

**RESOLUTION NO. 2536**

**A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE PROPOSED MASTER PLAN FOR MEMORIAL PARK IMPROVEMENTS.**

WHEREAS, Memorial Park has become a cherished resource for the community and offers a diversity of active and passive recreational opportunities.

WHEREAS, the City is a growing community outpacing many communities in the Metro area and the City's demographics are also evolving, bringing increased need to provide new types of activities in the park.

WHEREAS, the existing Parks and Recreation Master Plan recommended updating the Master Plan for Memorial Park.

WHEREAS, the proposed Master Plan establishes a balance of passive and active recreation, seeks low cost- high return improvements, identifies revenue generating activities and provides a high quality recreational experience for the community.

WHEREAS, the proposed Master Plan establishes a framework for Memorial Park that can be constructed efficiently and sustainably, improves the environment health of its natural resources, and can be effectively maintained over the long term.

WHEREAS, benefits to the community include rehabilitation of existing infrastructure, added amenities to the site to meet existing and perceived demand for passive and active recreational services, improved access to the Willamette River, and protected natural resources.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Council incorporates herein the above recitals and adopts the proposed updated Master Plan for Memorial Park improvements, with the modifications recommended by the Planning Commission.
2. A copy of the Master Plan, dated May 2015, is on file with the City Recorder and made a part of the record hereof; and
3. This resolution becomes effective upon adoption.



ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of June, 2015, and filed with the Wilsonville City Recorder this date.

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Tim Knapp, Mayor

ATTEST:

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Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Fitzgerald	Yes
Councilor Stevens	Excused
Councilor Lehan	Yes

Attachments:

Memorial Park Master Plan, dated May 2015, is separately bound.  
Planning Commission Record Case File LP15-0001 is attached

# Memorial Park Master Plan Update

Wilsonville Parks and Recreation Department  
MAY 2015



# ACKNOWLEDGMENTS

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Parks and Rec

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WALKER | MACY

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# **I. EXECUTIVE SUMMARY**



## EXECUTIVE SUMMARY

Located in the heart of Wilsonville, Oregon Memorial Park has been a significant community resource for its citizens for decades. Often referred to as Wilsonville’s jewel, the 126 acre Regional Park is bordered by Wilsonville Road, Memorial Drive and the Willamette River. Generations of residents have enjoyed the wide variety of active, passive, programed and non-programed recreational experiences the park has to offer. The park also provides distinctive natural resources including its riparian forest along the Willamette River and Boeckman Creek, open meadows and forested hillsides. These resources play an important role in shaping the park’s character and providing important wildlife corridors.

Community involvement was integral to the planning process. This included a City wide survey, stakeholder meetings, website communications and a three part series of public open houses that provided neighbors and citizens an active role in planning for the parks future. Critical to the community was balancing passive and active uses with protection and enhancement of the parks natural areas. This integral public involvement process produced a plan that was derived directly from community input and enhances the quality of the park to be enjoyed for generations to come.

The Master Plan for Memorial Park consists of a mixture of improvements to existing facilities and development of new park elements that reflect current demand while anticipating future community recreational needs. Elements of the Master Plan identified by the community include; improvements to Murase Plaza, upgraded sports fields, additional and improved picnic facilities, improvements to vehicular, pedestrian and bicycle access, new parking areas, seating, disc golf, relocation of the off leash area, restoration of natural areas and improved connections to the Willamette River. These modifications have been strategically located to preserve and enhance the natural features of the park and to minimize impacts to adjoining neighborhoods.

The proposed Master Plan strategically balances improvements to help guide future development of the popular park, ensuring Memorial Park will continue being a landmark destination within the community of Wilsonville.



Murase Plaza Water Feature



Existing Dock



Forest Trail



Existing Community Garden





Figure 1 - MEMORIAL PARK AERIAL IMAGE



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## **II. INTRODUCTION**

## PARK HISTORY

Memorial Park is the City of Wilsonville's oldest and largest park. The property was acquired by the City in 1968 at a size of 61 acres. Additional land was acquired by the City in 1987, 1993, and 2007 resulting in the park's current 126 acre size.

The park has a rich cultural history. Forester Ernest Kolbe planted a significant amount of tree species throughout his summer home property during the 1950's, which would later become a portion of the park. German metalsmith Gustave Stein built the Stein Homestead Barn in 1901. The Stein Barn was later purchased by Charles and Lucile Boozier whom later sold 61 acres of land to the City of Wilsonville in 1968 and remaining acreage to the City in 1993.

The park has become a cherished resource for the community and offers a diversity of active and passive recreational opportunities. Murase Plaza, at the intersection of SW Wilsonville Road and Memorial Drive has become the community's front porch. Opening in 2006, the interactive water feature at the plaza attracts hundreds of visitors every year.. Today, the park is home to Wilsonville's only public athletic fields, skateboard area, off-leash dog park and tennis courts. Other amenities include rentable shelters, basketball, sand volleyball, picnic facilities, a community garden and a variety of walking trails.



Ernest Kolbe informational signage

## MASTER PLAN APPROACH

The community has utilized Memorial Park for generations and knows it as a place to recreate, to hold civic events, to cherish natural areas and to honor its history. The Master Plan reflects these traditions and seeks to support and expand the unique qualities of the park and community.

The Master Plan seeks to balance the community's current needs and identify areas and activities for the future. Based on in-depth dialogue with the community, the Master Plan establishes a balance of passive and active recreation, seeks low cost- high return improvements, identifies revenue generating activities and provides a high quality recreational experience for the community..

Wilsonville is a growing community outpacing many communities in the Metro area. The city's demographics are also evolving, bringing increased need to provide new types of activities in the park. The plan's improvements were derived through collaboration and the best thinking of citizens and stakeholders to truly reflect community interests and enhance the character of the park for generations to come.

Key components of the plan include: increasing trails, embracing the river, balancing passive and active recreational opportunities, balancing natural preservation with recreation, providing field sports for the growing population, and providing alternative recreational opportunities..



Existing Off-leash Area





Existing Walnut Grove



Existing Off leash Area

## SUSTAINABLE DEVELOPMENT AND CARE

The City seeks to be sustainable in its development practices and effective in its use of funding . The Master Plan reflects this approach in retaining significant components of the park and making improvements rather than wholesale change. Over the life of the park, a primary resource-consuming element is the maintenance. The replacement, repair and general upkeep of facilities, equipment, lighting, lawn, planting, paving, and other elements are a long-term cost. The Master Plan establishes a framework for Memorial Park that can be constructed efficiently and sustainably, improves the environment health of its natural resources, and can be effectively maintained over the long term.



Existing dock



Existing play area and ballfield access path

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## **III. PUBLIC INVOLVEMENT**



## COMMUNITY INVOLVEMENT

The combination of stakeholder interviews, public meetings, discussions with the city and interaction through the City's website have guided the development of the Master Plan. A series of Open Houses employed a variety of engagement methods to reach people of all ages, backgrounds and walks of life. To identify the appropriate mix of uses, revenue generating resources, and sequence of future improvements, the community engaged in a dialogue that examined the current park and determined aspirations for the future. Key groups included: The City's parks and recreation, engineering and natural resources departments, neighbors and concerned citizens, and user groups such as sports leagues, dog owners, and other citizen groups.

## STAKEHOLDERS

The design team conducted a series of stakeholder interviews with community members identified by the City. Stakeholders include a range of groups and leagues who actively use sports fields as well as groups that passively use the park. These conversations enabled the project team to learn directly from people most connected with the Park. Meeting notes were produced and are provided in the appendix. Key components identified by stakeholders that the master plan should consider were:



Public open house

- \*Updating ball fields for extended use and programming flexibility
- \*Increasing parking quantity and quality
- \*Improving rest room facilities
- \*Exploring the potential for concessions
- \*Addressing security concerns
- \*Exploring covered court sports
- \*Providing accessible trails.

## PUBLIC OPEN HOUSES

The open houses began with a presentation of the findings to date followed by facilitated conversations with the public about their aspirations for the park and challenges and opportunities the park provides.

### PUBLIC OPEN HOUSE ONE

The first public open house took place on November 5th, 2014 where the design team presented current conditions of the park, site analysis, and key considerations. Various diagrams of the park were presented describing contextual relationships, regulatory and environmental overlays, circulation, access, time of year field use, and existing environmental areas. A list of potential program elements was also presented to gauge interest in various recreational activities. This analysis generated a discussion with citizens about potential new activities and improvements to the park that would serve both current and future needs of the community. Key points identified during the first public open house included:

- Desire to Increase flexibility of ball fields
- Enhancing connections to the river
- Maintaining privacy to adjacent neighborhoods
- Safety
- Increasing trail types and accessibility
- Increasing pickleball and skateboard opportunities
- Clarifying vehicular and pedestrian circulation
- Improving parking
- Increasing seating opportunities
- Improving accessibility throughout the park
- Enhancing passive recreation
- Embracing the park's history

### PUBLIC OPEN HOUSE TWO



Public open house

The information gathered through stakeholder meetings, input from the parks department and other city officials, and synthesized from group discussions in the first open house directed the development of three concepts presented at the second public open house on December 14th, 2014.

The three concepts provided a variety of configurations of new recreational elements and improvements to existing facilities that considered present and future needs. The concepts were presented to the group, including the pros and cons of each configuration. Community members and the design team then discussed the merits of the three different concepts. Robust conversations from community members regarding each concept provided the design team with invaluable insight. Balancing passive and active recreation and natural area preservation were identified as important elements when considering new recreational opportunities. Additional key points identified during the second public open house included:

- Provide Visual access to the river, not physical access
- Minimizing the removal of trees
- Improving Memorial Drive crossing
- Balancing passive and active uses
- Maintaining the park's current vegetated buffers at it

edges

- Providing light watercraft access
- Providing a variety of trails
- Exploring the use of synthetic turf fields

### **PUBLIC OPEN HOUSE THREE**

The final open house took place on February 18th, 2015. Community input from the previous two open houses, interaction through the city's website, and an online survey that generated over 600 responses from the citizens directed the design of the preferred Draft Master plan, where desired components of the three concepts were synthesized into a single plan. Similar to previous open houses, the preferred draft master plan was discussed in an open public format with community members. Valuable community input was received for further refinement of the draft plan. Key points identified during the third open house include:

- The Dock is busy during summer, light watercraft will add to busyness
- The Regional trail alignment along the west side of the park was preferred
- Retaining existing trails adjacent to the river is desired
- Maintain field #5 for girl's softball and young users
- The Disc golf course size is family friendly, not sized for advanced players
- Synthetic fields as shown is preferred
- Providing storage for ball field equipment



## ONLINE SURVEY

Over 600 community members participated in an online survey developed by the Wilsonville Parks and Recreation Department. Those who responded represented a broad cross section of the Wilsonville community, providing valuable perspective as to how the community uses the park currently and their vision for Memorial Park’s future. The survey consisted of 10 questions illuminating the demographics of users, popular current park uses and desired future park uses. Key demographics uncovered by the survey include: park users are a mix of ages, majority arrive by car, 40% use the park weekly, with the highest use on weekend afternoons and weekday evenings. The highest existing uses of the park are sports fields, trails, playgrounds, and Murase plaza. The most desired uses are river access and river views, watercraft launch, and sports fields.

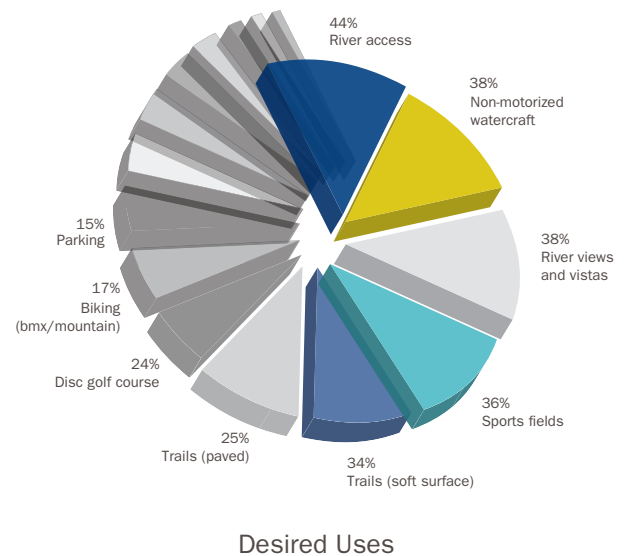
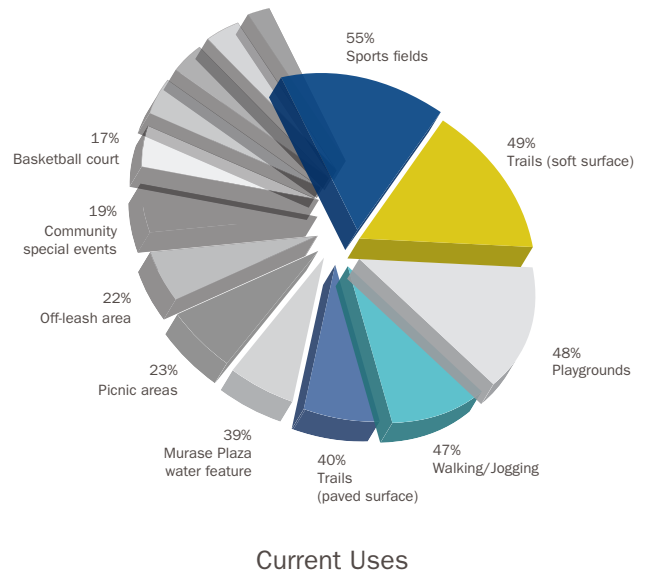


Figure 2 - SURVEY RESULTS: CURRENT AND DESIRED USES

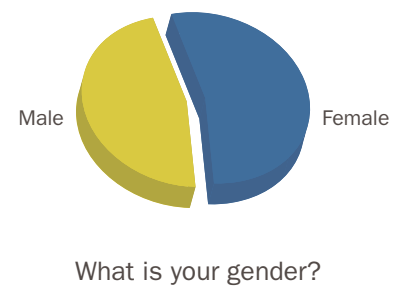
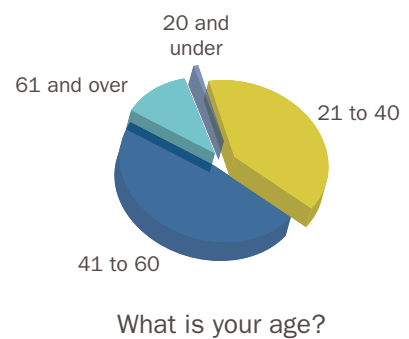
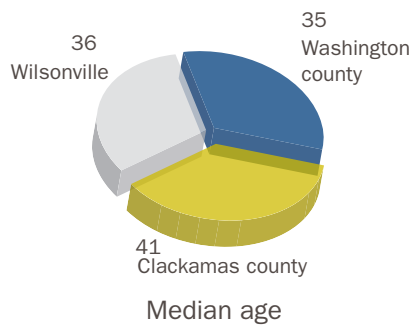
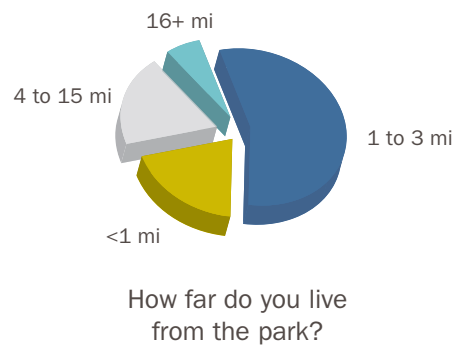
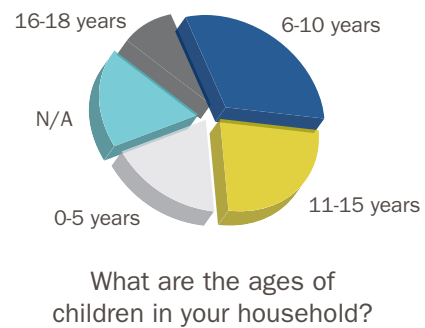
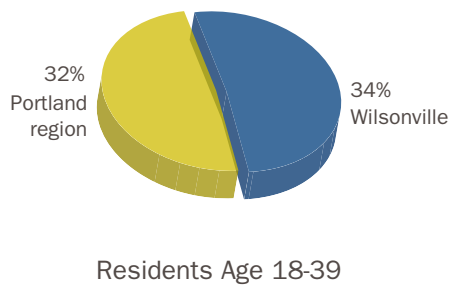
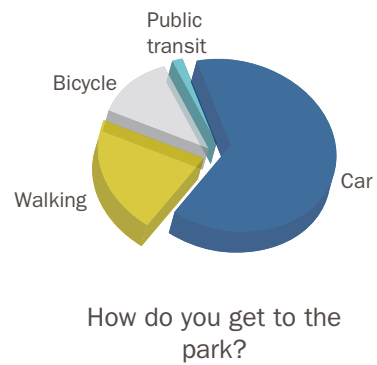
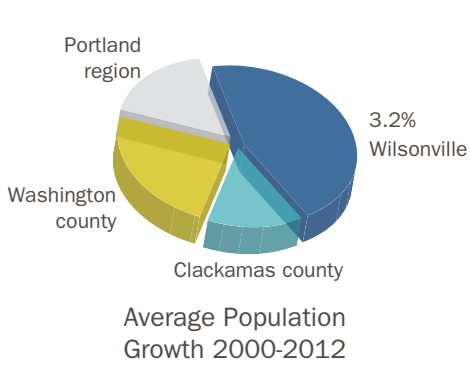


Figure 3 - SURVEY RESULTS

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## **IV. SITE ANALYSIS**

## **SITE ANALYSIS**

Prior to the first public open house, the design team conducted an extensive site analysis process that examined the existing conditions of Memorial Park. This included researching documentation and previous planning efforts, site visits to review park conditions, data gathering using geographical information systems (GIS), and mapping existing physical attributes. The site analysis phase included reviewing and documenting existing elements, uses, circulation, vegetation classifications, topographical, and architectural elements present in the park. Additionally, the design team worked with the Wilsonville Parks and Recreation Department to understand the existing uses of the park to understand how the events, rentals, sports fields, and other facilities currently function.

