supports the Parks, Recreation and Open Space Committee's recommendation that the city immediately obtain options on potential acquisition sites as presented in the Master Plan for open space, parks and pathways.

The Lake Grove Neighborhood Association is on record supporting the Trail's View Committee's efforts to preserve the South Shore Indian Head Point, the Iron Mountain Tree Corridor and the Iron Mountain Iron Mine and Trails as open space.

The Lake Grove Neighborhood Association has testified before the City and the Planning Commission's hearing concerning the widening of Boones Ferry Road in the area known as "The Gap". We recommend that a mini park be developed in the triangle formed by the juncture of Upper Drive and Boones Ferry. This would serve as an attractive entrance to Lake Oswego. (Tualatin has several such mini parks that are planted with flowers.)

The Lake Grove Neighborhood Association has also discussed in their board meeting that the land on which the fire station stands on Bryant Road and Sunset Drive be preserved as another mini park or simply open space. We would recommend that the fire station be leveled as no one seems to have an idea what use would have a low impact on the neighborhood.

The Lake Grove Neighborhood Association by and large commends the updated long range plan for parks and leisure services as presented by Jerry Draggoo & Associates.

Sincerely,



Mary Stageberg  
Chairman, LGNA



# FIRST ADDITION NEIGHBORS

May 15, 1990

Parks, Recreation & Open Space Committee  
Lake Oswego, Or 97034

RE: Comprehensive Park & Recreation Master Plan

The First Addition Neighbors submits the following testimony with regard to neighborhood or "pocket" parks in the East End of Lake Oswego and specifically in the First Addition neighborhood.

FAN has been very interested in and working on the acquisition of a neighborhood park for over fifteen years. I am attaching a copy of a report from our "Quality of Life Task Force" dated May 26, 1976 (almost exactly 14 years). (Attachment A) Representatives of F.A.N. spoke before your committee in January of 1988, attended one of the community workshops at the Adult Center last year, and also had a representative at your February 21, 1990 meeting so we have been giving input prior to and throughout this process.

All of the reasons for a neighborhood park in F.A.N. that were put forth in this report 14 years ago remain valid today - even more so with the increased development in the East End area and in F.A.N.

During May of 1989, FAN did a needs assessment. We surveyed the neighborhood and received 76 completed surveys - a 10% return rate. Of the completed surveys, 95% indicated that park space and/or open space contributes to the safety and livability of the First Addition and the neighborhood should work for their preservation/acquisition.

FAN identified a park need in 1975 and has been working to accomplish this. As referenced in Attachment B, Lake Oswego's Comprehensive Plan specifically designates a neighborhood park in FAN. This site is also referenced in the recently completed Park & Recreation Master Plan as Site #16. However, this site has been sold and is no longer available.

It is interesting to note what has happened to the 4 sites highlighted in the 1976 report which were 4.1 acres, 3.2 acres, 1.1 acres, and .55 acres in size. Two were bought by the City: the Adult Community Center was built on one, and the other is a parking lot for the library, one has been purchased by a private party, and one still exists as it was (the Tenth & C water tower site).

We agree with the League of Women Voters of West Clackamas county, and we urge you to rethink the position that neighborhood parks must be at least 5 acres. This is a fairly large size and certainly would exclude any site in FAN. We note, however, that there are several successful "mini-parks" noted in the Master Plan

of approx. one-half acre size. This is achievable in FAN if we act now. Especially in a high density neighborhood such as FAN that includes commercial areas, park and open space is a critical need. Mini green spaces/oasis should be included in the East End redesign to enhance the area for pedestrian use.

There are a few remaining smaller parcels still available for a park in F.A.N., but they won't be around for long and certainly won't remain another 14 years. The neighborhood association will be glad to work with the City and others to identify and prioritize sites and work on acquisition. Please move now to acquire such a site in the First Addition.

Sincerely,

*Linda McNulty Simpson*  
Linda McNulty Simpson  
Past Chairman, First Addition Neighbors

Attachments

4100 Coltsfoot Ln.  
Lake Oswego, OR 97035

April 16, 1990

Mr. Jerry Dragoo  
1730 SW Sylvan  
Portland, OR 97221

Re: Neighborhood Park for Holly  
Orchard Neighborhood

Dear Mr. Dragoo:

Neighbors concerned about the lack of park space in our neighborhood met this morning to determine ways to deal with this lack. We are aware of the City's updating the park and recreation master plan. For the past two years our neighborhood association park/open space group has requested the Park and Open Space Committee to assess, for budget-making purposes, the remaining unbuilt lands within our neighborhood boundaries for much needed park space. It has been disappointing to receive no response to these requests.

Due to recent approval of a subdivision on the Pfeifer Farm and the apparent intended similar development of the Wilmot Farm, only the Casebeer property remains as a possibility for a park within this neighborhood. This property is nearly two acres in size. A remnant holly orchard and small ranch-style home are on the site. We understand the owners of the property are willing to discuss selling the property for a neighborhood park.

