



PLANNING COMMISSION

WEDNESDAY, NOVEMBER 14, 2018

II. LEGISLATIVE HEARING

A. Boones Ferry Park Master Plan (McCarty) (90 minutes)

(Continued from October 10, 2018)

**PLANNING COMMISSION
RESOLUTION NO. LP18-0008**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION
RECOMMENDING THE WILSONVILLE CITY COUNCIL ADOPT THE 2018
BOONES FERRY PARK MASTER PLAN.**

WHEREAS, the Planning Commission of the City of Wilsonville (“City”) has the authority to review and make recommendations to the City Council regarding plans for regulation of the future growth, development, and beautification of the City with respect to City parks pursuant to Section 2.322 of the Wilsonville Code (“WC”) and

WHEREAS, the 2018 Boones Ferry Park Master Plan is a support document to the Parks and Recreation Comprehensive Master Plan, and

WHEREAS, the Parks and Recreation Director submitted a proposed Resolution to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in WC 4.012; and

WHEREAS, the Planning Commission conducted a work session on July 11th, 2018, and after providing the required public notice, held a public hearing opened on August 8th, 2018, continued to October 10th, 2018 and continued to November 14th, 2018 to review the proposed Boones Ferry Park Master Plan and to gather additional testimony and evidence regarding this plan; and

WHEREAS, the Planning Commission has afforded all interested parties an opportunity to be heard regarding this subject and has entered all available evidence and testimony into the public record of its proceedings; and

WHEREAS, the Planning Commission has duly considered the subject, including the staff recommendations and all the exhibits and testimony introduced and offered by all interested parties; and

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Staff Report and its attachments (attached hereto as Exhibit A), as presented at the November 14th, 2018 public hearing, including the findings and recommendations contained therein, and further recommends the Wilsonville City Council approve and adopt the Boones Ferry Park Master Plan as hereby approved by the Planning Commission; and

BE IT FURTHER RESOLVED that this Resolution shall be effective upon adoption.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 14th day of November, 2018, and filed with the Wilsonville City Recorder at this date.

Wilsonville Planning Commission

ATTEST:

Tami Bergeron, Administrative Assistant III

SUMMARY OF VOTES:

Chair Jerry Greenfield _____
Vice-Chair Eric Postma _____
Commissioner Peter Hurley _____
Commissioner Ron Heberlein _____
Commissioner Kamran Mesbah _____
Commissioner Phyllis Millan _____
Commissioner Simon Springall _____

Attachments:

Exhibit A – Staff Report

EXHIBIT A



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: November 14 th , 2018	Subject: Resolution LP18-0008, Boones Ferry Park Master Plan Staff Member: Mike McCarty, Parks & Recreation Director Department: Parks & Recreation	
Action Required	Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: November 14 th , 2018 <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: A Public Hearing regarding the Boones Ferry Park Master Plan was opened at the August 8 th , 2018 Planning Commission Meeting and continued to October 10 th , 2018, then again continued to tonight's (November 14 th) Public Hearing.	
Staff Recommendation: Staff respectfully recommends that the Planning Commission conduct the public hearing on the proposed Boones Ferry Park Master Plan and recommend adoption of Resolution LP18-0008.		
Recommended Language for Motion: Move to approve the Boones Ferry Park Master Plan by adopting Resolution LP18-0008.		
Project / Issue Relates To: <i>[Identify which goal(s), master plans(s) your issue relates to.]</i>		
<input checked="" type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COMMISSION: The Commission to continue the Public Hearing regarding the proposed Boone Ferry Park Master Plan and recommend adoption of Resolution LP18-0008.

EXHIBIT A

EXECUTIVE SUMMARY:

The City of Wilsonville entered into a contract with GreenPlay, LLC on August 21st, 2017 to help complete a Master Plan for Boones Ferry Park. Recent acquisition of adjacent land has expanded the size of the park from approximately 12 acres to approximately 15 acres. The purpose of this master plan is to provide an overall vision for the expanded site within the context of the entire citywide system of parks and the newly updated Parks and Recreation Comprehensive Master Plan.

A quarter-mile of river front is the park's most unique feature, though it is mostly inaccessible and unusable at the present time. Improving visual and physical access to the river was an important consideration in the development of this plan. The master plan for the park increases river access by providing new pathways to the water's edge that will meet accessibility requirements, and by opening up views of the river from key locations. Riverfront amenities include a floating dock and a boathouse where visitors can rent non-motorized watercraft or relax on a deck overlooking the river below. The master plan also brings new activities to the park and upgrades existing ones while retaining the classic ambiance and character of the park, and protecting the natural areas of the site. New amenities include a fun play space that weaves in and out of the wooded grove and offers views of the river, as well as a dog park, bike skills course, picnic shelters, and an event plaza next to the Tauchman House. The proposed plan complements the City's 2015 Facilities Master Plan which calls for restoring the Tauchman House into an events venue. To accommodate the increase in traffic to this Community Park, parking will be expanded from approximately 35 spaces available today to approximately 90 at completion. Additional restrooms will be added to the west and east sides of the park. Park pathways will connect to the French Prairie Bridge and Boones Ferry to Memorial Park trail, allowing this park to serve as a trailhead for cyclists and others using the trail system.

Because the park is intended to serve the larger community as well as the local neighborhood, the plan is a result of an extensive public process involving members of the general public, City Council, Planning Commission, Parks and Recreation Advisory Board, and City staff. Intended as a vision for the future of Boones Ferry Park, this plan will be used to develop a strategy for funding and implementing the ideas generated through the public process. A phased implementation process will be used as a guide for establishing budgets, tasks, and timelines for the next steps that will lead to realizing the vision for Boones Ferry Park.

EXPECTED RESULTS:

Approval of the Boones Ferry Park Master Plan as submitted by staff. Adopt Resolution LP18-0008.

TIMELINE:

City Council Work Session: Monday, June 4th, 2018

Planning Commission Work Session: Wednesday, July 11th, 2018

Parks & Recreation Advisory Board Meeting: Thursday, July 26th, 2018

Planning Commission Public Hearing: Wednesday, August 8th, 2018

City Council Public Hearing: Monday, August 20th, 2018

Planning Commission Public Hearing (continued): Wednesday, October 10th, 2018

City Council Public Hearing (continued): Monday, November 5th, 2018

EXHIBIT A

Planning Commission Public Hearing (continued): Wednesday, November 14th, 2018
City Council Work Session: Monday, November 19th, 2018
City Council Public Hearing (continued): Monday, December 17th, 2018

CURRENT YEAR BUDGET IMPACTS:

The total cost of the contract for the Boones Ferry Park Master Plan is \$44,000.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: Date:

LEGAL REVIEW / COMMENT:

Reviewed by: Date:

COMMUNITY INVOLVEMENT PROCESS:

The community has provided vital information at three hands-on public workshops held at City Hall and on-site at Boones Ferry Park, as well as via an online survey, open Dec. 1, 2017 – Jan. 15, 2018, where the public could voice its opinions on the three conceptual plans. A total of 211 comments were received in the online survey. Public input has also been received via email.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups):

The park design and amenities will bring more visitors to the park. Additional parking has been added to minimize impact to park neighbors. Benefits include greater access to the river, an additional dog park, a new playground and adult fitness zone, and improvements to the Tauchman House.

ALTERNATIVES:

CITY MANAGER COMMENT:

ATTACHMENTS:

Attachment A: Conclusionary Findings
Attachment B: Boones Ferry Park Master Plan
Attachment C: Public Outreach
Attachment D: Public Comment

ATTACHMENT A

The Boones Ferry Park Master Plan compliments the applicable City of Wilsonville Comprehensive Master Plan Goals.

Citizen Involvement

GOAL 1.1 *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

Policy 1.1.1 *The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

Implementation Measure 1.1.1.a *Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.*

Response: Design Concepts consultants and City staff have conducted a 13-month public outreach effort including three community-wide meetings, public and neighborhood engagement, and 211 comments from online surveys. Three conceptual plans were presented to the community with the most appropriate and most popular amenities from each plan finding their way to the final plan. **These criteria are satisfied.**

Public Facilities and Services

GOAL 3.1: *To assure that good quality public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.*

Policy 3.1.1 *The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.*

Response: The Plan proposes to provide high quality parks and recreation facilities to meet the growing needs and demands of the community. The Plan proposes increased access to the Willamette River and implementation of activity spaces for community members. The planned facilities will greatly enhance the recreational aspects of urban living. **The Plan supports this goal and policy.**

Implementation Measure 3.1.1.a *The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City's Comprehensive Plan. Facilities/services will be designed and constructed to help implement the City's Comprehensive Plan.*

ATTACHMENT A

Response: The implementation of the Boones Ferry Park Master Plan completes Goal 1.1.n (Implement the Master Plan for Boones Ferry Park) of the City's 2018 Parks and Recreation Comprehensive Master Plan. **This criterion is satisfied.**

Policy 3.1.2 *The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

Response: The Plan addresses the needs of the growing community and increased demand for Parks and Recreation amenities. **This criterion is satisfied.**

Parks/Recreation/Open Space

Parks and recreational facilities in and around Wilsonville are provided for by the City, County, State and local school districts. The City's close proximity to Portland provides local residents with numerous recreational and entertainment opportunities provided throughout the metropolitan area, all within a 30 to 40 minute drive. Even the ocean beaches, Mt. Hood and other Cascade Mountains and several campgrounds, rivers and lakes are close at hand, within a couple of hours drive, thus providing an abundance of recreational activities.

Within the City, recreational planning is coordinated with the West Linn-Wilsonville School District. The District provides traditional physical education programs as part of their regular school curriculum plus competitive sports programs in the upper grade levels. Other youth sports programming is provided by the City and a variety of non-profit organizations. The School District's community education program also provides recreational programs for both youth and adult activities and coordinates the use of District facilities. (It should be noted that as of 9/06, this last statement is no longer true).

As the City continues to grow, additional facilities and services will need to be developed.

The following Park and Recreation policies are further supported by policies in the Land Use and Development Section of the Comprehensive Plan regarding the natural environment, natural resources, and general open space.

The 1971 General Plan and the 1988 Comprehensive Plan sought to:

- 1. Preserve the natural integrity of the Willamette River. Provide for frequent contact with the river. Encourage development of an adequate park and recreation system which would contribute to the physical, mental and moral health of the community.*
- 2. Encourage the school/park concept as a basic feature of the park element of the Plan*
- 3. Develop parks and open spaces where the land and surrounding development make it least suited for intensive development.*
- 4. Develop an extensive system of trails along stream courses and power line easements.*

ATTACHMENT A

5. ***Encourage early acquisition of recreation sites to protect them from development and to reduce the public cost of acquiring the land.***
6. ***Encourage commercial recreation carefully sited within, or adjacent to, other uses.***

These standards recognize the importance of an adequate park and recreation system to the physical, mental and moral health of the community. They also represent a common-sense approach to parks planning and are, therefore, reaffirmed by this Plan. The Park and Recreation system envisioned is a combination of passive and active recreational areas including specified park lands, schools, and linear open spaces in both public and private ownership. It is a basic premise of this Plan that the availability of conveniently located open recreational spaces is more important than the form of ownership.

In planning for such a system, it is helpful to classify the individual components (neighborhood parks, community parks, Greenway, etc.) which will or could comprise the park system. In addition, the establishment of a reasonable acquisition and development program requires a listing of priorities and a guide to desirable service levels. To maximize effectiveness, however, the actual development of such a system requires relating the provision of facilities and services to the particular needs and recreational desires of the residents to be served.

In recognition of Statewide Planning Goals and to provide a frame work for development of park and recreation facilities, the following policy and implementation measures have been established:

Policy 3.1.11 The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.

Response: The Plan calls for conservation of open space with the northern area of the park to see minimal development. On page 18 of the Plan, it states: “the area north of SW Tauchman Street, between the neighborhood and wastewater treatment plant will be kept natural...” **This criterion is satisfied.**

Implementation Measure 3.1.11.b Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.

Response: The Plan provides for a wide range of active (non-motorized boating, half-court basketball and playground structure) and passive (trails, picnic areas, forested areas and river overlooks) recreation opportunities for residents, employees and visitors. **This criterion is satisfied.**

Implementation Measure 3.1.11.c Protect the Willamette River Greenway from incompatible uses or developments.

ATTACHMENT A

Response: Working with the Oregon State Willamette River Water Trail, Oregon State Marine Board and Department of Environmental Quality the Plan addresses the importance of stewardship of the portion of the river that runs through Wilsonville and the connected opportunities with other communities through the water trail initiatives. **This criterion is satisfied.**

Implementation Measure 3.1. II.d Continue the acquisition, improvement, and maintenance of open space.

Response: The Plan improves and makes more open space accessible for the community by removing invasive species in the northern section of the park while improving access to the river on the south edge of the park. **This criterion is satisfied.**

Implementation Measure 3.1. II.h Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance, and excessive public facility costs.

Response: The design of the park balances cost-effective, low maintenance amenities (examples: paved and soft surface trails) with high-value amenities (examples: elevated river overlooks and non-motorized boat access). **This criterion is generally supported by the Plan.**

Implementation Measure 3.1. II.j Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.

Response: The Plan considers natural and scenic opportunities at the park site. Public input was strongly in support of the preservation of natural areas as well as greater access to the Willamette River. **This criterion is satisfied.**

Implementation Measure 3.1. II.k Protect the river-connected wildlife habitat.

Response: The Plan provides for the protection of river-connected wildlife habitat in its design. **This criterion is satisfied.**

Implementation Measure 3.1.11.1 Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.

Response: The Plan works in conjunction with the Parks and Recreation Comprehensive Master Plan and the Bicycle & Pedestrian Connectivity Plan to manage the connections of open space with trail development. The plan specifically adds a developed connection to the Willamette River Greenway for water trail access. **This criterion is satisfied.**

ATTACHMENT A

Implementation Measure 3.1.11.m Provide for legal public access to the river only through and within the City parks, right-of-ways, easements, or other public property.

Response: The Plan proposes public access to the river via the above referenced legal means. **This criterion is satisfied.**

Safe and convenient access to park and recreation facilities is an important factor in a successful park system. The pedestrian/bicycle/equestrian paths are essentially an element of the City's transportation system and policies regarding their development are included in the Transportation Systems Plan. Pathways do, however, also serve a recreational function and are, therefore, referenced in this element. This is particularly true with respect to coordination/alignment of proposed pathways with park and recreational facilities, including schools.

Response: The park plan makes connections to the Memorial Park to Boones Ferry Park trail and the Tonquin Regional Trail, as well as allocating a landing space for the French Prairie Bike and Pedestrian Bridge which will connect to the Willamette Valley Scenic Bikeway. **This criterion is met.**

Implementation Measure 4.1.5.j Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.

Response: As part of the design development of Boones Ferry Park, elements such as compatibility and use were studied and addressed. The design takes into account the most appropriate types of park uses to address the community's needs. Concerns of the neighboring properties were received during public meetings, as well as through the online survey and were taken into consideration, minimizing development, while adding greater access to the river. **This criterion is met.**

Implementation Measure 4.1.5.m Protect the river-connected wildlife habitat and encourage the integration and inter-connection of the Willamette River Greenway to open space areas of the City. Continue to regulate development within the Greenway boundaries. Provide for public access to the river only through and within the City parks or other properties intended for public access.

Response: The Plan continues the long-standing practice of protecting the river-connected wildlife habitat, and green corridors from the Willamette River to the rest of the City. Development will follow the provisions spelled out in the Development Code while embracing public access to the Willamette River at multiple locations within the park. **This criterion is satisfied.**

Implementation Measure 4.1.5.y Protect the Willamette River Greenway from incompatible uses or development activities, using the standards of the Greenway section of the Development Code.

ATTACHMENT A

Response: The development of the park will follow Willamette River Greenway rules and does not include incompatible uses or developments. **This criterion is satisfied.**



BOONES FERRY PARK MASTER PLAN

December, 2018



ACKNOWLEDGEMENTS

This document was commissioned by the City of Wilsonville, Oregon, and was completed between May 2017 and December 2018. The recommendations contained in this report are the result of a collaborative engagement including City Staff, public meeting participants, Wilsonville residents and a consultant planning team led by GreenPlay LLC and Design Concepts CLA, Inc. The individuals listed below contributed substantially by sharing their time, skills, knowledge, and thoughtful participation.

Mayor and City Council

Mayor Tim Knapp
 Scott Starr, Council President
 Kristin Akervall, Councilor
 Charlotte Lehan, Councilor
 Susie Stevens, Councilor

Administration

Bryan Cosgrove, City Manager
 Jeanna Troha, Assistant City Manager

Parks and Recreation Advisory Board

Steve Benson, Chair
 Ken Rice, Vice Chair
 Jim Barnes
 Diana Cutaia
 David Davis
 Denise Downs
 Kate Johnson

Parks and Recreation Staff

Mike McCarty, Director
 Tod Blankenship, Parks Supervisor
 Brian Stevenson, Program Manager
 Erica Behler, Recreation Coordinator
 Ahsamon Ante-Marandi, Administrative Assistant II

Consultant Team

Robby Layton, Design Concepts
 Dave Peterson, Design Concepts
 Yu-Chun Chiu, Design Concepts
 Tom Diehl, Green Play
 Art Thatcher, Green Play

Cover Photo:

By Opus131 - From my Dad's photo albums, now owned by me. He's many years gone., CC BY-SA 3.0, <https://en.wikipedia.org/w/index.php?curid=46849682>

TABLE OF CONTENTS

Part 1: Background and Context

Summary..... p. 1
 The Boones Ferry Park Site..... p. 2
 Site Analysis – Opportunities and Constraints..... p. 4
 Site Analysis Map..... p. 5

Part 2: Process

Master Planning Process..... p. 7
 Workshop #1 p. 8
 Workshop #2..... p. 11
 Workshop #3 and Final Reviews..... p. 15

