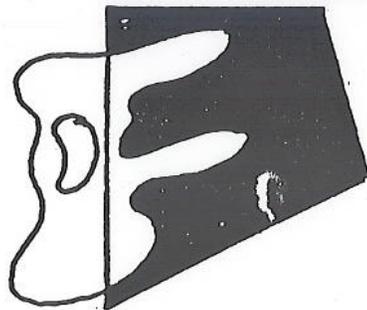


City of Lake Oswego
**IRON MOUNTAIN BOULEVARD
PARK MASTER PLAN**

**JONES & JONES
AMES ASSOCIATES**



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PARK MASTER PLAN**

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AMES ASSOCIATES**

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ARCHITECTS
LANDSCAPE ARCHITECTS

1 July 1984

Mr. Myron Johnson
Department of Parks and Recreation
City of Lake Oswego
Lake Oswego, Oregon

Dear Myron:

It is our pleasure to submit the park master plans for Iron Mountain Boulevard Park, Waluga Park and Bryant Woods Park. These plans represent the documentation of the results of the public participation process, the site inventory and analysis and our recommendations for future park development at these unique park sites.

Each park provides some excellent opportunities to diversify the recreational opportunities available to the residents of the city of Lake Oswego. We have found that all three of the parks can provide additional opportunities for conservation of wildlife habitat, and wetland areas. Finally, all three parks provide excellent opportunities for helping to piece together the city's pathway system.

We would like to thank the technical advisory committee for providing assistance in refining the plan concepts for each park, and for providing information related to the site inventories that are presented in these documents. We would also like to thank the residents of the city who attended the public meetings and provided us with their feelings and concerns regarding the three parks. The plans reflect those concerns and will provide a framework for future park development and design decisions for many years to come.

Respectfully yours,



JONES & JONES and
AMES ASSOCIATES

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INTRODUCTION
Iron Mountain Boulevard Park Master Plan

Purpose of the Master Plan

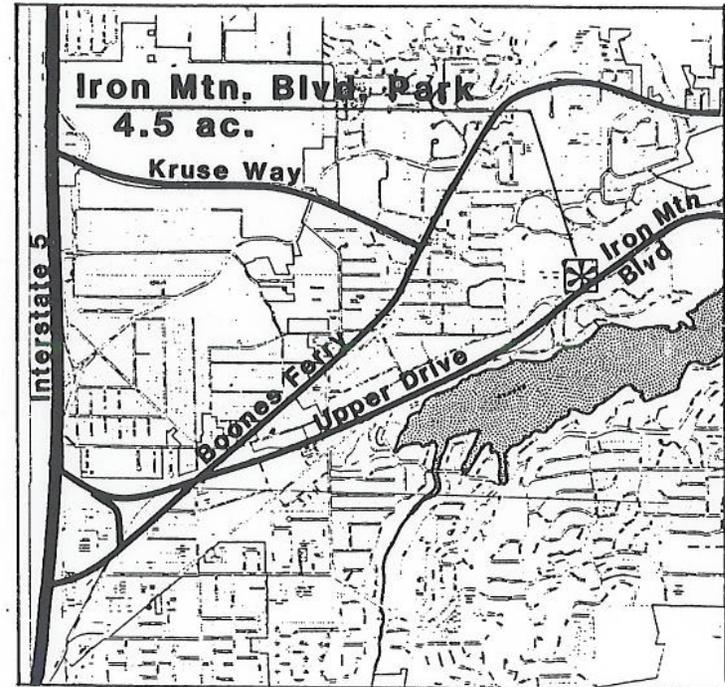
This master plan is intended to provide a long-range direction for the development and conservation of the environmental and recreational resources found at Iron Mountain Boulevard Park. The plan is intended to be used as a framework for design decision making by the city of Lake Oswego and the citizens who may use the park in the future. The plan includes documentation of public needs and issues concerning the use of the park and a systematic analysis of the kinds of uses which it might be able to support physically.

The end result will be a long range development plan which can guide future recreation and conservation projects at the park, as well as provide directions for funding, volunteer involvement and long term management of the park resources.

The Planning Process

The process for the development of the master plan involved extensive research into the natural, cultural and functional aspects of the existing conditions found at Iron Mountain Boulevard Park. In addition, a commitment was made to develop a public participation format which would allow the citizens interested in the future of the park to make their concerns known, identify needs that could be met, and suggest possible features that they would like to see in the park.

A workshop format was used to solicit comments from the public. The planning for the park was part of a similar process for two other parks, Bryant Woods Park and Waluga Park. An initial joint public meeting was held



Iron Mountain Boulevard Park is located north of Iron Mountain Boulevard and east of the Lake Oswego Hunt Club. The site is currently being used as a temporary landfill site by the city. A large open space parcel occupies the hillside just to the north.

with interested residents and organizations, concerning their needs and the issues which are important to the future development of the park. This joint meeting was followed by a series of design workshops for each park. At the workshops, participants formed small groups, and based on information about the opportunities and constraints of particular natural, cultural or functional aspects of the park, identified more specific needs and issues. Site maps were provided for participants to indicate specific site features that they would like to see developed or conserved. (See Appendix One, Public Participation for the results of these workshops.)

Using the ideas suggested by the residents at the workshops, the consultant developed a preliminary concept plan for each park. The concept plan included both ideas that all participants agreed upon, as well as ideas that only some of the persons were interested in seeing at the park. If a concensus could not be reached, the idea, or feature was indicated on the plan as an option.

A final workshop was held to present the concept plans to the public for review. The end result was a refinement of the concept plan based on the comments of persons attending the final workshop. This formed the basis for the master plan, as presented in this document.

Existing Planning Designations at Iron Mountain Park

Planning at Iron Mountain Boulevard Park falls under the jurisdiction of several policies found in the Lake Oswego Comprehensive Plan, including Natural Resource Policies, Open Space Policies, and Park and Recreation Policies. Any development or change in existing land



A Spring-fed Pond is located just to the west of the park on Hunt Club property. The pond provides excellent habitat for waterfowl and could be developed into an attractive amenity for the park in cooperation with the Hunt Club.

use will be regulated by ordinances and procedures ensuring that policies for Comprehensive Plan designations are considered.

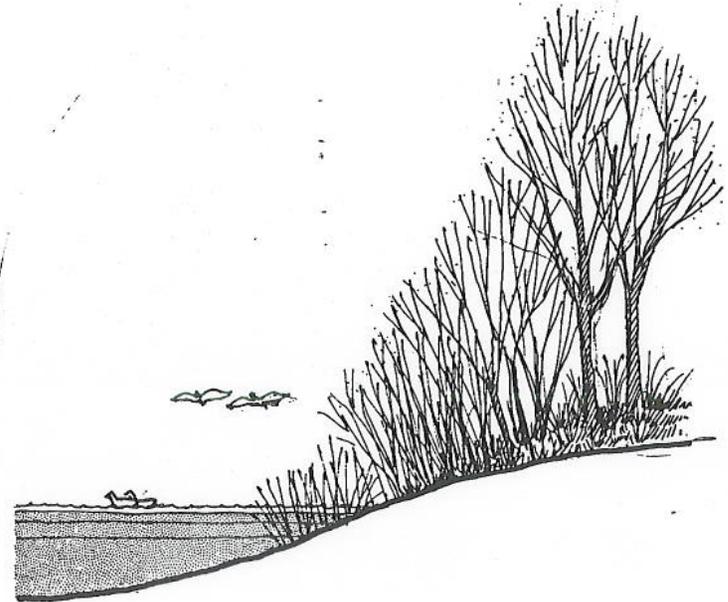
Natural Resource Policy elements which apply to Iron Mountain Boulevard Park relate to the wetland adjacent to the park and the slopes above the park. (They are designated as "Distinctive Natural Areas.") The park itself is classified as having potential for weak foundation soils, is within the 100 year floodplain (excluding fill areas), and subject to potential erosion (the hillside).

Because of these designations the park falls within the policies of the Open Space Element for the Comprehensive Plan, specifically "Protection Open Space". In addition, as identified on the map on page 88 of the Comprehensive Plan, the park falls within the policies of the Public Open Space Element of the Comprehensive Plan.

Park and Recreation Policy Elements also apply to Iron Mountain Boulevard Park. The park is designated as a "Special Park". As a general policy, criteria have been established to determine the intensity of use and design of parks. These criteria include: the capacity of the adjacent streets, compliance with Natural Resource Policy Elements, Open Space Policy Elements, and compatibility with adjacent uses.

Issues of Concern at Iron Mountain Park

Throughout the planning process, a conflict has emerged between the Recreation Commission and the Conservancy Commission over the intensity of use for this park. Both sides and many Lake Oswego residents are concerned



Riparian Plant Communities which grow along the edge of waterbodies and streams should be restored. These edge areas provide important food and cover for wildlife and waterfowl.

about the identification (and construction) of additional sites for active recreation, especially athletic fields. The Iron Mountain Boulevard site was identified by the Parks and Recreation Commission as a potential site. The site was evaluated as being less than desirable due to its limited size, seasonal springs on the hillside, a perennial spring in the middle of the site, and high development costs which might be incurred due to less than ideal soil conditions. Preliminary cost estimates for constructing an athletic field at this site indicate that costs will run 2 to 3 times the cost of development and acquisition of another site.

The Park and Recreation Commission does not want to forego any opportunities to develop this site if other, more desirable sites cannot be found, and/or utilized in the next few years. It is their position that the site should be cleaned up, and that no park development should occur that will preclude this option.

The Conservancy Commission is concerned that Iron Mountain Park should not ever be considered for recreational development of active playfields. Their concern is related to the designation of the site as Protection Open Space. They are also concerned about the current transfer site which impacts the adjacent wetland. These impacts are against the policies designated in the Comprehensive Plan, and they would like to see as much of the original wetland area restored as possible. The Conservancy Commission would like to see that the site maintain its designation as "Protection Open Space," and not be put into reserve for future development if more suitable athletic field sites cannot be found.

Apart from the citywide concern over the availability of athletic fields, the major issues at Iron Mountain Park

were related to the adjacent pond and its associated wildlife and to the trails which are planned for the hillside adjacent to the park. While the scope of the master plan is specifically concerned with the 4.5 acre parcel, not including the adjacent open space land on the hillside, these issues will be addressed to some extent in this document.

The existing pond is a spring fed, year-round water feature which has an important role in providing water and cover for waterfowl. It is currently on Hunt Club property. The issue revolves around both the storage capacity of the pond, which has been diminished by land-fill materials placed on the park site, and the need to maintain the wetland characteristics of the site.

The second significant issue, concerning trails adjacent to the park, revolves primarily around whether trails will be used for equestrian or pedestrian use, or both. Planned trails along Iron Mountain Boulevard as well as trails above the hillside to the North will require some sort of linkage, particularly at the park and along the open lands on the hillside to the north.