There are a minimum of 250 homes tentatively projected for this neighborhood if the Pfeifer Farm and Wilmot property are subdivided. The streets on three sides of this neighborhood carry very heavy traffic loads. We understandably are concerned for the safety of our younger children who would be required to cross these busy streets to reach the future Melrose City Park. We also realize there is more potential risk in youngsters using a large city park than a neighborhood park.

We have read in the newspaper that your firm has been hired by the City to make recommendations for our city's future park and open space needs. We would appreciate your inclusion of our request for much needed neighborhood park space in your discussions with the City in the up-coming meetings for this purpose.

Thank you for your help in this matter.

Sincerely,

Neighbors in Holly Orchard Neighborhood for Park Space  
Sue McGrath *Sue McGrath*  
Gini Miller *Gini Miller*  
Wilma McNulty *Wilma McNulty*  
cc: Paul Casebeer, owner



**MICHAEL D. HOFFMAN**  
**1211 S.W. FIFTH AVENUE, SUITE 1600**  
**PORTLAND, OREGON 97204**  
**503-222-9981**

April 30, 1990

Mr. Myron Johnson, Director  
Department of Parks, Recreation  
and Open Space  
380 A Avenue  
Lake Oswego, OR 97034

Dear Mr. Johnson:

I appreciated the opportunity to talk with you on April 18, 1990, concerning future Lake Oswego recreational development. As I mentioned to you, I attended the City Council Workshop on April 17, 1990, when certain matters were discussed. At that time, there was some discussion about putting in another nine hole golf course in the City.

I was somewhat concerned that the proposal suggested attaching the nine hole course to the already existent eighteen hole course. I thought the City would be better served if perhaps the course could be put on the north side of the lake to give residents in that area a little more benefit to the recreational facility. I discussed this matter with Mr. Jerry Draggoo and was advised that one of the main reasons against that idea was the lack of available property. My suggestion to both Mr. Draggoo and to you was that the existing vacant site next to West Lake Park would be ideal for such a golf course. I am enclosing a xerox copy of a rough drawing that I have made for the undeveloped parcel which could accommodate not only a nine hole "executive course" but also leave space for development of approximately twenty lots of one-half acre size.

As you may or may not know, this parcel has been before the Development Review Board and the City Council for development throughout this last year. This matter still has not been resolved and there was quite a bit of community feeling against having it developed with the density proposed. There were numerous problems including overcrowding of the schools, wet lands, destruction of trees in the area, its impact upon traffic, etc. It would appear that an excellent compromise for everyone involved would be to use this land which is available within the City limits for a nine hole golf course, thereby eliminating all problems which face this development. I also feel that the funds proposed by Mr. Draggoo for purchase of property would be sufficient to buy the land for this course. This would still

Mr. Myron Johnson  
April 30, 1990  
Page Two

leave one phase of the development completely in tact as proposed, and allow the builder another twenty oversized lots surrounding the golf course. This would, in all likelihood, allow the developer to have the financial benefit of the development, and would also allow the City to have the much needed recreational facilities.

I have taken steps to contact the developer concerning this matter, but I have not yet received a response.

In any event, whether this would be done through condemnation proceedings or through agreed purchase, it would seem to be a wonderful solution for everyone involved.

While I am not a golf course architect, I can advise you that I have discussed this with a professional golfer, and have previous experience in two other situations in which people have considered placing golf courses on particular acreage. The course as set out would be the executive type which mixes short par four holes with par three holes. This is similar to the course setup at Charbonneau. It is my understanding that the acreage is ideal for this type of proposal.

I would be more than happy to meet with anyone from the Committee, or the Department of Parks & Recreation to try to facilitate this matter.