Part 3: Final Plan

Proposed Plan..... p. 17

Part 4: Conceptual Plan Cost Estimate

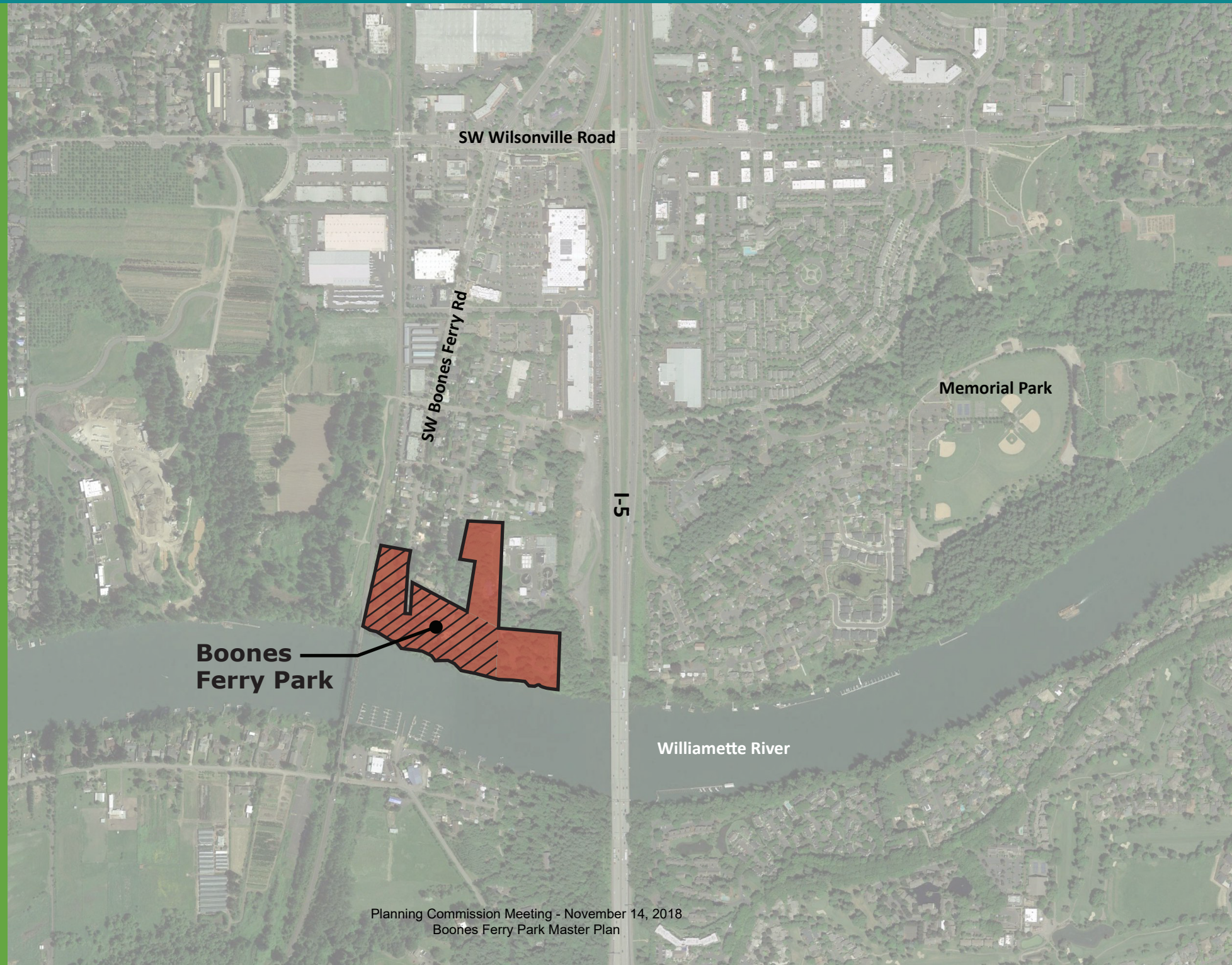
Conceptual Plan Cost Estimatep. 21

Part 5: Next Steps

Next Steps p. 27

Appendix A - Online Survey Results..... p. 29

BACKGROUND AND CONTEXT



Boones Ferry Park

SW Wilsonville Road



SW Boones Ferry Rd

I-5

Memorial Park

Williamette River

Legend

-  Existing Boones Ferry Park
-  Master Planned Area



Summary

Boones Ferry Park is located at the intersection of SW Boones Ferry Road and SW Tauchman Street, where Boones Ferry Road meets the northern shore of the Willamette River. The river flows from west to east through town and was historically the site of a ferry and sternwheeler landing, with the ferry operator's home located on the north side of the river. Recent acquisition of adjacent land has expanded the size of the park from approximately 12 acres to approximately 15 acres. The purpose of this master plan is to provide an overall vision for the expanded site within the context of the entire citywide system of parks and the newly updated Parks and Recreation Comprehensive Master Plan.

Boones Ferry Park is categorized as a Community Park within Wilsonville's park system. According to the Parks and Recreation Comprehensive Master Plan, Community Parks are larger than Neighborhood Parks and accommodate larger numbers of people, and may have specialized features. The Tauchman House and the sternwheeler and ferry landing site are among the special features found at Boones Ferry Park. A quarter-mile of river front is the park's most unique feature, though it is mostly inaccessible and unusable at the present time. The river is almost invisible from the developed part of the existing park, and access to the water is limited to a single paved but steep path down to the old ferry landing site. Improving visual and physical access to the river was an important consideration in the development of this plan.

The master plan for the park, shown on page 17, increases river access by providing new pathways to the water's edge that will meet accessibility requirements, and by opening up views of the river from key locations. It also brings new activities to the park and upgrades existing ones while retaining the classic ambiance and character found there, and protecting the natural areas of the site.

Because the park is intended to serve the larger community as well as the local neighborhood, the plan presented here is the result of an extensive public process involving members of the general public, City Council, Parks and Recreation Advisory Board, and the Planning Commission, as well as Wilsonville Parks and Recreation staff. Intended as a vision for the future of Boones Ferry Park that can be used to develop a strategy for funding and implementing the ideas generated through the public process, the plan is not a final blueprint for construction. A phased implementation process has been outlined that will lead to the final form of the park. It is to be used as a guide for establishing budgets, tasks, and timelines for the next steps that will lead to realizing the vision for Boones Ferry Park.

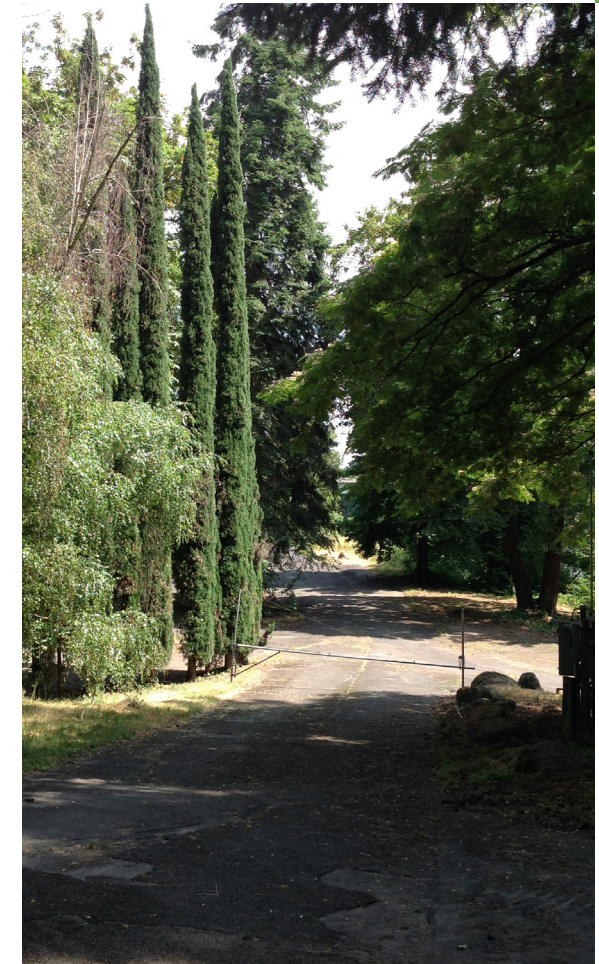


Boones Ferry docked on north shore in 1909.
Source: <http://frenchprairiebridgeproject.org/about/history/>

The Boones Ferry Park Site

This location was an important stop on what was a busy thoroughfare around the turn of the century. With the development of highways and freeways, like Interstate 5 in the 1950's, it changed from a stop along the road to the end of the road—a quiet and somewhat forgotten place left to be rediscovered by local residents, dogwalkers, and those seeking access to the river for fishing, paddling, or a break from the normal routine of life.

The park today has several distinct areas with their own special character. South of Tauchman Street, which borders a portion of the park's northern side, an open expanse of lawn slopes gently down to a wall of trees that occupy the steep bank next to the Willamette River. A natural wooded area divides the old and new sections of the park and pulls the wildness of the river bank up and through the park and into the adjacent neighborhood to the north. The bank separates the park and the town from the river. Rare glimpses through this veil of vegetation entice visitors to explore a steep pathway to the ferry landing on the river's shore. This is one of the few places for Wilsonville to gain access to its river.



Scenes from within Boones Ferry Park today



After exploring the ferry landing, visitors may walk back up to the bank to explore the Tauchman House and the site of the former ferry keepers residence. The house is now a venue for small gatherings, meetings and other events. The yard around the house is shaded by large mature trees, making for a pleasant space where events in the house can overflow into the outdoors.

An existing playground, ornamental garden, and small gazebo also occupy space around the Tauchman House, along with a parking lot, basketball court, and restroom building. To the east of these features, beyond the lawn, is a grove of trees that runs northward from the river bank, across Tauchman Street, and past the Wastewater Treatment Plant. This once formed the eastern edge of the park. The southern edge runs along the top of the river bank, offering views of the river and the far shore. An extension of the Boones Ferry to Memorial Park Trail that runs under the freeway and connects via local streets to Memorial Park is planned through this area and the adjacent wooded area between it and the existing park.



Site Analysis – Opportunities and Constraints

Boones Ferry Park lies between the north shore of the Willamette River and an established neighborhood within the oldest part of Wilsonville. As one of Wilsonville's oldest Community Parks, it offers both opportunities and challenges moving forward into the future.

Opportunities

- The park's greatest asset is its frontage along the river, one of the few places in Wilsonville where public access to the river is possible. The existing paved approach to the ferry landing is utilized by non-motorized watercraft, fishing enthusiasts, and others desiring to engage with the river. The location of the main parts of the park at the top of a high bank offers the potential for dramatic views of the river.
- The history of the park is important to the region and to Wilsonville. The ferry site is reported to be along an ancient Native American trail that crossed the river here. According to a description published on the McMenamins web site, Native Americans helped carry customers across the river in their canoes in the early days of the ferry's operation.¹
- As an existing park, people are familiar with it and accustomed to using it. Also, the basic park framework is in place, including a restroom building with water, sewer, and other basic utilities.
- The park is an important hub connecting multiple trail systems, including the Ice Age Tonquin Trail to the north (which is a plan for 20+ miles of trails connecting the cities of Sherwood, Tualatin, and Wilsonville) and the Boeckman Creek Trail to the east through Memorial Park.
- Also, the French Prairie Bridge provides trail connections to Charbonneau and to Champoeg State Park, which is the start of the Willamette Valley Scenic Bikeway. Boones Ferry Park is also at the southern end of the planned 5th Street to Kinsman Road Extension.
- The park is connected to Memorial Park and the eastern half of Wilsonville via a multi-use trail. Plans for extending and improving the trail are underway to make it a more effective link in Wilsonville's trail system.

- The site's visual character is appealing, with ample vegetation, open lawn, and glimpses of the river. The Tauchman House provides an anchor and identity for the site, and in conjunction with its setting, offers a pleasant facility for small events.
- The expansion of the park with new acreage offers opportunities to address the recreational needs of an evolving community, while increasing the amount of open space available within an established segment of the city's geography.
- The wooded parts of the park offer a natural counterpart to the developed parts of the park.
- The close proximity of the Wastewater Treatment Plant affords the potential for gray (reclaimed) water to be utilized for irrigation purposes.

Constraints

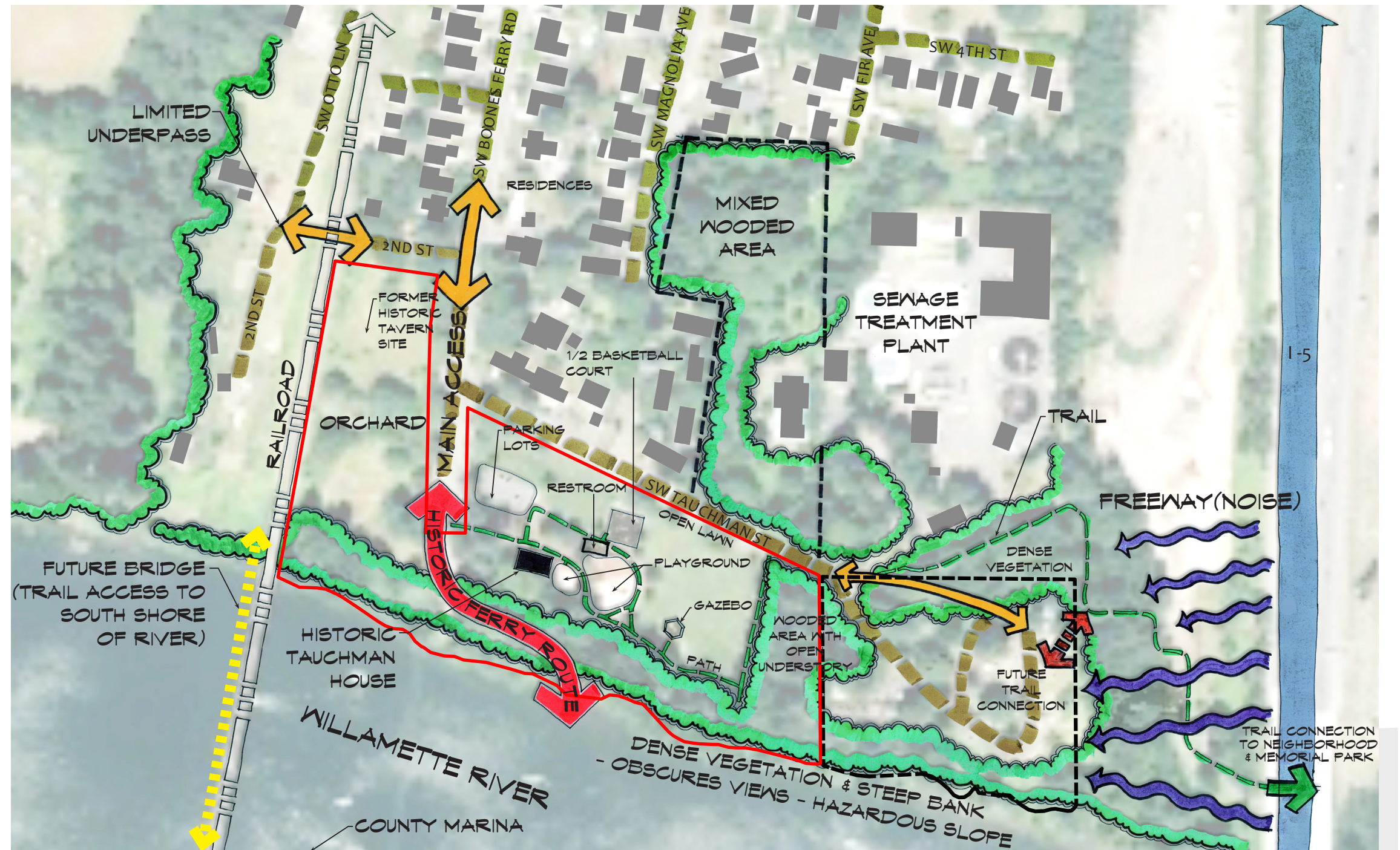
- The railroad track and I-5 freeway create barriers and are potential sources of noise pollution to the park.
- The existing Wastewater Treatment Plant could be considered an undesirable use adjacent to the park.
- The present access road down to the ferry landing is steep and difficult to navigate for many users. It does not meet current standards for accessible routes under the Americans with Disabilities Act.
- The thick vegetation at the top of the river bank almost completely obscures views from the park to the river.
- The challenging topography and powerful river currents may limit and/or require alternative options. Additional studies will be necessary.

1. <https://www.mcmenamins.com/system/uploads/assets/History/Pubs/Wilsonville/WilsonvilleHistoryFlyer.pdf>

Site Analysis Map

Boones Ferry Park amenities include:

- Pedestrian Path
- Tauchman House
- River Access (limited)
- Playground
- Picnic Tables
- Gazebo
- Picnic Areas
- 1/2 Basketball Court
- Asphalt parking with approximately 22 spaces
- Benches
- Restrooms



BOONES FERRY PARK - SITE ANALYSIS MAP

SEPTEMBER 2017

Scale: 0' 60' 120' 180' NORTH

DC DESIGN CONCEPTS
Community + Landscape Architects

PROCESS



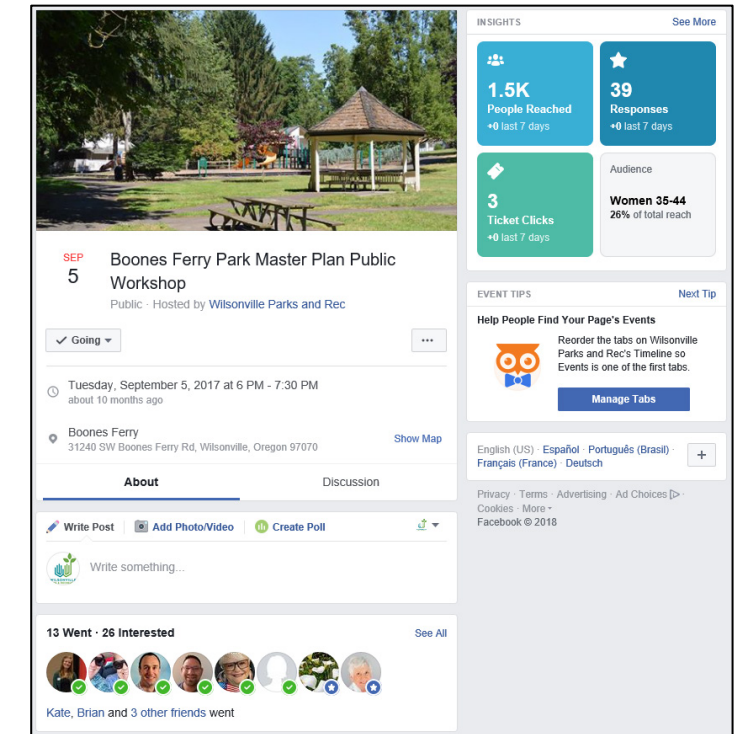
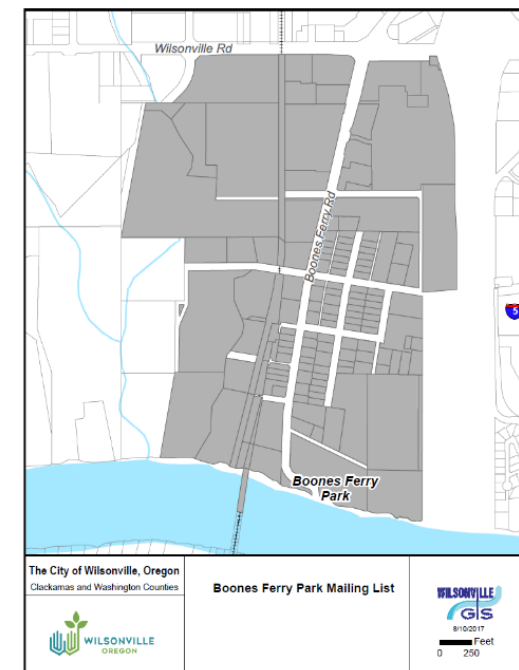
Master Planning Process

The Boones Ferry Park Master Plan was prepared in conjunction with the 2018 update of Wilsonville’s Parks and Recreation Comprehensive Master Plan. This allowed the plan for the park to be informed by, and in turn, inform the citywide comprehensive plan. Because Boones Ferry Park is classified as a Community Park, it is intended to serve the entire City of Wilsonville. Coordinating the Boones Ferry Park Master Plan with the Parks and Recreation Comprehensive Master Plan not only addresses issues at the park, but also positions the park within the context of the citywide park system and the needs of all Wilsonville citizens.