Additional issues include the safety of the historic mining areas, as well as the maintenance of their integrity as a historic site; the level of recreation development and whether it is active or passive; the impact of recreational development on the wildlife and the open space parcels; and, the overall attractiveness of the site. All of these issues will be addressed in later sections of the master plan document.

Identified Needs at Iron Mountain Boulevard Park

Besides attempting to resolve the significant issues

associated with the development of the park, the plan will document identified needs of the members of the community and show how those needs can be 'fit' into the overall framework for future park development. The following needs were identified at the public meetings and design workshops for Iron Mountain Boulevard Park:

- Utilize and protect the pond
- A nature study area
- Historical interpretation of mining area
- Pathways for jogging, walking, equestrian uses
- Informal play areas
- Picnic areas
- A small parking area for cars
- Play equipment for children

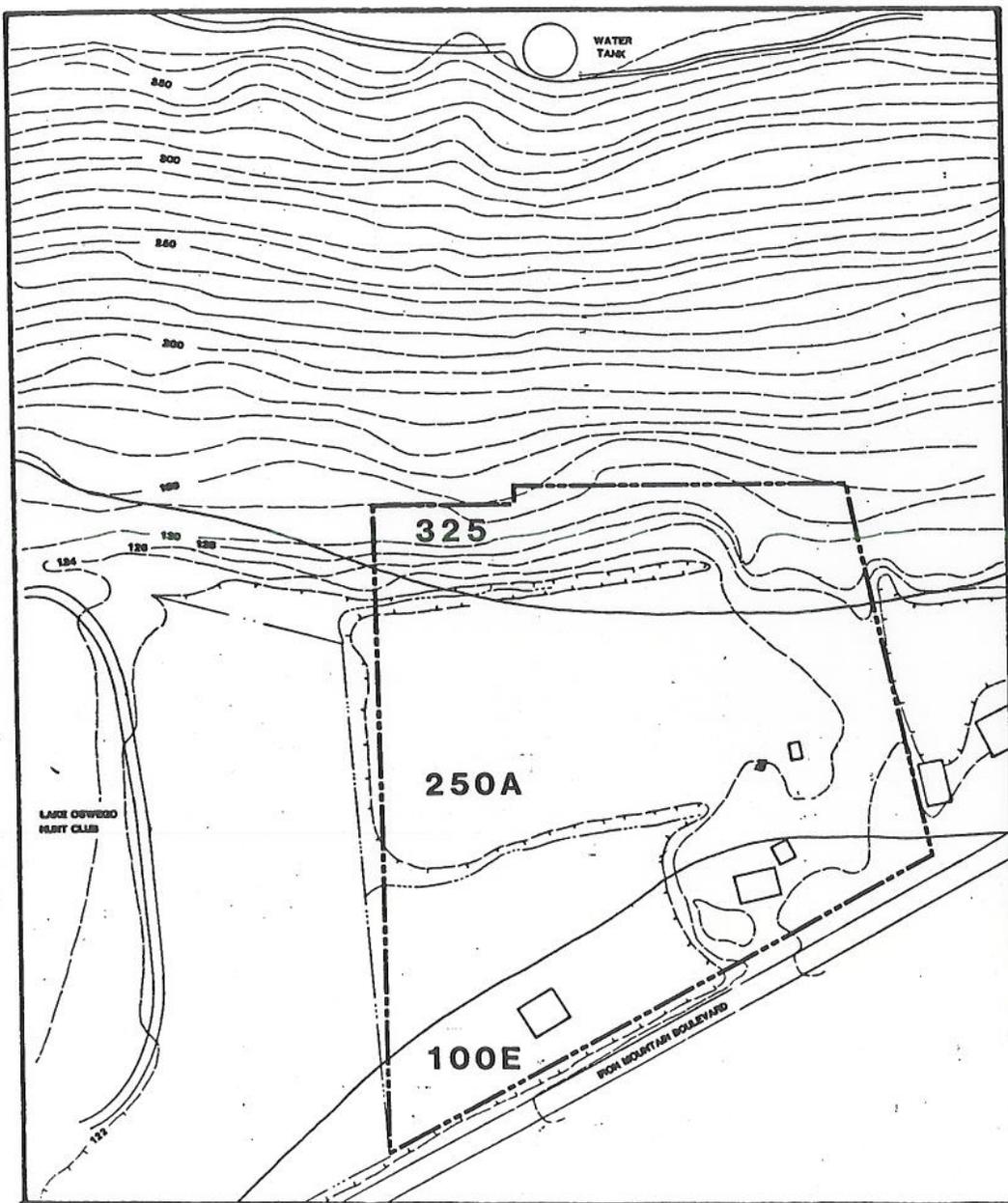
These needs were identified by consensus. Additional needs were suggested, but all participants did not agree as to the need. These needs were also evaluated in the planning process, but were assessed at a lower priority than the first set of needs. They include:

- Lighted tennis courts
- A restroom facility
- A park and recreation center complex for court sports, etc.

The following sections of the master plan document identify the existing conditions found at the site, the kinds of opportunities and constraints which those conditions present, a concept plan for how the identified needs will best fit within the constraints of the existing conditions, and an overall phasing and implementation strategy for the development of the park property, including estimated costs.

SITE INVENTORY & ANALYSIS
Iron Mountain Boulevard Park Master Plan

Figure 2-1



Iron Mountain Boulevard Park LANDFORM AND SOILS



100E

XEROCHREPTS-ROCK OUTCROP COMPLEX

THESE SOILS CONSIST OF SHALLOW TO MODERATELY DEEP SOILS AND EXPOSURES OF BASALT BEDROCK. SLOPES RANGE FROM 5-30%. THE XEROCHREPTS ARE WELL DRAINED AND HAVE FORMED IN A MIXTURE OF GRAVEL, SANDS AND SILTS. THE DEPTH OF THE SOILS ARE FROM 5 TO 30 INCHES TO A BASALTIC BEDROCK. INCLUDED WITH THIS UNIT ARE AREAS OF SAUM AND WITZEL WHICH MAKE UP ABOUT 15% OF THIS UNIT.

250A

LABISH MUCKY CLAY

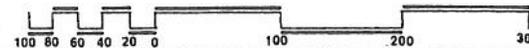
THE LABISH SOILS CONSISTS OF POORLY DRAINED SILTY CLAY LOAM OVER CLAY SOILS FORMED IN SILTY AND CLAYEY MIXED ALLUVIUM. THESE SOILS OCCUR IN NEARLY LEVEL AND DEPRESSIONAL BOTTOMLANDS WITH RESTRICTED OUTLETS. PERMEABILITY IS SLOW, RUNOFF IS VERY SLOW TO PONDED. THE EFFECTIVE ROOTING DEPTH IS 2 TO 3 FEET.

325

XEROCHREPTS AND HAPLOXEROLLS

THIS UNIT CONSISTS OF ABOUT 45% XEROCHREPTS AND ABOUT 40% HAPLOXEROLLS. IT OCCURS AS STEEP TO VERY STEEP ESCARPMENTS ALONG THE SMALL STREAMS THAT HAVE CUT DEEPLY INTO VALLEY TERRACES. WHERE BEDROCK HAS BEEN EXPOSED THERE IS OFTEN TALUS BENEATH IT. SLOPES GENERALLY RANGE FROM 3--60%. SMALL SEEP SPOTS AND WET SEASONAL SPRINGS OCCUR AND ARE INCLUDED WITHIN THIS UNIT. EROSION HAZARD IS SEVERE FOR THESE SOILS. THE EFFECTIVE ROOTING DEPTH IS FROM 20-60 INCHES.

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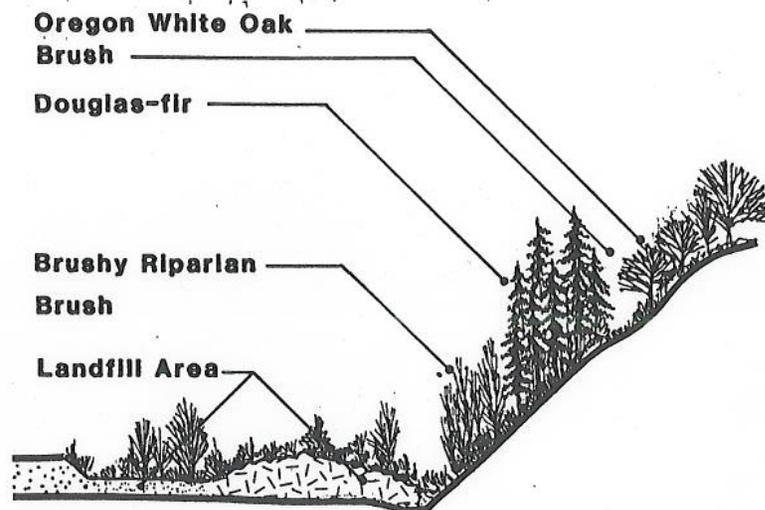
NORTH

portant water storage, or retention, area. Several springs that feed this pond are located on the adjacent hillside, as well as a small spring on the park site itself. The park site is currently used as a temporary landfill by the City of Lake Oswego. This landfill material, approximately 10 feet in depth, has reduced the storage, or retention capacity of the pond, as well as the stormwater retention capacity of the floodplain. Figure 2-2, Hydrology, identifies the hydrologic properties found at the park and provides some additional information about the surface drainage of the area.

The existing vegetation has been disturbed by landfill activities over the majority of the site. Some brush has started to invade the park, including Blackberries, Broom, and scrubby Willow and Alder. The hillside vegetation is primarily Douglas-fir, with some deciduous species such as Maple, Ash and Alder. The top of the hill contains a small stand of Oregon White Oak, mixed with Madrone and Poison Oak. The pond site is used by a variety of waterfowl, who take advantage of the abundant riparian vegetation along the edge of the pond. A wide variety of songbirds, as well as deer and other animals inhabit the park and the adjacent hillside. Figure 2-3, Vegetation and Wildlife, identifies the ecosystems and the characteristic wildlife found at the park site and the adjacent hillside and pond.