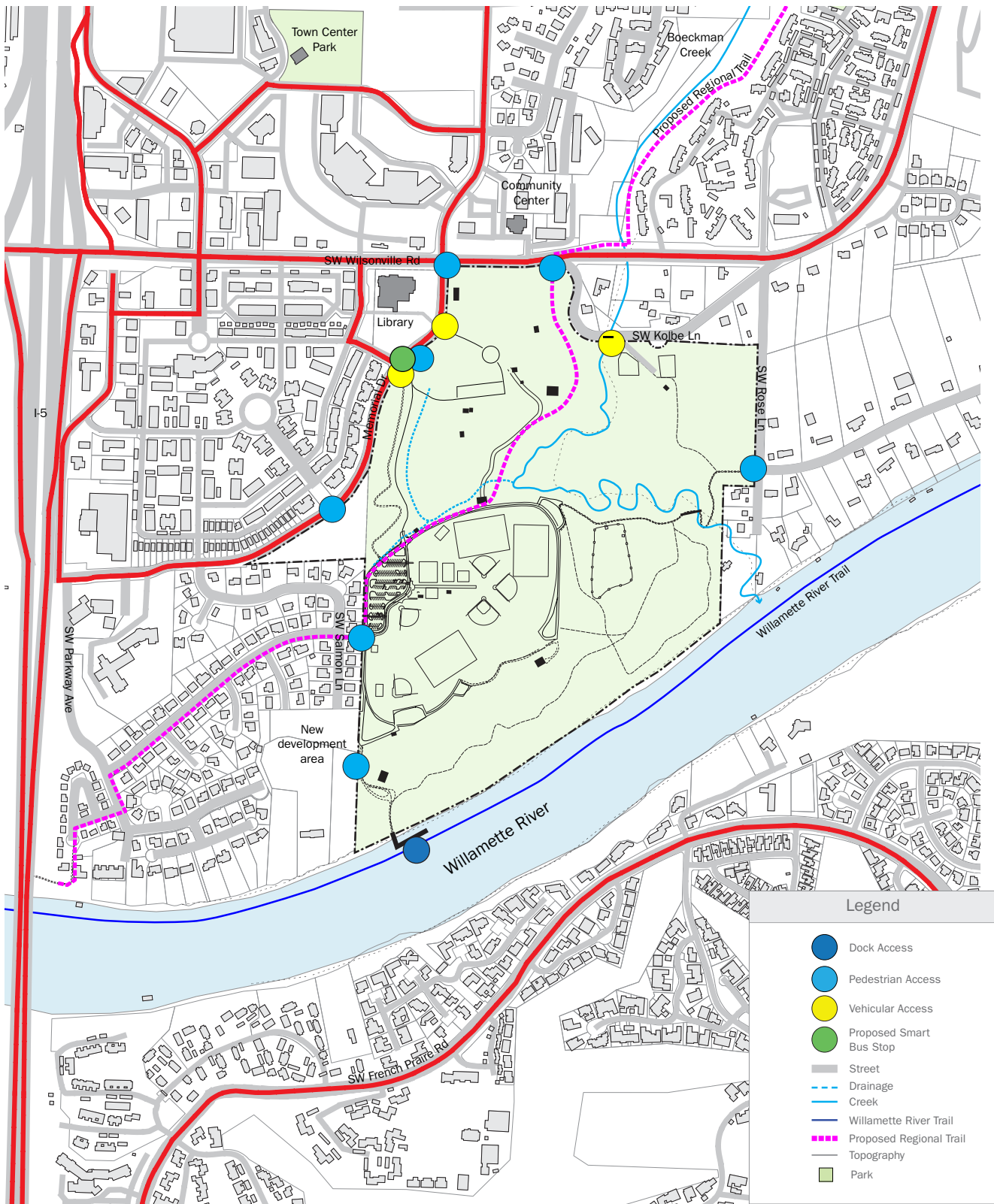


Figure 4 - **CONTEXT ANALYSIS**

The interface between Memorial Park and adjoining communities is important for providing safe and efficient access by different modes of transportation. The context analysis diagram highlights the existing types of access points and prominent circulation routes to and through the park.



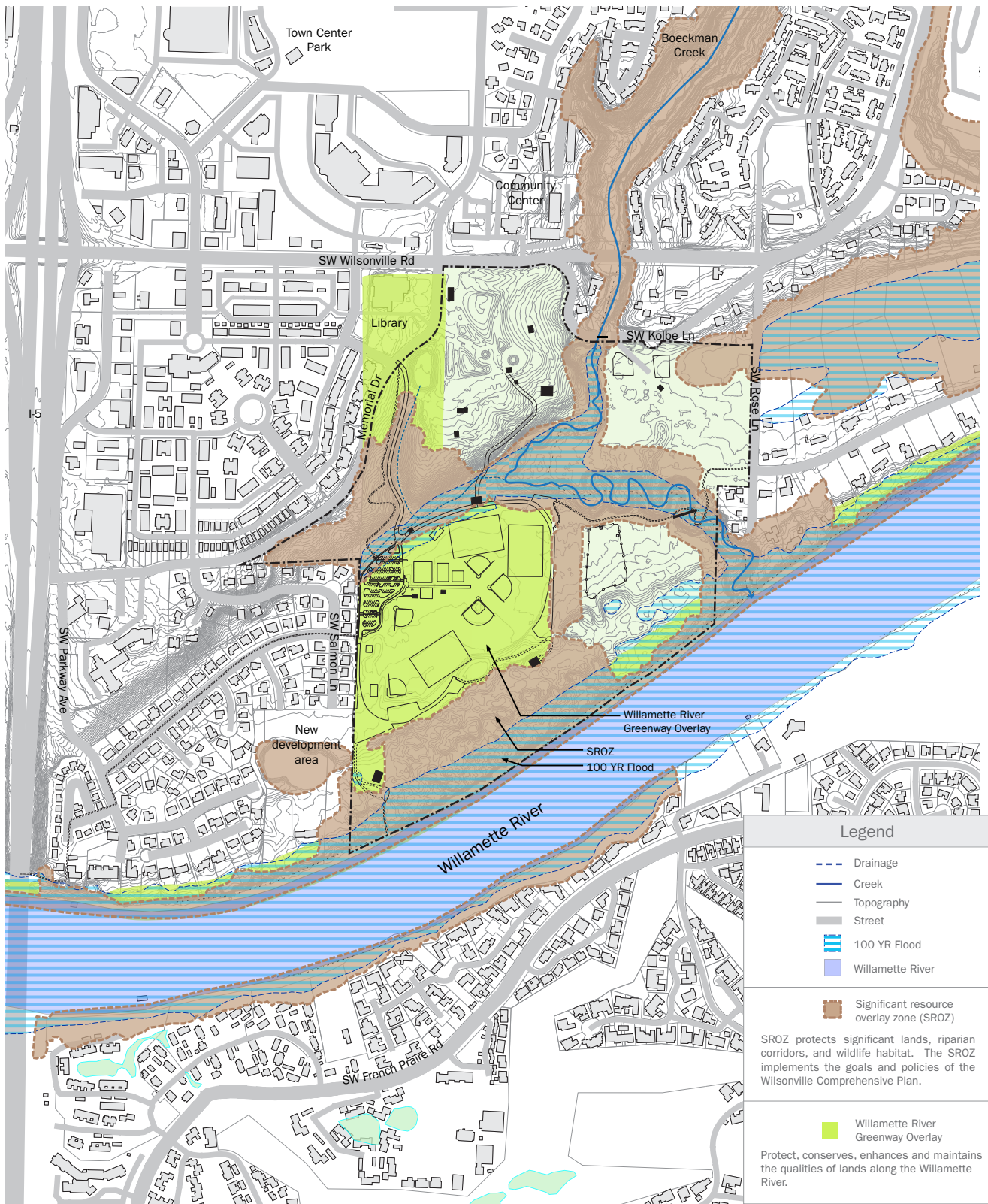


Figure 5 - REGULATIONS

Regulatory overlays provide development guidelines to protect and enhance natural areas and those adjacent to the Willamette River. The diagram maps the overlay zones that effect development within the park. These include the 100 year flood plain, Significant Resource Overlay Zone (SROZ), and Willamette River Greenway Overlay.

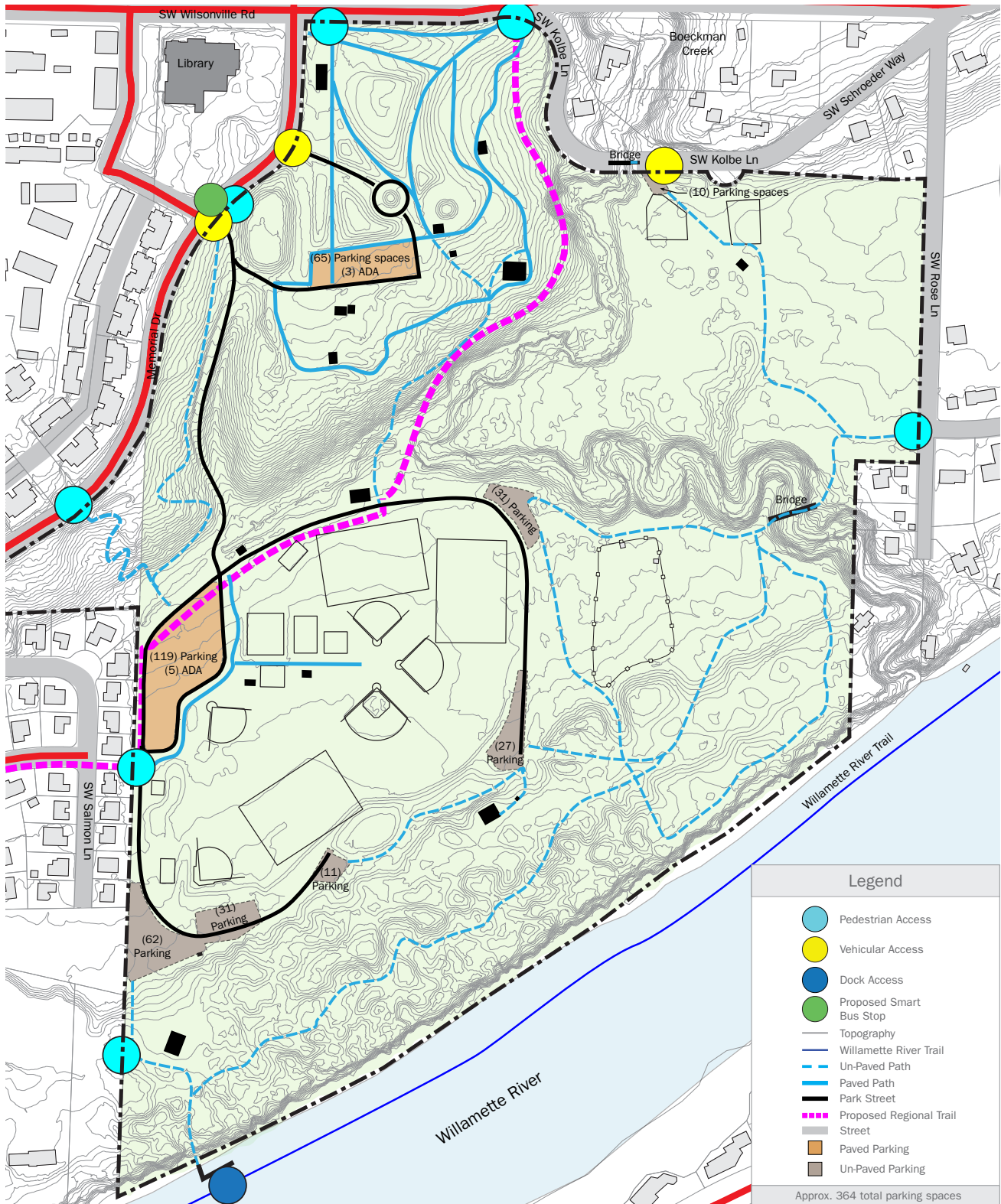


Figure 6 - CIRCULATION

Cohesive circulation throughout the park is important for safety, emergency access, user access, and way finding. The diagram maps existing locations and types of access, streets, paths, and trails. Parking lot locations and quantity of spaces are shown.



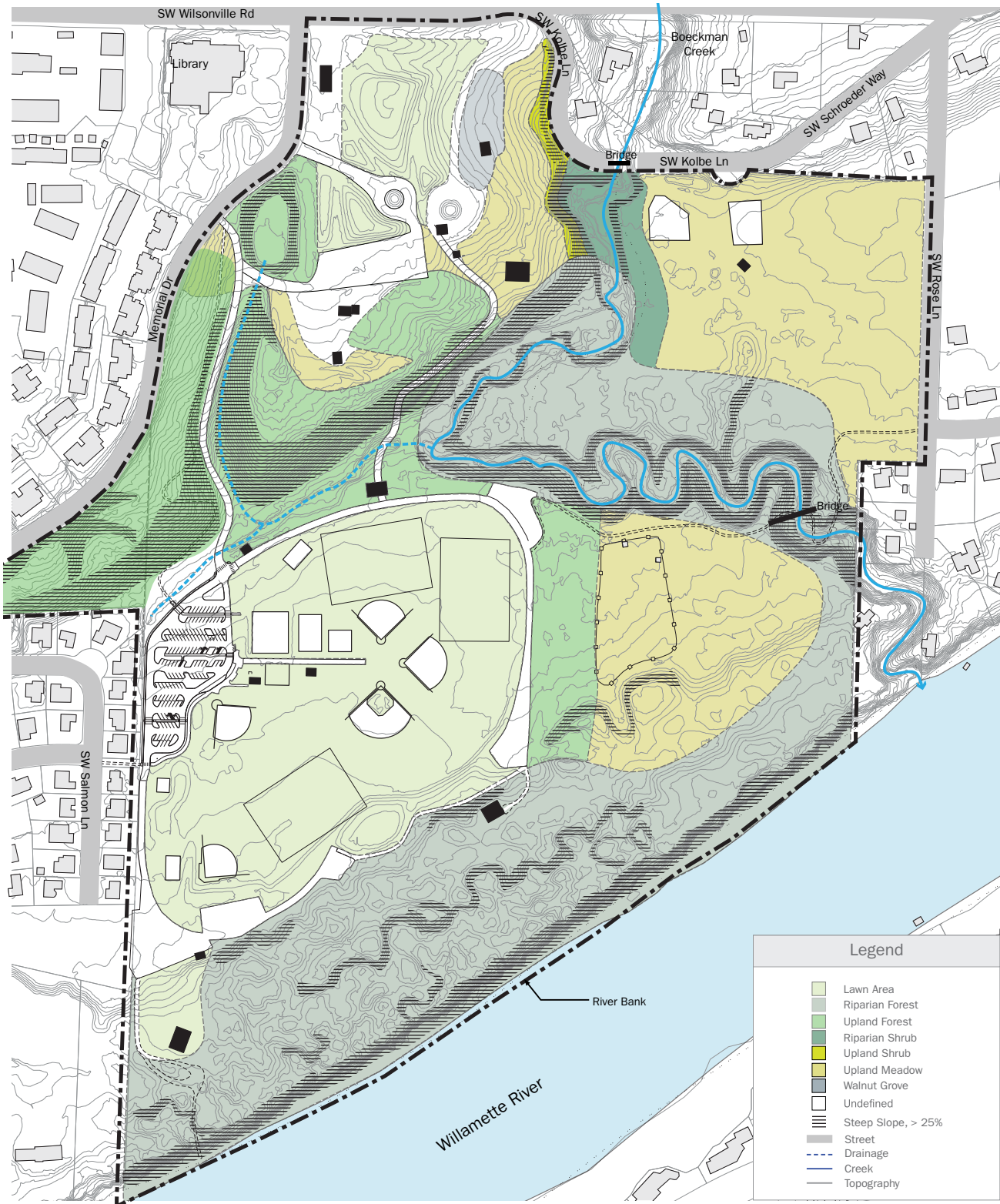
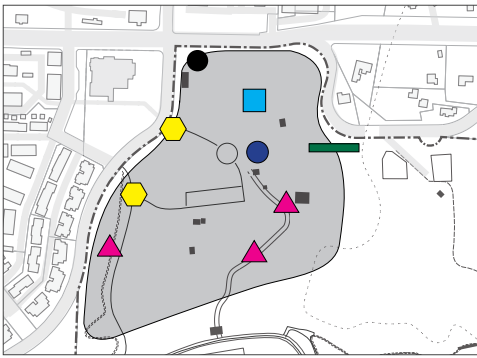


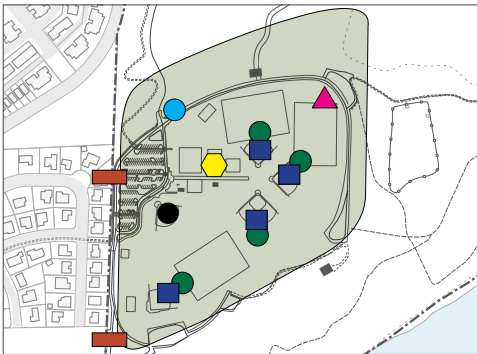
Figure 7 - **VEGETATION**

Natural areas are valuable resources within Memorial Park. The diagram indicates different vegetation zones, ranging from lawn areas to significant riparian forests. Steep slopes and drainages including Boeckman Creek and the Willamette River are also shown.