The planning process was designed to engage citizens through hands-on participation and interaction with their neighbors and fellow residents. Residents were notified and invited to participate through a variety of avenues, including mailed postcards, posting on the City’s and Parks and Recreation’s websites, emails to interested parties, and publications in the Boones Ferry Messenger. Flyers were also posted in City Hall, the Community Center, Library, and Parks and Recreation Administration Building. Additional articles promoting awareness of the process were included in the Wilsonville Spokesman, and Facebook events were created for each workshop and shared on the Parks and Recreation Facebook page.

Key steps in the planning process included:

1. Kickoff meeting with Parks and Recreation staff to review project goals and process.
2. First community workshop to generate ideas, identify priorities and preferences, and establish general goals (September, 2017).
3. Second public workshop to evaluate three concept plans for likes, dislikes, and preferences, and refine ideas for park character (October, 2017).
4. Online posting of concept plans for further public review and comment (October, 2017 to January, 2018).
5. Presentation of conceptual plans to Wilsonville Citizens Academy (February, 2018).
6. Presentation of single draft master plan to City Council work session (June, 2018).
7. Third public workshop to review and comment on the draft master plan (June, 2018).
8. Presentation to Planning Commission Work Session (July, 2018).
9. Presentation to Parks and Recreation Advisory Board (July, 2018)
10. Planning Commission public hearing (November, 2018).
11. City Council public hearing (December, 2018).
12. Final report submitted (December, 2018).

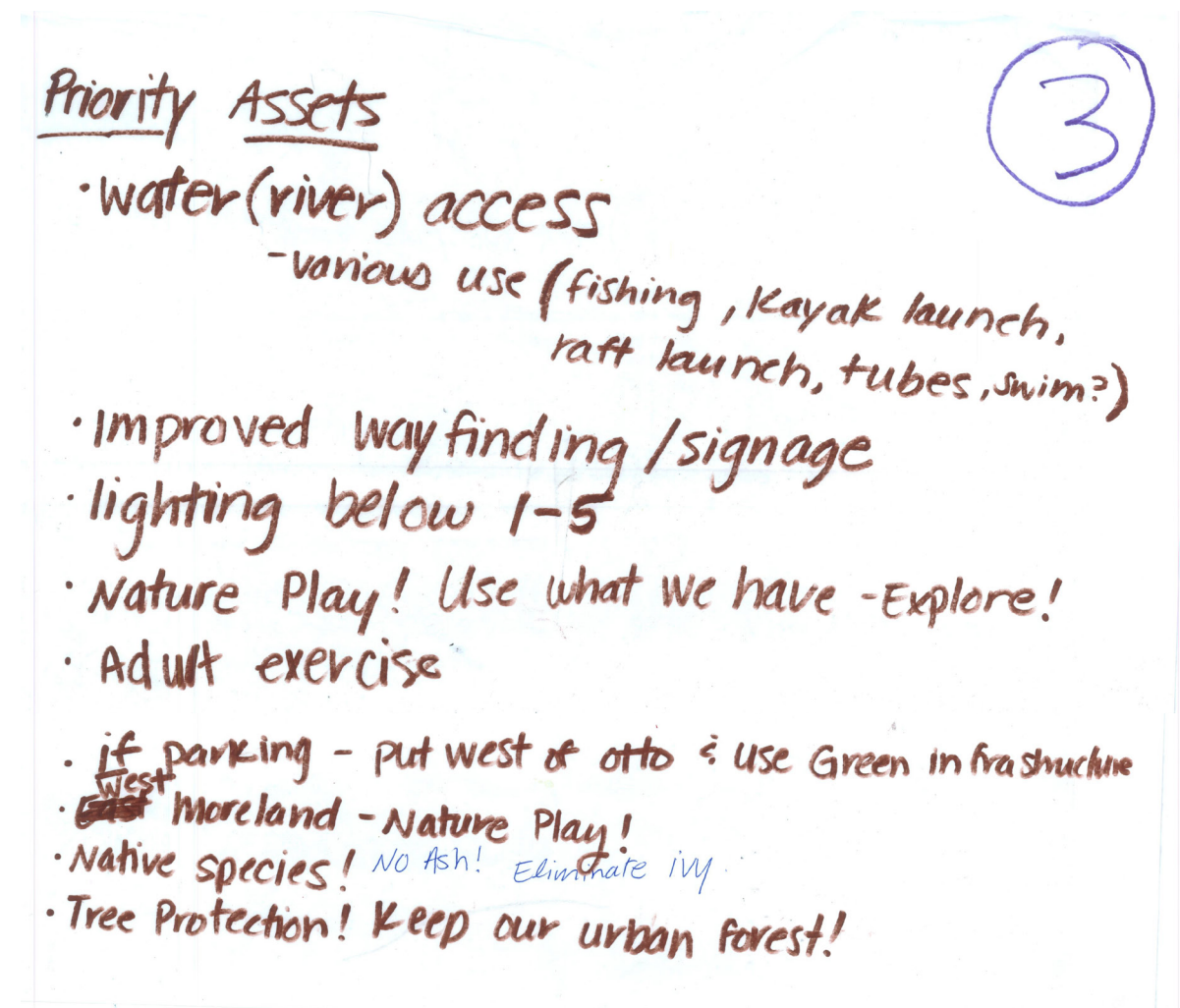


Workshop #1

The first workshop was conducted at the park, using the Tauchman House as a base of operations. Tables were set up both inside the house and outside on the lawn. Following a brief orientation on the project background and the site, as well as a discussion of the French Prairie Bridge Project, participants were broken into working groups and each group was given materials with which to develop their own plan for the park. Groups were instructed that they could add or delete anything they wanted in the park, but their final plan was to represent the wishes of that group. After working for some time, the groups presented their plans to the larger audience. There were four groups of approximately five persons each, and one individual who asked to and was allowed to prepare a plan by himself.

Following the workshop, the plans were analyzed by the consulting team to determine which features were included and where, and to look for emergent patterns and preferences for what each part of the site should be like. Table 1 shows the frequency of occurrence for all identified features on all of the plans. Two items appeared on all five plans: *Natural River Access*, and *Keep North Area Natural*. Of the items that appeared on all but one group plan, only one item, *Community Garden*, did not end up on the final master plan.

A dot-voting exercise was also conducted at the workshop to allow participants to vote for images that suggest things they would like to see at Boones Ferry Park. The most popular items were Developed River Access and Water Equipment. Next in popularity were Dog Park and Nature Play. All of these items appear to varying degrees in the final master plan.



Keywords and Discussion Points

Group 1

- Keep the trees
- Include dog park at the existing orchard
- Upgrade existing amenities
- Cover the playground for rainy days
- Improve river access where it currently is located
- Add a river trail
- Put amenities near the freeway that are not noise sensitive like a bike pump track and parkour course

Group 2

- Keep the orchard
- Add a community garden
- Historic reference at ferry crossing
- Disperse the parking around the park so it's not one big parking lot
- Keep the park's natural elements and preserve what's there already

Group 3

- Increase the river access all along the park but especially to the east
- Preserve existing park features
- Add nature play
- Add wayfinding and signage
- Increase security lighting
- Add public art (mural) at freeway underpass for example
- Include fitness stations along trail
- Add river trail

Group 4

- Keep the small neighborhood feel of the park
- Love the wooded area. Keep it native and natural
- Orchard could become dog park and community garden
- Add river access at the old trailer park
- Update existing amenities

Group 5

- Mostly concerned about a dog park for his dog
- Minimal changes to the rest of the park
- Really liked the idea of an arboretum with labeled trees



Workshop #1

Boones Ferry Park Workshop Features Analysis

	Group Plan Number				
	1	2	3	4	5
Features on all Group Plans					
Natural River Access					
Keep North Area Natural					
Minimal Development at North Area					
Features on all but one Group Plans					
Basketball					
Fishing					
Shelter					
Picnic					
Community Garden					
Developed River Access					
Restroom					
River Trail					
Bike					
Wildlife					
Keep Wooded Area					
Features on 2 of 4 Group Plans					
Play Equipment					
Dog Park					
Water Equipment					
Keep Existing Parking					
New Parking					
Benches/Seating					
Primary Trail					
Secondary Trail					
Butterfly & Bee Habitat					
Nature Play					
Bridge					
Arboretum					
Site Lighting					
Bicycle Pump Track					
Features on only one Group Plan					
Keep Sledding Hill					
Rain Garden					
Garbage Cans					
Adult Fitness					
Outdoor Learning					
Orchard					
Mini Amphitheater					
Floating Dock w/ Swimming					
Historic Ferry Crossing					
Drinking Water					
Signage Post					
Horseshoes					
Public Mural Art					
Permanent Art					
Song Circle					
Total features shown:	21	22	26	18	
Feature on only Individual Plan					
Open Gass/Multi-use Play area					
Total features shown:					15

Note: Plan #5 was generated by a single participant thus is not a group plan

Table 1

Outdoor Play & Learning



Services



Active Exercise



Event Space



Workshop #2

Due to the time of the year, the second workshop took place at City Hall. The participants were once again divided into groups (three total). Each group was given three concept plans that the consultants had prepared based on analysis of the results from Workshop# 1. Each concept focused on a theme, including 1) *Engage the River*, 2) *Historical Focus*, and 3) *Activated Park*. The groups were instructed to discuss the concepts and fill out a form indicating the group’s consensus on what they liked about each plan and what they disliked about it. They were also asked to list any features that they felt should definitely be on the final plan and any that should not.

Results are shown in Table 2. The only items on all three plans that were indicated as “liked” by all three groups were *Natural River Access* and *Docks*. Both of these items are included on the final plan. Two items were indicated by all groups as “disliked”: *Parking near NW Corner* and *Amphitheater*. Neither of these are included on the final plan.

For features to definitely include or exclude on the final plan, *Tree Preservation* was listed by all three groups to include, and *Natural River Access* and *Dog Park* were mentioned by two groups to include. These features are all included on the final master plan. There were no specific items listed for definite exclusion by two or more groups.

Online Review

The three concept plans and the evaluation form were posted on the City’s web site from December 1st, 2017 to January 15th, 2018 to allow for additional input from citizens. The survey results were compiled and are shown in Appendix A.

Boones Ferry Park Workshop Features Analysis

	Group Plan Number		
	A	B	C
Concept 1 - Engage the River			
Natural River Access			
Docks			
Community Garden			
Butterfly & Bee Habitat			
Tree preservation			
Parking near NW corner			
Amphitheater			
Parking far from homes			
Dog park location			
Nature play in preserve wooded area			
Trail through wooded area connect to Magnolia Ave			
Preserve North wooded area			
Preserve orchard			
Arboretum			
Art display			
Water rental			
Bike pump track			
Water play creek			
Small covered play area for use in winter			
New and exist restrooms			
Water rental			
Concept 2 - Historical Focus			
Parking near NW corner			
Water play creek / Nature play			
Dog park location			
Bike pump track			
Restroom removal in existing location			
Tree preservation			
Basketball			
Additional shelter			
Open lawn			
Preserve orchard			
Butterfly & Bee Habitat			
Limited river access			
Arboretum			
No trail through wooded area			
Concept 3 - Activated Park			
Bike pump track area			
Natural River Access			
Dog Park			
Arboretum			
Community garden			
Butterfly & Bee Habitat			
Expansion of Tauchman House			
Trail through wooded area connect to Magnolia Ave			
Parking near NW corner			
Water play creek			
Preserve orchard			
Open lawn			
Not enough restroom			
Large outdoor fitness			
Additional shelter			
Current play area			
Features on final Plan			
Tree preservation			
Natural River Access			
Dog park			
Butterfly & Bee Habitat			
Bike pump track			
Docks			
Water rental			
Water play creek			
Trail through wooded area connect to Magnolia Ave			
Small covered play area for use in winter			
Seating			
Parking distance from homes			
Natural Play			
Open lawn			
More adult fitness			
Street parking			
More garbage			
Benches near river overlook			

Table 2

Concept Plan #2 - Historical Focus

- Enhance the historical character of the Tauchman House
 - Emphasize view to the house at park entry
 - Event lawn and arboretum
- Relocate existing services near the Tauchman House
- Large open lawn for multi-propose activities
- Restrict street parking and drop-off area along main access
- Develop east side and wooded area with diverse activities (bike pump track, basketball and nature play)
- Preserve north wooded area



**BOONES FERRY PARK
CONCEPT 2 - HISTORICAL FOCUS**

OCTOBER 2017

0' 60' 120' 180' NORTH

WILSONVILLE PARKS & RECREATION

DC DESIGN CONCEPTS

Community + Landscape Architects

Concept Plan #3 - Activated Park

- Activated west side with diverse activities (bike pump track and dog park)
- Integrate variety of spaces for families through centralized activity area
- Extend the Tauchman House with new indoor event space and new restrooms
- Restrict street parking and drop-off area along main access and SW Tauchman St
- Minimal elements in the preserved wooded area to north
- Develop river edge and create pedestrian/bikes network along riverside



**BOONES FERRY PARK
CONCEPT 3 - ACTIVATED PARK**

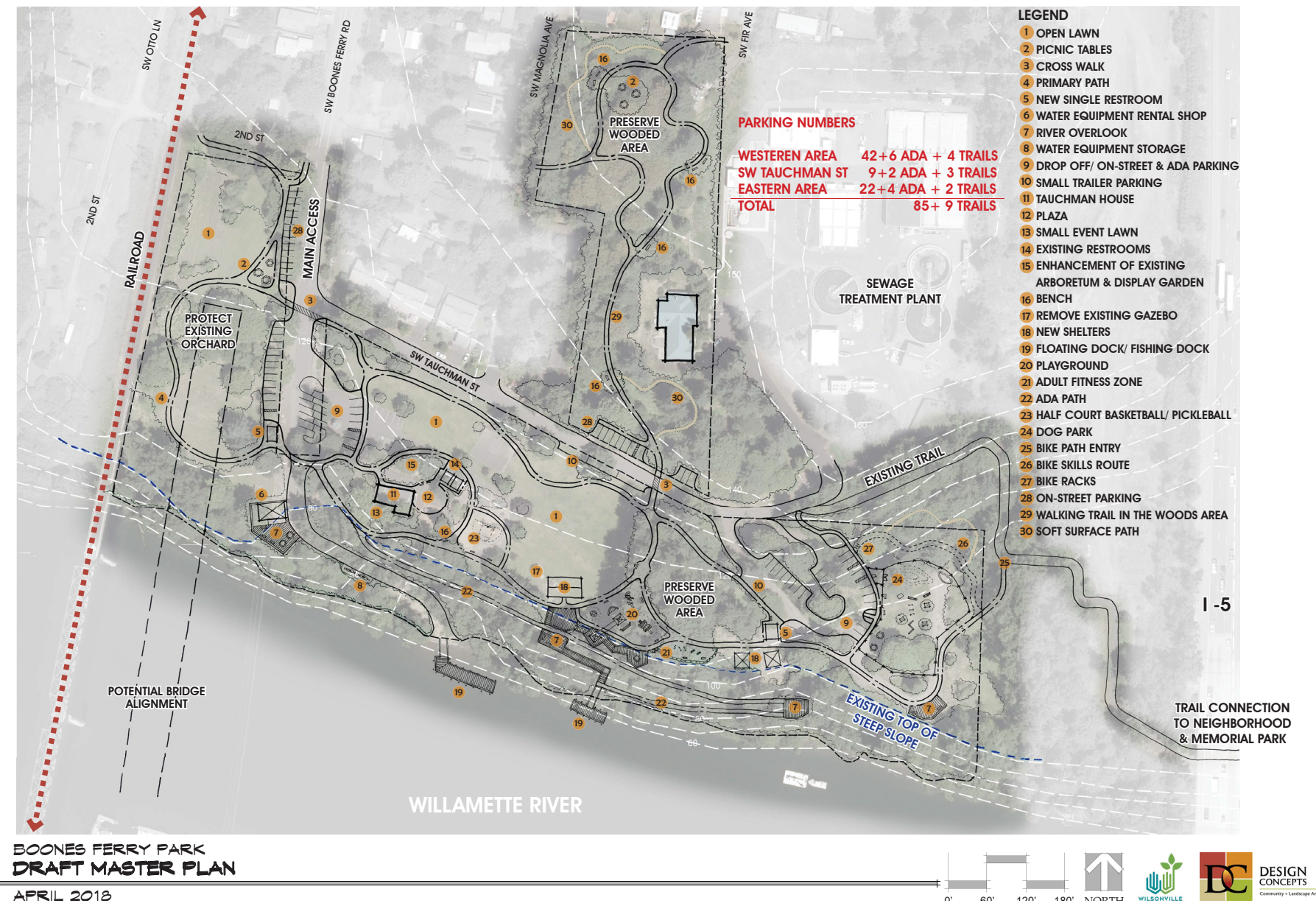
OCTOBER 2017



Workshop #3 and Final Reviews

Following the second workshop, a final draft plan was developed. Parks and Recreation staff provided review and guidance throughout the planning process, but their input was especially critical in finessing the final plan. This involved making sure that proposed features were located to address programming, operations, and maintenance needs. Once staff was satisfied with the draft plan, it was presented to City Council in a work session, and to the public in a third workshop, and to Planning Commission and Parks and Recreation Advisory Boards for their input. Feedback from all three events was positive, with a high level of enthusiasm and support for the enhanced access and engagement of the river.

At the third workshop, there were positive comments from two of the four groups on the location of the dog park, and all groups mentioned that they liked the additional trails, including the ones through the wooded areas. Negative comments on the final plan revolved around hours of operation, trash removal, increased traffic and other activity in the park, addressing possible homeless issues, and other potential impacts to the adjacent neighborhood. There was also concern over the impact that the French Prairie Bridge would have on the park. These are primarily operational and/or policy issues that can be addressed by staff. However, some adjustments to the plan were made to help, including the location of an on-site dumpster, and reconfiguration of the entrance at the end of Boones Ferry Road to reinforce the intended connection between Boones Ferry Road and the French Prairie Bridge.



FINAL PLAN



Proposed Plan



BOONES FERRY PARK
MASTER PLAN



Proposed Plan

Throughout the public process, the desire for a greater connection to the river was a common theme. The proposed plan takes this to heart, and combines it with a desire to retain aspects that make Boones Ferry Park special today, including its quiet greenness, relaxed atmosphere, and connection to the historic past. The new plan proposes to pull the existing parking lot back from the “front lawn” of the park, push the basketball court and playground back towards the river, and open up the expansiveness of the lawn. Park pathways will connect to the French Prairie Bridge. To make all of the park’s features accessible in compliance with requirements of the Americans with Disabilities Act, the alignments of paths and locations of some features shown on the plan may be altered to respond to topography, vegetation, and other conditions.

The route down to the ferry landing will remain intact, with a new boathouse at the brow of the bank, where non-motorized watercraft will be rented and visitors may relax on a deck overlooking the river below. The ferry landing itself will now have a dock, engineered to withstand the challenging current and variable water levels.

Back up on top of the bank, the playground has been pulled away to allow space for a small plaza that can serve for weddings and other small events. The plaza also connects to the existing restroom building, which will get a facelift to fit it into its surroundings. The grounds between the Tauchman House and the bank will remain as they are today – a shady respite for events, picnics, etc. The proposed plan complements the City’s 2015 Facilities Master Plan which calls for restoring the Tauchman House into an events venue. This would include finishing the upstairs area and adding a bride prep room and a lounge. In addition, renovating the basement area could provide the facility with a groom prep area, as well.