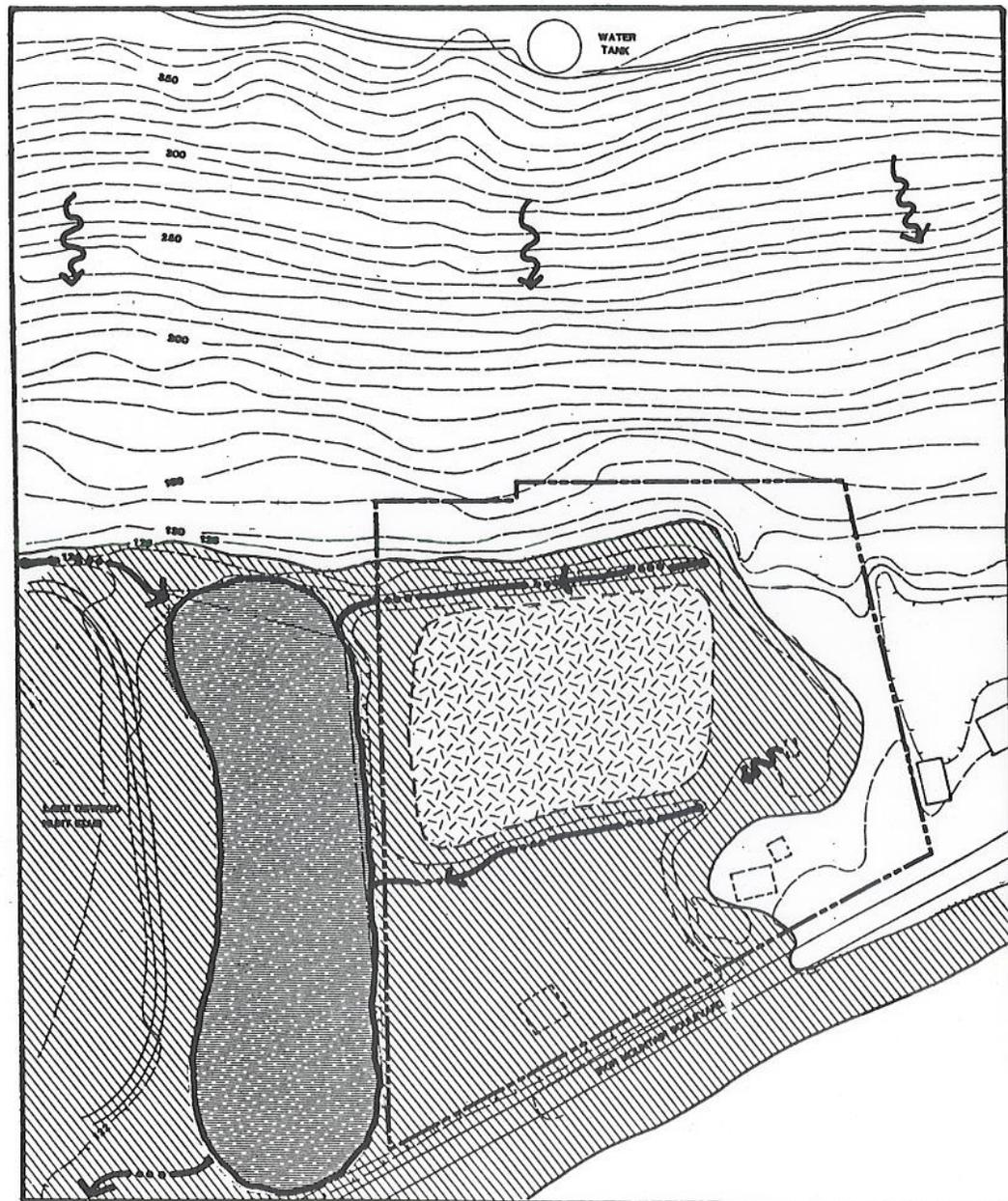
Visual and Cultural Features

The dominant visual features of the park are the adjacent hillside and pond. There are some good viewing opportunities available at the edge of the pond and on top of the hill at the site of the existing water tank, which is to be removed sometime in the future. The site, primarily the hillside, was used for mining in the

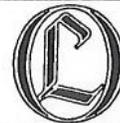


The Landform is characteristic of depressional areas associated with the backwaters of small streams. The hydrology of this area was altered by the development at the Hunt Club. Associated plant communities are of particular interest on the adjacent hillside.

figure 2-2



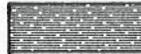
Iron Mountain Boulevard Park HYDROLOGY



- **100 YEAR FLOODPLAIN**
AREA SUBJECT TO INUNDATION ONE TIME IN 100 YEARS (ALSO KNOWN AS THE REGIONAL FLOOD). THE FLOOD INSURANCE ADMINISTRATION (HUD) RECOGNIZES THE 100 YEAR FLOOD PLAIN AS REQUIRING SPECIAL CONSIDERATION AND IN NEED OF SPECIFIC CONTROLS. (THESE INCLUDE PERMIT REVIEW, FLOODPROOFING AND ANCHORING, AND SUBDIVISION REVIEW).

- **EXISTING LANDFILL AREA**
THIS IS THE APPROXIMATE LOCATION OF TEMPORARY FILL MATERIALS. THIS AREA IS CURRENTLY NOT IN THE 100 YEAR FLOODWAY.

- **SURFACE RUNOFF**
EXISTING DRAINAGE COURSES AND DITCHES (ARROWS INDICATE DIRECTION OF FLOW.)

- **SURFACE WATER**
THIS IS THE APPROXIMATE CONFIGURATION OF THE EXISTING SURFACE PONDING

- **SPRING**

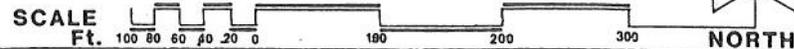
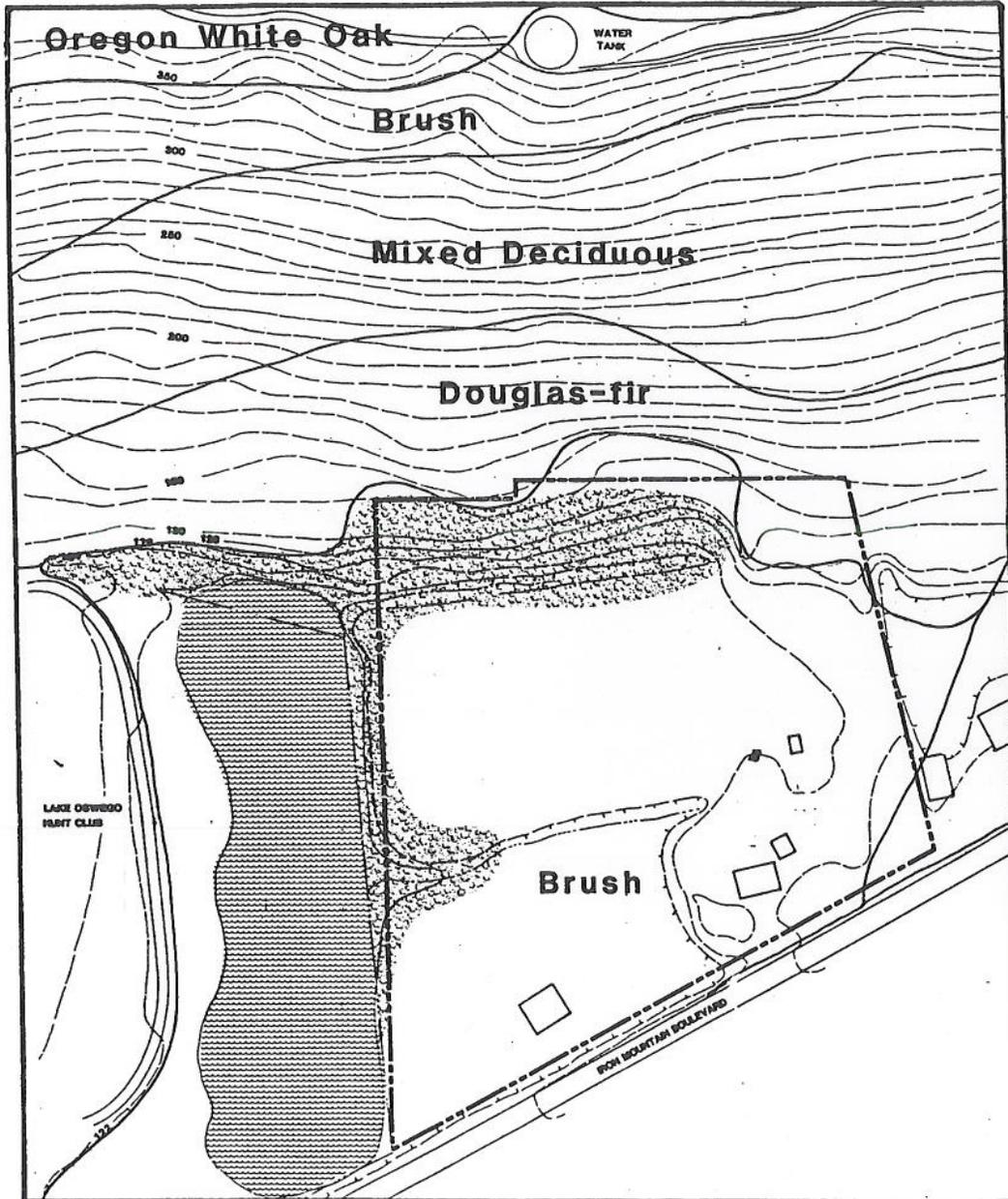


figure 2-3



Iron Mountain Boulevard Park VEGETATION & WILDLIFE



Habitat Types

DOUGLAS-FIR

THIS CATEGORY INDICATES WHERE THERE ARE MORE DOUGLAS-FIR IN A STAND THAN OTHER SPECIES. WESTERN HEMLOCK AND GRAND FIR ARE SCATTERED THROUGHOUT. IN ADDITION, BIG LEAF MAPLE, OREGON ASH, VINE MAPLE, WESTERN RED CEDAR, WESTERN HAZEL, DOGWOOD, AND ALDER MAY BE FOUND. WILDLIFE COMMON TO MIXED CONIFEROUS WOODLAND MAY BE FOUND HERE INCLUDING A WIDE VARIETY OF SONGBIRDS AS WELL AS DEER, AND OTHER ANIMALS.

MIXED DECIDUOUS

THIS HABITAT INCLUDES A WIDE VARIETY OF DECIDUOUS TREES. THE STANDS ARE IN A STATE OF FLUX, WITH SOME DOUGLAS-FIR SEEDLINGS COMING IN. OTHER SPECIES INCLUDE ALDER, MAPLE, AND ASH AS WELL AS A WIDE VARIETY OF UNDERSTORY SHRUBS.

OREGON WHITE OAK

DRY SITE WHITE OAKS MIXED WITH MADRONE AND POISON OAK. SOME OAK MAY BE FOUND SCATTERED THROUGHOUT MIXED DECIDUOUS STANDS.

BRUSH

THIS CATEGORY INCLUDES BLACKBERRIES, BROOM, WILD ROSE, GRASSLANDS, AND SCRUBBY WILLOW AND ALDER.

SWAMP AND MARSH

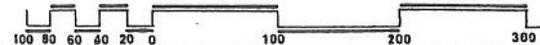
SWAMP AND MARSH AREAS INCLUDE CATTAILS, REEDS, ASH AND WILLOW, WHICH PROVIDE NESTING GROUNDS FOR WATERFOWL, PARTICULARLY MALLARDS.

RIPARIAN

WILLOW ALDER, COTTONWOOD AND OTHER WATER TOLERANT SPECIES ARE FOUND ALONG DRAINAGEWAYS AND WATERBODIES. THIS PLANT COMMUNITY PROVIDES COVER AND WATER FOR WILDLIFE ALLOWING MANY SPECIES TO USE ADJACENT AREAS FOR FEEDING.