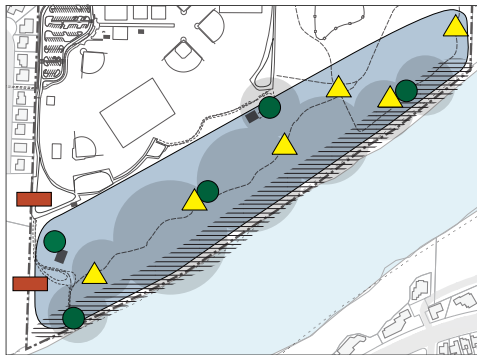
**MURASE PLAZA**

- High Use Area
- Under-Utilized Amphitheater
- ▲ ADA Accessibility Challenges
- ⬡ Confusing Vehicular Access
- Possible Connection to East Side
- Safety and Play Value Improvements



**WEST**

- Lighting Improvements at Field #4
- Pump Station Re-Location- Planned
- ▲ Drainage and Irrigation Equipment Conflict
- ⬡ Desire for Expanded Recreational Opportunities
- Sports Field/Portable Fencing Improvements
- Desire for Infield Expansion
- Neighborhood Proximity Concerns



**RIVERFRONT**

- ▨ Possible River Access
- Security and Safety Concerns
- ▲ Trail Improvements
- ADA Accessibility Challenges
- Neighborhood Proximity Concerns



**EAST**

- ▨ Available Area for Possible Use
- Community Garden Expanding to 120 Plots
- Off-leash Area Maintenance
- Parking Quality and Location
- ▲ Limited Pedestrian Access From West Side
- Natural Areas Benefits

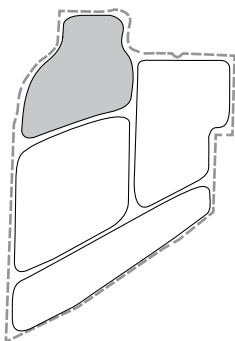
**Figure 8 - CONSIDERATIONS**

These diagrams indicate elements requiring consideration during the master planning process. The considerations are highlighted per area (Murase Plaza, West, Riverfront and East). Issues such as access, security and safety, connections, and opportunities and constraints are included.

Park Amenities										
Boones Ferry Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Soccer Fields
Canyon Creek Park				◆	◆	◆	◆	◆	◆	Baseball/Softball Fields
Courtside Park			◆	◆	◆	◆	◆	◆	◆	Basketball Court
Edelweiss Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Sand Volleyball
Engelmann Park		◆	◆	◆	◆	◆	◆	◆	◆	Tennis/Pickleball
Graham Oaks (METRO)			◆	◆	◆	◆	◆	◆	◆	Skate Park
Hathaway Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Childrens Play Area
Memorial Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Interactive Water Feature
Murase Plaza	◆	◆	◆	◆	◆	◆	◆	◆	◆	Interactive Water Feature
Pevenco Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Off Leash Dog Area
Park at Merryfield			◆	◆	◆	◆	◆	◆	◆	Walking Trails
Picadilly Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Barbeque Grill
River Fox Park			◆	◆	◆	◆	◆	◆	◆	Picnic Tables
Sofia Park			◆	◆	◆	◆	◆	◆	◆	Public Restroom
Town Center Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	Rentable Shelter
Tranquil Park				◆	◆	◆	◆	◆	◆	On Site Parking
Water Treatment Plant Park				◆	◆	◆	◆	◆	◆	
Willow Creek - Landover Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	

Figure 9 - WILSONVILLE PARK SYSTEM AMENITIES

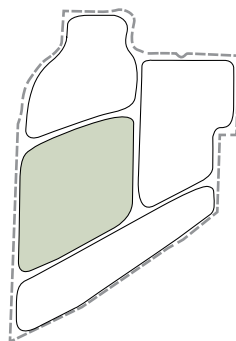
The diagram of Wilsonville’s park system indicates park amenities present in each park. The diagram highlights the importance of Memorial Park and Murase Plaza in providing recreation for the community.



**MURASE PLAZA**

8.5 acres lawn  
13.5 acres forest

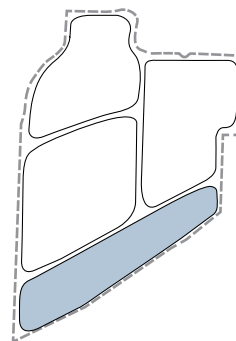
- Water Play
- Walking / Running
- Picnic
- Playground
- Biking
- Stein-Boozier Barn



**WEST**

19.8 acres lawn  
6.8 acres forest

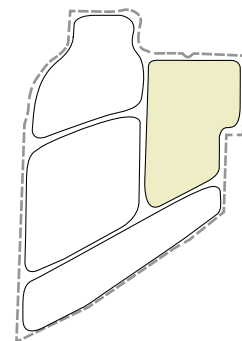
- Baseball / Softball
- Soccer
- Flag Football
- Ultimate Frisbee
- Sand Volleyball
- Tennis
- Pickleball
- Basketball
- Skateboarding
- Walking / Running
- Horseshoes
- Biking



**EAST**

16.9 acres forest  
15.1 acres meadow

- Walking / Running
- Biking
- Community Garden
- Wildlife Viewing
- Dog Park



**RIVERFRONT**

0.8 acres lawn  
23.5 acres forest  
2.6 acres meadow

- Events at Shelters
- Walking / Running
- Biking
- Movie nights (4) at River Shelter
- Boating
- Fishing

Figure 10 - MEMORIAL PARK AMENITIES

The diagrams show approximate acreage of lawn, forest, or meadow in each region of the park. Existing amenities, passive and active uses of each region are listed.

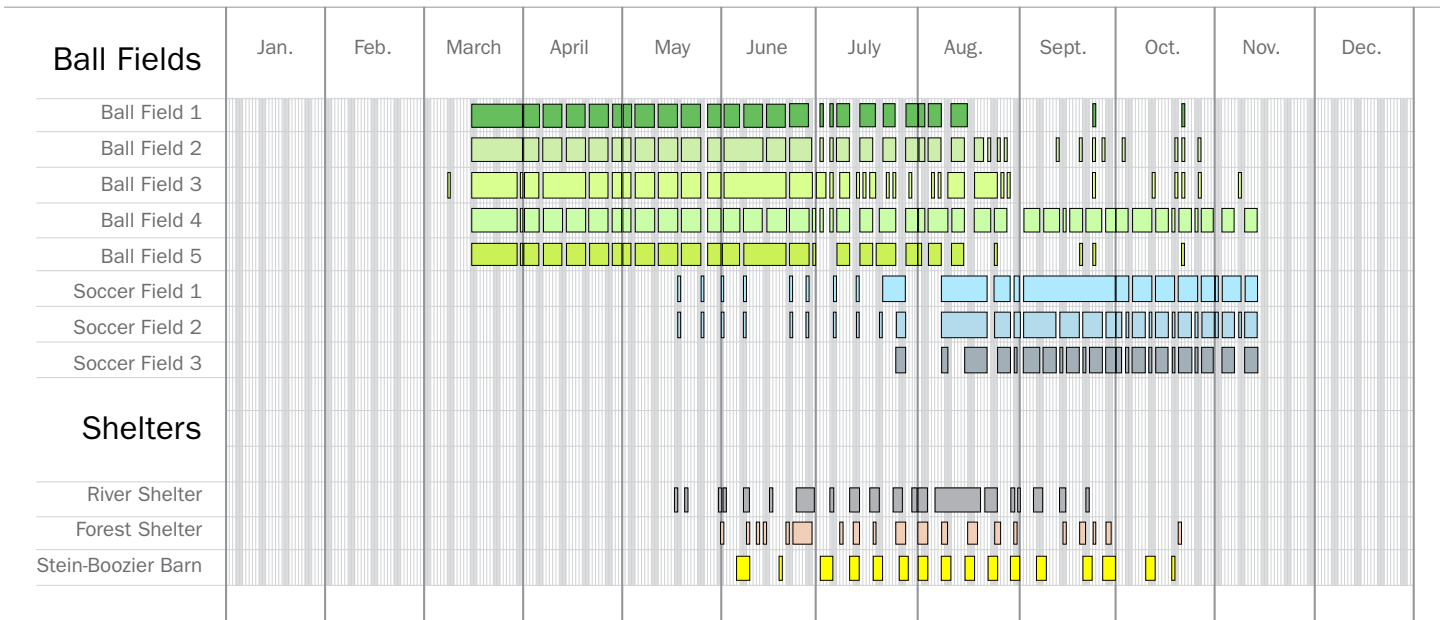


Figure 11 - BALL FIELD AND SHELTER TIME OF USE

Two primary programmatic components of Memorial Park are ball fields and rentable shelters. The diagram displays their time of use during 2014 and indicates the intensity of use in the summer months.

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## V. INITIAL CONCEPTS

## CONCEPT OPTIONS

With the site analysis, community comments and input from city's Parks and Recreation department, the team prepared three alternative concepts to illustrate potential options for Memorial Park. The concept plans proposed a range of recreational opportunities in a variety of locations with a diversity of ways to treat active and passive uses in the park. The options also varied regarding the impact of development to existing park features. Several improvements were common in all three concepts.

## IMPROVEMENTS CONSISTENT TO ALL CONCEPTS

- \*Improved safety of the intersection at Memorial Drive and Public Library access road.
- \*Terraced seating at Murase Plaza fountain
- \*Improved amphitheater area with terraced seating at Murase Plaza
- \*Provide accessibility to Stein-Boozier Barn and upgrade the barn's exterior spaces.
- \*New path from Murase Plaza east across the existing pedestrian bridge off Kolbe Lane.
- \*Maintain River Shelter and Forest Shelter locations.
- \*Improve clarity of trail system.
- \*New parking lots to south and east of ball fields with restroom facilities
- \*Relocated skate spot northeast of ball fields
- \*Improve ball field traditionally wet areas and various infield and outfield maintenance issues. Fields lighted.
- \*Enlarged Community Gardens
- \*Relocated off-leash dog area
- \*New Vegetated buffers at West and East neighborhoods.
- \*Preserve and enhance natural areas.





Figure 12 - Concept Option 1

### CONCEPT OPTION 1

- \*Regional trail eastern alignment
- \*Infields enlarged at Ball fields 1,2,3
- \*Ball field 5 removed
- \*Maintenance Barn converted to rentable Picnic Shelter, new maintenance building at upper maintenance facility yard
- \*Additional pickle ball courts and basketball courts
- \*Four overlooks at riverbank with views to the river
- \*Arboretum with walking trails at southeast area of the park
- \*New parking lot off of Kolbe Lane with Community Gardens, off-leash dog area and Restroom
- \*9 hole disc golf course in the northeast area of the park



Figure 13 - Concept Option 2

### CONCEPT OPTION 2

- \*Regional trail western alignment
- \*Infields enlarged at Ball fields 1,2,3
- \*Ball field 5 shifted east
- \*Bike pump track and skills course at northeast corner
- \*Small meadow openings along river trail
- \*Three overlooks at riverbank with views to the river
- \*Light watercraft drop off and launch at existing dock
- \*Additional pickle ball courts with covered structure
- \*Off-leash dog area near east parking lot
- \*9 hole disc golf course in the southeast area of the park
- \*New parking lot off of Rose Lane with Restroom



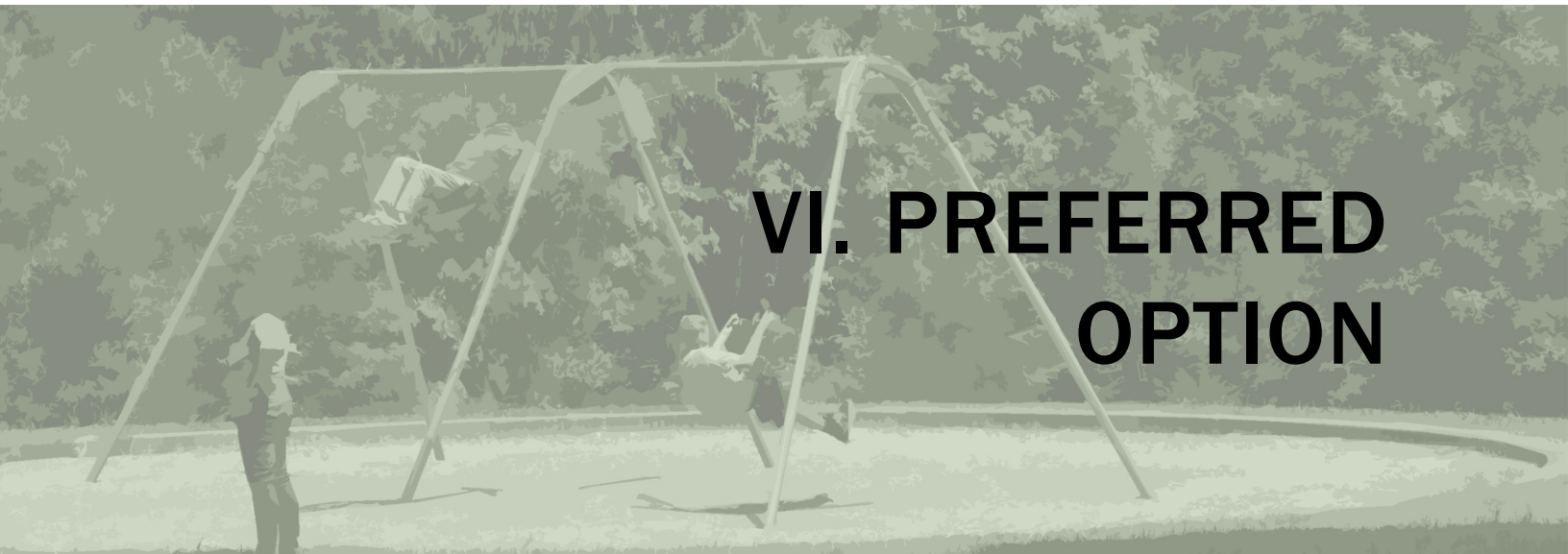
Figure 14 - Concept Option 3

### CONCEPT OPTION 3

- \*Regional trail western alignment
- \*4 new enlarge ball fields with soccer field overlay
- \*Re-aligned park road at ball fields
- \*Enlarged existing parking lot at ballfields
- \*Court sports, ball field restroom and play area moved southwest
- \*Maintenance Barn converted to rentable Picnic Shelter, new maintenance building at upper maintenance facility yard
- \*Additional pickle ball courts
- \*Large beach area with meadows, a shelter with restrooms, large lawn area, beach volleyball and large views to the river
- \*Three overlooks at riverbank with view shed to Willamette River
- \*Two soccer fields east of existing ball fields
- \*Bike pump track and skills course south of new soccer fields
- \*Wetland and Meadow Gardens and trails
- \*New parking lot off of Rose Lane with off-leash dog area and Restroom



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## **VI. PREFERRED OPTION**

## MASTER PLAN

The Master Plan (Figure 15) is a result of desired elements of the three concepts, guided by community input from open houses and other citizen input, interaction with stakeholders, the online survey and direction from the Wilsonville Parks and Recreation Department. The Master Plan depicts the proposed layout and location of new amenities, existing facilities to remain and existing facilities to be improved.

Specific attention has been given to clarifying the vehicular and pedestrian access into the park. The parks circulation system has also been enhanced by defining a clear trail hierarchy consisting of major, minor and secondary trails creating a variety of loop walk options guiding users through a series of habitat types.

Active recreation remains the focus of the western portion of the park. The sports fields are updated to provide for programming flexibility, year around use and safer field conditions. Additional court sports are included in response to growing popularity of pickle ball and the communities need for additional tennis courts. Memorial Parks mission as a regional park is to serve a broad range of traditional and alternative recreational needs. New uses such as a bike pump track and disc golf course continue the mission by introducing activities the city does not currently have in the park system.

Passive recreation is also a large part of the current and future of Memorial Park. Interconnected walking trails move visitors through a variety of environments. A future regional trail is planned to connect through the park. A new light watercraft launch provides the public with a means of interacting with the Willamette River and river trail. Community gardens, off-leash dog area, picnic areas and disc golf provide additional passive opportunities

Emphasis was given to the preservation and enhancement of the natural environment. Dense mature stands of upland and riparian forests are maintained with low impact walking trails guiding visitors through. Park amenities have been kept away from Boeckman Creek and its riparian corridor. Open meadows with historically significant specimen trees have been protected. Views to the Willamette River have been provided at key overlook areas to visually connect to the river.