The area between the park and the river is envisioned as an esplanade with various attractions and activities. From west to east, these include the newly relocated basketball court and a group picnic shelter. Just beyond the picnic shelter is a fun new playspace that weaves in and out of the wooded grove and offer views up and down the river. Playing here will give kids of all ages the chance to play among the trunks of trees in the grove. The theme of the playground will evoke the history of travelling on the river.

From the picnic and play area, visitors will be able to make the descent down to the dock via a seasonal soft-surface trail. Back up on top, the existing wooded area will be preserved and protected. In the new section, away from the neighborhoods and in the shadow of the I-5 freeway bridge, will be a dog park, bike skills course, and opportunities to view the river from waysides along the trail that connects Boones Ferry Park to Memorial Park. Parking is provided in this area, which allows it to serve as a trailhead for cyclists and others using the trail system.

The area north of SW Tauchman Street, between the neighborhood and the Wastewater Treatment Plant will be kept natural, with a looping path for strolling and connections to Southwest Fir Avenue and Southwest Magnolia. Benches and simple waysides with interpretive signs to highlight natural and historic aspects of the park will make this a peaceful, wooded area.

While the intent is to keep the character of Boones Ferry Park, in its new version, the park will likely draw more visitors than it sees today. To accommodate this, parking will be expanded from approximately 35 spaces available today, to approximately 90 at completion. Additional restrooms will also be provided on the west (between the boathouse and parking lot) and east (between the new parking lot and shelters) ends of the park. These added amenities will allow the park to serve as a trailhead for the expanded regional trail system. The main route for the trail through Boones Ferry Park has been nudged up along the north side of the existing park adjacent to SW Tauchman Street once it emerges from the wooded area. This will provide a smooth through-route for regional cyclists and hikers, but they may also choose to take a more leisurely route to explore the park along the esplanade at the top of the bank along the south part of the park.

Due to the challenging topography and powerful river currents, ideas presented in this plan are conceptual in nature. Feasibility of specific elements will be determined after completion of geotechnical and hydrotechnical studies.



Themed Playground

Overlooks

Walkway

Vista Pruning of Vegetation

Boating / Fishing Docks

This section shows conceptually how various features will be arranged to allow connections to the river. The final design of all features may vary from what is shown based on technical studies and other considerations yet to be determined.

Conceptual Section through River Bank

CONCEPTUAL PLAN COST ESTIMATE



CONCEPTUAL PLAN COST ESTIMATE

The master plan for Boones Ferry Park presented in this document is just one of many steps leading towards the implementation of a vision for the park. It should be thought of as a road map to guide the park’s progress rather than a blueprint for its construction. There are lots of decision points along the way, where choices will be based on new information as it becomes available. For example, studies of the underlying geology of the site and the hydrology of the river will need to be commissioned before detailed designs for docks, piers, walkways, and other river access features can be prepared. A land survey of the site will be needed to allow for the final configuration of parking lots, paths, and other features. This includes obtaining a detailed mapping of existing trees, contours, and other elements.

With all of these variables remaining, it is not practical at this time to determine an exact cost for building the park as shown in the master plan. But it is possible—and useful—to generate an order-of-magnitude cost range for the completed park. The tables provided here show an itemized breakdown of cost allowances for features shown on the plan, and associated work anticipated to implement the vision shown in the master plan in a phased sequence as indicated on the adjacent map. The actual items to be included within each phase may change as the project proceeds, based on the availability of funds and other considerations. The bottom-line number is not intended to be used as a budget for the park, but instead as a way to arrive at a range within which the final cost is likely to fall. Based on this somewhere between eight and thirteen million dollars should be estimated at this point. The large spread is due to several items with wide variability, particularly unknowns associated with the river hydrology and what it will take to engineer structures and access routes to allow for people to access the river. Other expensive items that could vary widely in cost are the restrooms and river equipment building. Architectural and engineering studies will be needed to determine the utilities, structural materials, and other requirements for these. Cost estimates for the various items can be firmed up as more information becomes available and detailed designs are developed.



PHASING PLAN

Summary of All Phases

Phase 1	\$2,775,630
Phase 2	\$2,330,625
Phase 3	\$4,272,895
Phase 4	\$325,875
Phase 5	\$1,001,880
Total of All Phases	\$10,706,905

PHASE 1 - RIVERFRONT

Item	Unit Price	Unit	Quantity	Item total
Site Preparation				
Construction Fencing & Erosion Control	\$7,500	Allowance	1	\$7,500
Vehicle Tracking Control	\$5,000	Allowance	1	\$5,000
Remove Existing Paving	\$35,000	Allowance	1	\$35,000
Clear and Grub	\$5,000	Allowance	1	\$5,000
Grading				
Site Grading	\$15,000	Allowance	1	\$15,000
Site Construction				
Seasonal Soft Trails	\$75,000	Allowance	1	\$75,000
Site Walls (Retaining/free-standing)	\$100,000	Allowance	1	\$100,000
Boardwalks/decks on Land	\$250,000	Allowance	1	\$250,000
Boardwalks/decks/docks in River	\$500,000	Allowance	1	\$500,000
Structures				
Water Equipment Shop/Building	\$250,000	Lump Sum	1	\$250,000
New Restroom at West Parking Lot	\$350,000	Lump Sum	1	\$350,000
Furnishings and Equipment				
Miscellaneous Furnishings: Benches/ Tables/ Trash Receptacles/ Signs/ Drinking Fountains/ Bike Racks, etc.	\$10,000	Allowance	1	\$10,000
Lights/bollards	\$5,000	Allowance	1	\$5,000
Fences/Railings, etc. @ Top of Bank	\$10,000	Allowance	1	\$10,000
Sub Total				\$1,617,500
Bonding, Mobilization, etc. @ 10%				\$161,750
Contingency @ 20%				\$355,850
Construction Subtotal				\$2,135,100
Bid Continency @ 10%				\$213,510
Estimated Construction Bid				\$2,348,610
Consulting Fees/Soft Costs (Based on Construction Subtotal)				\$427,020
Total Phase 1 Estimate				\$2,775,630

ATTACHMENT B

PHASE 2 - EAST SIDE				
Item	Unit Price	Unit	Quantity	Item total
Site Preparation				
Construction Fencing & Erosion Control	\$7,500	Allowance	1	\$7,500
Vehicle Tracking Control	\$5,000	Allowance	1	\$5,000
Remove Existing Paving	\$35,000	Allowance	1	\$35,000
Clear and Grub	\$5,000	Allowance	1	\$5,000
Grading & Utilities				
Site Grading	\$30,000	Allowance	1	\$30,000
Convert Irrigation System to Reclaimed Water	\$100,000	Allowance	1	\$100,000
Site Construction				
New Asphalt	\$150,000	Allowance	1	\$150,000
Traffic Control Striping/Signage	\$15,000	Lump Sum	1	\$15,000
New Curb & Gutter	\$40,000	Allowance	1	\$40,000
New Concrete Walks	\$125,000	Allowance	1	\$125,000
Dog Park	\$200,000	Each	1	\$200,000
Bike Skills Route	\$50,000	Each	1	\$50,000
Site Walls (Retaining/free-standing)	\$20,000	Allowance	1	\$20,000
Boardwalks/decks on Land	\$20,000	Allowance	1	\$20,000
Structures				
New Restroom at East Side of Park	\$350,000	Lump Sum	1	\$350,000
New Shelters	\$50,000	Each	2	\$100,000
Furnishings and Equipment				
Miscellaneous Furnishings: Benches/ Tables/ Trash Receptacles/ Signs/ Drinking Fountains/ Bike Racks, etc.	\$50,000	Allowance	1	\$50,000
Lights/bollards	\$10,000	Allowance	1	\$10,000
Fences/Railings, etc. @ Top of Bluff	\$25,000	Allowance	1	\$25,000
Landscaping				
Shrub/perennial beds	\$15,000	Allowance	1	\$15,000
Lawns	\$50,000	Allowance	1	\$50,000
Trees	\$10,000	Allowance	1	\$10,000
Sub Total				\$1,412,500
Bonding, Mobilization, etc. @ 10%				\$141,250
Contingency @ 20%				\$310,750
Construction Subtotal				\$1,864,500
Bid Continency @ 10%				\$186,450
Estimated Construction Bid				\$2,050,950
Consulting Fees/Soft Costs (Based on Construction Subtotal)				\$279,675
Total Project Estimate				\$2,330,625

ATTACHMENT B

PHASE 3 - EXISTING PARK - MAIN SECTION				
Item	Unit Price	Unit	Quantity	Item total
Site Preparation				
Construction Fencing & Erosion Control	\$7,500	Allowance	1	\$7,500
Vehicle Tracking Control	\$5,000	Allowance	1	\$5,000
Remove Existing Paving	\$35,000	Allowance	1	\$35,000
Clear and Grub	\$5,000	Allowance	1	\$5,000
Remove Existing Basketball Court	\$5,000	Each	1	\$5,000
Remove Existing Gazebo	\$1,000	Each	1	\$1,000
Grading				
Site Grading	\$30,000	Allowance	1	\$30,000
Site Construction				
New Asphalt	\$200,000	Allowance	1	\$200,000
Traffic Control Striping/Signage	\$15,000	Lump Sum	1	\$15,000
New Curb & Gutter	\$40,000	Allowance	1	\$40,000
New Concrete Walks	\$125,000	Allowance	1	\$125,000
Plaza/Specialty Paving	\$50,000	Allowance	1	\$50,000
Half-Court Basketball	\$40,000	Each	1	\$40,000
Site Walls (Retaining/free-standing)	\$10,000	Allowance	1	\$10,000
Boardwalks/decks on Land	\$50,000	Allowance	1	\$50,000
Structures				
Remodel Existing Restroom Building	\$75,000	Lump Sum	1	\$75,000
Group Picnic Pavilion	\$100,000	Lump Sum	1	\$100,000
Tauchman House (Main Floor and Upstairs Restoration)	\$461,133	Lump Sum	1	\$461,133
Tauchman House (Basement Restoration)	\$250,000	Allowance	1	\$250,000
New Shelters	\$75,000	Each	1	\$75,000
Furnishings and Equipment				
Miscellaneous Furnishings: Benches/ Tables/ Trash Receptacles/ Signs/ Drinking Fountains/ Bike Racks, etc.	\$50,000	Allowance	1	\$50,000
Lights/bollards	\$10,000	Allowance	1	\$10,000
Fences/Railings, etc. @ Top of Bluff	\$25,000	Allowance	1	\$25,000
Playground/(Including surfacing and related features)	\$750,000	Lump Sum	1	\$750,000
Fitness Zone	\$100,000	Lump Sum	1	\$100,000
Landscaping				
Shrub/perennial beds	\$15,000	Allowance	1	\$15,000
Lawns	\$50,000	Allowance	1	\$50,000
Trees	\$10,000	Allowance	1	\$10,000
Sub Total				\$2,589,633
Bonding, Mobilization, etc. @ 10%				\$258,963
Contingency @ 20%				\$569,719
Construction Subtotal				\$3,418,316
Bid Continency @ 10%				\$341,832
Estimated Construction Bid				\$3,760,148
Consulting Fees/Soft Costs (Based on Construction Subtotal)				\$512,747
Total Phase 3 Estimate				\$4,272,895

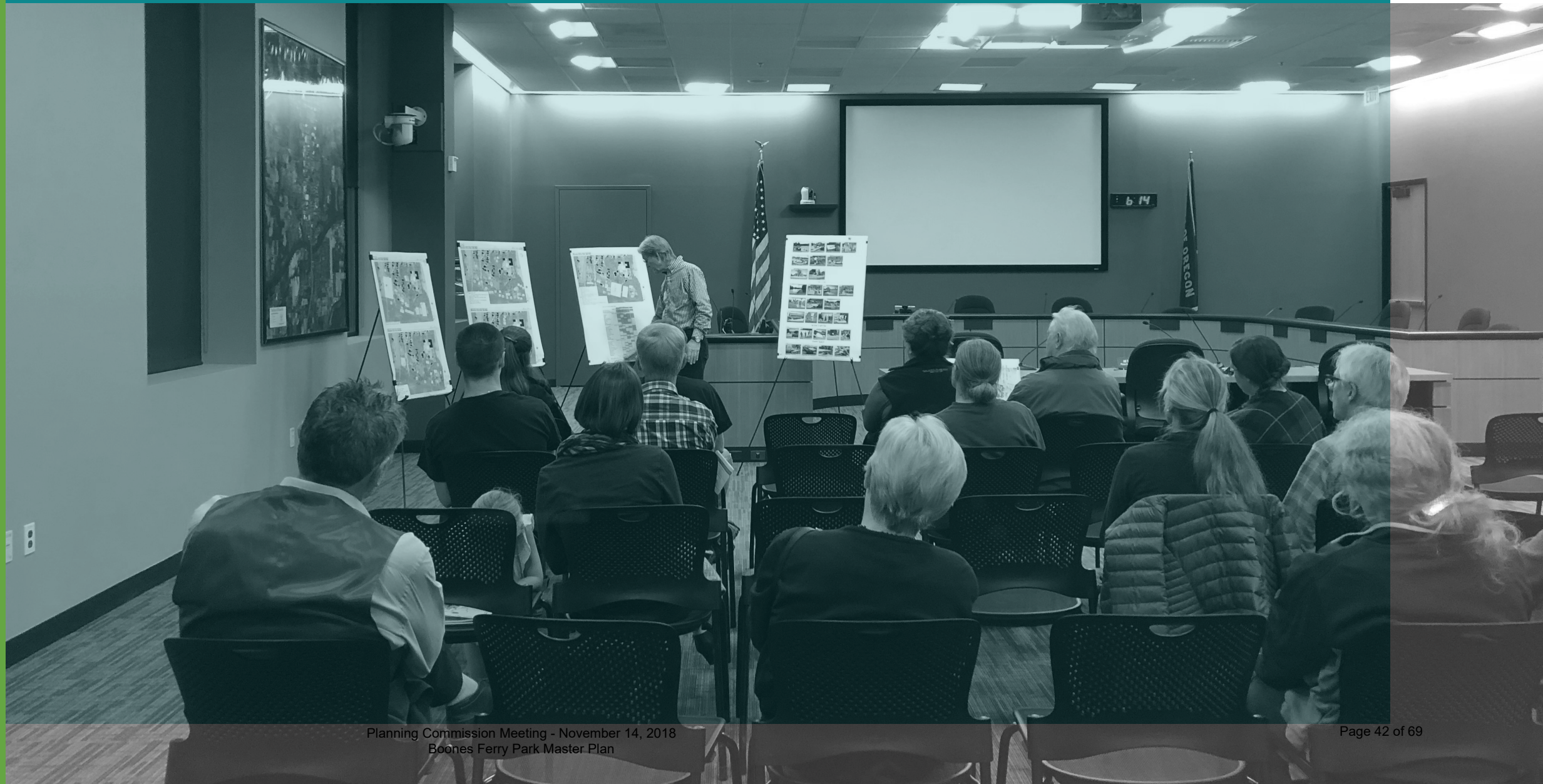
ATTACHMENT B

PHASE 4 - NORTH EXTENSION				
Item	Unit Price	Unit	Quantity	Item total
Site Preparation				
Construction Fencing & Erosion Control	\$7,500	Allowance	1	\$7,500
Vehicle Tracking Control	\$5,000	Allowance	1	\$5,000
Clear and Grub	\$5,000	Allowance	1	\$5,000
Grading				
Site Grading	\$5,000	Allowance	1	\$5,000
Site Construction				
New Asphalt	\$75,000	Allowance	1	\$75,000
Traffic Control Striping/Signage	\$5,000	Lump Sum	1	\$5,000
New Curb & Gutter	\$10,000	Allowance	1	\$10,000
New Concrete Walks	\$50,000	Allowance	1	\$50,000
New Soft Trails	\$10,000	Allowance	1	\$10,000
Furnishings and Equipment				
Miscellaneous Furnishings: Benches/ Tables/ Trash Receptacles/ Signs/ Drinking Fountains/ Bike Racks, etc.	\$5,000	Allowance	1	\$5,000
Lights/bollards	\$5,000	Allowance	1	\$5,000
Landscaping				
Shrub/perennial beds	\$5,000	Allowance	1	\$5,000
Trees	\$10,000	Allowance	1	\$10,000
Sub Total				\$197,500
Bonding, Mobilization, etc. @ 10%				\$19,750
Contingency @ 20%				\$43,450
Construction Subtotal				\$260,700
Bid Contingency @ 10%				\$26,070
Estimated Construction Bid				\$286,770
Consulting Fees/Soft Costs (Based on Construction Subtotal)				\$39,105
Total Phase 4 Estimate				\$325,875

ATTACHMENT B

PHASE 5 - WEST SIDE				
Item	Unit Price	Unit	Quantity	Item total
Site Preparation				
Construction Fencing & Erosion Control	\$7,500	Allowance	1	\$7,500
Vehicle Tracking Control	\$5,000	Allowance	1	\$5,000
Clear and Grub	\$10,000	Allowance	1	\$10,000
Grading				
Site Grading	\$10,000	Allowance	1	\$10,000
Site Construction				
New Asphalt	\$75,000	Allowance	1	\$75,000
Traffic Control Striping/Signage	\$5,000	Lump Sum	1	\$5,000
New Curb & Gutter	\$10,000	Allowance	1	\$10,000
New Concrete Walks	\$75,000	Allowance	1	\$75,000
Plaza/Specialty Paving	\$10,000	Allowance	1	\$10,000
Structures				
Dumpster Enclosure	\$20,000	Lump Sum	1	\$20,000
New Restroom at West Parking Lot	\$350,000	Lump Sum	1	\$350,000
Furnishings and Equipment				
Miscellaneous Furnishings: Benches/ Tables/ Trash Receptacles/ Signs/ Drinking Fountains/ Bike Racks, etc.	\$5,000	Allowance	1	\$5,000
Lights/bollards	\$5,000	Allowance	1	\$5,000
Fences/Railings, etc. @ Top of Bluff	\$10,000	Allowance	1	\$10,000
Landscaping				
Shrub/perennial beds	\$10,000	Allowance	1	\$10,000
Trees	\$25,000	Allowance	1	\$25,000
Sub Total				\$632,500
Bonding, Mobilization, etc. @ 10%				\$63,250
Contingency @ 20%				\$139,150
Construction Subtotal				\$834,900
Bid Continency @ 10%				\$83,490
Estimated Construction Bid				\$918,390
Consulting Fees/Soft Costs (Based on Construction Subtotal)				\$83,490
Total Phase 5 Estimate				\$1,001,880