Source: Lake Oswego Physical Resources Inventory

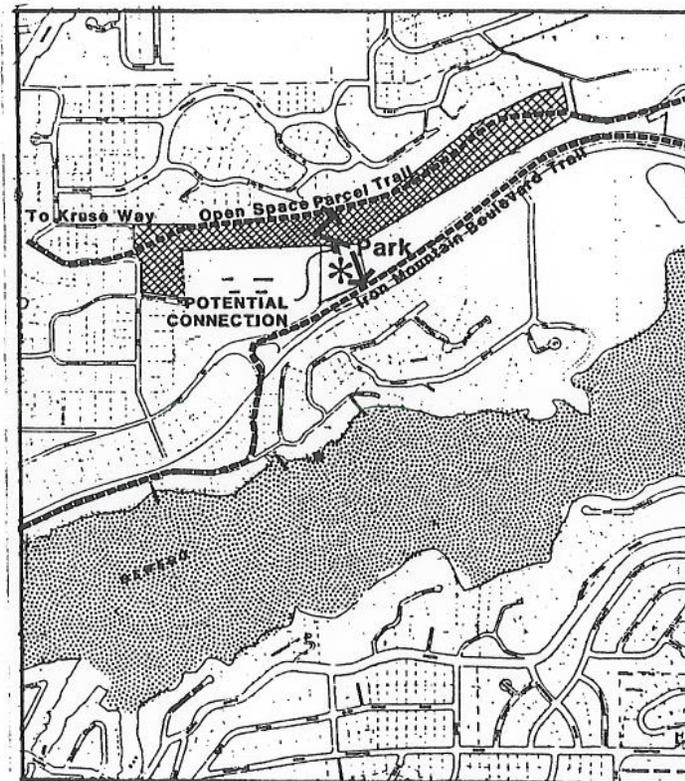
SCALE
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early part of this century. Remnants of the old mine are located adjacent to the water tower, and at two other locations to the east. These old entrances to the mines have been closed off, but still present a hazard and liability if somebody is injured attempting to explore them. Figure 2-4, Visual and Cultural Features, identifies the locations of specific site features which should be taken advantage of in the future development of the park.

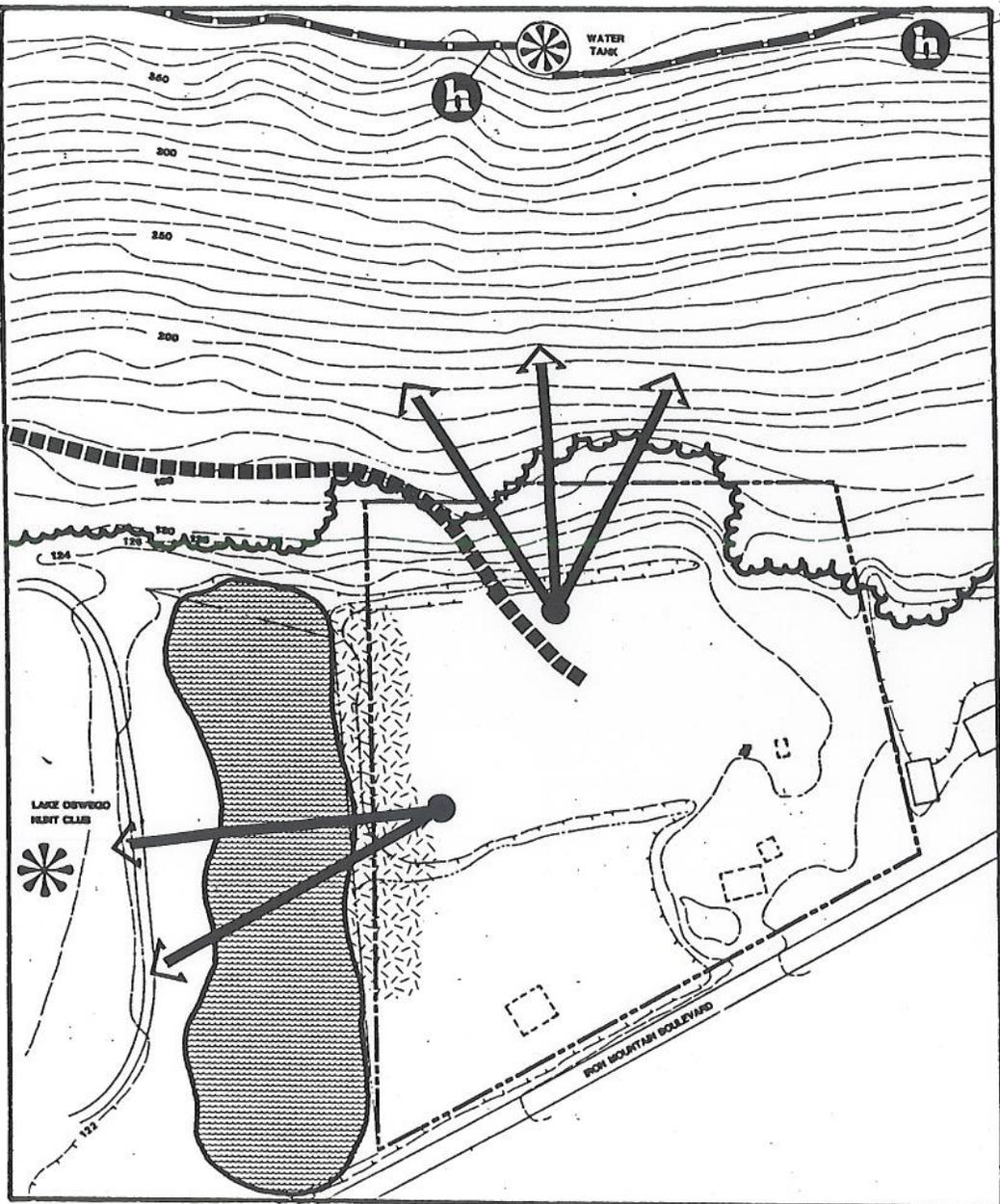
Functional Aspects and Requirements

There are three important functional aspects that must be considered in the development of the park master plan. First is the connection of existing and planned trails from Iron Mountain Boulevard to the paths along Iron Mountain. The second important functional aspect is the need to buffer adjacent residences from the activity areas of the park with vegetation, and to buffer the heavily travelled road, Iron Mountain Boulevard, from the activities of the park. The third functional aspect involves developing some sort of conservation easement, or joint use agreement with the Hunt Club to allow the City to take over management of the pond and make that part of the park. (Management would include sediment removal once every 3-5 years to maintain the water storage capacity of the pond.) In addition, the City needs to set up an agreement with the Hunt Club to ensure that, should the Hunt Club decide to sell the facility, the City of Lake Oswego would have an option to purchase the site. Other important functional aspects include keeping the main circulation of the park away from the wildlife pond and providing some sort of automobile access and parking from Iron Mountain Boulevard.



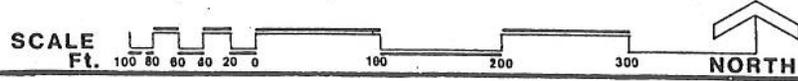
Circulation patterns will play an important role in the development of Iron Mountain Boulevard Park. Planned city pathways along Iron Mountain Boulevard need to be connected to the planned pathway along the open space parcel. The park site will provide an excellent opportunity to make that connection.