Figure 15 - MASTERPLAN



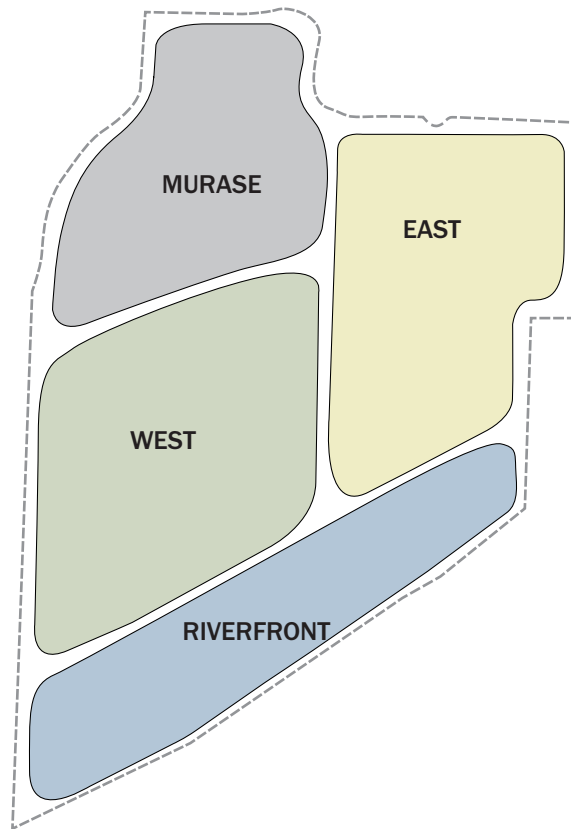


Figure 16 - ENVIRONMENTAL PLAN

The plan calls for protection and enhancement of significant natural resource areas. The Boeckmen Creek riparian corridor, forest, and meadow areas are maintained beyond the large active gathering areas such as sport fields and playgrounds.

## PARK AREAS

For clarity, the master plan is discussed in four areas: Murase Plaza, West, Riverfront, and East to provide detail of the park spaces, character, composition and relation to adjacent elements and the neighboring community.





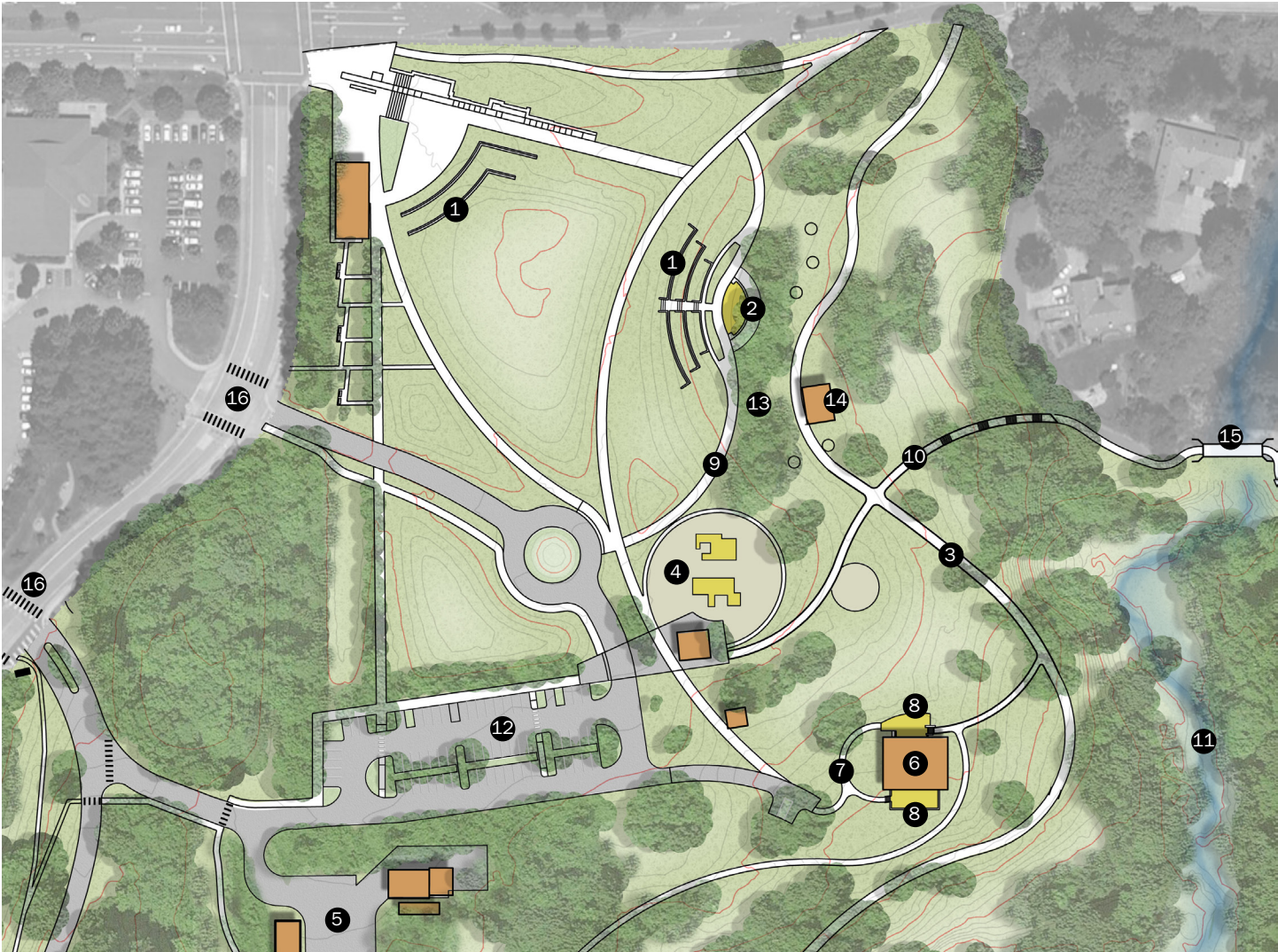
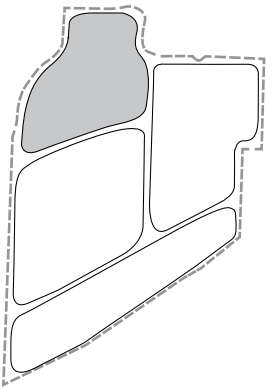


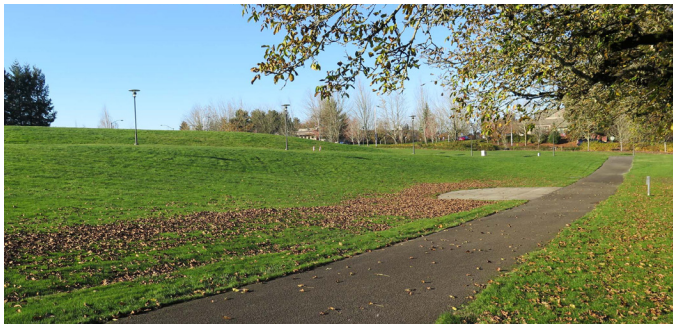
Figure 17 - MURASE PLAZA AREA ENLARGEMENT



Murase Plaza Area

- ① New Terraced Seating
- ② Updated Amphitheater with Stage
- ③ New Regional Trail
- ④ New Playground
- ⑤ Maintenance area with New Maintenance Building
- ⑥ Stein-Boozier Barn
- ⑦ New Accessible Route to Stein-Boozier Barn
- ⑧ New Gathering Space
- ⑨ New Trail from Parking Lot
- ⑩ New Trail to East with Stairs
- ⑪ Boeckmen Creek
- ⑫ Existing Parking Lot
- ⑬ Existing Walnut Grove
- ⑭ Existing Covered Picnic Area
- ⑮ Existing Pedestrian Bridge
- ⑯ Improved Pedestrian Crossing





Existing Amphitheater- Opportunity for Improvement



Grass Berm - Opportunity for Terraced Seating



Existing Walnut Grove to be Preserved



Stein-Boozier Barn - Access Improvements

## MURASE PLAZA

Operating as the ‘front porch’ of Memorial Park, Murase Plaza is cherished and highly used. Improvements are proposed for the Murase Plaza area to enhance its functionality, character, and preserve historical and natural elements.

## SEATING AND AMPHITHEATER

Increased seating has been requested by the community adjacent to the existing water feature at Murase Plaza (1, figure 17). The grass knoll southeast of the water feature provides an opportunity for terraced seating that will serve demand during peak use. Improvements to the existing amphitheater are provided including re-grading of the land to create terraced seating that accommodates 200 people for small performances and events (2, figure 17). The stage area is improved to support small performances such as musical groups or children’s theater while the existing walnut grove beyond is maintained as a beautiful natural backdrop.

## EXISTING FACILITIES AND CIRCULATION

The existing parking lot, entry drive, bathrooms, playground, picnic shelters, and Stein-Boozier barn will remain in place. Access and circulation are improved. (16, figure 17) Improvements to the intersection at Memorial Drive and Library entrance provides for a safer access point to the park. A trail and stairs connecting Murase Plaza to the East side of the park is proposed (10, figure 17). The connection to the East side will utilize the existing pedestrian bridge, increasing access to the eastern parks amenities. A new regional trail alignment is planned, weaving from northeast to southwest and connecting Murase Plaza to the lower park areas (3, figure 17).

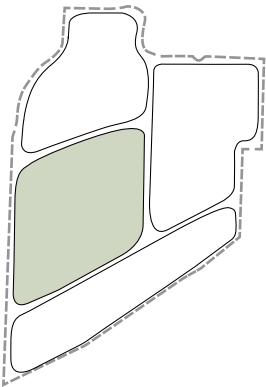
## STEIN-BOOZIER BARN

A small accessible parking area off the existing parking lot connects to a new path providing universal access the Stein-Boozier barn. The barn also receives improvements to the gathering spaces on the north and south sides, accommodating revenue generating events such as weddings and corporate events. These improvements include upgraded surfacing, additional seating and planting.





Figure 18 - WEST AREA ENLARGEMENT



West Area

- 1 New Regional Trail
- 2 New Picnic Shelter with Restroom
- 3 New Pump Station
- 4 New Skate Spot
- 5 New Parking
- 6 Restroom Improvements
- 7 New Nature Based Play
- 8 (2) New Tennis Courts
- 9 (2) Existing Tennis Courts
- 10 (2) New Covered Pickle Ball Court
- 11 (2) New Uncovered Pickle Ball Courts
- 12 Update shelter with new Concessions
- 13 New Synthetic Turf Soccer
- 14 New Synthetic Turf Ballfield
- 15 Natural Turf Soccer and Ballfields
- 16 Open Lawn
- 17 Basketball Court, (1) full court and (2) 1/4 courts
- 18 Sand Volleyball Court
- 19 Boeckmen Creek
- 20 Existing Parking
- 21 New Vegetated Buffer
- 22 New Synthetic Turf Area
- 23 Existing Play Area with new perimeter fence
- 24 Multi-use path with emergency / service access
- 25 Forest Shelter Improvements





Existing Ballfield



Pickleball Example



Sand Volleyball Example



Nature Play Example

## WEST AREA

The West area of Memorial Park contains major programmatic elements including ball fields, open lawn, parking, play areas, court sports and shelters.

## SPORTS FIELDS

Ballfields 1,2,3,4 remain in their current locations. Ballfield 5 shifts to the east, sharing space with the open unprogrammed lawn space. The fields are significantly updated with lighting, dugouts, backstops, foul ball protection and seating improvements. Portable outfield and foul territory fencing provides flexibility at all fields to efficiently switch sports of field sizes. Ballfields 1 and 2 are upgraded to synthetic turf with drainage below, increasing the usability of the fields in terms of scheduling efficiency and seasonal extension (shown as dark colored turf, Figure 18). The synthetic turf area is extended beyond the fields to the northeast providing a flexible use/warm up space. The remaining fields and open lawn space, likely renovated, will remain natural turf.

## SPORTS COURTS

Two existing tennis courts remain in place with two new courts to the north. The courts are striped for pickleball use as well. A total of 4 pickleball courts are provided. A covered spectator seating area with bleachers allows spectators to watch tennis or pickleball, with two pickleball courts sheltered from the elements. A concession building is proposed near the court sports and ball fields (12, Figure 18). The concession building has covered seating areas and can be used as registration and ceremony space for events. On the south side of the open lawn area an improved basketball court and sand volleyball court are proposed.

## PLAY

The existing play area adjacent to the primary pedestrian corridor will remain and be upgraded with child security fencing (23, figure 18). A nature based play loop is incorporated offering children an alternative play experience integrated into the parks mature forest (7, figure 18). A new skate spot is located the east of the access road for safety and surveillance (4, figure 18). The skate spot is designed specifically to preserve mature trees, integrating them into the skate area.





Future Picnic Shelter with Restroom



Paved Path Example



Existing Parking Lot

## STRUCTURES

Several new structures are proposed: (1) new restroom (6, figure 18) at the eastern parking lot, (1) shelter with concession at sports fields, and a new lift station to be installed . Existing facilities that will remain in place and receive upgrades to accommodate new use/capacity include: Rest room at sports fields (6, Figure 18), and existing maintenance barn to be converted to rentable picnic shelter (2, Figure 18). The Forest shelter will receive improvements to it's structure as well as site improvements including removing the berm to visually and physically to provide greater connectivity to the ballfields

## TRAILS

Several trail types are proposed. The paved regional trail connects to the west into the adjoining neighborhood. A 12' major paved path runs along the southern edge of ballfields. The major path connects the two new parking lots together, providing emergency and service vehicle access as well as access to the lift station during a 100yr flood event. Soft surface trails connect to the major 12' trail. Bench seating is proposed intermittently along the regional trail and major trails.

## PARKING

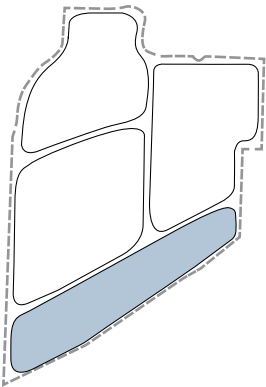
Parking is upgraded to include two new parking areas, accommodating 214 additional spaces. The existing paved lot is renovated at the north intersection to clarify park circulation. The new lots are strategically located to provide easy access to all park uses, to be safe, protect significant vegetation, and distribute parking.

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Figure 19 - RIVERFRONT AREA ENLARGEMENT



Riverfront Area

- ① River Shelter
- ② Improved Forest Shelter with Open Lawn
- ③ New Overlook with View Corridor
- ④ New Access Turnaround
- ⑤ New River Trail
- ⑥ New Secondary Trail
- ⑦ Updated Restroom with New Concession Building
- ⑧ Improved Gravel Access Road
- ⑨ New Light Watercraft Launch at Existing Dock
- ⑩ New Vegetated Buffer
- ⑪ New Parking Lot
- ⑫ Top of Bank
- ⑬ Existing Dock





Light Watercraft Launch Example



Existing River Shelter



Existing River Trail to be Improved



Overlook Example

## RIVERFRONT AREA

Proposed enhancement to Memorial Park's riverfront were influenced by the communities desire to better connect to the Willamette River. Proposed improvements enhance the natural areas and increase recreational opportunities along the river.

## WATERCRAFT ACCESS

A gated gravel access road (8, figure 19) south of the new parking lot provides vehicle access to a light water craft drop-off area and existing dock. The access road can be closed off as necessary to allow for program flexibility at the River shelter.

## SHELTERS

The River Shelter (1, figure 19) remains in place with the desirable open lawn and riparian forest surrounding it preserved. The forest shelter (2, figure 19) will also remain in its current location. Re-grading the near by mounds and steep slopes will provide increased visual access and security, increasing the physical and visual connection to the open lawn and ball field area. A new rest room and concession building (7, figure 19) is provided. The concession building serves dual purposes; a river-oriented concessions for revenue generation, possibly operated by a third party vendor, or a concession area serving various park events at the River shelter such as movie in the park.

## TRAILS AND OVERLOOKS

Trail circulation is clarified throughout the riverfront area for ease of way finding and trail identification. The primary river trail will be improved with gravel surfacing to reduce erosion and improve the walking surface. Minor trails and connector trails will remain soft-surfaced. The trail alignment and other trail improvements minimize disturbance to existing vegetation. Where possible trails are graded to meet accessibility requirements. Overlooks are provided adjacent to the river trail, located at the top of bank to maximize views to the Willamette River, while minimizing disturbance of the riparian forest (3, figure 19). Overlooks are planned to be stone walls with benches and sized for small groups.



