



BOONES FERRY PARK MASTER PLAN

December, 2018



DESIGN
CONCEPTS
Community + Landscape Architects

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.

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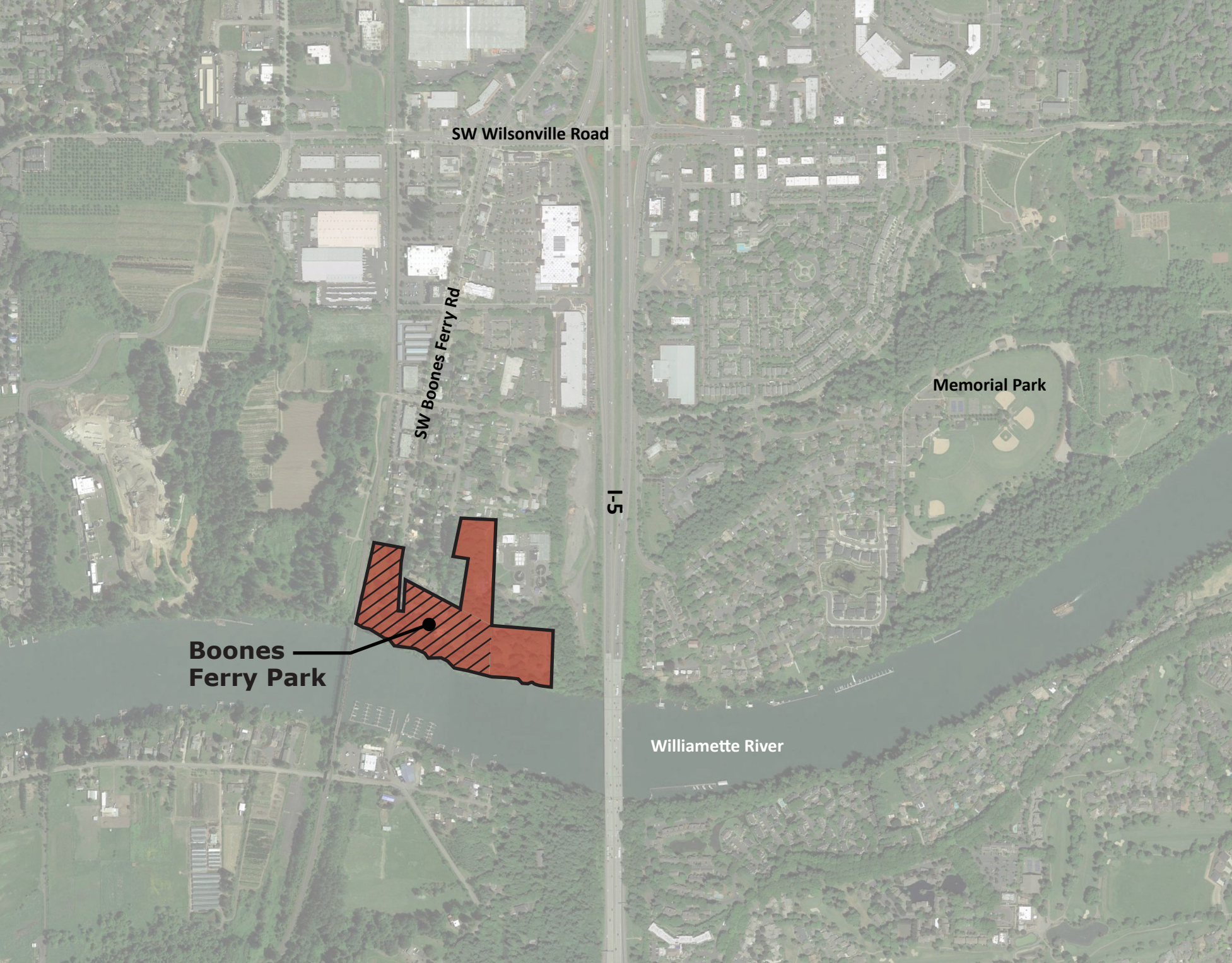
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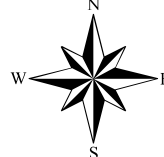
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BACKGROUND AND CONTEXT



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.