NEXT STEPS

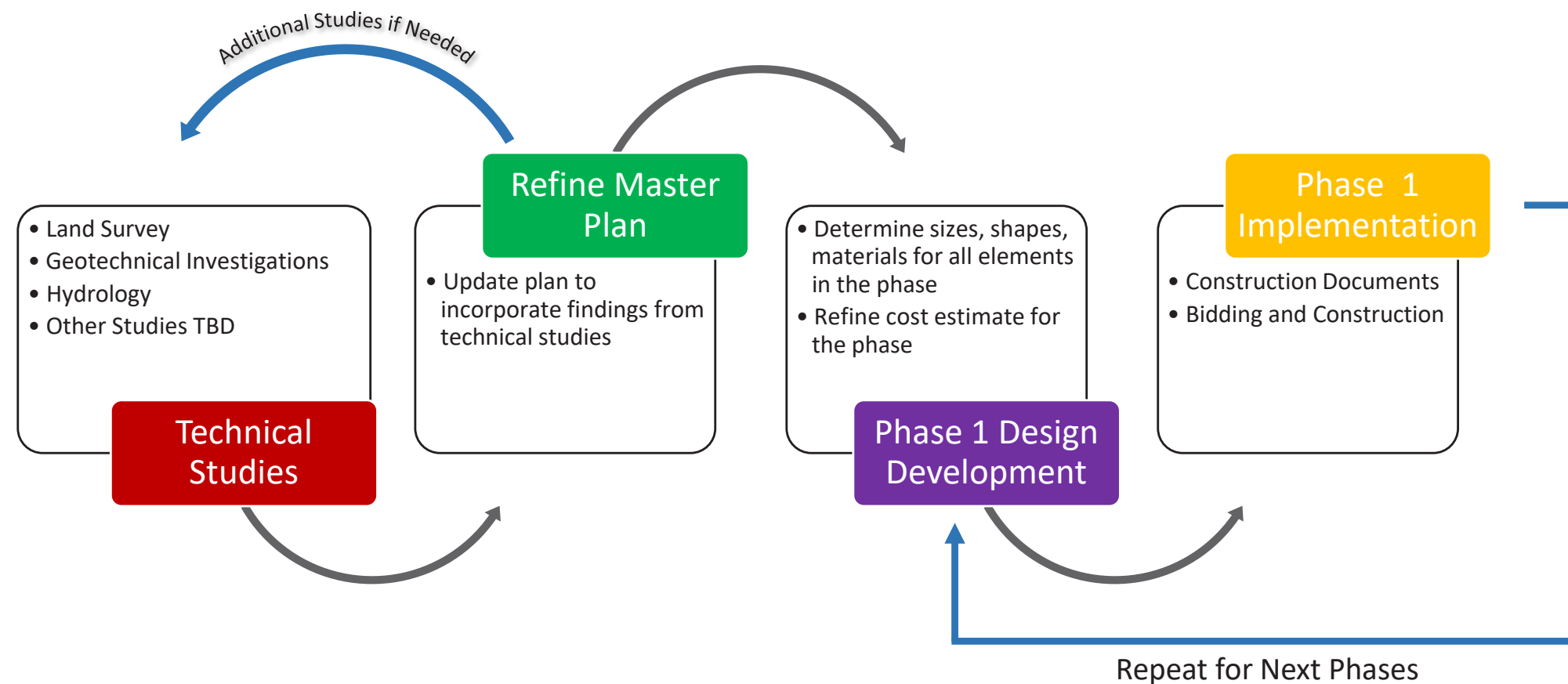


NEXT STEPS

The plan presented here is a result of a public process to create a vision for Boones Ferry Park. The next step is to conduct technical studies that will allow for refinement of the plan and development of detailed designs. These include:

- A land survey of the site that will provide accurate topography and the locations of existing utilities, trees, and other features.
- A geotechnical study to determine structural needs for buildings, pathways, roads, and parking.
- A hydrologic study of the river to determine the feasibility and alternatives for providing docks, piers, or other river access features.

The overall master plan can be refined if needed to reflect the findings from these studies. Once that is completed, funding sources and options will be explored to implement the plan. It is anticipated that the plan will be implemented in phases as outlined in the previous section. Priority will be given to completing items identified by the public as most important, although in some cases opportunities may arise to complete other features sooner as part of some other project or because special-purpose funds are available for those features.



APPENDIX A - ONLINE SURVEY RESULTS



APPENDIX A - ONLINE SURVEY RESULTS

Boones Ferry Park Master Plan Survey - Concept 1: Engage the River

Q1 What do you like about Concept 1: Engage the River?

Answered: 39 Skipped: 2

#	RESPONSES	DATE
1	Really think highlighting the river as a beautiful feature of our community / this park is critical for this development.	1/16/2018 10:46 AM
2	Northwest parking lot can be used as a turnaround for the end of Boones Ferry. Lookout points	1/15/2018 7:04 PM
3	The interaction with the river is the most appealing part of the plan; the length of the park runs along the Willamette, so it would give the park a unique quality if it had several diverse ways of viewing the river, which is so central to Wilsonville. My favorite aspect is the river overlook and docks - and besides the river, the outdoor classroom and nature play looks like a great idea for our schools.	1/10/2018 8:48 AM
4	I like the developed river access and water equipment rentals. The drop-off area is a good idea.	1/9/2018 10:03 PM
5	Wilsonville has limited access to the river with only one public dock. "Engage the River" not only gives us beautiful views but a way to actually be 'on' the river! I love this concept.	1/8/2018 4:48 PM
6	Lots of river access. Nature play area close to Magnolia Ave, feels more like a community playground for the neighborhood.	1/4/2018 5:06 PM
7	Dog parks	1/4/2018 9:47 AM
8	This is my least favorite concept. I prefer 3 then 2 and lastly 1.	1/3/2018 11:50 AM
9	Public parking and the river overlook	1/2/2018 6:43 PM
10	It has a dog park. It has a dock.	1/2/2018 6:28 PM
11	Love the play area ideas, activating water edge, and recreational destinations.	1/2/2018 2:02 PM
12	I do not like this.	1/2/2018 1:34 PM
13	Like river part.	12/31/2017 4:12 PM
14	Create recreational destinations and river overlook along the riverside	12/31/2017 2:05 PM
15	Like ideas but not placement	12/30/2017 12:01 PM
16	Ensuring there will be a basketball court. The natures play areas. Good walking paths, but would be better if a loop could be made. River overlooks. Picnic areas. Good idea not to move bathrooms.	12/29/2017 5:03 PM
17	Community garden placement. That your not trying to cram so much into the available spaces. That your diverse activities i.e. dog park are located away from the long time Boone's ferry st residents which you don't give a crap about. Dog park location if you have to have one.	12/28/2017 12:54 PM
18	The focus on the river - multiple overlooks, floating docks & river rentals. I also like the community garden being at the main entry & where the dog park is located in this plan. This plan is by far my favorite of the 3.	12/28/2017 9:23 AM
19	Seems to be the most natural enhancement of the current park area without radically altering the overall ambiance and preserving its historic character while adding amenities for community access, family activities, and events. We like the location of the community garden on the northwestern part next to the rails and the dog park in the northeastern part as a compatible landscape extension next to the treatment plant and away from those core uses.	12/26/2017 11:12 PM
20	The river is a unique asset. It would be a waste not to maximize public access and visibility. Dog parks are a good idea as higher density has not seemed to diminish peoples desire for pets.	12/24/2017 9:11 AM
21	trails throughout including the north area	12/23/2017 6:00 PM
22	I like this plan the best.	12/21/2017 3:51 PM
23	Seems workable and functional.	12/19/2017 8:14 PM

Boones Ferry Park Master Plan Survey - Concept 1: Engage the River

24	Best of the three. Preserves most of the trees, better than the other two plans, as far as I can tell. Doesn't waste money by moving existing features senselessly.	12/12/2017 6:37 PM
25	I like this concept the best because it offers the most access to the very underutilized river	12/11/2017 9:57 AM
26	I am a 'water person' and want to have as much access to the river as possible.	12/8/2017 5:24 PM
27	I like the simplicity of it. This is my vote.	12/7/2017 10:16 PM
28	The floating docks are nice.	12/7/2017 2:24 PM
29	A safe place to ride a bike.	12/6/2017 9:06 PM
30	Love,love love the inclusion of the river in so many ways with so many options regardless of your abilities! It really seems to include so many options for usage by all age groups and families.	12/6/2017 10:52 AM
31	I like the floating docks and the river overlook, as well as the nature play.	12/5/2017 8:46 AM
32	great to have river access	12/5/2017 7:50 AM
33	This is the best option, it sounds like a place one can spend the entire day with family and friends!	12/2/2017 9:50 PM
34	Location of community garden Like that you are protecting the existing orchard and not putting a lot of activities in the western most plot of park. If activities must be added to the western most plot of park, they should be quiet activities so that they do not negatively impact the neighbors who live adjacent to this open space. Butterfly garden and a community garden in the western most part of the park is far preferable to the neighborhood than a bike pump track or dog park. Like that there is no bike pump track. That amenity seems highly special interest. Noting the character of the mostly boys who use the skate park at Memorial park, this type of amenity brings unsupervised teenage boys who smoke, are profane and leave garbage all over the place.	12/2/2017 12:15 PM
35	All fun River activities so close to home! Love this concept with more dock access and river rentals. Maybe add a water feature too do young families?	12/2/2017 10:06 AM
36	The simple fact of having river access is a must. There also needs to be more and better parking for sure.	12/2/2017 8:28 AM
37	LOVE the Community Garden and the Nature Play / Outdoor Classroom area, the preserved wooded area, and the bee and butterfly garden. Also like the idea of a mini-amphitheater near the house. This is my favorite of the three concepts.	12/2/2017 12:04 AM
38	Trail connection from the path that goes underneath the i5 bridge all the way to the community garden across Boones Ferry RD.	12/1/2017 5:07 PM
39	I love engaging the river. We are along the river with such little access. I also like that variety of enhancements in this plan. There seems to be something for everyone incorporated.	12/1/2017 4:34 PM

Boones Ferry Park Master Plan Survey - Concept 1: Engage the River

Q2 What do you dislike about Concept 1: Engage the River?

Answered: 33 Skipped: 8

#	RESPONSES	DATE
1	no walk path connecting to Fir St. drop-off point Overall underdeveloped	1/15/2018 7:04 PM
2	Nothing I particularly dislike about this one.	1/10/2018 8:48 AM
3	No dog park in this concept. I feel like dog parks are a well used asset in our community.	1/9/2018 10:03 PM
4	No water feature. Less walking trails.	1/4/2018 5:06 PM
5	No bike pump track	1/4/2018 9:47 AM
6	-It doesn't include a bike pump track, which I think would be a beneficial addition to the City's parks system. -The community garden, I think it's current location near Rose Ln is a more conducive location as it offers more room for expansion. I also feel the space in Boones Ferry park should be used for recreation and not a garden.	1/3/2018 11:50 AM
7	The extended access to the river. This is a steep bank and i would like to see it maintained. I'm good with improving the current river access at the end of Boones Ferry road.	1/2/2018 6:43 PM
8	No Kayak access. Would prefer the dog park and the restroom moved to the west side.	1/2/2018 6:28 PM
9	There's a great deal of added development for a park that is "off the beaten path" at a dead end road; it is excessive for a neighborhood park serving Old Town residents. This should not be developed as a "destination". Areas furthest from residential area (ie: the East edge of the Park) are most susceptible to illicit or illegal behavior, homeless camps, vandalism, or other undesirable activities. All enhanced activity in this area should be near the road and have open sightlines to rest of Park, and street.	1/2/2018 3:33 PM
10	The location of the dog park	1/2/2018 1:36 PM
11	No dog park	1/2/2018 1:34 PM
12	Dislike the rest of it.	12/31/2017 4:12 PM
13	Make the park bike and pedestrian friendly	12/31/2017 2:05 PM
14	Do not like dog park on other side of free way nor extra Parking. It's already a traffic nightmare to live here and is detrimental to our home values and way of life.	12/30/2017 12:01 PM
15	I like the idea, but not sure if it is the best place to rent kayaks etc, there is lots of boat activity on nice days. Not sure an additional parking lot is needed on the west side, the added street parking should be enough,	12/29/2017 5:03 PM
16	No additional parking West Boone's Ferry. Keep existing parking on Boone's Ferry. There is already a dog park in Wilsonville which is located in a much bigger park. Why don't you expand that dog park? If your going to have more dog parks you have to enforce the rules and stop all the off leash activity I see in Memorial Park.	12/28/2017 12:54 PM
17	That there is not a water play feature. The butterfly/bee habitat seems lacking.	12/28/2017 9:23 AM
18	The north wooded area can be further developed along the lines in Concept 3.	12/26/2017 11:12 PM
19	lacks adult exercise equipment	12/23/2017 6:00 PM
20	Does not appear to improve bikeability.	12/19/2017 8:14 PM
21	The dog park. I love dogs, but there doesn't have to be a designated dog park in this park. It's not really large enough to accommodate it. I think it's nicer to have more undeveloped area with trees.	12/12/2017 6:37 PM
22	I think it could have even more river access	12/11/2017 9:57 AM
23	I don't have kids, so have no interest in expanding 'space for families'... however, doing that has high interest for many - so that is not really a 'dislike'.	12/8/2017 5:24 PM

Boones Ferry Park Master Plan Survey - Concept 1: Engage the River

24	Please add a spot for skating. Does not need to be a full size skate park, just some some small concrete features: stairs, ramp, half-pipe. See the Spohn Ranch Website for examples of Skate Spots and Skate-able Art. https://www.spohnranch.com/ PS On design #2, I already replied and can't reopen it, but I now notice it did not have a floating dock.	12/7/2017 2:24 PM
25	Subsidized free car parking. No identified bicycle parking.	12/6/2017 9:06 PM
26	We live on the street leading into Memorial Park. We walk our dog to the loop around the park regularly. The current dog park there takes up a lot of the available parking, often forcing sports attendees and others to park on the grass or illegally and the large dog park included in the new plan does not take into account the very large numbers of vehicles that drive their dogs to the park. The bigger the dog park, the more parking you will need and the new space only shows 15 spaces and that is to be shared by people wanting to access the river for walks, picnics, fishing/kayaking, play areas... There is already a large dog park at Memorial. Perhaps the dog park elsewhere in the community's West side would be more reasonable, i.e. Grahams Oaks Nature Park for instance. There would then be a large dog park on both sides of town that way without taking up the limited parking area. We could still walk our dogs along the trails to use the park. Just add Doggy Pick-up bags. As an artist I would also like to see local artwork included, paintings in buildings, murals on the underpass, sculpture along trails etc.	12/6/2017 10:52 AM
27	No bike pump track	12/5/2017 8:46 AM
28	NA	12/2/2017 9:50 PM
29	Strongly dislike where new parking is located parallel to Boones Ferry Road. That open space should remain natural and not be turned into a parking lot. The neighborhood deserves this. Old Town has already lost the majority of its natural/park like open space. Add parking near the already existing parking lot if absolutely necessary and use street parking. Turning the park into a parking lot is short sighted and an offense to the neighborhood and home owners who have lived next to this green space for decades. Don't believe an amphitheater is needed. There is already an amphitheater at the McMenamins just down the road. There is too much going on, too many new amenities. Leave the park simple and natural. At the end of the day, this is a small park, at the end of a dead end road. There is limited parking and limited space. Inviting the entire region down here with all these activities could turn into a real nightmare for the neighborhood with increased crime, noise, and garbage. Keep it small. Keep it natural. Keep every tree possible. This is not a zoo and you shouldn't turn it into one. French Prairie Bridge Alignment 1 and 2 are an affront to the neighborhood.	12/2/2017 12:15 PM
30	The lack of a water fountain for kids	12/2/2017 10:06 AM
31	Extending the play area to the wooded area, unless that means play fields.	12/2/2017 8:28 AM
32	Not sure about the dog park placement.	12/2/2017 12:04 AM
33	The future connection on the lower left side of the picture it would of been better if we knew what are the city plans for the other side of train tracks.	12/1/2017 5:07 PM

Boones Ferry Park Master Plan Survey - Concept 2: Historical Focus

Q1 What do you like about Concept 2: Historical Focus?

Answered: 30 Skipped: 2

#	RESPONSES	DATE
1	The Tauchman House display approach highlights the history of Wilsonville.	1/16/2018 10:56 AM
2	The key part of this design is the northwest parking lot. This layout would work well as a traffic circle to end Boones Ferry Rd. I like play creek. These get use.	1/15/2018 6:48 PM
3	I like the Play Creek idea and that the existing orchard is preserved. I think the bike pump track is a great idea to give people something fun and active to do. New restrooms instead of just one single restroom will probably be appreciated. Having the picnic area not close to the water sewage plant is a good idea as well. I think having the bike park and the community garden in these locations make sense.	1/9/2018 10:18 PM
4	Love the bike trails. Love the open lawn. I like the preserved wooden area. Good location for dog park.	1/4/2018 7:48 PM
5	Trails	1/4/2018 5:09 PM
6	Dog parks and bike pump track	1/4/2018 9:48 AM
7	-The bike pump track is WONDERFUL! I am very pleased to see it a feature of two of the concept designs. Cycling is a great lifetime fitness activity and pump tracks are a great way to cultivate an interest in cycling with kids. That said, I think the track design in concept 3 is superior.	1/3/2018 11:52 AM
8	In particular I like the basketball court and public parking. I would like to see pickle ball/tennis courts as well.	1/2/2018 6:46 PM
9	Not much. I wouldn't use it.	1/2/2018 6:31 PM
10	Dog Park and trails	1/2/2018 1:35 PM
11	This one is better.	12/31/2017 4:13 PM
12	Restrict vehicle street parking and drop-off area along main access	12/31/2017 2:08 PM
13	Dog park close to Boones Ferry road, keeping orchard in tact, river access, keeping historical aspects in line with Old Town charm.	12/30/2017 11:59 AM
14	picnic areas, dog park is better on the west side, big nature play area, walking trails	12/29/2017 5:09 PM
15	River assess ok. Again I ask why your cramming so much into this area that is so disruptive to the neighborhood when you have that huge memorial park you can add to i.e. expand that dog park.	12/28/2017 12:58 PM
16	The play creek looks interesting	12/28/2017 9:27 AM
17	Virtually nothing that is not as well or better provided for in Concept 1.	12/26/2017 11:07 PM
18	I don't like this plan.	12/24/2017 9:14 AM
19	Full of activities	12/23/2017 6:04 PM
20	I like the idea of enhancing Tauchman house and developing the east side with diverse activities.	12/21/2017 3:46 PM
21	Generally, OK	12/19/2017 8:16 PM
22	This is my least favorite concept.	12/11/2017 9:59 AM
23	Active area's. Also add spots for skateboarding (not a skate park) but smaller, inexpensive concrete stairs, rails, small ramps.	12/7/2017 2:03 PM
24	A safe place to ride a bike or skateboard.	12/6/2017 9:07 PM
25	Like the bike trials and play creek.	12/5/2017 4:59 PM
26	Play creek, nature play, protecting orchard	12/5/2017 8:47 AM

Boones Ferry Park Master Plan Survey - Concept 2: Historical Focus

27	Like the preservation of the wooded area in the center northern most tract of park land. Like that there are fewer new amenities, like that the park is being left in its more natural state. Like the on-street parking.	12/2/2017 12:15 PM
28	The defragmentation of the lawn area to make it more suitable for play. Enhancing the Tauchman house. It's lovely and been there forever and should be enhanced and a focal point.	12/2/2017 8:30 AM
29	I really like the play creek. The shelter/picnic area would also be a nice addition.	12/2/2017 12:11 AM
30	Separates small and big dogs as far away as possible. Bike track a great addition. Only suggestion add more trees or a good fence where teenagers wont cut through the path that goes underneath the i5 bridge into the bike track.	12/1/2017 5:05 PM

Boones Ferry Park Master Plan Survey - Concept 2: Historical Focus

Q2 What do you dislike about Concept 2: Historical Focus?