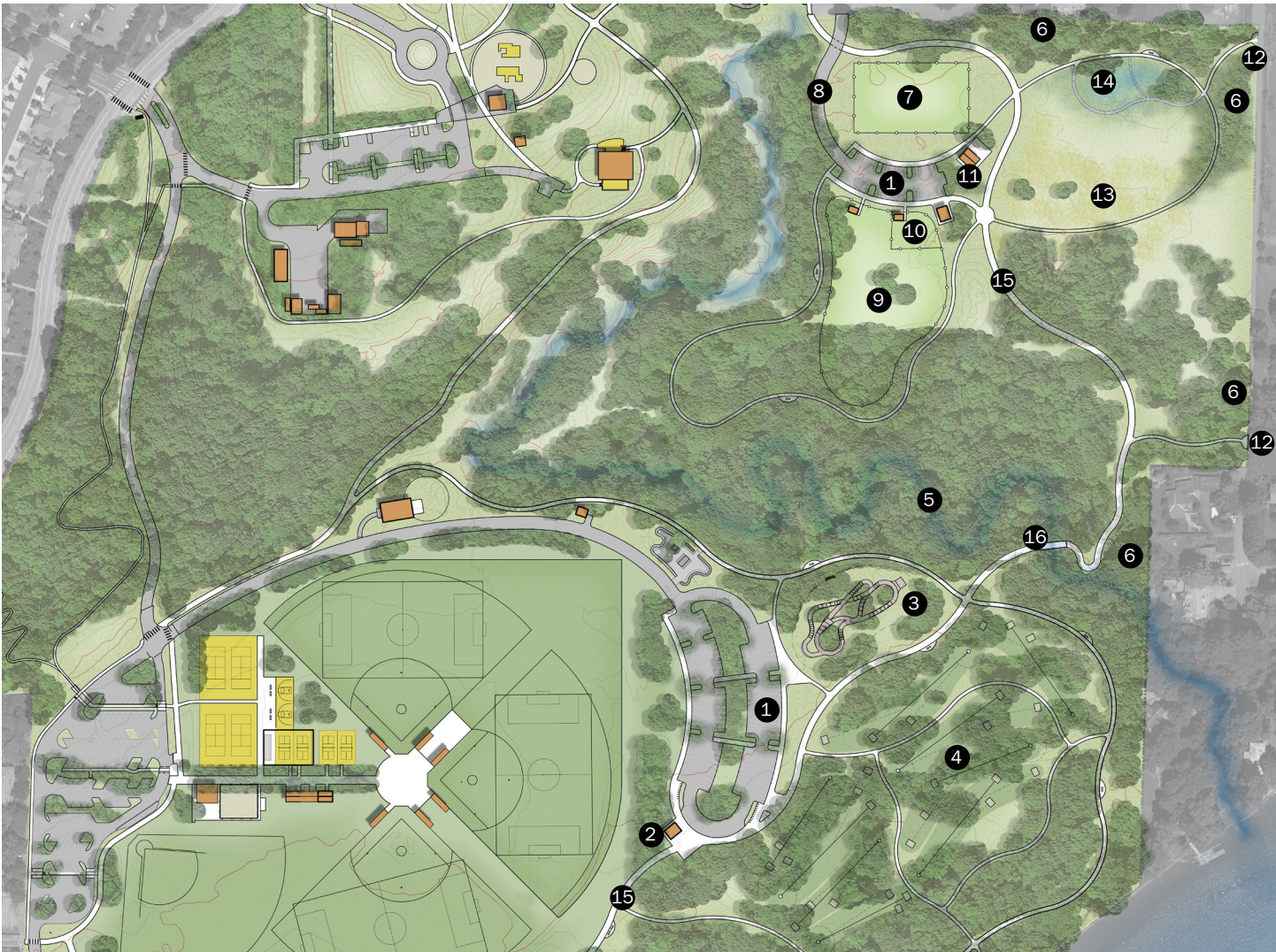
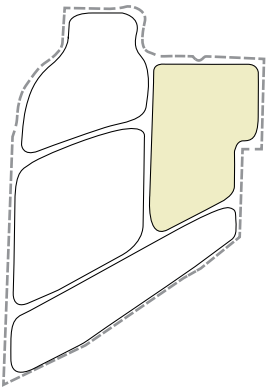


Figure 20 - EAST AREA ENLARGEMENT



East Area

- 1 New Parking
- 2 New Restroom
- 3 New Bicycle Pumptrack with Skills Course
- 4 New 9 Hole Disc Golf Course
- 5 Boeckmen Creek
- 6 Vegetated Buffer
- 7 Relocated Community Garden Area
- 8 New Access Road
- 9 Relocated Off Leash Dog Area with Shade Shelter
- 10 Relocated Small Dog Area
- 11 Existing Well
- 12 New Pedestrian Access Point
- 13 Meadow
- 14 Wet Meadow
- 15 12' Major Trail
- 16 Pedestrian Bridge





Bicycle Pump Track Example



Disc Golf Example



Existing Community Gardens



Existing Dog Park and Shelters

## EAST AREA

Within the East area the Master Plan seeks to balance passive and active recreation, maintain vegetated buffers to the adjoining neighborhood and protect and enhance the forests, meadows and significant vegetation.

## PUMP TRACK

The 14,000 square foot bicycle pump track and skills course (3, figure 20) is provided as an alternative sport with an ever growing popularity encompassing a large age range. Wilsonville does not currently have a pump track. The proposed track is sized for community use, positioned near parking and for surveillance and adjacent to the skate spot to share similar active park uses. Programmatically the track can be used for public events, potentially generating revenue.

## DISC GOLF

The 9 hole 5.6 acre disc golf area (4, figure 20) is located in a meadow area with large existing individual specimen and new trees. The course is sized for family play. Additional trees are proposed to be planted to enlarge the adjacent riparian forest and increase habitat value. Times of use are established to allow trails crossing the course to be enjoyed by all users at certain times of the day.

## COMMUNITY GARDENS AND OFF-LEASH DOG AREA

The 0.6 acre community garden (7, Figure 20), and 1.5 acre off leash area (9, Figure 18) and located off the new access road and parking lot (1, Figure 20) for ease of access and connection to the community. The community garden shift east out to take advantage of full sunlight and is minimally larger than existing to take into account increased users over time. The off leash area is similar size as existing, and includes fencing, re-using the current shade shelters and a small dog area.





Wet Meadow Example



Natural Area to be Preserved



Specimen Tree to be Preserved

## TRAILS

Trails are located throughout the east side ushering visitors through a variety of habitats types, including forest, meadow and wet meadow. a main 12' paved trail anchors the trail system providing for clear, understandable way finding. Several pedestrian access points are locating on the east side connecting the park to the neighboring community (12, Figure 20) and providing clear and direct access into the park.

## ENVIRONMENTAL

The master plan emphasizes the importance of preserving and enhancing existing natural areas and improving them via additional vegetation to increase biodiversity. Boeckmen Creek is preserved as a significant riparian corridor in addition to the strategic preservation of significant trees throughout the disc golf and pump track areas. A wet meadow is established in the north east corner of the park where seasonal inundation has been documented. Trails weave through various habitats to provide the public with the opportunity to partake in passive wildlife viewing and interpretive environmental education.

Memorial park currently has several locations where the city's Natural Resources Department along with community members have vegetated portions of the park. The master plan seeks to protect these areas where possible while transplanting disturbed vegetation to other locations within the park.



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## CIRCULATION AND ACCESS

The master plan clarifies the circulatory systems of the park for safety, ease of access, way finding, and recreational opportunities. The diagram illustrated the Master Plans vehicular access, circulation and parking. The dashed red multi-use path is for emergency and police access only.

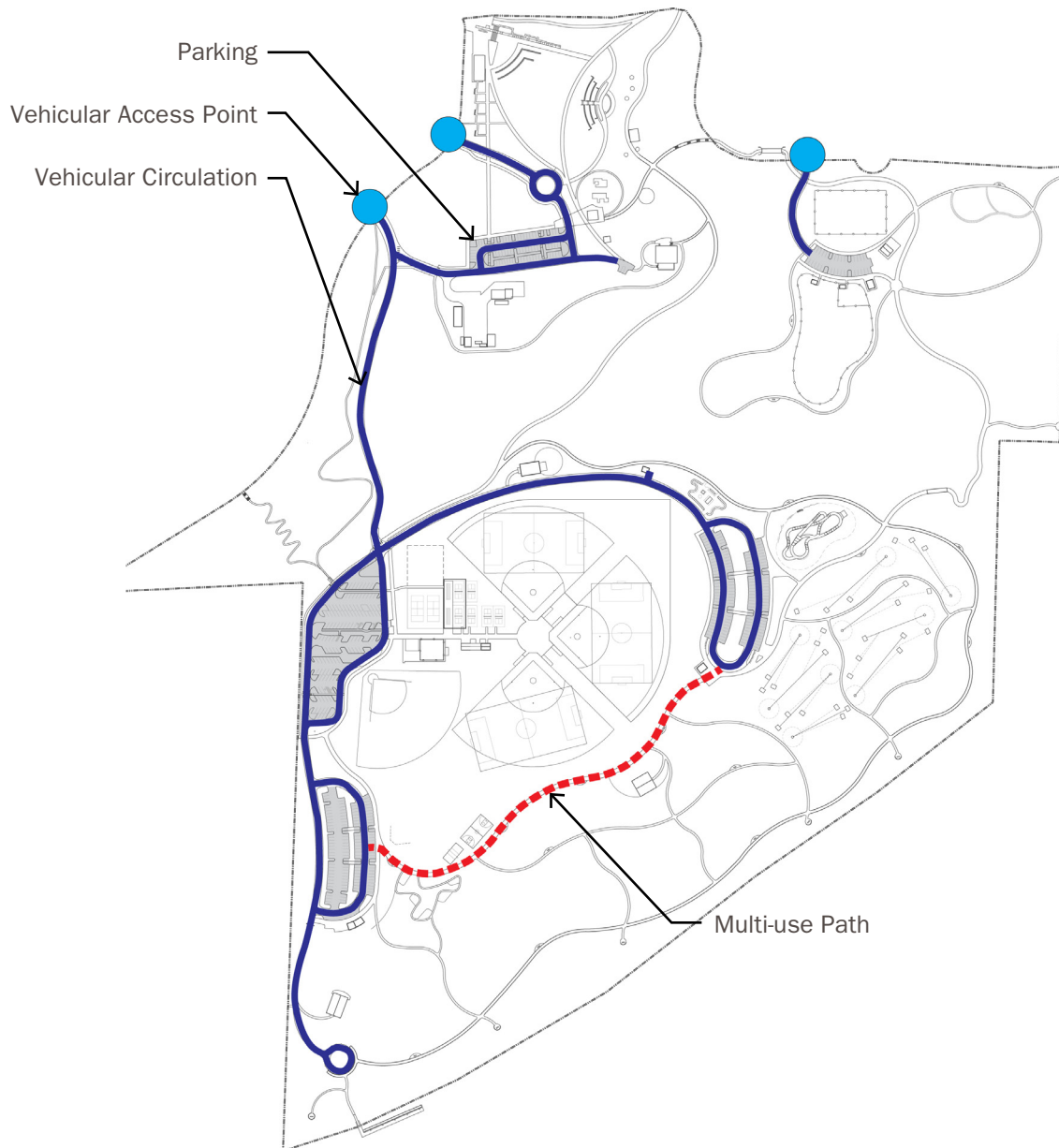


Figure 21 - VEHICULAR CIRCULATION AND PARKING

## TRAILS

The master plan includes three distinct trail types. The diagram illustrates the regional trail and major trails. The city currently plans to extend the regional trail North and West beyond Memorial Park. The regional trail is a 12' paved multi use path for bikes, pedestrians and emergency vehicle use. The regional trail is designed to take user to a variety of public spaces within Wilsonville. Major trails are paved 10' wide multi-use paths for bikes, pedestrians and emergency vehicle use. Utilizing the regional trail and major trails, park users can access all park amenities. Major trails are signed and may be color coded for ease of wayfinding. Major trails may also be named to reflect the environmental habitat they run through, such as a River Trail or historical figures significant to the park, such as a Homestead Trail.

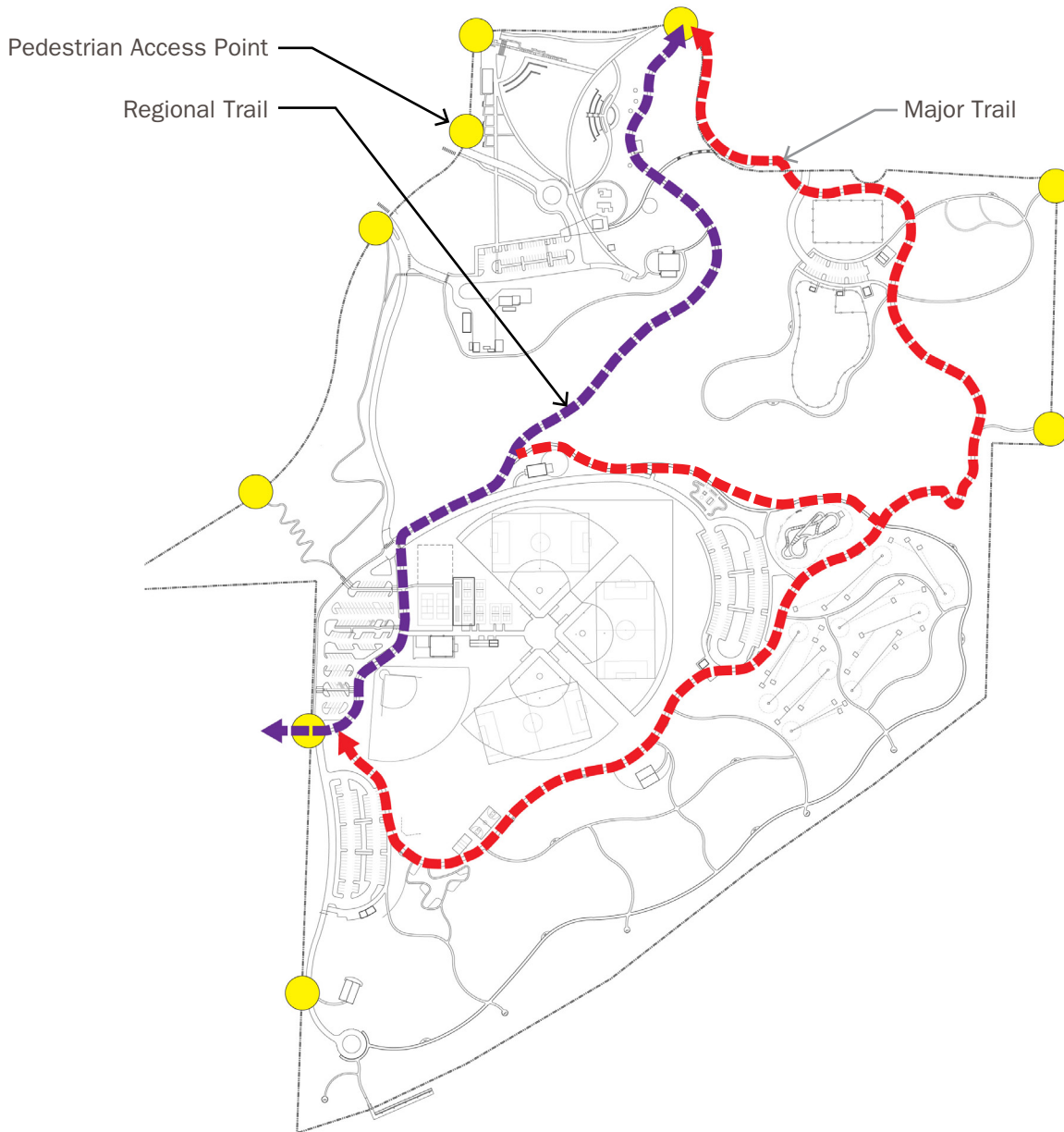


Figure 22 - REGIONAL TRAIL AND MAJOR TRAIL



## TRAILS

The diagram shows loops utilizing only major trail, with the exception of the trail adjacent to the Willamette River. Loops may be color coded and signed to provide for casual walking loops or for events, such as cross country meets.