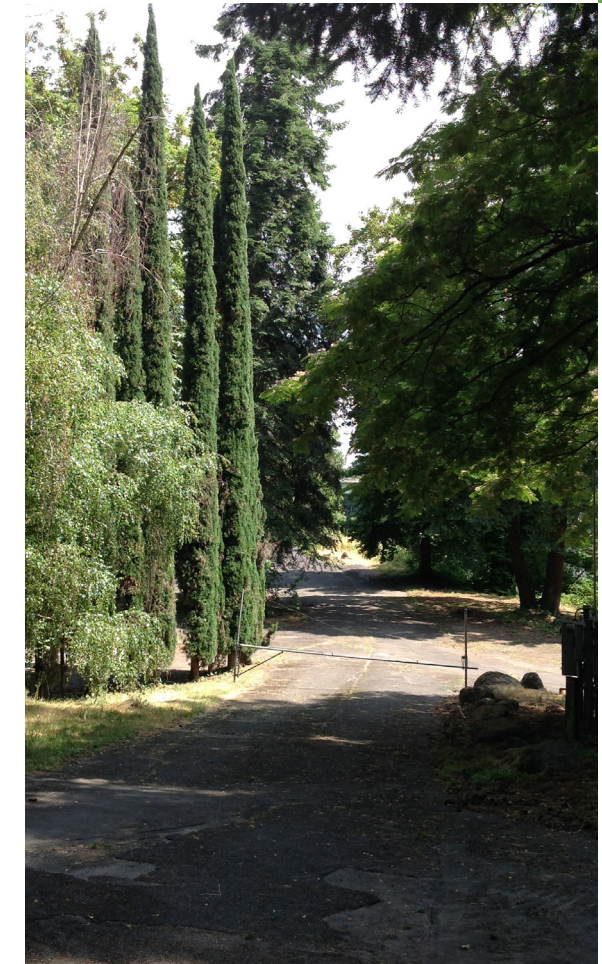


Boones Ferry docked on north shore in 1909.
Source: <http://frenchprairiebridgeproject.org/about/history/>

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.