figure 2-4



Iron Mountain Boulevard Park VISUAL & CULTURAL FEATURES

- h** **HISTORIC SITE**
Iron mine shaft openings next to water tank and two additional old shaft openings further along trail (off map).
- **EXISTING TRAIL**
The old iron mine railroad ran along this right-of-way.
- **POTENTIAL TRAIL**
The land contiguous to the Northeast is also City owned.
- ←** **MAJOR VIEW**
- ~~~~~** **VEGETATIVE & TOPOGRAPHIC EDGE**
(See Vegetation & Wildlife)
- ▨** **WATER FEATURE (SEASONAL)**
- *** **MAJOR VISUAL ELEMENT**
Major man-made feature
- ▨** **RUBBLE AT WATER'S EDGE**



Site Opportunities and Constraints

In order to assess the kinds of opportunities available at the park, and the levels of recreational development that it can physically accommodate, a systematic evaluation was made of specific site conditions. This analysis identified specific site constraints, and categorized areas according to these constraints. Table 2-1 documents the factors that were considered, in relation to the kinds of activities which are being considered as park development options.

Figure 2-5 illustrates the levels of constraints and describes specific opportunities available at the park based on the site inventory and analysis. This diagram forms the basis for an evaluation of the needs of the residents versus the capability of the site to accommodate those uses. There are several conclusions that can be drawn from this analysis:

- The site has limited potential for any major recreational development such as a ballfield or a recreation complex. These uses are limited by poor soil conditions, lack of suitable area for a ballfield, and other environmental constraints including the value of the ponds as a wildlife habitat for waterfowl.

- The most suitable location for an automobile entrance and parking area is at the existing entrance to the landfill, because of the existing fill and culvert over the ditch.

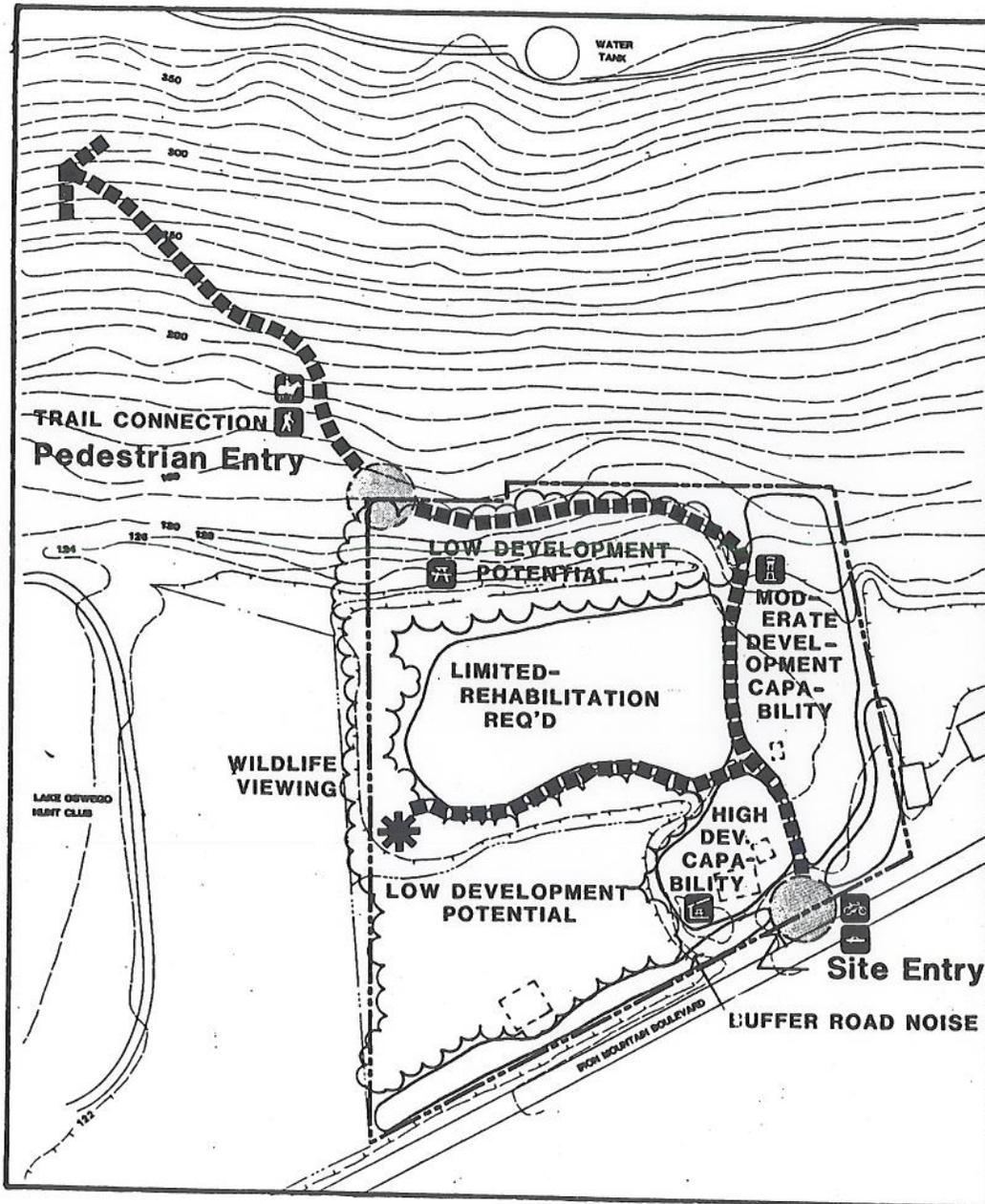
- The landfill area must be rehabilitated, including removal of large amounts of fill, to re-

Table 2-1
 SITE SUITABILITY EVALUATION CRITERIA

EXISTING CONDITIONS	HIGH	MOD	LOW	SUITABLE USES
Slope				
Steep			x	trails pathway's trails active potential
Moderate		x		
Flat	x			
Soil Constraints				
Wet/shrink-swell			x	open space, trails passive potential active potential
Rocky/stoney etc.		x		
Well drained	x			
Hydrology				
Wetland area			x	open space passive potential active potential
Floodway		x		
Floodplain	x			
Flora and Fauna				
Distinctive Area			x	open space trails, passive open space active potential
Extensive Canopy		x		
Riparian			x	
Brush	x			
Cultural Values				
Designated Site			x	open space passive
Historical Interest		x		
Adjacent Land Use				
Residential Area (w/no exist. buffer)		x		passive active potential
Existing buffer	x			

Site Constraints were evaluated to determine the suitability of various recreational activities and developments. The matrix indicates the general criteria used for this evaluation.

figure 2-4



Iron Mountain Boulevard Park OPPORTUNITIES AND CONSTRAINTS



LOW DEVELOPMENT POTENTIAL

LOW DEVELOPMENT POTENTIAL INDICATES THAT CONSTRAINTS DUE TO SOIL CONDITIONS SUCH AS A HIGH WATER TABLE OR OTHER MARSHY CONDITIONS LIMIT RECREATIONAL OPPORTUNITIES. POSSIBLE ACTIVITIES INCLUDE:

- Picnicking
- Wildlife Viewing
- Interpretive Uses
- Other Passive Recreational Activities

MODERATE DEVELOPMENT CAPABILITY

MODERATE DEVELOPMENT POTENTIAL INDICATES THAT CONSTRAINTS LIMIT, BUT DO NOT PROCLUDE THE DEVELOPMENT OF RECREATIONAL FACILITIES. POSSIBLE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

- Small Playfields
- Small Structures Such As A Viewing Tower
- Other More Active Recreational Activities

HIGH DEVELOPMENT CAPABILITY

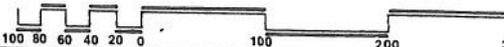
HIGH DEVELOPMENT POTENTIAL INDICATES THAT THERE ARE FEW LIMITATIONS FOR CONSTRUCTION. POSSIBLE USES INCLUDE, BUT ARE NOT LIMITED TO:

- Parking and Bicycle Storage
- Restroom Facilities
- Storage Shed or Picnic Shelter
- Other Developed Facilities for Recreation

LIMITED-REHABILITATION REQUIRED

LIMITED AREAS INDICATE THAT EXISTING CONDITIONS REQUIRE EXTENSIVE MODIFICATION AND REHABILITATION TO DEVELOP FOR RECREATIONAL PURPOSES. BECAUSE OF THE LANDFILL THIS AREA IS NO LONGER IN THE FLOODPLAIN. EXTRA COSTS FOR THE ESTABLISHMENT OF TREES, TURF AREAS, OR PLANTING BEDS MAY BE INCURRED.

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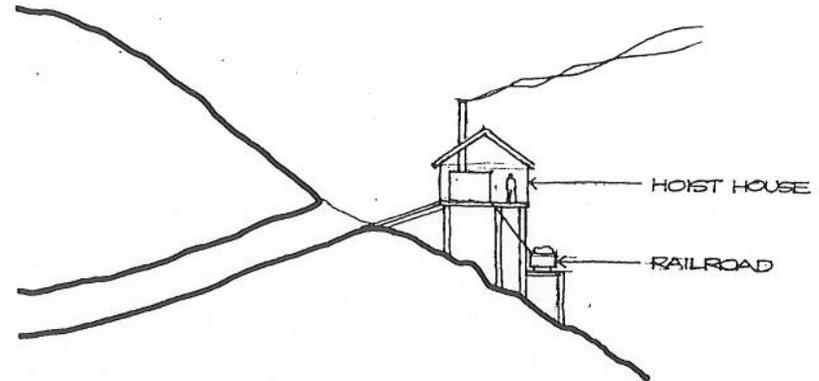


NORTH

store the wetland characteristics of the area and to prevent flooding of the adjacent properties.

- The only potential location for a tennis court is just east of the existing entrance to the site, on the adjacent private property. These lots could be acquired at a future date for this use should the need for tennis courts arise.

There are several site opportunities which could be taken advantage of at this site, including both natural and historic interpretive uses linked by trails interconnecting various parts of the community. The rehabilitation of the pond and landfill areas could make this area an important urban wildlife habitat. This presents opportunities for wildlife viewing, and educational values associated with land reclamation and rehabilitation. A second important opportunity that should be considered involves taking advantage of the historic mining area and developing a small interpretive exhibit and viewing tower. The tower could be an example of the kinds of structures that may have been found at the site, and could include signs and graphics that describe the kinds of mining activities which took place at Iron Mountain. The exhibit could also be used to stress safety issues related to the mining areas and be developed after all entrances to the mine shafts have been securely blocked.



Iron Mountain was mined for iron ore at the turn of the century. Tunnel entrances can be found along the top of the hillside. These entrances should be secured as park development proceeds to ensure the safety of nearby children and would be explorers.

MASTER PLAN CONCEPTS
Iron Mountain Boulevard Park Master Plan

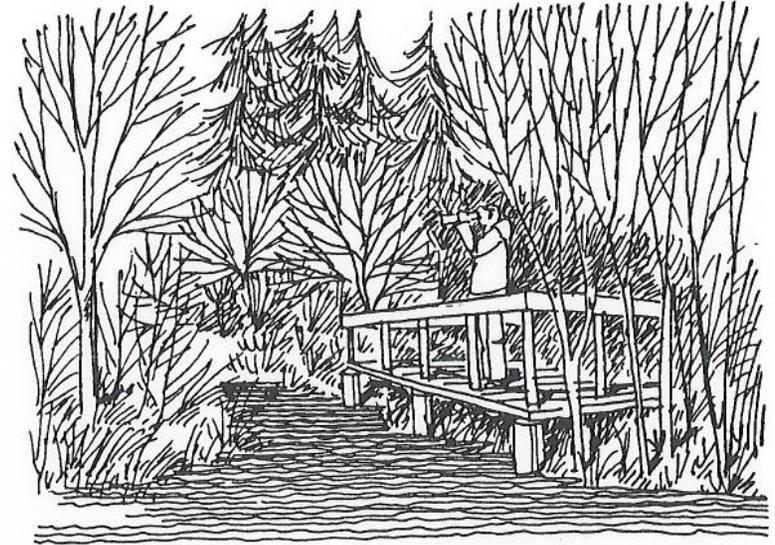
Based upon the material presented in the Inventory and Analysis phase of the study, and the identification of issues and needs generated at the public meetings and workshops, a preliminary concept plan was prepared which incorporated those needs into a feasible plan for the park. This plan included additional facilities, proposed trails and circulation concepts, a wetland enhancement concept, and additional planting and rehabilitation of the landfill area. Figure 3-1 illustrates the overall design concept for the park. The facilities, circulation, and features of the park are described below:

Facilities

Perhaps the most controversial aspect involving the plan for the park, is the development of additional facilities in the park. Facilities that have been considered include a tennis court, a restroom, a parking area, a picnic area, play area, and a viewing blind and tower. As presented at the final workshop, these facilities are all considered to be 'options.' That is, they should be considered for development based on future need.

Tennis Courts: Identified at the design workshop as a potential need, tennis courts could be located on adjacent private properties to the east. Acquisition of these properties would represent a beneficial addition to the park, permitting more active uses, with sufficient buffer between the wildlife areas and the tennis courts.

Restroom: Should the park receive heavy use, it would be desirable to develop a small restroom facility to ensure that water quality is maintained



Viewing Opportunities can be enhanced by the development of a deck blind along the water's edge heavily screened with vegetation. Visitors will be naturally attracted to the water's edge and a developed blind will allow them to see wildlife without impacting valuable edge habitat.

IRON MOUNTAIN BOULEVARD PARK

Facilities

Facilities that have been considered include tennis courts, a restroom, a picnic area, a picnic area, play area, and a viewing blind and tower. As presented at the final workshop, these facilities are all considered to be options. That is, they should be considered for development based on future need.

- 1.
- 2.
- 3.
- 4.

Tennis Courts: Identified at the design workshop as a potential need, tennis courts could be located on adjacent private properties to the east. Acquisition of these properties would represent a benefit to the park, permitting more active use, with sufficient buffer between the wildlife areas and the tennis courts.

Restroom: It would be desirable to relocate a small restroom facility to accommodate day use activities in the park such as picnicking and tennis.

Parking Area: A small parking area (6-8 cars) would solve a potential traffic hazard problem with parking off Iron Mountain Boulevard.

Viewing Blind and Tower: In order to watch wildlife with minimum site impact, it would be desirable to construct a small wood deck at water's edge which is heavily planted with native species. A second viewing opportunity could be developed in conjunction with an interpretive exhibit. A viewing tower would provide viewing opportunities at several levels, allowing the visitor to learn about the various wildlife ecosystems, as well as the old mining history of the site.

Picnic Area: A small group of picnic tables will be needed for visitors to the park. Picnicking should be kept to the northwestern edge of the park with adequate buffer between the tables and the wildlife pond.

Play Area: A small play structure could also be incorporated on the eastern edge of the park, adjacent to the picnic area.



Trails and Circulation Concept



The Iron Mountain Boulevard Park site serves as an important linkage for many of the city's existing and planned trails, both jogging and equestrian. In order to provide for equestrian and pedestrian users, it would be desirable to establish a lower trail for horses which follows the lower part of the hillside, and an upper trail for joggers and walkers.