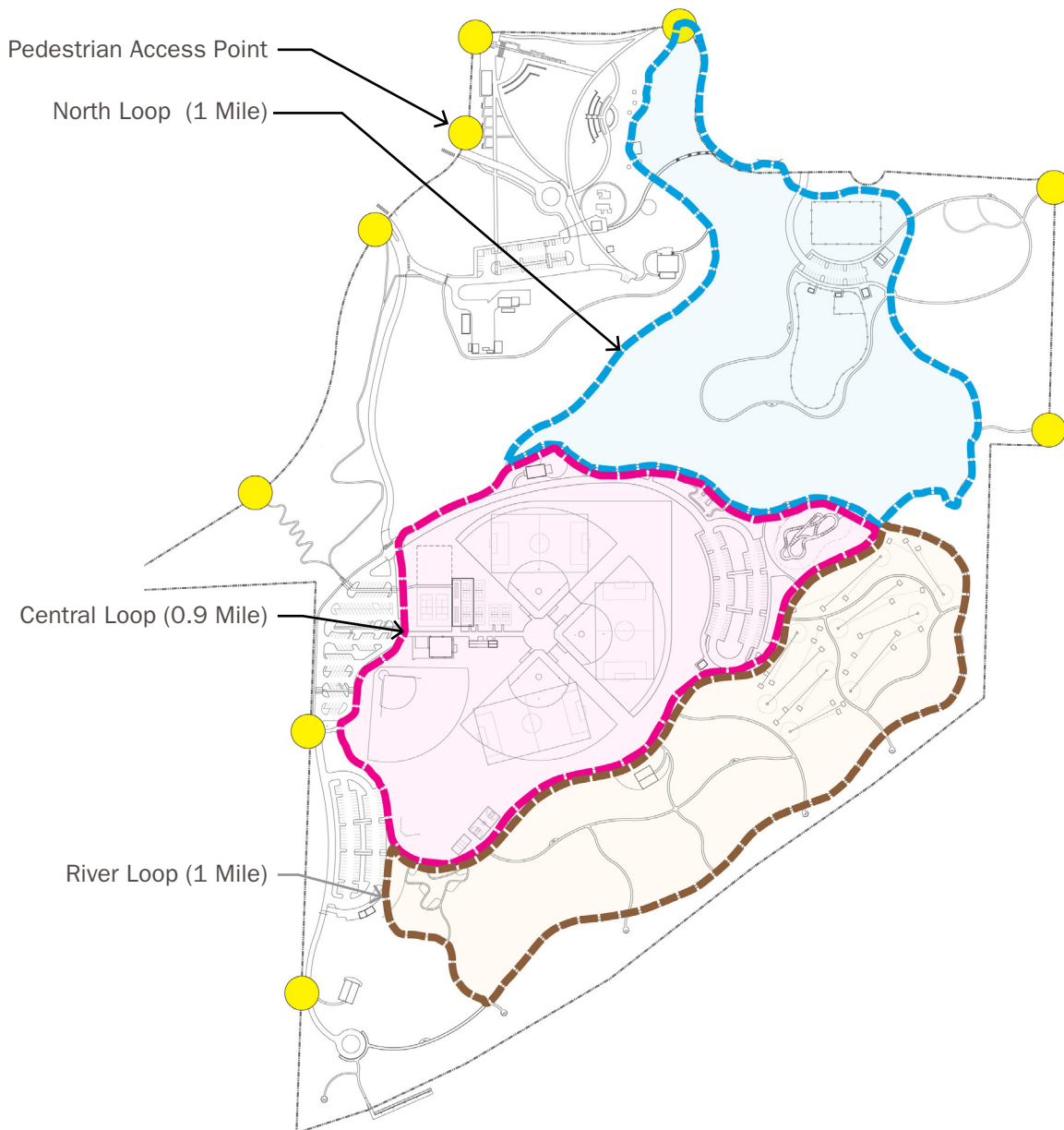


Figure 23 - MAJOR TRAIL LOOPS

## TRAILS

The diagram shows locations of secondary trails in addition to major trails, depicting the entirety of Master Plan's trail system. Secondary trails are 4-6' wide and serve as linkages to major trails and connections to adjacent neighborhoods. Secondary trails are paved or soft surfaced depending upon location within the park, accessibility desires, grading conditions and adjacent uses.

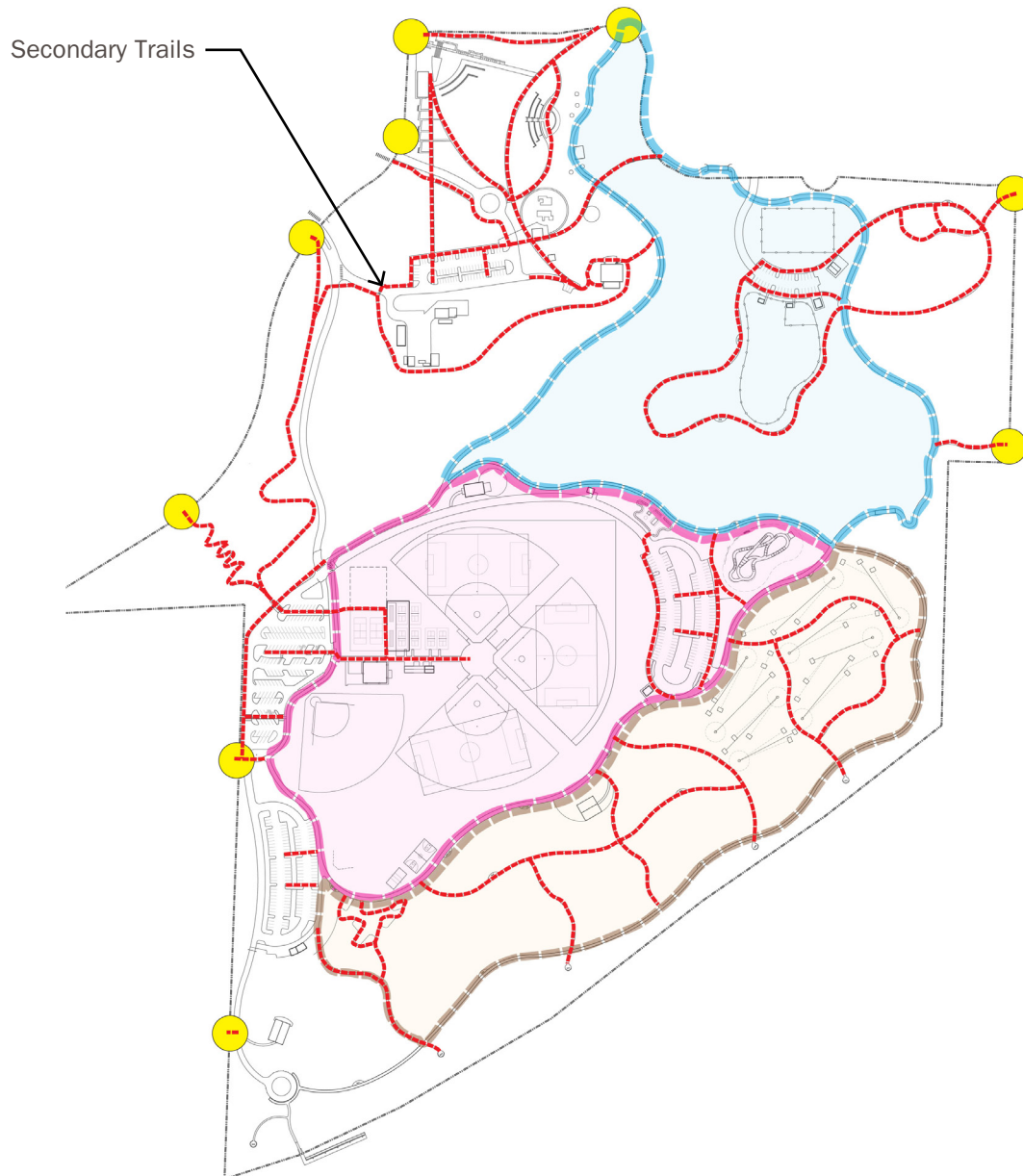


Figure 24 - **SECONDARY TRAILS**

## PRIORITIES

The following revenue, operations, maintenance and costing were explored during the Master Plan process to aid the Parks Department and City in determining priorities for future facility upgrades and park development outlined in the Master Plan. As the communities needs for recreational growth are considered, the financial information presented will assist city officials in determining budget allocation of park amenities to meet the recreational demands as well as provide baseline information to increase current revenue potential.

## REVENUE AND OPERATIONS

As part of the Master Plan update, the team reviewed revenue and operation expenses of the current park and for the proposed Master Plan of the park. The full study of park revenue scenarios and potential operation expenses is included in the appendix.

## PARK REVENUES

The study addresses the existing revenues and potential revenue scenarios for the preferred master plan. Existing revenue focused on the three existing rentable shelters, while new revenue sources included: Community gardens, Amphitheater/stage, pickleball, bike pump track, disc golf course and a water based concessionaire. Additional community garden plots and the amphitheater at Murase plaza will generate additional revenue based upon rentable fees. Amenities such as pickleball, bike pump track, and disc golf have potential to host small

tournaments, however the event size may fall below the 250 person minimum for current special use permits; therefore assigning potential revenue to those amenities is not currently feasible. A seasonal water-based vendor near the existing dock provides additional revenue while providing the public with accessible watercraft and water related materials to access the river. In assessing the revenue potential for the parks sports fields, the presumed scenario is that this mix of fields will be utilized for local and metro area tournaments. However, the complex may not be large enough to generate increased utilization of local hotels.

Revenue scenarios (Figure 25) were generated to illustrate potential future revenue. Three scenarios were calculated to include the following:

- \*High-growth option, which includes an 80% peak period utilization for shelters and barn, the installation of a water-based concessionaire, and increased usage of sport and event facilities.

- \*Moderate-growth option, which is primarily driven by a 50% peak period utilization for shelters and barn, along with modest increases in the usage of sport and event facilities.

- \*No-growth option, which maintains the utilization of facilities from the 2014 season, in addition to the third picnic shelter and community gardens.

It must be noted that a number of factors may influence the City's potential to generate these revenues. These factors include the City's capacity to promote availability and capture reservations, competition from other venues, seasonality, and the state of the overall local economy and people's willingness to spend.

Source	2014 (Actuals)	High Growth	% Incr	Moderate Growth	% Incr	No Growth	% Incr
River Shelter	\$ 8,870.82	\$ 26,112.50	194%	\$ 16,465.00	86%	\$ 11,225.00	27%
Forest Shelter	\$ 7,678.50	\$ 21,886.25	185%	\$ 13,800.00	80%	\$ 4,843.75	-37%
Splash Shelter	\$ 848.00	\$ 1,450.00	71%	\$ 1,080.00	27%	\$ 875.00	3%
Maintenance Barn Shelter	NA	\$ 26,112.50		\$ 16,465.00		\$ 11,225.00	
Stein-Boozier Barn	\$ 10,815.00	\$ 95,933.25	787%	\$ 60,789.00	462%	\$ 40,221.00	272%
Murase Plaza	\$ -						
Fields: Reduced Fee Youth	\$ 8,001.50	\$ 10,000.00	25%	\$ 9,000.00	12%	\$ 8,000.00	0%
Fields: Other	\$ 2,664.75	\$ 3,200.00	20%	\$ 3,000.00	13%	\$ 2,700.00	1%
Special Events	\$ 8,812.50	\$ 4,400.00	-50%	\$ 4,000.00	-55%	\$ 3,400.00	-61%
Community Gardens - raised bed	\$ 375.00	\$ 750.00	100%	\$ 750.00	100%	\$ 375.00	0%
Community Gardens - in-ground	\$ 2,178.00	\$ 2,640.00	21%	\$ 2,640.00	21%	\$ 2,178.00	0%
Watercraft Concessionaire	NA	\$ 4,500.00		\$ -		\$ -	
	\$ 50,244.07	\$ 196,984.50		\$ 127,989.00		\$ 85,042.75	

Figure 25 - REVENUE SCENARIOS BY FACILITY



Park Feature	Unit	Labor Hours per Year per Unit	No. Units	Labor Hours per Year	Labor-related Cost per Year	Materials & Services per Yr	Total Cost per Year
<b>Labor-related costs</b>							
Large turf areas	per acre	52.0	15.0	780.0	\$ 19,500	\$ 3,000	\$ 22,500
Small/medium turf areas	per acre	52.0	3.0	156.0	\$ 3,900	\$ 600	\$ 4,500
Shrub beds	per 1000sf	52.0	12.0	624.0	\$ 15,600	\$ 500	\$ 16,100
Flower beds	per 1000sf	26.0	2.0	52.0	\$ 1,300	\$ 250	\$ 1,550
Planted trees	per tree	13.0	12.0	156.0	\$ 3,900	\$ 1,000	\$ 4,900
Hard surfaces	per 1000sf	3.0	200.0	600.0	\$ 15,000	\$ 250	\$ 15,250
Soft-surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500	\$ 500	\$ 3,000
Turf multi-use fields	per field	52.0	3.0	156.0	\$ 3,900	\$ 3,000	\$ 6,900
Turf softball fields	per field	85.0	5.0	425.0	\$ 10,625	\$ 1,000	\$ 11,625
Irrigation system	per acre (irrigated)	10.0	28.0	280.0	\$ 7,000	\$ 8,000	\$ 15,000
Structures - clean/inspect/repair	per structure	35.0	5.0	175.0	\$ 4,375	\$ 250	\$ 4,625
Restrooms - clean & re-supply	per restroom	80.0	4.0	320.0	\$ 8,000	\$ 5,000	\$ 13,000
Play equipment - inspect & repair	per structure	48.0	2.0	96.0	\$ 2,400	\$ 1,000	\$ 3,400
Leaf removal	per acre (dev)	7.0	30.0	210.0	\$ 5,250	\$ 1,500	\$ 6,750
Storm debris	per acre (dev)	3.0	30.0	90.0	\$ 2,250	\$ 1,000	\$ 3,250
Security check & litter removal	per total acre	26.0	1.0	26.0	\$ 650	\$ 100	\$ 750
Empty trash cans	per can	30.0	30.0	900.0	\$ 22,500	\$ 1,000	\$ 23,500
Non-routine projects	per total acre	120.0	1.0	120.0	\$ 3,000	\$ 500	\$ 3,500
<b>Contracted costs</b>							
		Cost/Unit					
Water service	per acre (irrigated)	\$ 3,080	25.0			\$ 77,000	\$ 77,000
Solid waste service	per bin	\$ 1,800	1.0			\$ 1,800	\$ 1,800
Electricity service	per acre (dev)	\$ 1,400	25.0			\$ 35,000	\$ 35,000
Porta-potty service	per each	\$ 900	5.0			\$ 4,500	\$ 4,500
Contract repairs	per acre (dev)	\$ 250	1.0			\$ 250	\$ 250
Landscape maintenance service	per acre (dev)	\$ 500	1.0			\$ 500	\$ 500
Equipment rental	per acre (dev)	\$ 750	3.0			\$ 2,250	\$ 2,250
Equipment repair & maintenance	per acre (dev)	\$ 1,000	5.0			\$ 5,000	\$ 5,000
<b>Totals</b>				<b>5266</b>	<b>\$ 131,700</b>	<b>\$ 154,800</b>	<b>\$ 286,400</b>

Figure 26 - OPERATIONS AND MAINTENANCE EXPENSES BY FEATURE (2014)

Park Feature	Unit	Labor Hours per Year per Unit	No. Units	Labor Hours per Year	Labor-related Cost per Year	Materials & Services per Yr	Total Cost per Year
<b>Labor-related costs</b>							
Large turf areas	per acre	52.0	14.1	733.2	\$ 18,330	\$ 3,000	\$ 21,330
Small/medium turf areas	per acre	52.0	3.4	176.8	\$ 4,420	\$ 700	\$ 5,120
Shrub beds	per 1000sf	52.0	47.0	2444.0	\$ 61,100	\$ 1,500	\$ 62,600
Flower beds	per 1000sf	26.0	3.0	78.0	\$ 1,950	\$ 400	\$ 2,350
Planted trees	per tree	13.0	40.0	520.0	\$ 13,000	\$ 1,000	\$ 14,000
Hard surfaces	per 1000sf	3.0	382.7	1148.1	\$ 28,703	\$ 1,500	\$ 30,203
Soft-surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500	\$ 500	\$ 3,000
Turf multi-use fields	per field	52.0	1.0	52.0	\$ 1,300	\$ 2,500	\$ 3,800
Turf softball fields	per field	85.0	3.0	255.0	\$ 6,375	\$ 800	\$ 7,175
Synthetic turf fields	per field	42.0	3.0	126.0	\$ 3,150	\$ 500	\$ 3,650
Irrigation system	per acre (irrigated)	10.0	22.0	220.0	\$ 5,500	\$ 8,000	\$ 13,500
Structures - clean/inspect/repair	per structure	35.0	7.0	245.0	\$ 6,125	\$ 400	\$ 6,525
Restrooms - clean & re-supply	per restroom	80.0	6.0	480.0	\$ 12,000	\$ 7,500	\$ 19,500
Play equipment - inspect & repair	per structure	48.0	4.0	192.0	\$ 4,800	\$ 2,000	\$ 6,800
Leaf removal	per acre (dev)	7.0	35.0	245.0	\$ 6,125	\$ 1,500	\$ 7,625
Storm debris	per acre (dev)	3.0	35.0	105.0	\$ 2,625	\$ 1,000	\$ 3,625
Security check & litter removal	per total acre	36.0	1.0	36.0	\$ 900	\$ 100	\$ 1,000
Empty trash cans	per can	30.0	36.0	1080.0	\$ 27,000	\$ 1,000	\$ 28,000
Non-routine projects	per total acre	200.0	1.0	200.0	\$ 5,000	\$ 500	\$ 5,500
<b>Contracted costs</b>							
		Cost/Unit					
Water service	per acre (irrigated)	\$ 3,080	22.0			\$ 67,760	\$ 67,760
Solid waste service	per bin	\$ 1,800	2.0			\$ 3,600	\$ 3,600
Electricity service	per acre (dev)	\$ 1,400	35.0			\$ 49,000	\$ 49,000
Porta-potty service	per each	\$ 900	5.0			\$ 4,500	\$ 4,500
Contract repairs	per acre (dev)	\$ 250	1.0			\$ 250	\$ 250
Landscape maintenance service	per acre (dev)	\$ 500	1.0			\$ 500	\$ 500
Equipment rental	per acre (dev)	\$ 750	6.0			\$ 4,500	\$ 4,500
Equipment repair & maintenance	per acre (dev)	\$ 1,000	8.0			\$ 8,000	\$ 8,000
<b>Totals</b>				<b>8436</b>	<b>\$ 210,900</b>	<b>\$ 172,500</b>	<b>\$ 383,400</b>

Figure 27 - OPERATIONS AND MAINTENANCE EXPENSES FOR MASTER PLAN

## OPERATING EXPENSES

The annual operations and maintenance of Memorial Park are a significant on-going expense. The pace of future park improvements will be informed, in part, by the likely operations impacts to the City budget. Figure 26 illustrates the current maintenance expenses for Memorial Park by major work area. The development of the preferred master plan will result in additional maintenance obligations for the City. The annual operating costs for the preferred master plan are estimated to be approximately \$383,000 (2015), approximately \$100,000 higher than the current maintenance costs. The largest impacts to the costs for the preferred master plan are due to increased quantities for hard surfaces. Figure 27 shows operation and maintenance expenses for the full build out of the Master Plan. As the City considers incremental or phased improvements to Memorial Park, the projected maintenance costs should be re-evaluated.