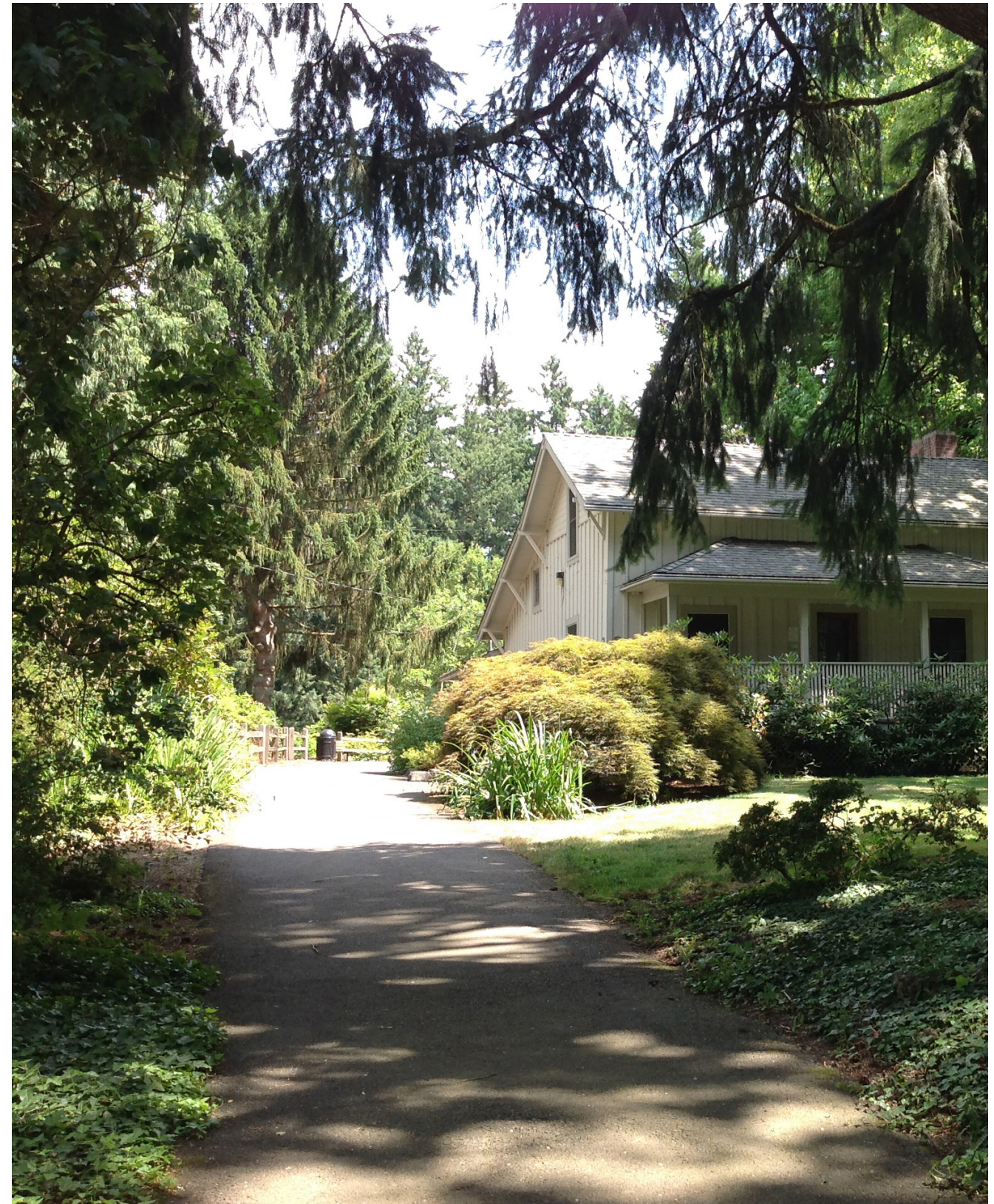


Scenes from within Boones Ferry Park today



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

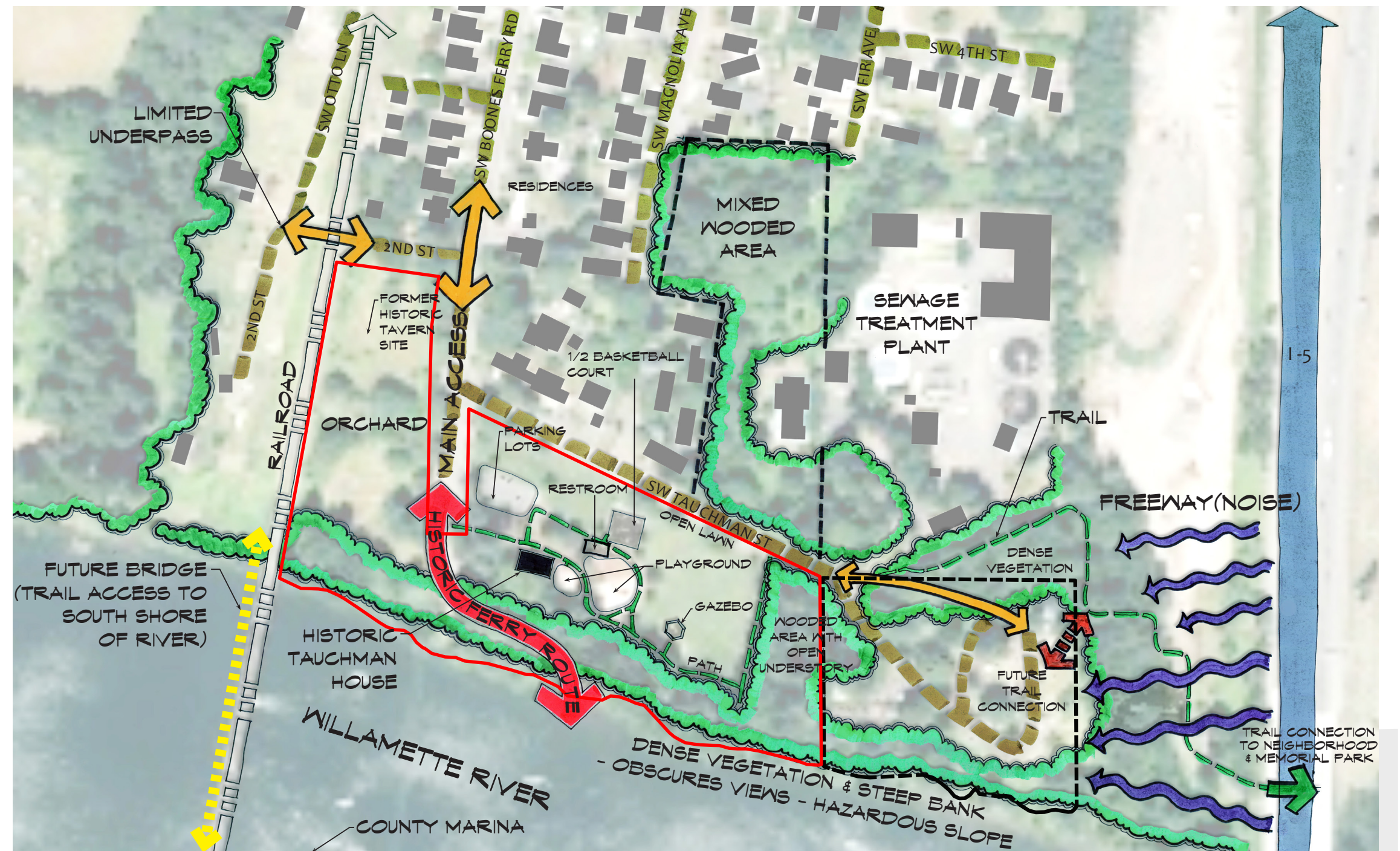
- The railroad track and I-5 freeway create barriers and are potential sources of noise pollution to the park.
- The existing Wastewater Treatment Plant could be considered an undesirable use adjacent to the park.
- The present access road down to the ferry landing is steep and difficult to navigate 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