A bicycle trail is planned along Iron Mountain Boulevard for the future. The park should provide an excellent destination for bicycle enthusiasts, and accommodations for bicycle parking, drinking water and picnicking would be developed for the use.

Pond/Wetland Enhancement Concept



While the pond is located on Hunt Club property, it is opportune to address it within the scope of this plan. The pond is the most important feature of the park. In addition to providing excellent wildlife habitat, the pond/wetland area provides an opportunity for the removal of silt from the hillside to slow down and collect sediment before it continues on its way to Lake Oswego.

Some of the adjacent landfill, especially on the northern and western edge of the park, should be removed to the existing wetland and pond area. Since the pond is spring-fed, this would have little effect on the depth of the water in the pond. Excavation would be limited to the two areas located where there is currently less fill, thus controlling costs. The excavation will benefit the Hunt Club property by providing additional flood storage area and reducing the chance of inundation on their land.

Additional Plantings



Once the landfill site has been regraded and rehabilitated, additional native plantings would be necessary, including wetland species which help filter out pollutants, riparian species, such as Willow, along the shorelines, and other native species in the buffer zone.



Existing Tree Canopy



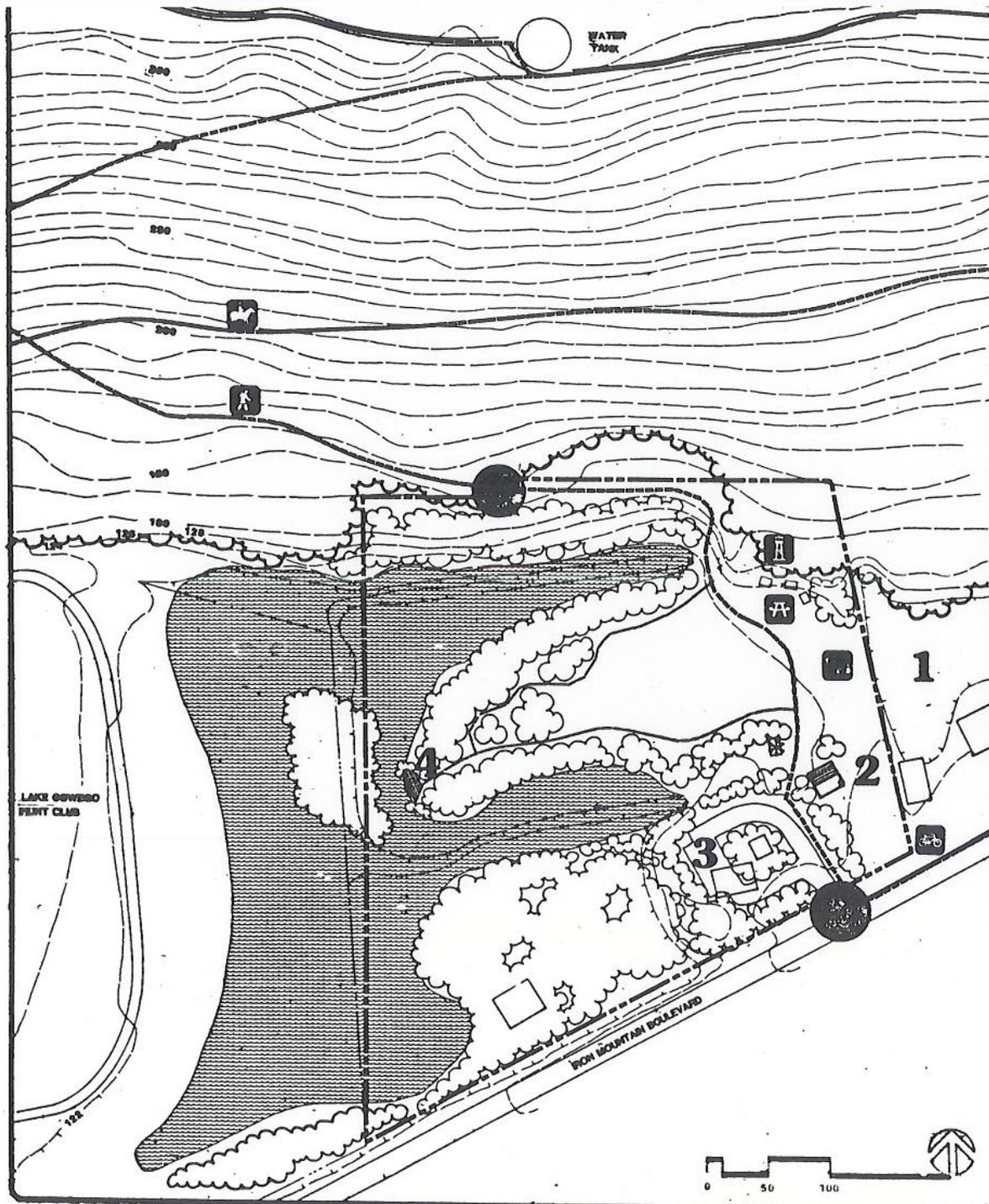
Spring



Property Line



Entry



CITY OF LAKE OSWEGO PARKS AND RECREATION DEPARTMENT

ILLUSTRATIVE MASTER PLAN

in the adjacent pond.

Parking Area: It is inevitable that persons visiting the park will occasionally arrive by automobile, especially if there is an attractive amenity such as a wildlife pond or pleasant trails for jogging, etc. Should cars park on Iron Mountain Boulevard, a traffic hazard would be created, especially from opening doors on the road side of the car. A small parking area (6-8 cars) would solve this problem.

Viewing Blind and Tower: In order to watch wildlife with minimum site impact, it would be desirable to construct a small wood deck at water's edge, which is heavily planted with native species. A second viewing opportunity could be developed in conjunction with an interpretive exhibit, as described in the Site Opportunities and Constraints section of this report. This viewing tower could provide viewing opportunities at several levels, allowing the visitor to learn about the various hillside ecosystems, as well as the old mining history of the site.

Picnic Area: A small group of picnic tables will be needed for visitors to the park. Picnicking should be kept to the northeastern edge of the park with adequate buffer between the tables and the wildlife pond.

Play Area: A small play structure could also be incorporated on the eastern edge of the park, adjacent to the picnic area with minimum impact to the wildlife pond.



Viewing Opportunities can also be enhanced by constructing a multi-level viewing tower with interpretive graphics. Interpretations of hillside ecosystems, and historical mining patterns will provide additional educational opportunities for park visitors.

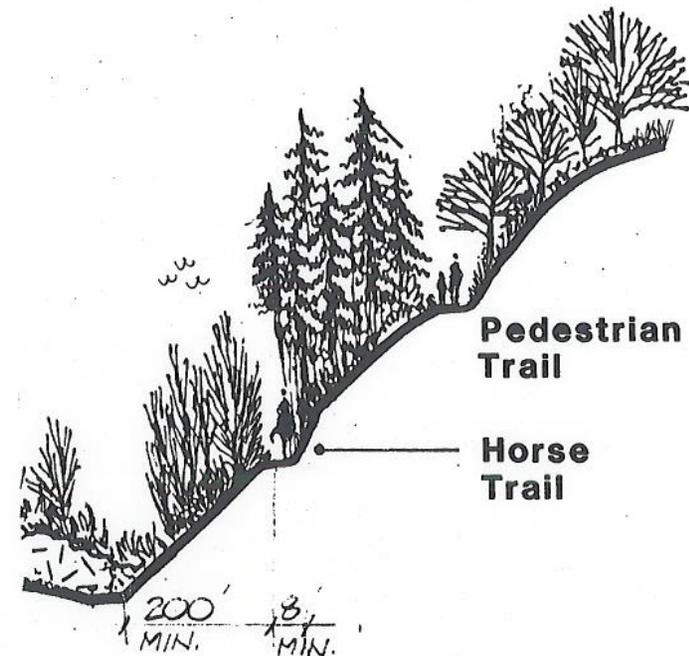
Trails and Circulation Concept

The Iron Mountain Boulevard Park site serves as an important linkage for many of the city's existing and planned trails, both jogging and equestrian. There is a definite conflict over the use of the planned hillside trails. The Lake Oswego Hunt Club would like to use some of the lower parts of the hillside for riding trails, and has volunteered to take over maintenance of that part of the trail should it be built. Many of the other neighbors, especially in the subdivisions to the north, would like to use the trails for jogging, excluding horses from that use. In addition, there is a need to connect the future path along the upper hillside to the park itself.

In order to provide for both kinds of users, it would be desirable to establish a lower trail for horses, which follows the lower part of the hillside, and an upper trail for joggers and walkers. The connection from the park would have to cross the horse trail, requiring some kind of signage and control system, to keep the horses and joggers on separate trails. It would be desirable to keep horses away from the wildlife ponds as much as possible, requiring adequate buffer between the lower trail and the edge of the water.

The main trail within the park, connecting from the parking area to the upper trails, should be kept towards the eastern edge of the park, away from the pond. A small footpath will be needed to access the viewing blind as shown in figure 3-1.

A bicycle trail is planned along Iron Mountain Boulevard for the future. The park should provide an excellent destination for bicycle enthusiasts, and accommodations



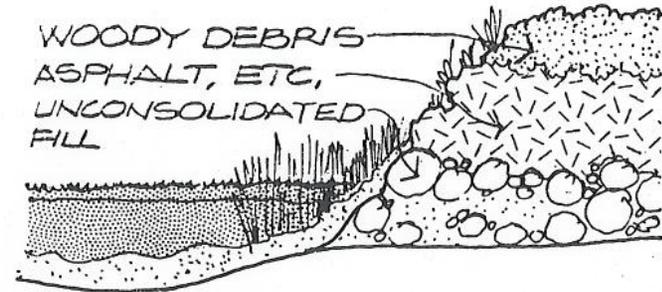
Pathways for horses and joggers must be provided along the hillside to satisfy demand. These trails can be located along separate corridors along the hillside.

for bicycle parking, drinking water and picnicking should be developed for this use.

Pond/Wetland Enhancement Concept

While the pond is located on Hunt Club property, it is important to address it within the scope of this document. As described in the Inventory and Analysis section, the pond is an important feature of the park. In addition to providing excellent wildlife habitat, the pond/wetland area provides an opportunity for the runoff from the hillside to slow down before it continues on its way to Lake Oswego. This allows for many of the sediments that have been carried with the runoff to settle, which helps to improve the overall water quality of the Lake. In order to ensure that the pond/wetland continues to perform this vital function, it is desirable to enhance it's wetland characteristics, including improving the waterfowl habitat associated with these wetland conditions.

The adjacent landfill has encroached on the original wetland area, especially on the northern and western edge of the park. This material should be removed to enlarge the existing wetland and pond areas. Since the pond is spring-fed, this would have little effect on the depth of the water in the pond. Excavation could be limited to the two arms located where there is currently less fill, thus controlling costs. The additional excavation will benefit the Hunt Club property by providing additional flood storage area and reducing the chance of inundation on their land. The following description identifies the steps that should be taken to rehabilitate the water's edge and expand the pond/wetland area. Refer to figure 3-2 for the location of each area as described below:



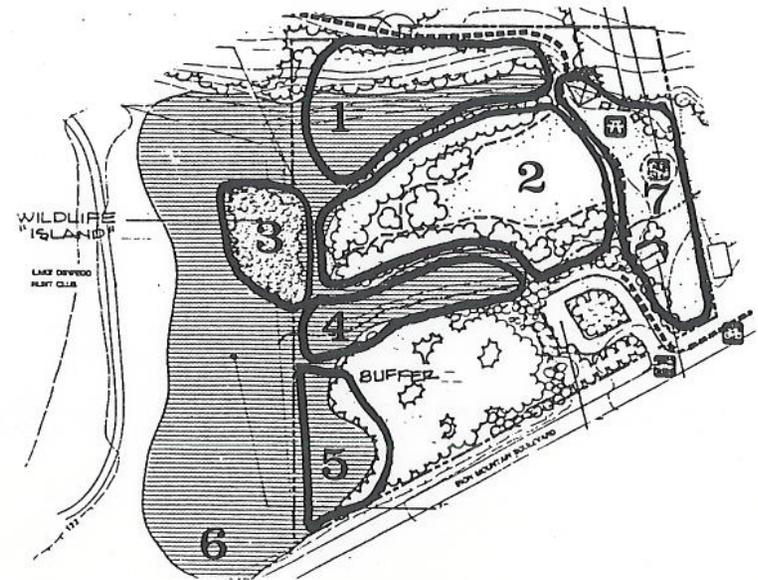
Pond Rehabilitation will require extensive modification, especially along the edge where piles of asphalt and other materials must be removed.

Area 1: This area is composed mostly of sediment material from the sewage treatment plant, and is generally a wet/marshy area unsuitable for recreation. The material should be removed and hauled to a permanent landfill site. Additional excavation to enlarge the pond area would also be desirable.

Area 2: This area is composed a variety of materials including some piles of miscellaneous, and unconsolidated materials such as slag and asphalt. There is a top layer of about 3 feet of woody debris, soil and unconsolidated materials, and a second layer of about 7 feet of rocks, asphalt and soil. All of the piles should be removed, including all visible asphalt. The edge condition must be improved. Some boulders found on site could be used to help stabilize the edge, or the edge could be regraded to make a smoother transition.

Area 3: One idea, suggested at the public meeting, is to develop a small island as a sanctuary for waterfowl. The island would provide cover for waterfowl and songbirds, without the disturbance that might occur from recreational activities within the park. A joint use agreement would have to be negotiated with the Hunt Club prior to the development of this area. If an agreement can not be reached, the island will be less feasible due to the high costs associated with moving the landfill in Area 2.

Area 4: The existing ditch could be realigned and the wetland area expanded to allow for more water detention area and additional edge condition for



Site Grading for park development can be divided into seven sub-areas. Creation of island habitat can come from fill within area 5. Large boulders found on the site can be used to help stabilize the edge of the island habitat.

wildlife habitat. This would involve removal of some of the landfill materials and regrading the edge at a gentler slope.

Area 5: Additional expansion of the pond would be possible in this area. If an island were to be developed in the pond, the fill that would be required could come from this area. This is probably the 'cleanest' fill available on site with little off-site fill having been added to it.

Area 6: The pond outlet should be monitored. It might be desirable to reduce the size of the outlet and back the water into the newly expanded wetland areas to maintain a more constant water level.

NOTE: Additional design and engineering studies would be necessary to determine the feasibility and costs of carrying out the expansion and enhancement of this pond/wetland.

Additional Plantings

Once the landfill site has been regraded and rehabilitated, additional native plantings would be necessary as identified in figure 3-1. Plantings might include wetland species in Areas 1, 3, 4 and 5 which help to filter out pollutants, riparian species, such as Willow, along the edge of areas 1, 2, 3, 4, and 5, and other native species in areas 2 and to the east of area 5. (See Appendix Two, Recommended Plant Species, for more information.)

IMPLEMENTATION COSTS & PHASING
Iron Mountain Boulevard Park Master Plan