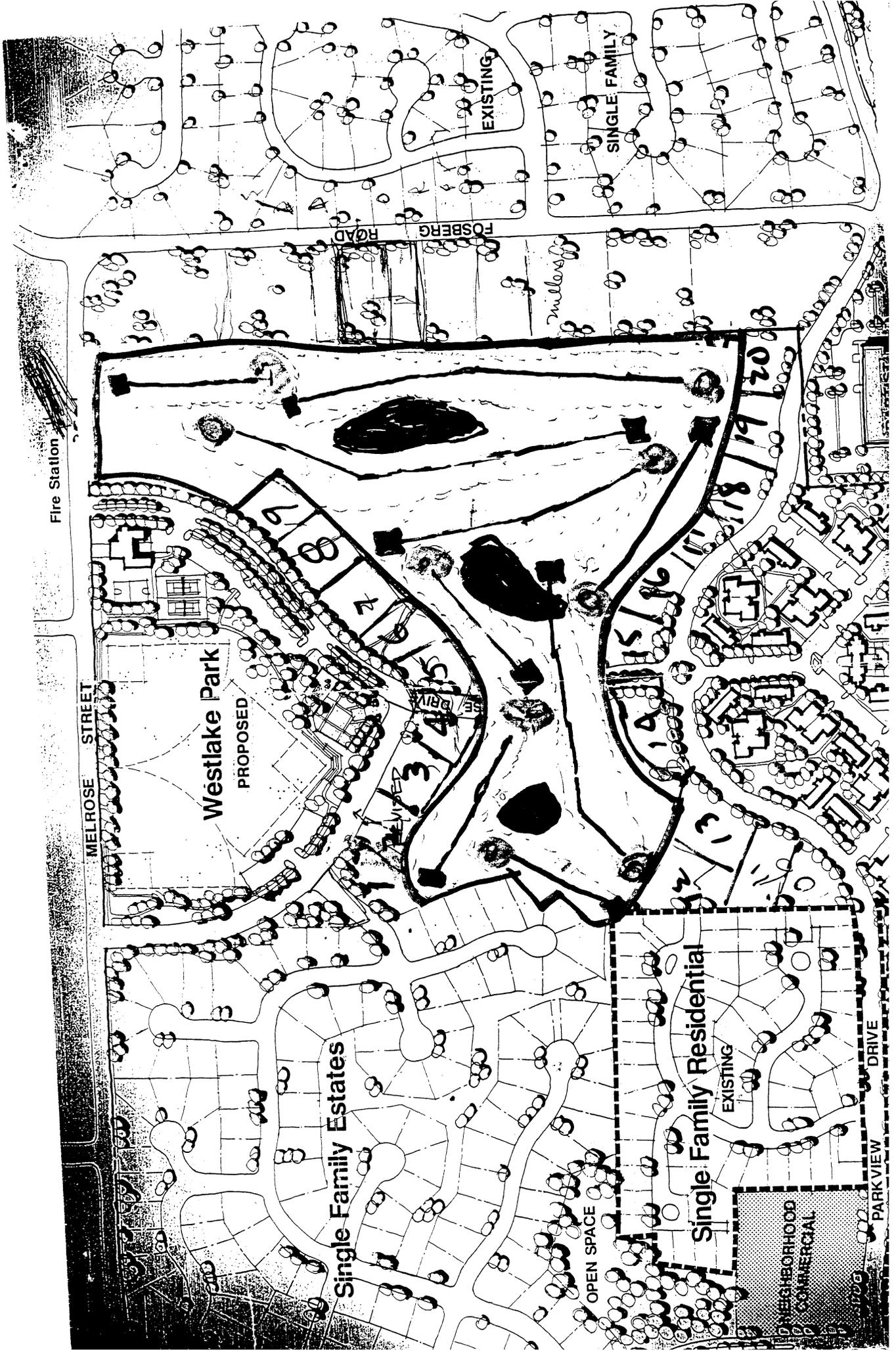
Very truly yours,



MICHAEL D. HOFFMAN

MDH:blm

Enclosure



Fire Station

MELROSE STREET

Westlake Park

PROPOSED

Single Family Estates

FOSSBERG ROAD

EXISTING

SINGLE FAMILY

Single Family Residential

EXISTING

NEIGHBORHOOD COMMERCIAL

PARKVIEW DRIVE



## DECLARATION OF VOTE

I, Kristi Hitchcock, City Elections Officer, pursuant to LOC 11.370, having examined the abstract of votes cast at the city election held in conjunction with the special election on September 18, 1990, find the vote cast for Measure 3-1 as follows:

### MEASURE 3-1

- CAPTION : City of Lake Oswego Parks and Open Space Bond Issue
- QUESTION : Shall the City issue general obligation parks, open space and pathway bonds in an amount not to exceed \$12,200,000.00?
- PURPOSE : Bond proceeds will be used to fund a multi-use pathway and trail system, and acquisition and development of land for parks, open space and recreation purposes at locations both inside and outside the City. The bonds shall be payable over a period not to exceed 20 years. Estimated allocations of bond proceeds: \$7,000,000.00 for park and open space land and easement acquisition of approximately 150 - 175 acres; \$3,020,000.00 for acquisition and development of pathways and trails; \$2,180,000.00 for sports fields and park development.

	<u>YES</u>	<u>NO</u>
Clackamas County	5,639	2,889
Washington County	0	02
Multnomah County	<u>309</u>	<u>280</u>
<b>TOTAL</b>	<b><u>5,948</u></b>	<b><u>3,171</u></b>

  
Kristi Hitchcock  
Elections Officer

Reviewed, approved and signed this 16th day of October, 1990.

\_\_\_\_\_  
Mayor Alice L. Schlenker

\_\_\_\_\_  
Councilor Daniel E. Anderson

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Councilor Jack K. Holman

\_\_\_\_\_  
Councilor Richard L. Durham

\_\_\_\_\_  
Councilor William Holstein

\_\_\_\_\_  
Councilor Jack Churchill

\_\_\_\_\_  
Councilor Lee C. Fawcett