## ADDITIONAL CONSIDERATIONS

Policy and marketing considerations may result in enhanced future revenue from construction of the preferred master plan. There is potential for the city to seek out and leveraged partnerships to either help offset maintenance costs or conditionally expand facilities

In advance of implementing the preferred master plan, the City should consider reaching out specifically to user groups for three facilities: off-leash area, pump track and disc golf.

- \*Seek out advocates for off-leash areas to organized into non-profit (501C3) entities to create a vehicle for fundraising for off-leash area maintenance and acting as a source of volunteers to clean-up days or special fundraising events.

- \* For the pump track, seek to develop a volunteer base of cyclists for seasonal work parties, clean-ups and (re)construction activities.

- \* Similarly, the City can seek the support of local disc golf enthusiasts and clubs for assistance in laying out, installing and maintaining the disc golf course.

## COSTS

Utilizing the proposed Master Plan, an estimate of Probable Costs was generated (figure 28). The estimate will be used by the parks department to aid in assessment of priority projects. Costs are broken down into categories and specific improvements, utilizing April 2015 industry standard costs.

<b>Earthwork</b>	
Site Demolition	\$121,500
Site Grading	\$655,500
<b>Total</b>	<b>\$777,000</b>
<b>Parking and Trails</b>	
NE Parking Lot	\$40,000
E Parking Lot	\$163,500
SW Parking Lot	\$144,500
Gravel Road at Watercraft Launch	\$22,500
Asphalt Trails	\$323,500
Soft Surface Trails	\$144,000
Boardwalk	\$100,000
<b>Total</b>	<b>\$938,000</b>
<b>Sports Fields and Courts</b>	
Synthetic Turf Ballfields #1, 2, incl. Movable Fences, Backstops, Dugouts, Goals	\$2,571,500
Natural Turf Ballfields #3,4,5, incl. Movable Fences, Backstops, Dugouts, Goals	\$517,000
Pickleball Courts, incl. Structure and Bleachers	\$553,000
Basketball Courts	\$67,500
Tennis Courts	\$250,000
Sand Volleyball Court	\$9,500
<b>Total</b>	<b>\$3,968,500</b>
<b>Site Improvements</b>	
Off-Leash Dog area	\$55,500
Skate Spot	\$192,000
Bike Pump Track	\$31,000
Community Garden	\$85,000
9 Hole Disc Golf Course	\$22,000
Playground at Court Sports Area	\$8,500
Nature Play Area	\$25,000
Amphitheater and Terraced seating	\$177,500
<b>Total</b>	<b>\$596,500</b>
<b>Buildings</b>	
New Upper Maintenance Facility Building	\$285,000
Restroom at Tennis Court	\$172,000
Restroom at E Parking lot	\$82,000
Restroom and Concessions at SW Parking lot	\$152,000
Concessions near Ballfields	\$100,000
Restroom at NE Parking lot	\$82,000
New Shelter at Lower Maintenance Barn	\$334,000
<b>Total</b>	<b>\$1,207,000</b>
<b>Site Amenities</b>	
Dock Launch	\$42,000
Site Furnishings	\$70,000
Planting and Irrigation	\$393,500
Utilities- Water, Sanitary, Storm	\$113,500
Utilities- Electrical incl. Ballfield Lighting	\$1,114,000
<b>Total</b>	<b>\$1,733,000</b>
<b>Total</b>	<b>\$9,220,000</b>
<b>Estimated Contingency - 10%</b>	<b>\$922,000</b>
<b>General Conditions / Insurance / Bond - 10%</b>	<b>\$1,014,200</b>
<b>General Contractor OH &amp; Profit - 4%</b>	<b>\$446,248</b>
<b>Total</b>	<b>\$11,602,448</b>
The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous	

Figure 28 - ESTIMATE OF PROBABLE COST



## PHASING

The following is a proposed phasing approach that assumes the proposed facility upgrades and new amenities will be developed in three separate phases. Figure 29 outlines the proposed phases and amenities included in each phase.

The phasing is proposed and should be re-evaluated as-needed based on Wilsonville's evolving recreational needs, community desires and the city's available funding.

<b>Phase One</b>	
Northeast Parking Lot	\$ 40,000
East Parking Lot	\$ 163,500
Relocation of Off-Leash Dog Park	\$ 55,500
Bicycle Pump Track	\$ 31,000
Restroom Facilities (Dog Park Area/Community Garden; East Parking Lot)	\$ 164,000
Community Garden Expansion & Improvements	\$ 85,000
9 Hole Disc Golf Course	\$ 22,000
<b>Sub-total for Phase One</b>	<b>\$ 561,000</b>

<b>Phase Two</b>	
Southwest Parking Lot	\$ 144,500
Synthetic Turf Ballfields #1 & #2 (Incl. Movable Fences, Backstops, Dugouts, Goals)	\$ 2,571,500
Natural Turf Ballfields #3, #4, & #5 (Incl. Movable Fences, Backstops, Dugouts, Goals)	\$ 517,000
Skate Park	\$ 192,000
Unmotorized Watercraft Concession Area	\$ 70,000
Food Concession Area	\$ 100,000
Fencing for Playground at Court Sports Area	\$ 8,500
Miscellaneous Site Furnishings	\$ 70,000
Landscape Irrigation & Planting Materials	\$ 393,500
Restroom Facilities (South Parking Lot; Tennis Courts)	\$ 254,000
Sub-total of Existing Conditions (Site Demo)	\$ 121,500
Sub-total of Earthwork (Site Grading)	\$ 655,500
Sub-total of Utilities	\$ 1,227,500
<b>Sub-total for Phase Two</b>	<b>\$ 6,325,500</b>

<b>Phase Three</b>	
Paths (Gravel Road at Watercraft Launch, Asphalt Trails, Soft Surface Trails, Boardwalk)	\$ 590,000
Courts (Basketball, Pickleball (Incl. Structure & Bleachers), Tennis, Sand Volleyball)	\$ 880,000
New Shelter & Restrooms at Lower Maintenance Barn	\$ 334,000
Amphitheater and Terraced Seating	\$ 177,500
New Upper Maintenance Facility	\$ 285,000
Nature Play Area	\$ 25,000
Dock Launch	\$ 42,000
<b>Sub-total for Phase Three</b>	<b>\$ 2,333,500</b>

Estimating Contingency	\$ 922,000
General Conditions/Insurance/Bond	\$ 1,014,200
General Contractor OH & Profit	\$ 446,248
<b>Sub-total</b>	<b>\$ 2,382,448</b>

<b>Total Direct Construction Cost</b>	<b>\$ 11,602,448</b>
---------------------------------------	----------------------

*The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.*

Figure 29 - PROPOSED PHASING





Figure 30 - MASTERPLAN

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## VII. APPENDIX

## PUBLIC OPEN HOUSE 1 MEETING NOTES

Wilsonville City Hall, November 5th, 2014

- 1 No synthetic” turf upgrades requested at sports fields
- 2 Infield distance increase to 60’ mound / 90’ base to support adult softball leagues
- 3 No adult specific ball fields available in Wilsonville? People go elsewhere
- 4 Lighting is a safety issue throughout park
- 5 Flat NE meadows area becomes inundated in winter/spring, undevelopable?
- 6 Some concerns expressed about quantity of parking available if community garden is expanded
- 7 Community garden could be moved elsewhere to accommodate additional use, or used as a buffer itself around parking on East side
- 8 Skate park is well used despite its small size and lack of features. Should be enlarged.
- 9 A large skate park project is planned elsewhere in Wilsonville
- 10 A trail system/trailhead layout was suggested, consisting of 3 trail lengths which would be color coded for easy recognition, i.e.: green 3/4mi, blue 1.5mi, red 3mi loops
- 11 A trailhead/kiosk providing trail information route length etc is needed
- 12 Waterfountains are needed throughout, nowhere to fill up your water bottle, difficult to fill bottles at existing fountains
- 13 Re-vegetating informal trails in Riverfront area may not be beneficial since kids still ride their bikes there regardless, moving tree limbs or riding over them
- 14 Residents do not want increased development on the East side
- 15 Not much concern was expressed for a pedestrian connection from Murase plaza to the East side
- 16 Pickle ball tournaments can attract 75-100 people, along with concessions etc, (USAPA.com)
- 17 Residents enjoy walking in the dog park and East side because of natural areas
- 18 Walking through the river front area at night can be “sketchy”
- 19 Benches are needed throughout the entire park, additional seating needed at water feature area during high use
- 20 Bus access needed into site. Park is large for only 1 planned stop
- 21 Basketball is used a lot
- 22 Trail lighting is needed
- 23 Loop road concerns originated from kids racing around it, thus its original removal
- 24 The trail from Murase plaza to lower park is steep and not ADA compliant
- 25 Guided history trips could be a use for the water trail. Park could be a stop along the way
- 26 At the West parking area the vehicular gate blocks pedestrian walkway
- 27 The amount of bicycle use on un-paved paths is not currently an issue
- 28 The playground located at west area near fields could be doubled in size, heavily used to ease of access and adjacency to parking
- 29 Pickle ball in barn - ?
- 30 A rhododendron or wetland garden were suggested
- 31 Passive uses suggested for the East side
- 32 More trails in the East side suggested
- 33 A route to the dock would be beneficial
- 34 It was suggested that there is no need to reconnect the loop road
- 35 Loop trail in the wood suggested
- 36 All fields need new lighting
- 37 All fields need better drainage
- 38 There could be a small concert stage on the East side
- 39 Interest in having concessions for tournaments
- 40 Could the pump station go in the old Nike wellhouse?
- 41 Turf fields (infields?) suggested

- 42 Possible restroom by forest shelter suggested
- 43 Users would like to see more pickle ball courts

**PUBLIC OPEN HOUSE 2 MEETING NOTES**

Wilsonville City Hall, December 16th, 2014

- 1 An overview of the Wilsonville park system would help the public understand and validate proposed program and enhancements
- 2 Covered pickleball courts would enhance play and increase seasonal usability
- 3 Easier kayak launching would be beneficial
- 4 The river is not an attractive swimming destination
- 5 Trees should not be cleared in order to create a waterfront
- 6 The existing maintenance barn could serve well as a shelter supporting events such as dances and arts and crafts events for kids
- 7 Tournament field configuration (option 3) is too large and does not cater to the primary users who live in Wilsonville
- 8 Road adjacent to the river shelter could be improved to provide waterfront access
- 9 There are safety concerns crossing Wilsonville Rd and Memorial Dr to access Murase Plaza
- 10 There is a need for more buffer at existing parking areas (West?)
- 11 There should only be passive uses on the East side
- 12 25% min. more community gardens are needed
- 13 Option 2 West side could be blended with Option 1 East side
- 14 Pickle Ball additions on Option 1 work well
- 15 Bus and RV turning space is potentially needed
- 16 Positive responses received for Option 3 amphitheater
- 17 Zip lines could be considered
- 18 There is a drainage issue at the River Shelter

- 19 Positive response to overlooks – tree removal could be minimized
- 20 Option combinations – OPT 3 North / OPT 2 West / OPT 2 East / OPT 1 River
- 21 More benches should be provided
- 22 Existing dock needs modification for easier access
- 23 Storage could be provided for light watercraft near existing dock
- 24 Basketball can be kept in place
- 25 Concerns that the skate park is too remote
- 26 Concerns about concessions and revenue
- 27 The intertwining trails in the forest are good
- 28 ‘Movies in Parks’ need open space for viewing – currently use sloping lawn
- 29 A backboard for tennis would enhance the court for individual practice
- 30 Normal high water is above the boat ramp and makes current access to existing dock difficult during portions of winter time
- 31 East buffer is important
- 32 Available space is not enough to create regional draws
- 33 Park should be geared towards existing resident’s preferred uses
- 34 There should not be any parking off Rose Ln
- 35 Large Girl Scout groups prefer parking options 1 and 2 for forest access
- 36 Schools, boy and girl scout groups would use a developed amphitheater
- 37 Girl Scouts use variety or trails, would prefer a trail connection between River and Forest Shelters
- 38 Privacy of River Shelter space before trees to west were removed is preferred
- 39 Some form of buffer between Forest Shelter and fields is preferred for noise mitigation
- 40 One main paved path through the Forest and the rest un-paved would be preferred
- 41 River overlooks could be historically thematic or otherwise to provide diverse experiences
- 42 More buffer needed on West edge



- 43 Turf infields would be very beneficial
- 44 Current dog park size is sufficient
- 45 The “waterfall” and water wheel have not been mentioned, could be destinations
- 46 Bicycle skills course and skate park could be adjacent
- 47 Overlooks work well but waterfront beach is not necessary

- 14 Pickle Ball additions on Option 1 work well
- 15 Bus and RV turning space is potentially needed
- 16 Positive responses received for Option 3 amphitheater
- 17 Zip lines could be considered
- 18 There is a drainage issue at the River Shelter
- 19 Positive response to overlooks – tree removal could be minimized
- 20 Option combinations – OPT 3 North / OPT 2 West / OPT 2 East / OPT 1 River
- 21 More benches should be provided
- 22 Existing dock needs modification for easier access
- 23 Storage could be provided for light watercraft near existing dock
- 24 Basketball can be kept in place
- 25 Concerns that the skate park is too remote
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- 27 The intertwining trails in the forest are good
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- 29 A backboard for tennis would enhance the court for individual practice
- 30 Normal high water is above the boat ramp and makes current access to existing dock difficult during portions of winter time
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- 32 Available space is not enough to create regional draws
- 33 Park should be geared towards existing resident’s preferred uses
- 34 There should not be any parking off Rose Ln
- 35 Large Girl Scout groups prefer parking options 1 and 2 for forest access
- 36 Schools, boy and girl scout groups would use a developed amphitheater
- 37 Girl Scouts use variety or trails, would prefer a trail connection between River and Forest Shelters
- 38 Privacy of River Shelter space before trees to west were removed is preferred

**PUBLIC OPEN HOUSE 3 MEETING NOTES**

Wilsonville City Hall, December 16th, 2014

- 1 An overview of the Wilsonville park system would help the public understand and validate proposed program and enhancements
- 2 Covered pickleball courts would enhance play and increase seasonal usability
- 3 Easier kayak launching would be beneficial
- 4 The river is not an attractive swimming destination
- 5 Trees should not be cleared in order to create a waterfront
- 6 The existing maintenance barn could serve well as a shelter supporting events such as dances and arts and crafts events for kids
- 7 Tournament field configuration (option 3) is too large and does not cater to the primary users who live in Wilsonville
- 8 Road adjacent to the river shelter could be improved to provide waterfront access
- 9 There are safety concerns crossing Wilsonville Rd and Memorial Dr to access Murase Plaza
- 10 There is a need for more buffer at existing parking areas (West?)
- 11 There should only be passive uses on the East side
- 12 25% min. more community gardens are needed
- 13 Option 2 West side could be blended with Option 1 East side

- 39 Some form of buffer between Forest Shelter and fields is preferred for noise mitigation
- 40 One main paved path through the Forest and the rest un-paved would be preferred
- 41 River overlooks could be historically thematic or otherwise to provide diverse experiences
- 42 More buffer needed on West edge
- 43 Turf infields would be very beneficial
- 44 Current dog park size is sufficient
- 45 The “waterfall” and water wheel have not been mentioned, could be destinations
- 46 Bicycle skills course and skate park could be adjacent
- 47 Overlooks work well but waterfront beach is not necessary

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE HIGH SCHOOL**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does WHS use Memorial Park for?  
Cross country meet- 1 per year- 1 shelter as hospitality area, like to take over park, but work with leagues. 5000 meter course. Prefer non-paved areas. Fall.  
Tennis- recent past, lower level softball games.  
Baseball- no 90' diamond ( would increase partnership with youth program)- springtime march-June
- 2 What times? Time of year, time of day/night, duration of use?
- 3 Are there conflicts with other park uses? coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc)  
Buses park off-site, turnaround at gravel lots  
Work with Willamette united / proper communication limits conflicts.
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, concessions?  
No real issues with facilities
- 5 Are there issues with the park that restrict your uses, ie would you do other uses if the facility allowed (field size, etc)?
- 6 Buses?
- 7 Are there other parks you use for events / uses?
- 8 Are there opportunities for more collaborative projects between school and city?  
Tournaments and coaches involved- could be collaborative  
Lacrosse tournaments, soccer tournaments- host different age groups, but could expand with memorial park
- 9 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?
- 10 What roles do concessions play or could play in financial support of the league?