PROCESS



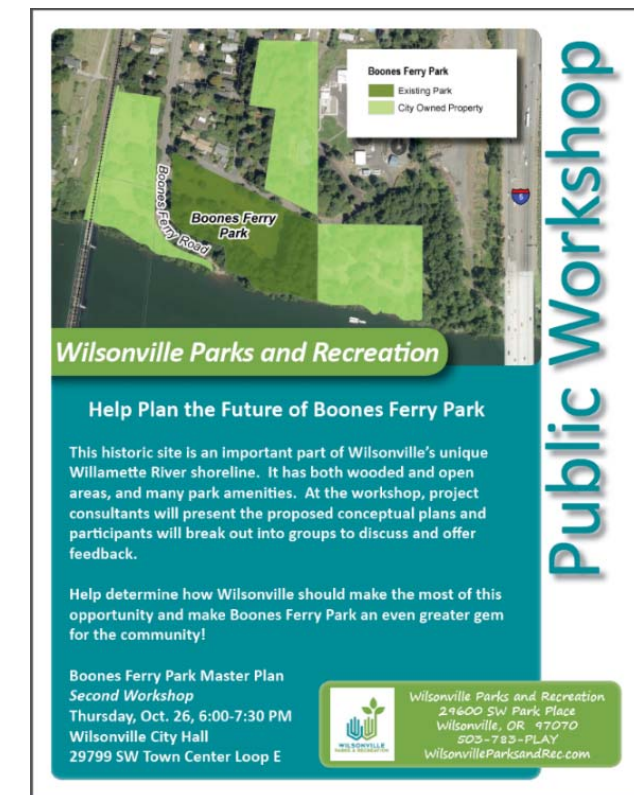
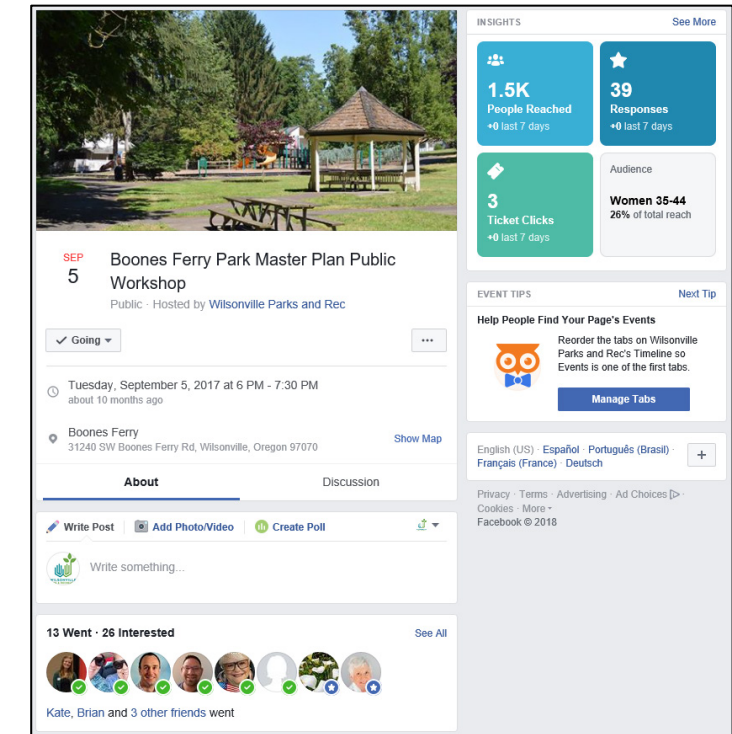
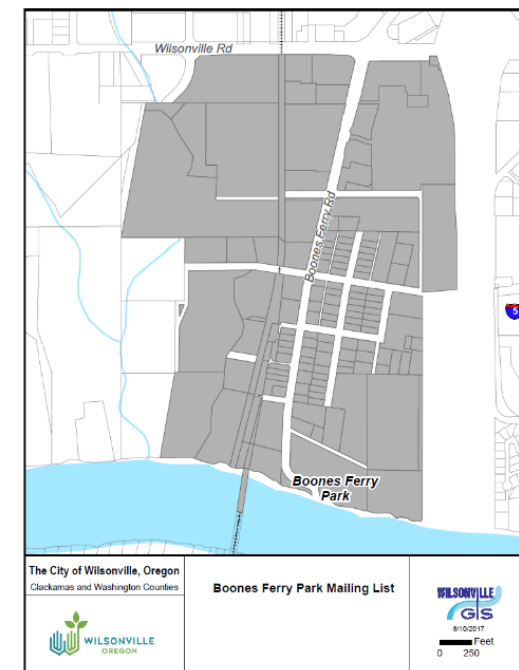
Master Planning Process

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).