Answered: 30 Skipped: 2

#	RESPONSES	DATE
1	Does not include river use/access which should be a major highlight.	1/16/2018 10:56 AM
2	The north end of the park needs to be cleaned and trimmed up. It currently has multiple transient camps. Safe walkways need to connect to Magnolia and Fir streets. I would like to see the basketball court covered. The area where the basketball court was vacated could be enlarged where a soccer ball could be kicked or a football, baseball or Frisbee thrown...	1/15/2018 6:48 PM
3	There is no water equipment rentals which are a great thing in Tualatin and I think our community would enjoy and benefit from. There looks to be no trail through the Preserved Wooded Area which there is on the other 2 plans. If you are going to have woods it would be nice to be able to walk through them. A lack of water equipment rentals is the biggest downfall of this concept, otherwise it seem like a very good plan.	1/9/2018 10:18 PM
4	Needs more access to the river and equipment rentals.	1/4/2018 7:48 PM
5	Seems like very minimal changes and I do not feel like it would be very utilized pretty much the same as it is now. No river access... we should always be taking advantage of all the river access possible. To many people misuse the river down there as it is and are not being respectful of the environment.	1/4/2018 5:09 PM
6	No canoe rental.	1/4/2018 9:48 AM
7	- I would like to see an access trail from SW Magnolia Ave so users could avoid walking along Boones Ferry Rd. - Too much space is allocated for the dog parks.	1/3/2018 11:52 AM
8	not a fan of the bike pump track. too age specific. put in something all ages can enjoy such as tennis/pickle ball.	1/2/2018 6:46 PM
9	No dog park. The river access looks like what is there now, essentially non existent, unless this plan includes a new concrete ramp that it doesn't show.	1/2/2018 6:31 PM
10	There's a great deal of added development for a park that is "off the beaten path" at a dead end road; it is excessive for a neighborhood park serving Old Town residents. This should not be developed as a "destination". Areas furthest from residential area (ie: the East edge of the Park) are most susceptible to illicit or illegal behavior, homeless camps, vandalism, or other undesirable activities. All enhanced activity in this area should be near the road and have open sightlines to rest of Park, and street.	1/2/2018 3:33 PM
11	not enough trails.	1/2/2018 1:35 PM
12	Not creating a bike friendly park	12/31/2017 2:08 PM
13	N/a	12/30/2017 11:59 AM
14	Not sure that much more parking is needed? Not really using the wooded area to the north.	12/29/2017 5:09 PM
15	No dog park on Boones Ferry. No bike bump track.	12/28/2017 12:58 PM
16	The bike pump track, the dog park location, the lack of floating docks & river rentals.	12/28/2017 9:27 AM
17	Too much prime landscape reserved for dog parks and bike track, neither of which relate to the special historical character and river location of the park. The bike track especially is a misuse of this park as it would have limited appeal to the city's citizens and as a facility should be located in a less sensitive location. Boone's Ferry Park must be regarded as a city treasure and developed for what is not replicable elsewhere in the city.	12/26/2017 11:07 PM
18	The bike pump track seems like too narrow of use focus. Doesn't make sense for a sufficient percentage of the population. Not enough leverage of river.	12/24/2017 9:14 AM
19	It is a city park and there should be access to the north area. Is there a place for non motorized boat access?	12/23/2017 6:04 PM

Boones Ferry Park Master Plan Survey - Concept 2: Historical Focus

20	the water front is not developed to include a floating dock. It seems like an excessive expense to relocate existing services.	12/21/2017 3:46 PM
21	Restriction of parking. A city park needs to accommodate enough parking to allow more than the neighbors to use it. They can walk anyway.	12/19/2017 8:16 PM
22	Wastes money by moving an existing parking area and rebuilding it elsewhere. Also wastes money by moving the basketball court and restrooms a few feet from where they are now. No reason to create open lawn spaces, all trees should be preserved as they are.	12/12/2017 6:29 PM
23	No river access. There are other parks that could have the diverse activities where there are only a few parks that have the potential for river access. You should develop based on the uniqueness of this park	12/11/2017 9:59 AM
24	Too much free car parking.	12/6/2017 9:07 PM
25	The open lawn area is sloped right now, makes it hard to play on.	12/5/2017 4:59 PM
26	No floating docks	12/5/2017 8:47 AM
27	Strongly dislike where new parking is located parallel to Boones Ferry Road. That open space should remain natural and not be turned into a parking lot. The neighborhood deserves this. Old Town has already lost the majority of its natural/park like open space. Add parking near the already existing parking lot if absolutely necessary and use street parking. Turning the park into a parking lot is short sighted and an offense to the neighborhood and home owners who have lived next to this green space for decades. Like the dog park down in the old trailer park area better. Dog park will bring a lot of people and would prefer they are as far away from the neighborhood and homes as possible. The bike pump track seems highly special interest. Noting the character of the mostly boys who use the skate park at Memorial park, this type of amenity brings unsupervised teenage boys who smoke, are profane and leave garbage all over the place. Putting them down in the old trailer court is preferable to near the neighborhood, but unsupervised teenage boys in this remote location seems like a bad idea, too. At the end of the day, this is a small park, at the end of a dead end road. There is limited parking and limited space. Inviting the entire region down here with all these activities could turn into a real nightmare for the neighborhood with increased crime, noise, and garbage. Keep it small. Keep it natural. Keep every tree possible. This is not a zoo and you shouldn't turn it into one. French Prairie Bridge Alignment 1 and 2 are an affront to the neighborhood.	12/2/2017 12:15 PM
28	Parking may be a concern with this plan.	12/2/2017 8:30 AM
29	This is my least favorite concept. I don't like the "bike pump track". I don't think it's a good use of space as it takes up a big chunk of the park and will be utilized by only a very small section of the population. I also don't like the restrooms being moved so far away from the house and the green area. And there aren't as many playground areas in this concept as in the others.	12/2/2017 12:11 AM
30	can't see anything i don't like	12/1/2017 5:05 PM

Boones Ferry Park Master Plan Survey - Concept 3: Activated Park

Q1 What do you like about Concept 3: Activated Park?

Answered: 42 Skipped: 2

#	RESPONSES	DATE
1	I like the parking areas to spread out the traffic and the dog park is away from the freeway and the trails. I also like the water feature which makes it very family friendly.	1/15/2018 9:29 PM
2	full development of river frontage especially the ada paths to the dock. this would be the most used feature of all presented. Development of the north end and paths to magnolia st	1/15/2018 6:10 PM
3	The water equipment rental is an excellent idea!	1/14/2018 3:53 PM
4	We love that it has a bike pump track next to the dog part, access to the river with a dock and two river overlook areas, handicap parking close to the river, a community garden, and three wooded wildlife areas. You get the most out of this plan. There is so much for kids and parents to do together, and older kids can ride their bikes while parents watch the dogs at the dog park. The community garden is perfect, and the kids area with water play is next to other activities that the older kids can participate in, so the whole family can have fun in the same location. The on-street parking is good because it frees up more space for the dog park and bike trail. Overall, Concept 3 is the nicest, most functional plan.	1/14/2018 2:44 PM
5	This is probably the nicest blend of community improvements and environmental engagement, both for the river and wooded areas. The more modest river overlooks and dock, outdoor fitness, dog parks, and the centralized play/recreation area in the middle are reminiscent of Memorial Park and would blend the two parks well, especially with their new connection.	1/10/2018 8:54 AM
6	I like the idea of pedestrian/bike network along the waters edge. Definitely the water equipment rental is a great idea.	1/9/2018 10:24 PM
7	Love this design so much! I would love a bike park and river access with Equipment rentals. I like the play equipment being close to the basketball and lawn. I don't have a dog, but I like the location of the dog park.. I love having a river overlook trail.	1/4/2018 7:46 PM
8	I really enjoy the layout on this one. Glad to see a water feature to safely enjoy with your kids. HAPPY TO SEE DOG PARKS IN ALL THE CONCEPTS, WOHOHO! Sorry, I didn't mean to yell, I'm just really happy to have another dog park closer to this side of town :) Also think that the equipment rentals is a fantastic idea.	1/4/2018 5:16 PM
9	I like everything. Best of 3 concepts.	1/4/2018 9:49 AM
10	-The bike pump track is WONDERFUL! I am very pleased to see it a feature of two of the concept designs. Cycling is a great lifetime fitness activity and pump tracks are a great way to cultivate an interest in cycling with kids. -The path from SW Magnolia Ave is a nice addition as it provides access to the park without using Boones Ferry Road. -The water play feature is a nice addition. -The various river overlooks are also welcomed.	1/3/2018 11:53 AM
11	parking and picnic area. Like the idea of the community garden and walking path along the river edge of the park.	1/2/2018 6:50 PM
12	dog park, play areas, river access	1/2/2018 6:35 PM
13	BY far the best of the 3. I like the area for the dog park better than Concept 1 I like that in addition to the floating dock there is a boat ramp. (You cant get in and out of a kayak from a floating dock) I like the arrangements of the play areas. I like the outdoor fitness area	1/2/2018 6:23 PM
14	Love the variety of play areas.	1/2/2018 2:01 PM
15	Love the new event space, and DOG PARK!! yea!!!	1/2/2018 1:36 PM
16	Nothing	12/31/2017 4:24 PM
17	I like this one.	12/31/2017 4:13 PM
18	Develop water edge and create pedestrian/bike network along edge	12/31/2017 2:06 PM
19	Dog park and pump track in the West side	12/31/2017 12:26 PM

Boones Ferry Park Master Plan Survey - Concept 3: Activated Park

20	Outdoor fitness center (exercised at a calisthenics park in Salzburg Austria along the river last summer and it was really cool), play equipment, on street parking vs additional lot	12/29/2017 5:18 PM
21	keeping existing parking, trees ect. on boones ferry rd.	12/28/2017 1:00 PM
22	The water play addition to the play area	12/28/2017 9:31 AM
23	The best feature of this concept is the development of the northern wooded area, which the other concepts mostly ignore. We don't see any reason this treatment couldn't be applied to the first concept.	12/26/2017 11:07 PM
24	I love the access to walk and bike ride along the river	12/26/2017 5:53 PM
25	retains river access/leverage	12/24/2017 9:18 AM
26	My favorite. It has kayak rental and fitness area. There is access to the north area.	12/23/2017 6:07 PM
27	This seems like an expanded concept # 1 plan. Whether or not it's a good plan depends on the cost.	12/21/2017 3:51 PM
28	OK plan	12/19/2017 8:17 PM
29	although limited, it does offer river access and trail along the edge. I like the idea of event space and dog park as well.	12/11/2017 10:00 AM
30	Active area's. Also add spots for skateboarding (not a skate park) but smaller, inexpensive concrete stairs, rails, small ramps.	12/7/2017 2:04 PM
31	I like the bike pump track and the bike path along the river.	12/6/2017 9:08 PM
32	Seems least disruptive to the area. Although I don't care for the vague term "activate" areas - would hope they would be sensitive to existing areas/minimize development-destruction.	12/5/2017 8:30 PM
33	The bike track would be a first for the city, great idea. Wide variety of potential activities.	12/5/2017 4:43 PM
34	Outdoor classroom, floating docks	12/5/2017 8:47 AM
35	a walking trail along the river would be nice, however it looks rather short.	12/5/2017 7:52 AM
36	Development along river's edge is a great addition!	12/2/2017 6:54 PM
37	It is the only concept that doesn't have new parking parallel to Boones Ferry in the NW most plot of the park. The neighborhood strongly rejects adding a parking lot there. Like the preservation of the wooded area in the center northern most tract of park land.	12/2/2017 12:15 PM
38	Dog park, event space, river access... all fantastic things	12/2/2017 8:31 AM
39	I like that there is a Community Garden and the Bee and Butterfly area.	12/2/2017 12:19 AM
40	Water equipment rental, dog park	12/2/2017 12:06 AM
41	keeps a lot or most of the trees in place and not a lot of cutting down of trees	12/1/2017 5:09 PM
42	Everything! Love the river walk idea	12/1/2017 4:18 PM

Boones Ferry Park Master Plan Survey - Concept 3: Activated Park

Q2 What do you dislike about Concept 3: Activated Park?

Answered: 37 Skipped: 7

#	RESPONSES	DATE
1	Nothing	1/15/2018 9:29 PM
2	no walk path around bike track. no access to fir st. besides the shoreline the rest of the plan seems underdeveloped in general logistics of kayak rentals	1/15/2018 6:10 PM
3	Nothing. Love it all!	1/14/2018 3:53 PM
4	Nothing. It has no drawbacks.	1/14/2018 2:44 PM
5	The bike pump track doesn't seem to be a huge community draw, but it is a much more integrated design than Concept 2.	1/10/2018 8:54 AM
6	There is no parking for the dog park that is close by. It seems like the bike pump trail and garden should be swapped.	1/9/2018 10:24 PM
7	Do people use outdoor fitness equipment? Honest question, because I don't see it used very often. Is there enough parking? We don't use the community garden, I am sure others would, but it isn't applicable to us. What does nature play mean? I would love a single awesome play area above a couple smaller play areas. That said, if nature play is truly engaging, that would be cool, too. These are exciting designs!!	1/4/2018 7:46 PM
8	I don't really know how much the exercise area will be used, but interested to see it if this is chosen. I wish there was more being done in the wooded area with the access off Magnolia. A playground or something would be great!	1/4/2018 5:16 PM
9	The community garden, I think it's current location near Rose Ln is a more conducive location as it offers more room for expansion. I also feel the space in Boones Ferry park should be used for recreation and not a garden.	1/3/2018 11:53 AM
10	again not a fan of the bike pump track. too age specific. Put in some tennis courts/pickle ball courts that all ages can enjoy or beef up/extend the frisbee golf course.	1/2/2018 6:50 PM
11	Adding to my previous comments. The restrooms should be more centrally located, or at both ends. It is currently shown a long way from the dog park and the primary play area.	1/2/2018 6:35 PM
12	I dont think the small dogs vs big dogs need to be separated. I go to the memorial park 2-3 days a week and have only seen the small dog park utilized a few times. Size shouldn't matter. I cant tell for sure, but there needs to be enough space near the bottom of the ramp to drop off a kayak and drive back up to park. It is far to far to carry one with that steep grade. Just a grassy area would be fine.	1/2/2018 6:23 PM
13	There's a great deal of added development for a park that is "off the beaten path" at a dead end road; it is excessive for a neighborhood park serving Old Town residents. This should not be developed as a "destination". Areas furthest from residential area (ie: the East edge of the Park) are most susceptible to illicit or illegal behavior, homeless camps, vandalism, or other undesirable activities. All enhanced activity in this area should be near the road and have open sightlines to rest of Park, and street.	1/2/2018 3:33 PM
14	No river play area.	1/2/2018 2:01 PM
15	Nothing	1/2/2018 1:36 PM
16	this would recent activity that should not be so close to where people live. I know some people near the park work nights and I'm sure they would not appreciate having a circus so close by.	12/31/2017 4:24 PM
17	Create a bike path along river that is connected to other bike paths in Wilsonville	12/31/2017 2:06 PM
18	Nothing	12/31/2017 12:26 PM
19	Would be nice to have a walking loop around the whole park.	12/29/2017 5:18 PM
20	Dog park location.	12/28/2017 1:00 PM

Boones Ferry Park Master Plan Survey - Concept 3: Activated Park

21	The location of the dog park & the bike pump path.	12/28/2017 9:31 AM
22	Too much of the park's area and best landscape is given to dog parks and community garden, which are limited uses that relate to neither the historical character of the area nor the special riverside location that are not duplicated elsewhere in the city and should be be the focus of this Park. The dog parks and garden are more proportional and better located in Concept 1.	12/26/2017 11:07 PM
23	Bike pump track seems to be of limited use.	12/24/2017 9:18 AM
24	Needs on street parking. There is not enough parking spaces.	12/23/2017 6:07 PM
25	restricted parking	12/21/2017 3:51 PM
26	Don't restrict parking. This is a city park, not a neighborhood park.	12/19/2017 8:17 PM
27	The dog park is superfluous and unnecessary in a small park like this.	12/12/2017 6:42 PM
28	it could use more river access	12/11/2017 10:00 AM
29	Too much free, subsidized car parking.	12/6/2017 9:08 PM
30	Seems best of three evils - would prefer to leave it alone. This part of Wilsonville doesn't need 'development'	12/5/2017 8:30 PM
31	The trail that leads under I5 always felt very secluded and not very safe. I'm concerned the new trails will give that same sense of isolation.	12/5/2017 4:43 PM
32	nothing -- this plan looks the best!	12/2/2017 6:54 PM
33	Far too much going on. Prefer the park be left natural with not so many new activities. At the end of the day, this is a small park, at the end of a dead end road. There is limited parking and limited space. Inviting the entire region down here with all these activities could turn into a real nightmare for the neighborhood with increased crime, noise, and garbage. Keep it small. Keep it natural. Keep every tree possible. This is not a zoo and you shouldn't turn it into one. Like the dog park down in the old trailer park area better. Dog park will bring a lot of people and would prefer they are as far away from the neighborhood and homes as possible. The bike pump track seems highly special interest. Noting the character of the mostly boys who use the skate park at Memorial park, this type of amenity brings unsupervised teenage boys who smoke, are profane and leave garbage all over the place. Putting them down in the old trailer court is preferable to near the neighborhood, but unsupervised teenage boys in this remote location seems like a bad idea, as well. French Prairie Bridge Alignment 1 and 2 are an affront to the neighborhood.	12/2/2017 12:15 PM
34	Parking maybe a concern with this space.	12/2/2017 8:31 AM
35	Don't like the bike pump track - I don't think it's a good use of space. I also don't like that the parking near the dog park area is street parking only. I like the parking lots on the other concepts better. I'm not sure about the whole garden/play/picnic/shelter area in the middle of the open lawn. It looks like there's a lot crammed into that one little spot. I also hope that "extended building area" doesn't mean you plan on adding on to the historic house. That would be strange and wrong.	12/2/2017 12:19 AM
36	Would like addition of beef/ butterfly garden in concept 2	12/2/2017 12:06 AM
37	bike track is to close to the dog park, who knows if a dog might jump a fence or dogs be more aggressive seeing people on bikes going fast.	12/1/2017 5:09 PM

ATTACHMENT B

This page left blank intentionally.



DESIGN
CONCEPTS
Community + Landscape Architects

ATTACHMENT C

Boones Ferry Park Master Plan – Public Outreach

First Public Meeting – Tuesday, September 5th, 2017 at Boones Ferry Park

- Postcard Notices – mailed to property owners & current residents (161 total), and business owners (14 total)
- [City of Wilsonville Media Release](#) – posted August 16, 2017. This news article was posted to the City’s website, emailed to e-notify subscribers, and appeared in the [September issue of the Boones Ferry Messenger](#).
- Flyer posted in City buildings (City Hall, Community Center, Library, Parks & Rec Admin Building)
- Article posted in Wilsonville Spokesman on August 30, 2017, titled “[Re-envisioning Boones Ferry Park](#)”
- A follow-up article was posted in the Wilsonville Spokesman on September 13, 2017, titled “[Old Town weighing in on Boones Ferry Park](#)”
- A Facebook event was created and shared on the Parks & Rec Facebook page.
- Total Event Attendance: 33 people

Boones Ferry Park Master Plan Public Workshop
 Boones Ferry Park
 31240 SW Boones Ferry Rd
 Tuesday, September 5, 2017
 6:00–7:30 PM

The City of Wilsonville invites the public to attend a workshop to kick off the Boones Ferry Park Master Plan. The purpose of the master plan is to guide the future of the park to best meet the community’s current and future needs. The plan will encompass the existing park and highlighted City-owned parcels (see map).