Since this plan is a long-range development plan, it is important to address the issues of implementation costs and phasing of development. Figure 4-1 presents an itemized cost estimate, in 1984 dollars, for all of the features described in section three, Master Plan Concepts. This cost estimate assumes that development projects will be contracted out by the bidding process and does not include any volunteer projects, such as a trail building project or tree planting.

Priorities for development are difficult to assess for this site, because there are many undeveloped lots in the area. If the area grows faster than current levels, it may be necessary to accelerate development of the parking area and the restroom. Otherwise, the development priorities would be best implemented in the following order:

Removal of all safety hazards at the park including miscellaneous piles of asphalt and debris, and securing the entrances to the mineshafts.

Development of hillside trails and connecting paths;

Reclamation and removal of the landfill area (areas one and two in figure 3-2,) including planting;

Expansion of the wetland area and creation of island wildlife habitat (areas 3,4, and 5 in figure 3-2);including planting of all edges and wetland areas;

Development of a small picnic area;

Development of a viewing blind and a small footpath



to provide viewing opportunities of the island and pond area;

Development of the parking area and restroom;

Development of the viewing tower and interpretive signage within the park;

Future Acquisition

It might be in the City's interest to pursue acquisition of the adjacent parcels to the east for use as tennis courts. This land is out of the floodplain and might provide an excellent location for this kind of activity. If such a path is to be pursued, it would be desirable to limit development on the east side of the park, so that portions of the park might be used for part of the tennis court area.

Additional negotiations with the Hunt Club should be pursued regarding the pond facility. They have expressed some desire to use the pond for an equestrian water jump, which might adversely impact the plans for the rehabilitation of that pond. Negotiations should be initiated immediately to secure a joint-use agreement with the Hunt Club, possibly in trade for a trail easement on the hillside open space parcel.

Fundraising and Volunteer Coordination

There are several sources of funding which might be pursued for park development, especially with respect to the improvements suggested for the pond and wetland areas. The **Oregon Wildlife Heritage Foundation** is considering funding wildlife habitat improvement projects

in urban areas. They would like to see more wildlife ponds created throughout the region. **Land and Water Conservation Funds** might also be considered as a source of matching funds for park development. **Friends Groups** or other donors may be organized to raise money for specific projects such as trails, picnic facilities, or plantings. The **City of Lake Oswego Capital Improvement Budget** would also be a source of funding for this park, especially if the area grows at a faster rate than other parts of the city.

Should volunteers be used to build trails, plant trees, or construct small facilities, it would be important to have a paid volunteer coordinator to organize work parties, obtain donations of time and materials and ensure the overall quality of the projects. Volunteer work parties could also be organized for park clean-ups, and park maintenance such as tree pruning, trail clearing, and mowing.

Conclusion

The Iron Mountain Boulevard Park site will make an important contribution to the overall quality of the Lake Oswego park system. It will provide an important link to other parts of the city by providing an opportunity to connect other trails and neighborhoods which were previously not interconnected by trails. In addition, the adjacent pond will provide important urban wildlife habitat for a variety of waterfowl and songbirds. The plan concepts in this document include ideas and suggestions arrived at through a process of public participation as well as systematic site evaluation. The plan should serve as a framework for design decision making at this park for years to come.

While most citizens, and both the Conservancy Commission and the Parks and Recreation Commission see the need for additional athletic fields, Iron Mountain Park should not be considered for development as an athletic field. The money spent on improving this site for fields could be used to purchase and develop 2 or 3 additional fields at other more suitable sites in areas where greater growth is being experienced. As of the date of publication of this plan (June 1984), the Lake Oswego City Council has allocated money in the city budget for the purchase of additional land for parks. The consultant team feels strongly that the acquisition of active recreation sites is among the highest priorities for Lake Oswego. A comprehensive study of Lake Oswego's Parks and Recreation system should lend credence to this statement.

However, should additional active recreation properities not be secured, this site will receive more pressure to be developed as a playing field. This proposed use would require several exhaustive appeals to change the current planning and zoning designations. Although this may realistically happen in the near future, it should not occur. Both the Parks and Recreation Commission and the Conservancy Commission agree that this is not a good site for active recreation uses such as an athletic field. It should be hoped that once additional properties suitable for active recreation are acquired, this site would never again be considered for active recreation.

The issue of park development and intensity of use should follow closely the policies set forth in the Comprehensive Plan. Again, additional park planning at a citywide scale would resolve the issue of active versus passive uses at city parklands.

Cost Estimate
Figure 4-1

City of Lake Oswego
IRON MOUNTAIN BOULEVARD PARK

Description of Proposed Facilities	Unit	Cost/Unit	Quantity	Total
Restroom	allow			60,000
Parking Area - crushed gravel including grading and wood edging [6-8 car lot plus entrance road]	sy	10	622	6222
Viewing Blind - light construction wood deck w/railing.	sf	11	200	2360
Viewing Tower - heavy timber construction with multi-level platforms	allow			40,000
Picnic Tables - 8' long embedded	ea	1090	3	3270
Trash Receptacles - 22 gal. fixed	ea	183	3	549
Firebox w/grate	ea.	151	3	453
Play Structure	allow			10,000
Trails				
Primary path from parking to picnic area [8' wide w/wood chips and wood edging]	l.f.	11	300	3300
Secondary path to viewing blind similar to primary except 4'wide	l.f.	6	400	2600

NOTE: This estimate does not include hillside trails.

Pond/Wetland Enhancement and Site
Grading

Excavation and removal of earthfill [Area 1 and 2]	cy	11	11500	126,500
Balanced Cut and Fill Area 2,3, and 4	cy	2	10000	23,000
Site Grading - including rough grading, scarify subgrade, furnish spread topsoil and fine grade [Area 2,3,and 7]	msf	560	70	39,200
Additional Planting and Landscaping allow				200,000
Total Estimated Cost				517,454

APPENDIX ONE
Public Participation

AMES ASSOCIATES, Inc.
Planning Consultants

218 O'Hara Hall
Marylhurst Campus
Lake Oswego, Oregon
503/636-0124

Mail Address: PO Box A, Marylhurst OR 97036

December 19, 1983

MEMO

TO: Myron Johnson, Director
Lake Oswego Recreation Department

FROM: Mariel Ames, Consultant

Attached are the summaries of the questionnaires which were distributed at the December 8th meeting on the three Lake Oswego park sites.

If you have received additional filled out questionnaires, would you please send them on to Keith Larson, Jones and Jones.

I will then add them to these summary sheets.

SUMMARY OF QUESTIONNAIRES

IRON MOUNTAIN 5 Responses

Needs

1. Utilize the Pond
 2. Nature Study
 3. Bring pedestrian path into and make an integral part of park
 4. Develop paths to mines
 5. Make an attractive site
-
1. Maximum preservation of present ecosystems
 2. Nature study with very least intrusion into the area.
 3. Preservation of present water shed area
-
1. It appears that active recreation is appropriate on the flat area.
 2. The trail system on the hillside should be developed with overlooks.
 3. Linkage with other recreation areas in city (Kruse Way Path, future path along Iron Mountain).
-
1. Use more of the Hunt Club Facility for youth sports. Not used up to its full potential.
 2. Schools are too crowded now for sports events.
 3. Having enough area to practice in for all children's sports.
-
1. Spray poison oak where adjacent to paths.
 2. Jogging paths to get joggers off Iron Mountain Blvd. (traffic hazzard).

Issues

1. The park is now very unattractive.
 2. We would like to use the park as a family.
-
1. There are several very delicate and unique ecosystems involved in the Iron Mountain area. There has already been dangerous intrusion (landfill) in one of those areas.
 2. The hydrology and water shed of Iron Mountian is a major problem for the area itself and particularly for the Springbrook drainage area.
-
1. Iron Mountain Boulevard is currently being used heavily as a jogging, bike, walking route. An activity node at this location would be ideal. The slope of Iron Mt. should be preserved in the open space for topography reasons. The flat lands should be maintained in active and passive recreation to compliment the Hunt Club. I assume the area is hard to sewer and the residential uses on the east would be discontinued in the future and that land could also be incorporated in recreation. This major open space in the middle of the city would be unique (including Iron Mr. Blvd. - County road).
-
1. Creek area around Hunt Club needs to be cleaned up and maintained.
 2. Horse shaving area is too close to homes and creek.
 3. Develop the Hunt Club area and work together for a super facility.
-
1. Protect wetlands and natural atmosphere.
 2. Negotiate with Hunt Club for joint use for present with a lease back arrangement and first refusal option to purchase if Hunt Club decides not to operate the facilities.

Organizations