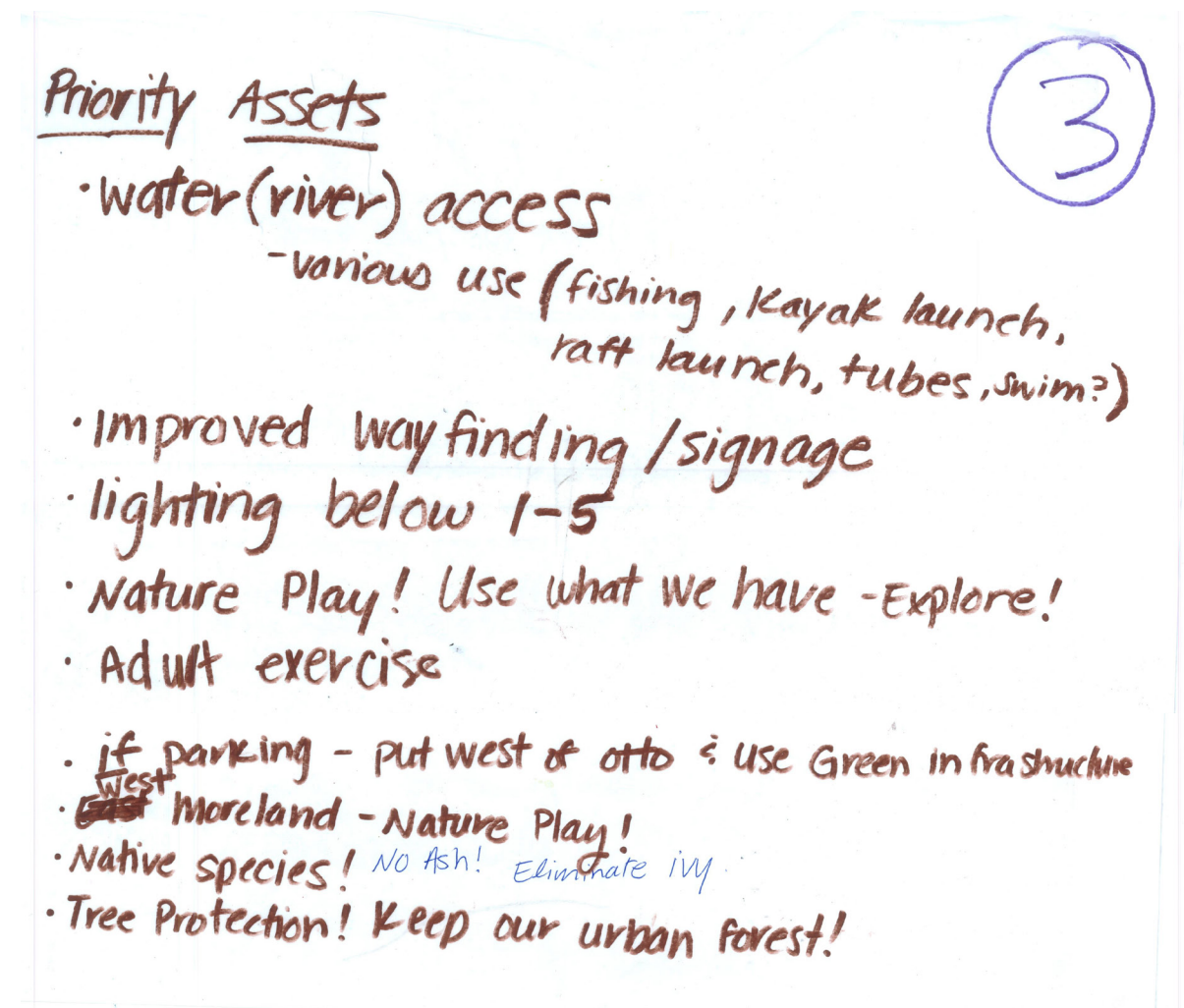


Workshop #1

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 #1 - Engage the River

- Activate river edge through overlooks, water access
 - 5 overlooks provide views to river
 - 2 docks provide direct river access
 - Water equipment rental area
- Preserve existing services near the Tauchman House
- Extend event/program spaces from Tauchman House
- Improve street parking and cross walking at SW Tauchman St
- Extend play area into wooded area and integrate variety of spaces for families
- Create recreational destinations and river overlook along the riverside