Meet with project consultants and staff, learn more about the plan, and provide feedback. Refreshments will be served.

WilsonvilleParksandRec.com/ParksPlan

Boones Ferry Park Master Plan Public Workshop
 Public · Hosted by Wilsonville Parks and Rec

SEP 5
 Tuesday, September 5, 2017 at 6 PM - 7:30 PM
 about 10 months ago

Boones Ferry
 31240 SW Boones Ferry Rd, Wilsonville, Oregon 97070

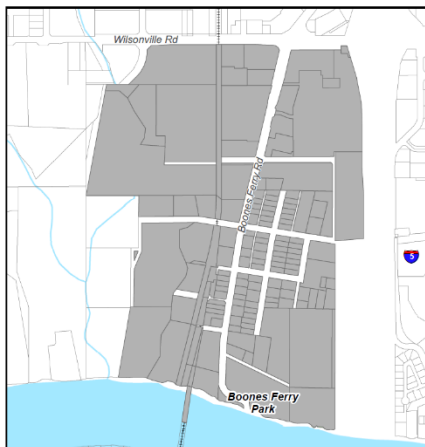
INSIGHTS

- 1.5K People Reached (+0 last 7 days)
- 39 Responses (+0 last 7 days)
- 3 Ticket Clicks (+0 last 7 days)
- Audience: Women 35-44 (26% of total reach)

EVENT TIPS

Help People Find Your Page's Events
 Reorder the tabs on Wilsonville Parks and Rec's Timeline so Events is one of the first tabs.

13 Went · 26 Interested



Wilsonville Parks and Recreation

Help Plan the Future of Boones Ferry Park

This historic site is an important part of Wilsonville’s unique Willamette River shoreline. It has both wooded and open areas, and many park amenities. At the workshop, project consultants will present the proposed conceptual plans and participants will break out into groups to discuss and offer feedback.

Help determine how Wilsonville should make the most of this opportunity and make Boones Ferry Park an even greater gem for the community!

Boones Ferry Park Master Plan
 Second Workshop
 Thursday, Oct. 26, 6:00-7:30 PM
 Wilsonville City Hall
 29799 SW Town Center Loop E

Public Works

Wilsonville Parks and Recreation
 21600 SW Park Place
 Wilsonville, OR 97070
 503-783-PLAY
WilsonvilleParksandRec.com

8 – The Boones Ferry Messenger September 2017

Sept. 5 Community Kick-Off Event for Boones Ferry Park Master Plan

The City of Wilsonville is holding a community kick-off event to help plan the future of Boones Ferry Park on Tuesday, Sept. 5, 6 pm, at Boones Ferry Park, 31240 SW Boones Ferry Road. The City seeks community input regarding preferences for enhancing park and open-space amenities and increasing public access to the Willamette River through development of a new park master plan.

“We are excited to hear community members’ ideas on how the City should invest and manage Boones Ferry Park,” explained Parks and Recreation Director Mike McCarty.

The purpose of the Boones Ferry Park Master Plan project is to advise the City Council, Parks and Recreation Advisory Board, and City staff on how the park is currently functioning and to set the course for future use. Currently, the park is utilized for drop-in uses of the playground, an open-lawn area and basketball court.

The park is home to the Tauchman House, a popular historical location for City-sponsored programs and private rentals. The seven-acre park is located adjacent to four acres of forested waterfront property to the east acquired by the City in 2015, and to three undeveloped acres to the west between the railroad tracks and Boones Ferry Road and additional land to the north.

To help develop the plan the City hired GreenPlay, LLC, a national firm based in Colorado with extensive experience across the U.S. facilitating, researching and developing similar parks and recreation master plans.

For more information, contact Mike McCarty, Parks and Recreation Director, at 503-570-1579; mccarty@ci.wilsonville.or.us. For more information about the Parks & Recreation Master Plan, visit www.WilsonvilleParksandRec.com/ParksPlan.

ATTACHMENT C

Second Public Meeting – Thursday, October 26, 2017 at Wilsonville City Hall

- Postcard Notices – mailed to property owners & current residents (161 total), and business owners (14 total)
- [City of Wilsonville Media Release](#) – posted October 6, 2017. This news article was posted to the City’s website, emailed to e-notify subscribers, and appeared in the [October issue of the Boones Ferry Messenger](#).
- Flyer posted in City buildings (City Hall, Community Center, Library, Parks & Rec Admin Building)
- A follow-up article was posted in the Wilsonville Spokesman on November 3, 2017, titled [“Consultants present concept Boones Ferry Park designs”](#)
- A Facebook event was created and shared on the Parks & Rec Facebook page.
- Total Event Attendance: 15 people

Oct. 26 Public Workshop for Boones Ferry Park

Wilsonville Parks and Recreation Department is holding a second public workshop to help plan the future of Boones Ferry Park on Thursday, Oct. 26, 6 pm, at City Hall, 29799 SW Town Center Loop E. The City seeks community input regarding preferences for enhancing park and open-space amenities and increasing public access to the Willamette River through development of a new park master plan.

The Boones Ferry Park master plan kicked-off on Sept. 5 when more than 40 community members gathered in Boones Ferry Park and shared their ideas



for the future of the scape architecture a for consultant Green from the first works Participants then break-out into groups and discuss the plans, offering valuable feedback.

Boones Ferry Park Master Plan Workshop
 • **Thur, Oct 26, 6-7:30 pm**
 City Hall, 29799 SW Town Center Loop E

property to the east acquired by the City in 2015, and to three undeveloped acres to the west between the railroad tracks and Boones Ferry Road.

To help develop the plan the City hired GreenPlay, LLC, a national firm based in Colorado experienced in developing parks and recreation master plans.

For information, contact Mike McCarty, Parks and Recreation Director, at 503-570-1579; mccarty@ci.wilsonville.or.us. For more information about the Parks & Recreation Master Plan visit www.WilsonvilleParksandRec.com/ParksPlan.

ATTACHMENT C

Online Public Survey – Open Dec. 1, 2017 through Jan. 15, 2018

- Postcard Notices – mailed to property owners & current residents (144 total), and business owners (14 total)
- [City of Wilsonville Media Release](#) – posted December 8, 2017. This news article was posted to the City’s website, emailed to e-notify subscribers, and an abbreviated article appeared in the [December issue of the Boones Ferry Messenger](#).
- Flyer posted in City buildings (City Hall, Community Center, Library, Parks & Rec Admin Building)
- Information was shared via social media on Facebook.
- Online survey was extended until January 15, 2018. A [City of Wilsonville Media Release](#) was posted on December 27, 2017, to the City’s website and emailed to e-notify subscribers. An article appeared in the [January issue of the Boones Ferry Messenger](#).
- Total number of Survey Responses: 211

Share Your Feedback

Boones Ferry Park Master Plan

Feedback accepted through December 31, 2017

The City of Wilsonville seeks public feedback through December as part of the master-planning process for Boones Ferry Park. Based on initial suggestions by community members, three conceptual plans have been developed with various elements. Online feedback is accepted through Dec. 31 at the project website listed below.

Community members are asked to share their feedback and preferences for development options, which include greater river access, preserving natural areas, a dog park, nature play and a number of other options.

WilsonvilleParksandRec.com/BoonesFerry




Public Input Sought by Dec 31 on Boones Ferry Park Concept Plans

The Parks and Recreation Department is welcoming public feedback as part of the master-planning process for Boones Ferry Park. Three conceptual plans have been developed suggested as part of the master-planning process for Boones Ferry Park. Three conceptual plans have been developed suggested as part of the master-planning process for Boones Ferry Park. Three conceptual plans have been developed suggested as part of the master-planning process for Boones Ferry Park.

Wilsonville Parks and Rec
Published by Ahsamon Wilsonville Parks [?] · December 28, 2017

Deadline Extended! Three conceptual plans for the Boones Ferry Park Master Plan have been posted online. Community members are asked to share their feedback and preferences. Online feedback will be accepted until January 15.

To view the plans and complete the online surveys, visit www.WilsonvilleParksandRec.com/BoonesFerry



City of Wilsonville January 2018 The Boones Ferry Messenger - 5

Three Concepts Proposed for Willamette Riverfront Boones Ferry Park City Seeks More Feedback on Proposals, Extends Public Input Timeline Until Jan. 15 with Online Survey

The Parks and Recreation Department is welcoming public feedback for an extended period through Jan. 15 as part of the master-planning process for Boones Ferry Park, which borders the Willamette River in Old Town Wilsonville. To review the concepts out, see www.WilsonvilleParksandRec.com.

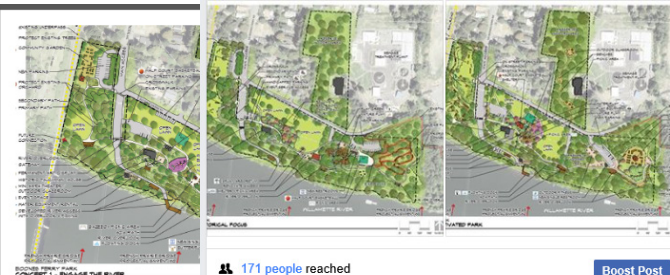
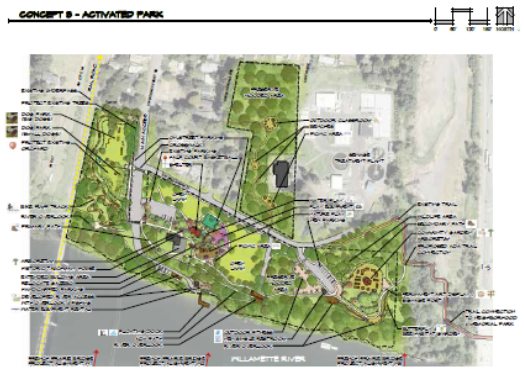
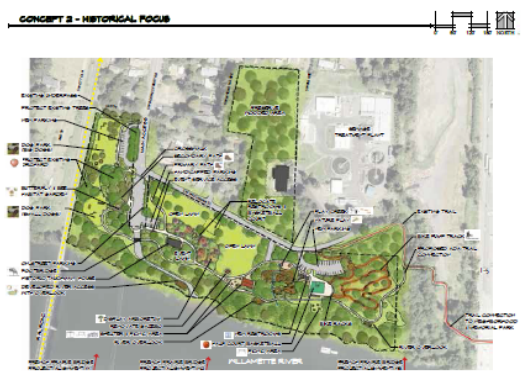
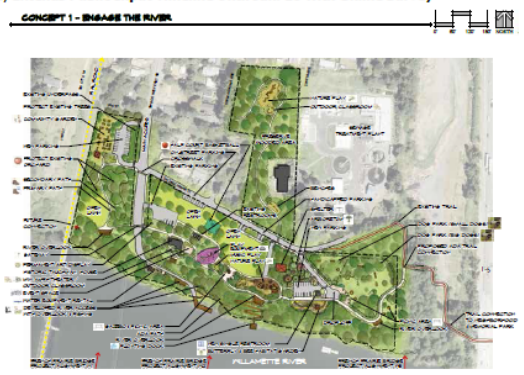
Three conceptual plans have been developed with ideas that were suggested as part of the engagement process. Community members are asked to share their feedback and preferences, which include: greater river access, dog park, wooded trail system and a number of other options.

Planning effort started in September when 40 residents gathered in Boones Ferry to share their ideas for the future of the park. The park is composed of City staff and consultants who shared the findings from the first workshop proposed concepts in October, where they sketched out into groups and discussed the ideas and offered valuable feedback.

‘Engage the River’
This concept focuses on providing riverfront services and program spaces from the historical Tauchman area. It includes street parking and cross walks at Tauchman St, a dog park, and a wooded area along the river edge.

‘Historical Focus’
This concept focuses on preserving the historical character of the Tauchman area. It includes a dog park, a wooded area, and a pump track, basketball court, and nature play area.

‘Activated Park’
This concept focuses on creating a vibrant park space. It includes a dog park, a wooded area, and a pump track, basketball court, and nature play area.



Wilsonville Parks and Rec

Help Plan the Future of Boones Ferry Park

The Parks and Recreation Department is welcoming public feedback as part of the Master Planning process for Boones Ferry Park.

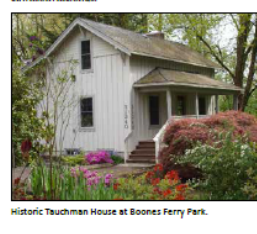
Community members are asked to share their feedback on three conceptual plans and preferences for development, including: greater river access, nature play, a dog park, wooded trail system and a number of other options. Online feedback will be accepted until December 31st at: WilsonvilleParksandRec.com/BoonesFerry



Scan this code with your smart phone to be directed to the project webpage.



Wilsonville Parks and Recreation
29400 SW Park Place
Wilsonville, OR 97070
503-713-7141
WilsonvilleParksandRec.com



ATTACHMENT C

Final Public Meeting – Tuesday, June 5, 2018 at Boones Ferry Park

- Postcard Notices – mailed to property owners & current residents & apartment dwellers (281 total), and business owners (14 total)
- [City of Wilsonville Media Release](#) – posted May 14, 2018. This news article was posted to the City’s website, emailed to e-notify subscribers, and appeared in the [May issue of the Boones Ferry Messenger](#) and the [June issue of the Boones Ferry Messenger](#).
- A follow-up article was posted in the Wilsonville Spokesman on June 13, 2018, titled [“Revealing vision for community park, bridge”](#)
- A Facebook event was created and shared on the Parks & Rec Facebook page.
- Total Event Attendance: 21 people

Boones Ferry Park Master Plan Public Meeting

Boones Ferry Park
31240 SW Boones Ferry Rd

Tuesday, June 5th, 2018
6:00 PM

The Parks & Recreation Department is hosting a public meeting at Boones Ferry Park on Tuesday, June 5th, at 6:00 pm. Project consultants will present the proposed draft of the Boones Ferry Park Master Plan and solicit final public input on the plan.

The plan is scheduled to be presented to the Planning Commission and City Council for consideration this summer.

For more information, please visit:
WilsonvilleParksandRec.com/BoonesFerry

Boones Ferry Park Master Plan: Public Meeting Set for June 5

Join Parks and Recreation staff on June 5, 6 pm, at Boones Ferry Park to discuss the Boones Ferry Park Master Plan. This meeting is the time to give input and feedback regarding park design, layout, and amenities. See page 8 for more details.

JUN 5 Final Public Workshop - Boones Ferry Park Master Plan

Public · Hosted by Wilsonville Parks and Rec

Tuesday, June 5 at 6 PM - 7:30 PM
about 1 month ago

31240 SW Boones Ferry Rd, Wilsonville, OR 97070-9700, United States

3 Went · 3 Interested

INSIGHTS See More

664 People Reached
+0 last 7 days

6 Responses
+0 last 7 days

Track ticket sales on yo

Audience
Women 35-44
29% of total reach

EVENT TIPS Next Tip

Help People Find Your Page's Events

Reorder the tabs on Wilsonville Parks and Rec's Timeline so Events is one of the first tabs.

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

Privacy · Terms · Advertising · Ad Choices · Cookies · More

Facebook © 2018



Boones Ferry Park Master Plan Public Meeting Set for June 5

The Parks and Recreation Department is hosting a public meeting at Boones Ferry Park on Tuesday, June 5, 6 pm, to solicit final public input on the Boones Ferry Park Master Plan, which develops a community vision for the park that best suits Wilsonville’s current and future needs.

Boones Ferry Park Master Plan Meeting
Tue, June 5, 6 pm
Boones Ferry Park

Informed by engagement with community stakeholders at two workshops and via online survey, the Boones Ferry Park Master Plan draft was developed with GreenPlay, LLC, a Colorado-based firm with extensive experience researching and developing master plans for parks throughout the United States.

The plan’s purpose is to advise City Council and Parks and Recreation staff how Boones Ferry Park

currently functions, and to guide future park improvements. Recommendations in the draft plan would enhance the park with new active amenities and improve its access to the Willamette River.

Currently, the seven-acre park in Wilsonville’s Old Town neighborhood includes a playground, an open lawn area and a basketball court. The park is also home to the Tauchman House, a popular location for City-sponsored programs and private rentals.

The master plan guides development of four acres of forested waterfront property to the east, three undeveloped acres to the west (between the railroad tracks and Boones Ferry Road) and three forested acres to the north. It also accounts for the possible installation of the French Prairie Bridge, which would provide pedestrians and cyclists passage over the Willamette River.

Wilsonville Parks and Rec shared an event.
Published by Ahsamon Wilsonville Parks (?) · June 4

The final public workshop for the Boones Ferry Park Master Plan is tomorrow, Tuesday, June 5, 6pm, at Boones Ferry Park. Project consultants will present the final draft plan and solicit public input on the plan.

TUE, JUN 5 Final Public Workshop - Boones Ferry Park Master Plan

You like Wilsonville Parks and Rec

215 people reached

Alejandra Contreras, Brooke Fossati and Julie Lowery

Like · Comment

McCarty, Mike

From: T A <tavery159@gmail.com>
Sent: Thursday, September 14, 2017 11:28 AM
To: McCarty, Mike
Subject: Boones Ferry Park

Good Morning, Mike,

I was one of the attendees at last weeks Boones Ferry Park session and was just reading the article in the Spokesman. The article seemed to barely touch on new and innovative ideas for adding to our park system and I would hate for people to disengage because the parks we have now are beautiful so no discussion is needed. I thought the whole point of the gathering was to add to not just repeat what already exists.

While I understand that everyone has a different level of use, it seemed that a lot of the ideas were redundant and called for more of the same of what we already have in Wilsonville.

This summer we had a number of opportunities to kayak and a few of those time it was here in the Willamette Valley. Unfortunately, the one and only time we "put in", in Wilsonville we found ourselves carrying our kayaks down from Tauchman House parking lot on a very steep driveway that use to lead to the Boones Ferry.

When we reached the bottom there were a few people using the only access to the water for fishing, little ones wading a couple of dogs chasing sticks and us...trying to get our kayaks down a steep drop-off to reach the water. The area was covered with broken concrete, re-bar, some trash and broken glass (because there actually are people trying to both fish and picnic on a 30 foot stretch of water, but there are no trash receptacles). It was dirty, dangerous and directly across from a private marina. Really quite embarrassing and disappointing for Wilsonvilles only river access for those who would rather be able to fish, swim, picnic or paddle.

We found ourselves and friends opting instead to go to West Linn (Willamette Park) and Canby (Hebb Park) to "put in" and "take out". We would stay in the community for dinner as a group and even had a couple of large Bar-b-q's with others because those sites provided clean and user friendly paddling, places for kids to play in the river and fish.

Wilsonville already has a community garden, a dog park, playgrounds and water features for little ones. Walking paths are an excellent use of the land for views and access to the river and can have little impact on the environment. They can also present spaces that might include the history of Wilsonville, art, exercise and the natural beauty of our community. Please don't overlook the connection to one of the most powerful and beautiful assets in Wilsonville or the opportunity to grow and expand the vision of the local parks and what they can offer to all of the residents.