1. Lake Grove Neighborhood Association
 2. L.O. Hunt Club
-
1. Hunt Club, residential area (3 to east), City, runners and bikers.
-
1. Hunt Club, joggers, bird watchers, nature lovers.

Comments

1. I am a long-time resident (1952) who moved away long enough to become a Landscape Architect with experience in City planning. I will be happy to lend my energy to open space in Lake Oswego - Irish Runnell 16470 Bryant Road, Lake Oswego.

COMMENTS FROM PARK AND RECREATION COMMISSION:

Iron Mountain

1. Page 1-3 the first paragraph should read...the presence of seasonal springs on the hillside and high development costs which might be incurred due to less than ideal soil conditions.
2. Page 1-5 ..., but were assessed at a lower priority than the first set of needs. They include:

Lighted tennis courts.
A restroom facility.

A park and recreation center complex for
court sports, etc.

3. The statement on 2-6 about ... the City (would) take over management of the pond and make that part of the park is questionable due to an awkward or indefinable description of what "management" means in terms of impact to city funding and maintenance. A better definition is necessary in this section.
4. Natural wetlands should not be expanded in Lake Oswego and the Parks and Recreation Commission does not support the "preliminary design concept on figure 3-1" where the two arms project onto the property. Also stated in 2-8 the landfill should be rehabilitated.
5. February 22nd Parks and Recreation Commission meeting minutes should be included with this report so they know our intentions.
6. On page 2-8 the paragraph talking about recreational development, i.e., ball fields or recreation complex needs rewriting --

Similar to 1-3 in this plan.

Preserve our options so that we can use them in the future for picnic areas, pathways, equestrian trails, parking, and any number of other options.

7. On page 3-4 the paragraph under Pond/Wetland Enhancement has a false statement:
In addition to providing excellent wildlife habitat, ... to the end of the paragraph should be taken out. The pond has very little drainage into the lake because the city has done extensive repairs on Springbrook Creek near the Tennis Center to contain runoff and allow less contamination of the lake quality.
8. 2-10 - A second important opportunity ... should have a better statement for safety and include something for trails interconnecting the various parts of the community.

Priorities for Iron Mountain

4-1

1. Development of the parking area and restroom.
2. Removal of some piles of miscellaneous and unconsolidated materials such as slag and asphalt.
3. Development of hillside trails and connecting paths.
4. Development of a small picnic area.
5. Development of a viewing blind and a small footpath to provide viewing opportunities of the island and pond area.
6. Development of the viewing tower and interpretive signage within the park.

March 1, 1984

P20.64

Mr. Myron Johnson
Director of Recreation
City of Lake Oswego
348 North State Street
Lake Oswego, Oregon 97034

Dear Myron:

Subject: Master Plans for Waluga Park, Iron Mountain
Boulevard Site, and Bryant Woods Park
Comments on Preliminary Designs

Dear Myron:

The Conservancy Commission appreciates the opportunity to review the preliminary park designs prepared by Jones and Jones. We have discussed the plans and offer the following comments.

Iron Mountain Boulevard Site

1. We concur with the general plan concepts to enhance and maintain the existing wetlands and to provide passive, limited recreational opportunities.
2. The proposed pond and wetland areas should be expanded since the existing pond area is small for most wildlife uses. The expanded pond should include small island(s) for wildlife protection. The island should be planted with native wetland and riparian vegetation. The vegetation buffer areas surrounding the pond wetlands should be dense enough to provide wildlife cover and protection from harassment.
3. The parking area may need to be expanded to accommodate the joggers and cyclists that may here while exercising. Relocating the parking area to the east should be considered, if this park may ultimately be expanded in that direction.

Mr. Myron Johnson
Page 2
March 1, 1984
P20.64

4. The lighted tennis court should be eliminated from the design. The need for a court in this area of the city is questionable. Also, the desirability of providing too many activities on this small area should be reconsidered. For example, evening tennis, fishing, and extensive picnicking may conflict with resource protection and wildlife enhancement opportunities.
5. Shaft openings for the Iron Mountain mines should be located during the preliminary design process. Suggestions for curtailing access to any open shafts should be included in the plan since the presence of this park will increase activity along the mountain side.
6. Several comments were raised during citizen participation meetings about use of the Hunt Club property. It should be noted that the Conservancy Commission has been discussing a Conservation Easement with the Hunt Club. We believe this is the best method for all interested parties to ensure the protection of the onsite natural resources.
7. The Conservancy Commission agrees that all plantings should include plants that are indigenous to the Northwest whenever possible. The plant species list should be expanded to include other trees (e.g., the western dogwood) shrubs, grasses and herbaceous groundcover. Also, native plants existing onsite (e.g., poison oak) should not be completely eradicated since they provide valuable wildlife forage and cover.

IRON MOUNTAIN BOULEVARD MASTER PLAN

May 16, 1984

P40.P0

Mr. Myron Johnson
Director of Recreation
City of Lake Oswego
348 North State Street
Lake Oswego, Oregon

Dear Myron:

Subject: Master Plan for Waluga Park, Iron Mountain Boulevard Park and Bryant Woods Park.
Comments on the Review Draft

The Conservancy Commission has reviewed the draft reports prepared by Jones and Jones. We have discussed these drafts and offer the following comments.

General Comments for All Three Master Plans

1. Each of the Park Master Plans should begin with a review of how each park is designated under Natural Resource Policies, Open Space Policies, and Park and Recreation Policies in the Comprehensive Plan. Any development or change in existing land use will be regulated by ordinances ensuring that policies for Comprehensive Plan designations are considered. For example, Bryant Woods Park is designated as Protection Open Space; it has designated Stream Corridors, Flood Plains, Wetlands and Distinctive Natural Areas. These are not specifically mentioned in the park plan. The policies governing these designations form the framework for any park planning, since the listed criteria for proposed park development include:
 - o compliance with Natural Resources Policies
 - o compliance with Open Space Policies (from Comprehensive Plan p. 99)
 2. The Conservancy Commission requests that Jones and Jones review and incorporate all comments suggested in the March 1 letter to you.
 3. The Conservancy Commission requests that our comments in the March 1 letter and in this letter be appended to the Master Plans for each park.
1. Page 1-1, paragraph 1. Include a discussion of the applicable Comprehensive Plan designations for Natural Resource Policies, Open Space Policies, and Parks and Recreation Policies. This will ultimately form the framework of planning at this park.
 2. Page 2-6, paragraph 1 under Function Aspects and Requirements

The Conservancy Commission is actively discussing a Conservation Easement with the Hunt Club. Until these discussions are concluded, references to use of Hunt Club property should be deleted.
 3. Page 3-1 Tennis Court As stated in our March 1 letter, the inclusion of a tennis court is questionable. The desirability of providing too many conflicting uses on this small area should be reconsidered.
 4. Figure 3-1. In general, the Conservancy Commission agrees that the concept of reestablishing the original wetlands that the City has filled in this protected Open Space. This is in agreement with Natural Resources Policies in the Comprehensive Plan. Also, this is the most practical use of this area and best serves the projected needs of the public. We agree with enlarging and enhancing the existing ponds and wetlands but this should be accomplished on City lands. The island should be created on City land from the land extension between the two wetland extensions. Also, these two wetland arms should be enlarged to ensure adequate, protective isolation for wildlife using the island.
 5. Page 3-4, Pond/Wetland Enhancement Concept

The Conservancy Commission agrees with the analysis of the function of this wetland area. The retention characteristics of wetland systems are well documented in the scientific literature. This section should remain unchanged except for the reference to the pond on Hunt Club property, since most of the pond and the island should be located on City property.

Page 3-5. Area 2 should be modified. The western-most extension should be shortened to accommodate Area 3 which should be located on City lands.
 7. Page 4-1. In general, the Conservancy Commission agrees with the order of development priorities presented on this page. However, the quality of use of the park for picnics would be improved if expansion of the wetland area were completed before the picnic area is developed.
 8. Page 4-5 Conclusion

The Conservancy Commission agrees with this conclusion.

Appendix Two

DRAFT RECOMMENDED PLANT LIST

Wetland Plantings

(Waluga and Iron Mountain)

Cattails

Willow }

Alder }Wet areas adjacent

Cottonwood}to wetland

Ash }

Upland Plantings

Douglas-fir

Bigleaf Maple

Alder

Vine Maple

Oregon Grape

Huckleberry

Western Swordfern

Elderberry

Salal

Oregon Oak

Dogwood

Buffer Plantings

Douglas-fir

Rhododendron

Wax Myrtle

Cottonwood }

Alder }Bryant Woods Hedge &

Creek Dogwood }Waluga Park Wetland

Wild Rose }

Ornamental Plantings

Viburnum

Lilac

Azalea

Rhododendron

Red Maple

Green Ash