**BOONES FERRY PARK
CONCEPT 1 - ENGAGE THE RIVER**

OCTOBER 2017



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



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**

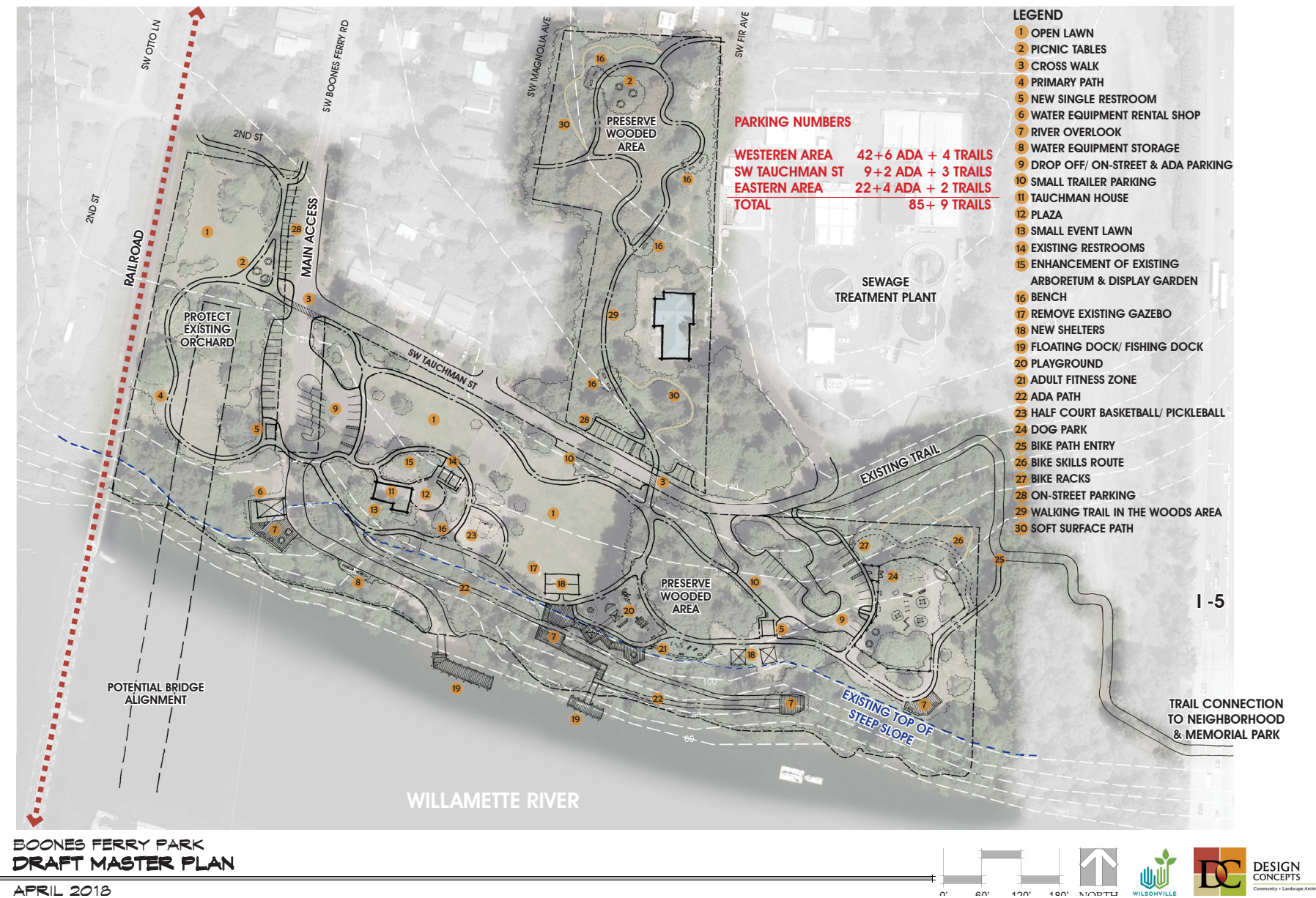
OCTOBER 2017



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



- LEGEND**
- 1a OPEN LAWN
 - 1b OPEN MEADOW
 - 2 PICNIC TABLES
 - 3 CROSS WALK
 - 4 PRIMARY PATH
 - 5 NEW SINGLE RESTROOM
 - 6 WATER EQUIPMENT RENTAL SHOP
 - 7 RIVER OVERLOOK
 - 8 WATER EQUIPMENT STORAGE
 - 9a DROP OFF
 - 9b ADA PARKING
 - 10 PULL-THROUGH PARKING (TRAILERS)
 - 11 TAUCHMAN HOUSE
 - 12 PLAZA
 - 13 SMALL EVENT LAWN
 - 14 EXISTING RESTROOMS
 - 15 ENHANCEMENT OF EXISTING ARBORETUM & DISPLAY GARDEN
 - 16 WAYSIDE / SEATING SPOT
 - 17 REMOVE EXISTING GAZEBO
 - 18 PICNIC SHELTERS
 - 19 FLOATING DOCK / FISHING DOCK
 - 20 PLAYGROUND
 - 21 ADULT FITNESS ZONE
 - 22 SEASONAL SOFT SURFACE TRAIL
 - 23 HALF COURT BASKETBALL
 - 24 DOG PARK
 - 25 BIKE PATH CONNECTION TO NEIGHBORHOOD AND MEMORIAL PARK
 - 26 BIKE SKILLS COURSE
 - 27 BIKE RACKS
 - 28 ON-STREET PARKING
 - 29 WALKING TRAIL IN NATURAL AREA
 - 30 SOFT SURFACE PATH
 - 31 DUMPSTER
 - 32 EXISTING WASTE WATER TREATMENT BUILDING
 - 33 FRENCH PRAIRIE BRIDGE LANDING: EXACT CONNECTION TO BOONES FERRY ROAD TO BE DETERMINED WITH FINAL BRIDGE DESIGN

This plan is intended to show the general locations, sizes, and shapes of features as determined through the master planning process. Changes may occur when additional technical studies are completed and more information becomes available.

**BOONES FERRY PARK
MASTER PLAN**

0' 60' 120' 180' NORTH

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.