The "**Explore Wilsonville**" website features images of the river and shows an image of a kayaker in the "Play and Explore" drop down tab. In that tab under recreation the guide to fishing and boating promotes the private Boones Ferry Marina and Boating Club that charges \$1000.00-2100.00 and \$500.00 to be wait listed. SERIOUSLY!????! It also promotes Canby, Champoeg and 50 other places in the Willamette Valley to fish. None of which are in Wilsonville (including Wilsonville Pond which is actually in Aurora).

According to REI's adventure journal the stretch of the (affectionately referred to as The Willy) Willamette River from Corvallis to Portland is the #1 rated thru-paddle of any kayaking adventure in

ATTACHMENT D

Boones Ferry Park Master Plan Public Comment

the lower 48 and in the Willamette River Guide we don't even appear on their map as one of only 19 cities it flows through.

I hope going forward the city can grow and enhance all of it's assets for the benefit of the residents and the wider community regardless of their economic or physical limitations.

Thank You. Toni Avery

Boones Ferry Park Upgrades

Mike,

As you know I came late to the discussion. I want to thank you and Tod for meeting me last week and bringing me up to speed as to some of the topics discussed to this point and listening to my personal views and concerns.

I have already made several written comments but you brought up a couple things that I wanted to follow up on.

Of course there would be concerns of locals(myself being one of them) as to not only the added traffic getting to and from the park but also the increase of strangers in the neighborhood. And of course these concerns are legitimate.

Recently the City Council has voted to bring substantially more traffic through Old Town than any of the proposed Park Plans would produce. The improvements that come with the new traffic impacts deliver very very little gain to the Old Town community. I believe a nicely improved park would be a good way the City could mitigate the negative impacts of the 5th st Crossing.

Any new traffic heading to the Park would likely come at off-peak traffic hours so it would not add to congestion. And if there ended up being some extra traffic to the park that would imply we had a nice park that people wanted to drive to. This park is a very short walk to Old Town residence and some of the proposed elements would certainly be utilized by the locals and their guests.

Limiting parking for a popular destination WILL lead to improper unsafe parking and congestion.

My house would feel the brunt of this new traffic but I still believe the value of a well-developed park far exceeds the negatives of some new WELL-MANAGED traffic which would include targeted traffic law enforcement by the police.

The River and the City of course have a history and I believe the full development of the riverfront would celebrate this history. We should build something to be proud of. Somewhere people want to visit.

Just demand while they are visiting Old Town that they are respectful.

Thank you

Mark Britcliffe

From: [McCarty, Mike](#)
To: [Ante-Marandi, Ahsamon](#)
Subject: FW: Boones Ferry
Date: Friday, January 26, 2018 9:48:22 AM
Attachments: [boones_ferry_park.docx](#)

From: mark [mailto:markebrit@yahoo.com]
Sent: Monday, January 15, 2018 1:13 PM
To: McCarty, Mike <mccarty@ci.wilsonville.or.us>
Subject: Boones Ferry

Hi Mike,

Darla and I have a huge stake in Old Town. We have recently invested over a million dollars developing distressed lots.

I was hoping to talk to you more about earlier discussions concerning the park as I wasn't involved.

You must have missed my 10 messages...

I've attached a letter regarding the development of the park with some comments. Could you please put this in the public record

Looking forward to the next step.

Thanks

Mark Britcliffe

Sent from [Mail](#) for Windows 10

Boones Ferry Park Expansion.

My name is Mark Britcliffe. My wife Darla and I live at 9155 sw 4th st in Old Town. We also own several rental units in Old Town with some on Boones Ferry Rd.

Darla and I both visit Boones Ferry Park regularly. We believe the Park is underused in general. We believe the Park should be developed to encourage outdoor activity especially incorporating the river.

Few communities have the opportunity to have a park fronting such a major and historic waterway. We believe the Park should be structured in a way that makes it possible for visitors to fully enjoy the river.

I have been in real-estate development since 1979 and I have always paid attention to the development and use of public parks. I believe that city parks in general should be designed with a broad range of uses available as to encourage a broad range of users. That being said I have noticed that invariably if there is not a commitment in the design to quality and scale of any specific feature that feature will be underused. Small(in scale) dog parks don't get used much, smaller bike tracks see little use after a short while, unchallenging playground elements quickly turn into "yard art". Whatever features are included in a final design should be substantial and memorable. Something someone would want to do again.

As I said Darla and I visit the Park regularly and we have also spent a great deal of time at the new large park in Sherwood. In regards to specific features. By far the most utilized feature in either of these parks is the walkways. Old Town has a scarce amount of safe walkways right now and there are no plans for any new ones. The new Park is a great place to mitigate this problem. If there is a dog park have a path around it if there is a bike track have a path around it if there is a ... have a path around it. For safety and comfort of use if any path is to accommodate both bicycles and pedestrians it should be wide enough and have well defined lanes. You would need to avoid the opportunity for a bicyclist to come from behind someone walking a dog on a lease on the same path.

The one single feature in all the plans that most impressed us was the ADA path down to a dock on the river and an ADA path up the other side. If that could be pulled off it would easily be the most used feature shown on any of the plans.

Substantial and challenging playground equipment is used regularly at the Sherwood Park.

The Large covered eating/seating area gets regular use in Sherwood. Parking close to a covered eating/seating area would be a key feature.

Basketball courts always get use. If the basketball court gets moved the area that is vacated could be expanded and used as a small soccer/multipurpose area. There is no flat grassed areas to speak of now and sloped grassed areas do not get much except in dog parks. I used the current basketball court all summer and by design it is very dirty. I blew the court with my commercial blower twice a week and it was still mostly dirty.

I think a covered court would have multiple uses and allow use of the park on more days. It would also work well in conjunction with a covered eating area.

The children's water feature gets use in the Sherwood Park as well as the one at the Korean War Memorial in Wilsonville which Darla and I also frequent.

We would be in favor of an expansion of the Tauchman House if the design was multifunctional and was intended to be used regularly by a range of citizens. Any expansion architecture should take full advantage of the views of the river and railroad trellis.

Adequate parking is essential however actual handicap parking on the path down to the river seems problematic. Not just the logistics of turning around for the legal parking but leaving the access open for any vehicle traffic will bring unwanted vehicle traffic as well.

We believe you should develop/access as much of the riverbank as possible. Most existing unhealthy foliage along the slope should be removed and replaced with more appropriate plantings. Plantings with concerns for better erosion control as well as leaving open river views at the lookout points and scenic paths.

The kayak rentals look good on paper and I hope it can work out but it would seem this would have to be managed remotely as I believe it would prove too costly, private or public, to have a person on-site for all the hours necessary for operation.

One plan shows traffic turn-around/drop-off point. I cannot see any situation where someone would need to be dropped off there. The drop-off point is adjacent to the parking lot.

A parking lot as you enter the park that could be used as a turn-around for the ending of Boones Ferry Rd or an actual traffic circle would be important for reducing illegal U-turns on Boones Ferry.

One of the dog parks could be placed on the existing sloped, grassed area

There is talk about leaving the northern most treed area "natural", as it is right now. Right now there are scattered transient camps hidden in the overgrowth. Last summer I discovered a cache of stolen items in one of the camps. I was told by Wilsonville Police they believe those items were from a rash of local burglaries. This area needs to be cleaned up and trimmed up for safety. There should be walking paths going through it connecting the neighborhood to the Park.

There is a similar problem on the south end of the Park with a well beaten path leading to a sleeping area under the railroad trellis. This area should be cleaned and trimmed up and the access blocked to the area under the trellis to discourage illegal activity.

There are a couple things left out of all 3 plans I would like to comment on. First, I would like to see a clear interface between the north end of the park and the Old Town neighborhood at the ends of Magnolia st and Fir st. with access by walking paths for both.

Also I would insist that traffic patterns, vehicle acceleration and speed on Boones Ferry Rd be in any conversation regarding a substantial increase of traffic through our residential neighborhood. I do not believe that park traffic will add to the congestion at Boones Ferry rd and Wilsonville rd as it will likely bring traffic during less congested traffic hours and days.

That being said, this traffic must be managed by design and a commitment to enforcement of traffic laws to mitigate its impacts.

Thank you

Mark and Darla

From: Ante-Marandi, Ahsamon
To: ["Steven Van Wechel"](#)
Subject: RE: Tauchmann House
Date: Thursday, February 08, 2018 1:50:00 PM

Thank you, Steve. I have forwarded your email to the project consultants and saved a copy for our project records.

Kindly,
Ahsamon

Ahsamon Ante-Marandi
Administrative Assistant II
Wilsonville Parks and Recreation
503.570.1530

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Steven Van Wechel [mailto:stevevw.55@gmail.com]
Sent: Wednesday, February 07, 2018 4:43 PM
To: McCarty, Mike <mccarty@ci.wilsonville.or.us>
Cc: Ante-Marandi, Ahsamon <ante-marandi@ci.wilsonville.or.us>
Subject: Tauchmann House

Greetings, Mike:

Just wanted to reconfirm with you the historical society's interest in the Tauchmann House. We mentioned it once several months ago when I came in and met with you, but in double checking/triple checking thought it was good to do it again so it doesn't get lost. At the Society's meeting today, Charlotte Leehan also wanted me to make sure the message was there due to the planning process going on for the park.

The Wilsonville Boones Ferry Historical Society wants to go officially on-record as being interested in eventually moving into the Tauchmann House and developing a historical/heritage center there based on the history connected with building and location by the ferry. To be forthright, it will indeed be a space of time before the Society can take this project on, but it needs to be recorded in the plans for the park.

If you have any questions, please feel free to contact me via return email, or my phone number is 503-682-5048.

THANKS, Mike!

STEVE VW

--

Van Wechel

_____ Steve

From: [McCarty, Mike](#)
To: [Ante-Marandi, Ahsamon](#)
Subject: FW: park along the river
Date: Friday, March 09, 2018 1:51:42 PM

I already answered Mr. Thomas, can you put him on our list to contact for next meeting please.
Thanks Mike

From: Louis Thomas [mailto:louis.thomas.1968@gmail.com]
Sent: Friday, March 09, 2018 11:29 AM
To: McCarty, Mike <mccarty@ci.wilsonville.or.us>
Subject: park along the river

Mr. McCarthy,

I understand your team is in the planning stage for the park along the river and there are several options being proposed. This land is a great opportunity to add character and amenities to living in Wilsonville. Having water front access is a rare commodity and should be used to serve the entire city. I would love to see the following items in this space.

Access to the water for launching canoes, kayaks, and paddle boards! Along with appropriate parking to allow for loading and unloading of the equipment should be a priority. An area that could support open viewing of the river with benches and a play structure for our children. I understand it would be necessary to provide the infrastructure (bathrooms and a small shelter).

If there is a time and place that I need to show up to voice my opinion for a larger impact, please let me know.

Thank You for your time,
Louis 'Donovan' Thomas

From: [Steven Van Wechel](#)
To: [Ante-Marandi, Ahsamon](#)
Subject: Boones Ferry Park input
Date: Tuesday, June 26, 2018 3:25:32 PM

Don't know if this suggestion can still be gotten in, but the past week's front page article in the Spokesman prompted me to go ahead and give it a try. Maybe it could just be passed on for whatever it is worth.

The area of the park NORTH of the street (between the apartments and the sewer plant) could certainly be problematic - especially when the bridge gets built. Being totally isolated on three sides; being there would never be any police presence in it (unless they got a call); because it is totally unseen and tucked away in a very unnoticeable area -- I totally agree it could be a huge magnet for homeless camps, drug use by teenagers, etc. So I have come up with a suggestion that hopefully would mitigate those issue to a large extent.

My suggestions is to 1) put a couple/few picnic tables reasonably close to the road; 2) then fence off the entire rectangular area on further to the north; 3) then work with the school district, CREST, and/ or the environmental department of Clackamas Community College to convert the enclosed area into an arboretum to be used to be used for research, preservation, class presentations, Scout projects/merit badge work, etc.. Maybe a gate could be installed with a nominal 50 cent admission or something just to keep it clean and nice and to help prevent the area being used for nefarious purposes. (Maybe one of those new 'butterfly' houses that are popping up all over could be put in there as well and really make use of the area!!! / specializing in native butterflies and moths, etc. of the area - thus keeping a historical aspect to it fitting in with the historical nature of the park.)

I do feel that using the area in a way somewhat similar to this would negate the issues and make the area an actual,useful part of the park, and an excellent addition to Wilsonville.

Thanks for passing the idea along.

STEVE VAN WECHEL

--



Steve Van Wechel

7 August 2018

Mike McCarty
Parks and Recreation Director
29600 SW Park Place
Wilsonville, OR 97070

Dear Mr. McCarty,

As residents of Old Town we submit to the public record the following written testimony regarding the Boones Ferry Park Master Plan LP18-0008. Although the Planning Commission is expected to recommend adoption of the Boones Ferry Park Master Plan LP18-0008 to the City Council, many residents in Old Town have voiced grave concerns about the negative impact these changes will have on the Old Town neighborhood in numerous public meetings as well as in other written venues.

The aspects of the Boones Ferry Park Master Plan that will most negatively impact the Old Town Neighborhood are: parking and parking overflow issues, increased car and bike traffic into the neighborhood, keeping people out of the park after-hours, increased vandalism and malicious mischief (V&MM), increased garbage dumping, and loss of green space and wildlife habitat.

PARKING/ CAR /BIKE TRAFFIC

Old Town residents have very real concerns about current car traffic in the Old Town neighborhood. Speeding is a terrible problem on Boones Ferry Road. Additionally, many residents back out of their drive ways onto Boones Ferry Road and cars that are parked on the street significantly block visibility and create a safety issue. An increase in traffic on Boones Ferry Road will leave nowhere for kids and parents to play or walk safely near the road. This project will only exacerbate these issues. We recommend adding speed bumps or using some other method to slow down traffic from 5th Street to the end of Boones Ferry Road in Old Town.

We have urged the City to develop a parking strategy that keeps additional cars out of the Old Town neighborhood; however, this plan puts almost 100 new parking spaces in Boones Ferry Park. With 2-4 people arriving in the neighborhood in each car, this plan will continually be bringing 200-400 new people down a dead end road, past many homes, and into a very small park, relative in size to other parks in Wilsonville.

One looming question: when these 100 parking spaces are full, will cars then be allowed to overflow into the neighborhood and park wherever they please? Several large new homes with one car garages were built very near Boones Ferry Park this year and sold to homeowners with 5 or more vehicles in each home, so parking is already an issue in this area without any help from significantly more cars from park visitors overflowing in front of neighborhood homes.

ENTRANCE TO PARK AFTER HOURS

All other parks in town remain open from dusk until dawn. For the safety and comfort of the surrounding neighborhood, this park's hours should not be any different. Also, Memorial Park and Graham Oak Parks both have gates that can be closed to stop car traffic from entering. We recommend that Boones Ferry Park be gated, as well. Surely a professional designer can create a plan that secures Boones Ferry Park after hours and yet allows neighborhood residents to enter and leave their homes.

PUBLIC SAFETY/ VANDALISM

Public safety is currently a concern in Old Town as neighborhood crime and V&MM is on the rise. Vagrants have started fires near homes near Boones Ferry Park and condoms have been found in neighborhood driveways near the park. People are also defecating and urinating in yards near the park. Garage doors, the railroad tunnel, and the Boone Bridge have been sprayed with graffiti. Bikes, purses, artwork on fences, boom boxes and other items have been stolen from property near Boones Ferry Park. This vandalism is occurring and increasing prior to this project starting. It is imperative that the City have a plan in place for how it intends to address increased crime in the Old Town neighborhood if more people are heralded into the neighborhood as Boones Ferry Park is developed.

Old Town neighbors also fear that unwanted camping will become an even bigger issue than it already is. The police have been called several times in the past year to remove campers from different quadrants of Boones Ferry Park. No overnight camping signs need to be posted on all the streets that lead into the park.

GARBAGE

Garbage is being increasingly dropped and dumped in the Old Town neighborhood. From Wilsonville Road to under the Boone Bridge, a constant flow of garbage, a large percentage of which is non-recyclable Styrofoam fast food garbage, litters the ground, as well as is dropped in driveways and people's front yards. Furniture and other large objects have been abandoned on neighborhood roads. Not only are there an insufficient number of trash receptacles to deal with the current problem, neighbors are concerned that the issue will only be exacerbated by this project and the onslaught of more people being ushered into the neighborhood. A plan for garbage removal near Boones Ferry Park and on nearby bike trails, as well as along the length of Boones Ferry Road in Old Town needs to be addressed. The area around the park needs more garbage receptacles now, not at the end of this project.

LOSS OF GREEN SPACE/WILDLIFE HABITAT

Old Town has already lost the majority of its green space and turning any of the few remaining acres of park green space into parking lots or a Bridge landing is extremely undesirable to the neighborhood. Many homeowners bought their homes in Old Town because of the park, wildlife, and open space that was abundant in the neighborhood.

The open space in Boones Ferry Park closest to the railroad trestle contains many mature trees as well as an established fruit orchard. It has been a summer focal point for the neighborhood as neighbors enjoy fruit off the trees and people run their dogs in the grass. The neighborhood would like to see this parcel of land left as green space and not have The Bridge land in this part of the park nor have this green space turned into a parking lot.

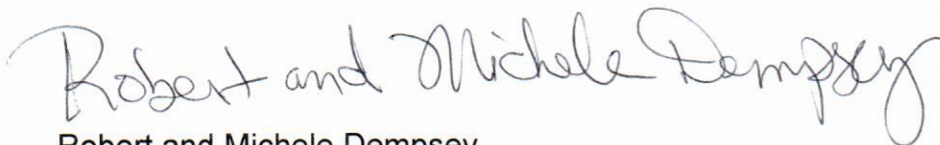
Although the Boones Ferry Park Master Plan and the French Prairie Bridge are two separate projects, their footprints overlap. The Old Town neighborhood has repeatedly stated that if the Bridge project happens at all, and most Old Town neighbors hope that it doesn't, but if it does, the Old Town neighborhood does not wish for the Bridge to land in the orchard. It should land on Boones Ferry Road, a more direct path for bikes and emergency vehicles (certainly a more direct path than landing it in the field and then having vehicles take a sharp right to get onto Boones Ferry Road) as well as a less destructive option for the neighborhood in terms of habitat loss.

The Boones Ferry Park Master Plans puts approximately 50 new parking spaces at the end of Boones Ferry Road exactly where the neighborhood would prefer that the Bridge land, if the Bridge project does in fact move forward, at some point in the future. This issue needs to be resolved before 50 parking spaces are put in this location. The neighborhood does not want to learn sometime in the future that the Bridge cannot land on Boones Ferry Road because there are 50 parking spaces there.

Old Town is the only neighborhood in Wilsonville that is bordered by the rail road, the sewer plant, and I-5 (as well as the Fred Meyer complex at the north end of the community). Surely, the City can understand why preserving greenspace is so important to Old Town residents.

The decisions that are being made with this plan that will negatively impact the Old Town neighborhood are being made by people who will not be impacted by these decisions. This is certainly ironic, unfortunate, and sadly, something that Old Town residents have no control over. That said, as you continue to develop this neighborhood we ask that you have the decency to consider how you would feel if you were a homeowner or renter here.

Thank you,



Robert and Michele Dempsey
30999 SW Boones Ferry Road
Wilsonville, OR 97070