Boating / Fishing Docks

Vista Pruning of Vegetation

Walkway

Overlooks

Themed Playground

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

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

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

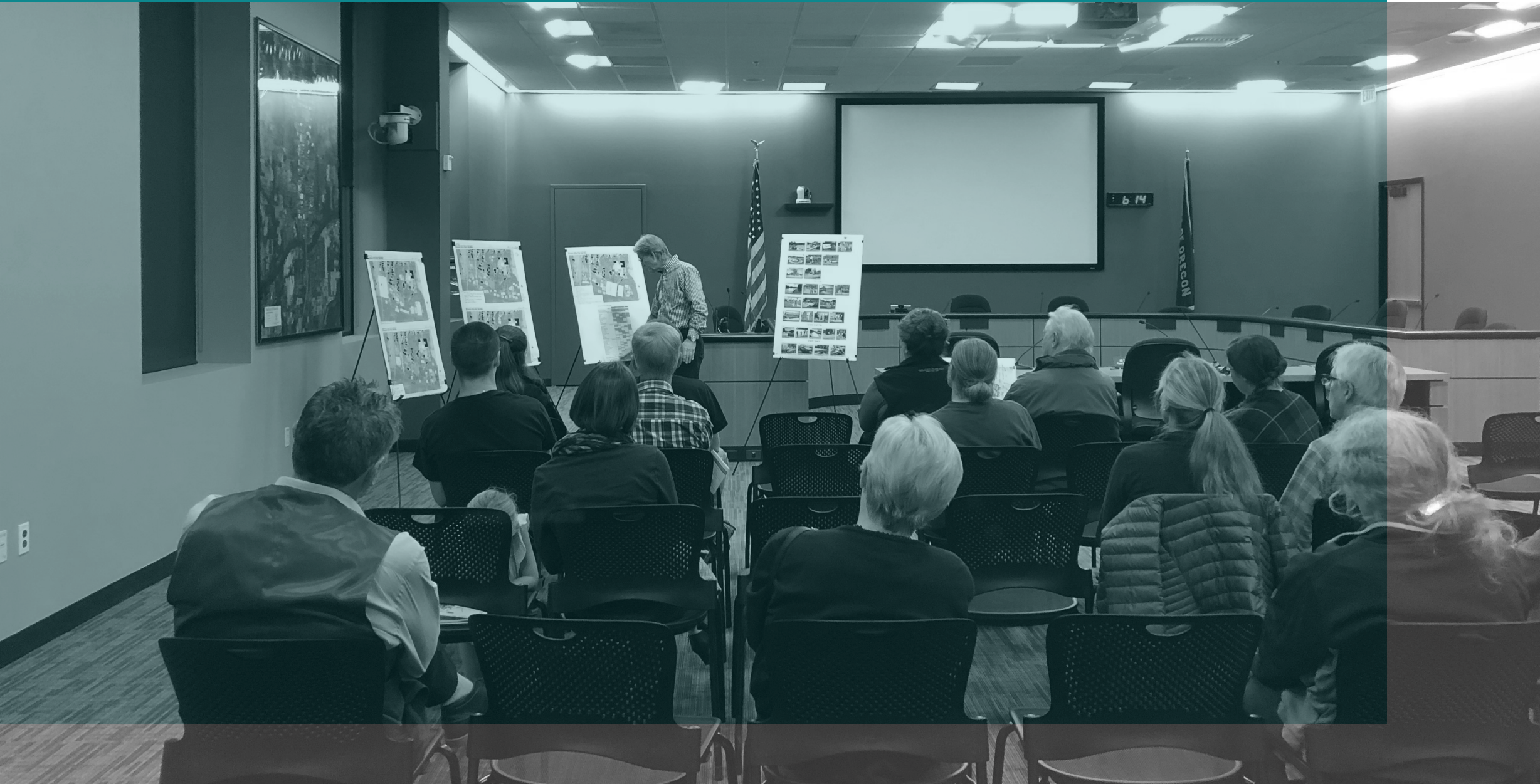
PHASE 4 - NORTH EXTENSION

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

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

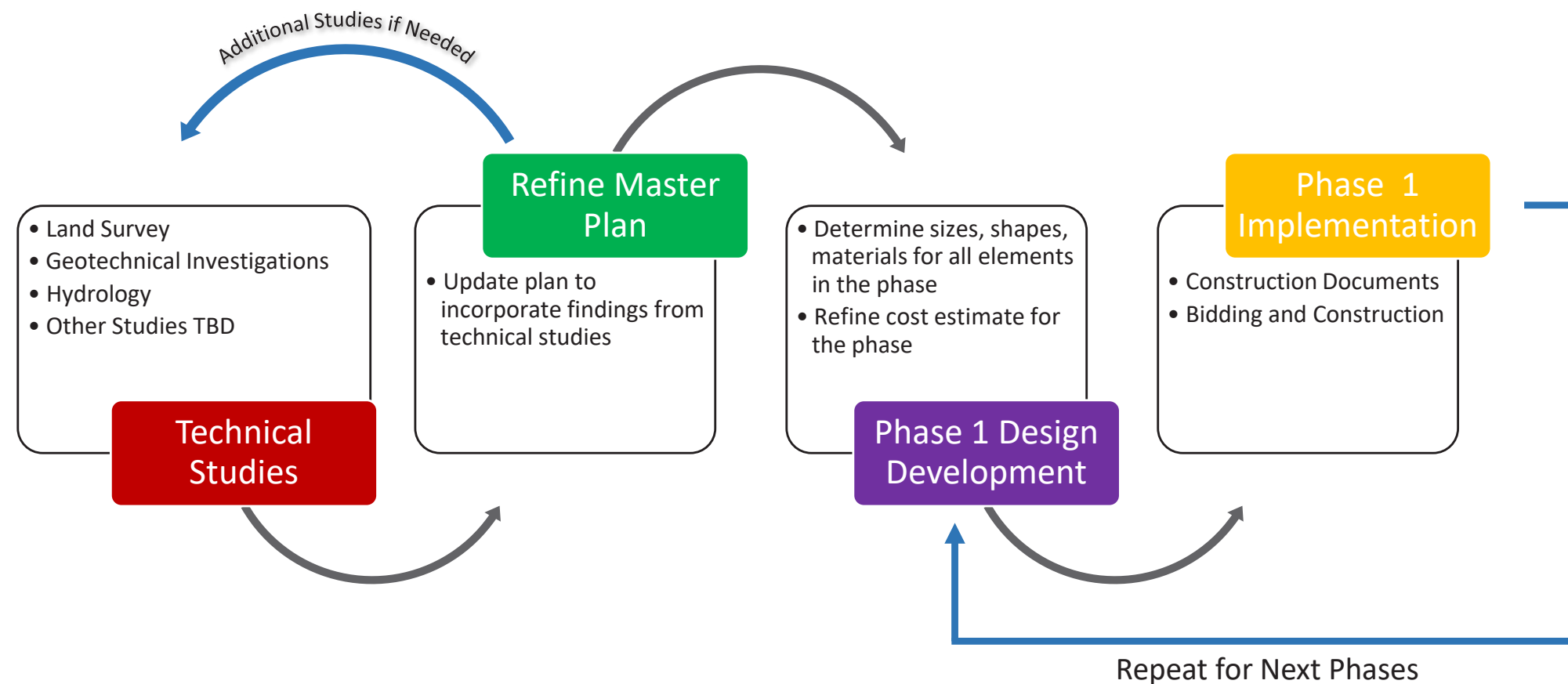


NEXT STEPS

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.o.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



DESIGN
CONCEPTS

Community + Landscape Architects