- Would be encouraged, help pay for reduced cost of admissions for teams, etc.  
Existing ones at high school- booster club ran.
- 11 What is the potential for tournaments? What are the needs to make one successful (# and location of fields)  
2-3 day tournaments  
Soccer 55-75yards wide- look up high school field sizes.  
Trends- soccer, lacrosse up. Basketball up, girls numbers have dropped, baseball dropped a bit.



**STAKEHOLDER MEETING NOTES:  
WILLAMETTE UNITED SOCCER CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does WUSC use Memorial Park for?  
Soccer  
\$1 million / year budget. Break even with 3 employees  
Use all fields every day.
- 2 How many leagues, teams?  
1800 kids K-12 recreational  
500 competitive year around  
All from WWLSD  
220 kids co-ed high school teams
- 3 What times? Time of year, time of day/night, duration of use?  
Beginning of August – Mid November.  
August tournaments  
Would like to use in the spring, but fields too wet.
- 4 Are there conflicts with other park uses? Coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)  
Seem to work out scheduling conflicts. Would like to have separate soccer fields.
- 5 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Parking can be difficult at times. Lots of people park at dog park area and conflicts happen. Hard to manage.  
Restrooms are adequate w/ porta potties.
- 6 Are there issues with the park that restrict your uses, ie would you do other uses if the facility allowed (field size, etc)?  
Can't use in Springtime as fields are too wet. Would like to see Turf on several fields.
- 7 Are there other parks you use for events / uses?  
Year around use Artificial Turf fields, Horizon Christian,etc.
- 8 What has been the trend in participation by league / sport?  
Participation numbers have held steady. Slight drop with other sports becoming more popular, i.e. lacrosse, etc.
- 9 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?  
Some irrigation boxes at SW corner of fields is in field of play sometimes.  
A few wet spots on West side of fields.
- 10 What roles do concessions play or could play in financial support of the league?  
Would help. They have concessions at other locations and while it is not a huge moneymaker, it does help.
- 11 What is the potential for tournaments? What are the needs to make one successful (# and location of fields)

**STAKEHOLDER MEETING NOTES:  
NW DIAMOND SPORTS**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does NWDS use Memorial Park for?  
Baseball/softball  
11-18 year olds
- 2 What times? Time of year, time of day/night, duration of use?  
May-Oct.  
Would go year around if fields were not so wet, or if Turf fields.
- 3 Are there conflicts with other park uses? coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)  
Worried about security near Forest Shelter
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, concessions?  
Field sizes are adequate.  
Infields could be enlarged a bit to provide more flexibility of age groups and would allow for more efficient use of fields. Currently uses 70',80',90' bases. Infields 1 and 2 are not large enough for all base options.  
Larger infields and outfields would allow for more efficient use of fields potentially creating additional time slots for other leagues.  
Outfields , 10-12 year olds min 200' max 220', 13-18 min. 300' max 400', Softball 300' fences.  
Does not use field 5, does not see it used.  
Would like to see a registration area for camps / clinics / large events.  
Would like covered dugouts
- 5 Are there other parks you use for events / uses?  
Surrounding schools for Turf during wet weather. Horizon Christian, etc.
- 6 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?

Would like to be able to water down in-fields when needed- if they could push a button or something like that.

Some of the outfields could use leveling at times.

- 7 What roles do concessions play or could play in financial support of the league?  
Would love to have gas hookup for bbq's, but not a major deal.  
Would help for tournaments.
- 8 What is the potential for tournaments? What are the needs to make one successful (# and location of fields)  
If fields were turf, they would use them for tournaments.  
3 fields for small tournament, 5 for large tournament.

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE PICKLEBALL CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How many leagues, teams?  
Not a club yet, no funding currently.  
Socializing event, big with adults over 50.
- 2 What times? Time of year, time of day/night, duration of use?  
Year around, rain or shine  
Event every two weeks currently. Bring in portable nets and use tennis courts.  
6 things going on per week currently. Player development and teaching.
- 3 Are there conflicts with other park uses? Coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Would like to have covered courts to provide shade and rain protection.  
4 courts would be great, with ability to incrementally add 4 additional at a time.  
Lighting on courts to allow night time play would quadruple usage.
- 5 Are there other parks you use for events / uses?  
Tualatin Community park has Sunday tennis and pickleball
- 6 What has been the trend in participation by league / sport?  
Usage is becoming very popular  
More courts would draw more users.
- 7 Are there opportunities for more collaborative projects between league and city?
- 8 What is the potential for tournaments? What are the needs to make one successful (# and location of courts)  
Ideally 15 courts for tournaments  
Potential for 2 large annual tournaments.  
Thursday-Saturday

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE WALKERS**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How does WW use the park?  
30-40 members walk the park Tuesday and Thursday.  
2 mile walking loops typically.
- 2 What times? Time of year, time of day/night, duration of use?  
All year long, rain or shine.  
Usually during the morning.
- 3 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Like new parking lot.  
Would like to have different waling loops with different difficulties.  
Trails are maintained good.  
Were very interested in interp. panels providing entertainment for walks.
- 4 Is the wayfinding sufficient?  
Lots of trails can be confusing. Tend to stay on road and open trails due to safety, familiarity access. Lots of older members who can't do hills.



**STAKEHOLDER MEETING NOTES:  
ADULT SOCCER CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does the ASC use Memorial Park for?  
Soccer  
Sundays, 8am-3pm. May – October.
- 2 How many leagues, teams?  
4-5 teams, 2 fields.  
15 per team and family members. Mainly Hispanic league, but seeing a lot of white spectators
- 3 What times? Time of year, time of day/night, duration of use?  
Sundays  
Don't do rainy days
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Restroom facilities are lacking, especially for women.  
Ok with designated parking near maintenance. Try to not park at dog park area.  
Some irrigation boxes at SW corner of fields is in field of play sometimes.
- 5 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?  
Don't play in wet conditions because they don't want to destroy the fields.  
Paint their own field.
- 6 What roles do concessions play or could play in financial support of the league?  
No role. Bring own food.

**STAKEHOLDER MEETINGS NOTES:  
GIRLS SCOUTS OF OREGON AND SW  
WASHINGTON**

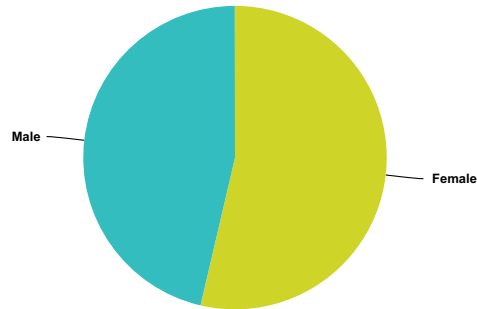
Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How do GS use the park?  
23 years. One week / year day camp in last week of June.  
400 girls, 5-18 years old. # is sufficient.  
Use both shelters, and like that they are "easy access"  
Hiking trails, archery area  
"Most people don't know they are there. Like the isolation of the shelters.
- 2 Are the facilities sufficient, quantity, parking/access, restrooms?  
Have to have someone manage parking.  
Could be marked better  
Have 2 large busses and turning around is hard.  
Concerns about development to the west, access from the new homes, and removal of trees changed the character of the River Shelter.  
Cannot go to the water as river bank is too steep.  
Bring their own camp, food, restrooms. Set up at 7:30am, out by 4:30pm every day.
- 3 Are very concerned about safety, police access, fire access.
- 4 "Keep nooks" along paths. They need space to gather  
Desire a climbing wall  
An areas sized for a picnic shelter "can be anywhere"
- 5 Boy Scouts use the Park. Chris Troha- HS teacher at WVHS and John Budais and scout masters.
- 6 Girl Scouts have 1 volunteer day at Memorial Park per year. Available to do more.

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### Q1 What is your gender?

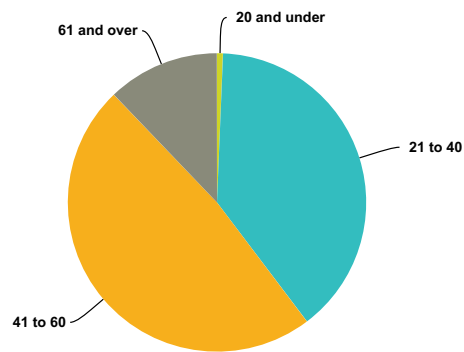
Answered: 617 Skipped: 0



Answer Choices	Responses	
Female	53.65%	331
Male	46.35%	286
<b>Total</b>		<b>617</b>

### Q2 What is your age?

Answered: 617 Skipped: 0

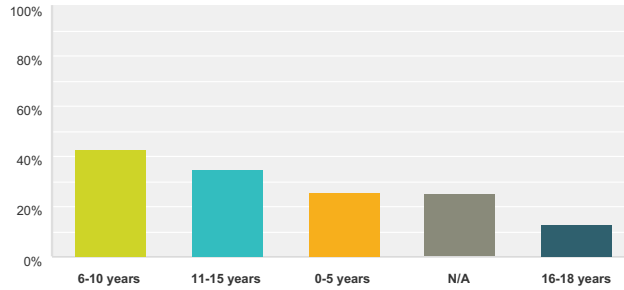


Answer Choices	Responses	
20 and under	0.65%	4
21 to 40	39.06%	241
41 to 60	48.14%	297
61 and over	12.16%	75
<b>Total</b>		<b>617</b>



### Q3 If any, what are the ages of the children in your household?

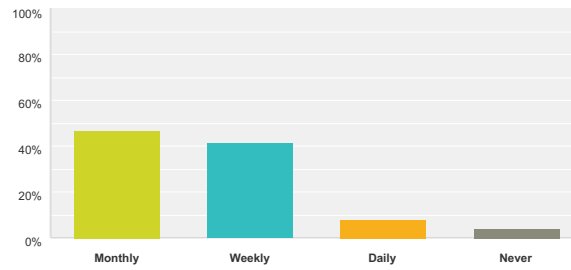
Answered: 617 Skipped: 0



Answer Choices	Responses	
6-10 years	42.63%	263
11-15 years	34.68%	214
0-5 years	25.45%	157
N/A	25.12%	155
16-18 years	12.80%	79
<b>Total Respondents: 617</b>		

### Q4 How often do you use Memorial Park?

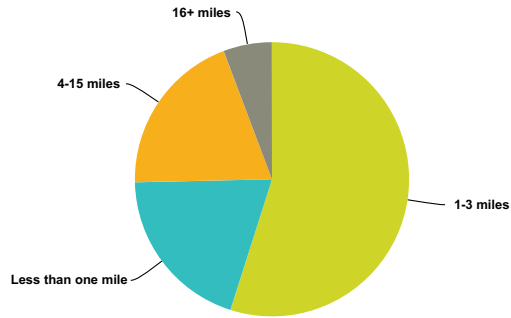
Answered: 592 Skipped: 25



Answer Choices	Responses	
Monthly	46.79%	277
Weekly	41.22%	244
Daily	7.77%	46
Never	4.22%	25
<b>Total</b>		<b>592</b>

### Q6 Where do you live in relation to Memorial Park?

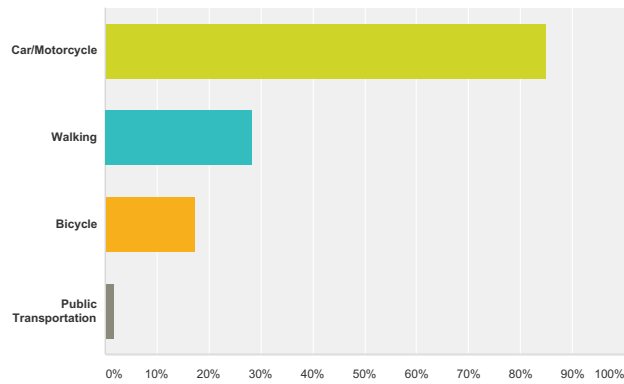
Answered: 592 Skipped: 25



Answer Choices	Responses	Count
1-3 miles	54.90%	325
Less than one mile	19.76%	117
4-15 miles	19.59%	116
16+ miles	5.74%	34
<b>Total</b>		<b>592</b>

### Q7 When you visit the park, how do you arrive?

Answered: 585 Skipped: 32

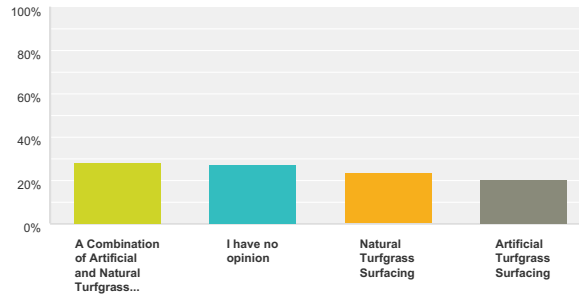


Answer Choices	Responses	Count
Car/Motorcycle	84.96%	497
Walking	28.38%	166
Bicycle	17.26%	101
Public Transportation	1.71%	10
<b>Total Respondents: 585</b>		

#	Other (please specify)	Date
1	Running	1/8/2015 8:29 AM
2	Space ship	1/8/2015 4:14 AM
3	stroller	12/26/2014 3:44 PM
4	Jogging	12/25/2014 3:56 PM
5	running	12/22/2014 3:48 PM
6	skateboard	12/19/2014 12:43 PM
7	Youth Sports	12/19/2014 12:41 PM
8	Do not use the park to many parks in Wilsonville already	12/19/2014 9:02 AM
9	Dont use	12/19/2014 8:13 AM
10	Don't	12/17/2014 5:02 PM
11	Hiking and jogging	12/16/2014 4:14 PM

**Q10 If investments were made to existing athletic fields and/or new fields were incorporated, would you prefer:**

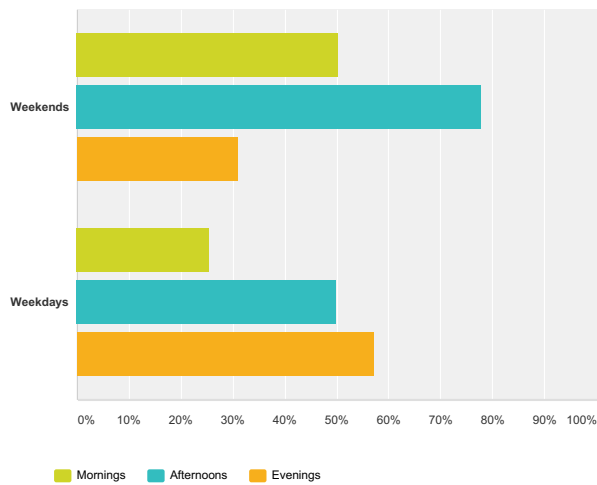
Answered: 574 Skipped: 43



Answer Choices	Responses	
A Combination of Artificial and Natural Turfgrass Surfacing	28.40%	163
I have no opinion	27.70%	159
Natural Turfgrass Surfacing	23.34%	134
Artificial Turfgrass Surfacing	20.56%	118
<b>Total</b>		<b>574</b>

**Q5 What days and times do you most use the park?**

Answered: 592 Skipped: 25

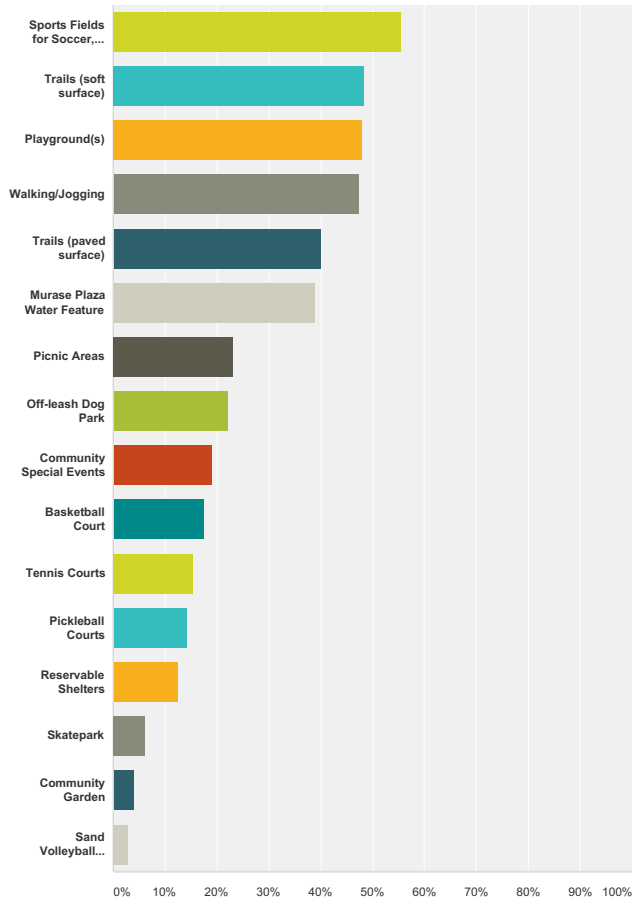


	Mornings	Afternoons	Evenings	Total Respondents
Weekends	50.30% 254	77.82% 393	30.89% 156	505
Weekdays	25.56% 125	49.90% 244	57.26% 280	489



**Q8 Which (5) activities/resources do you most utilize when at Memorial Park?**

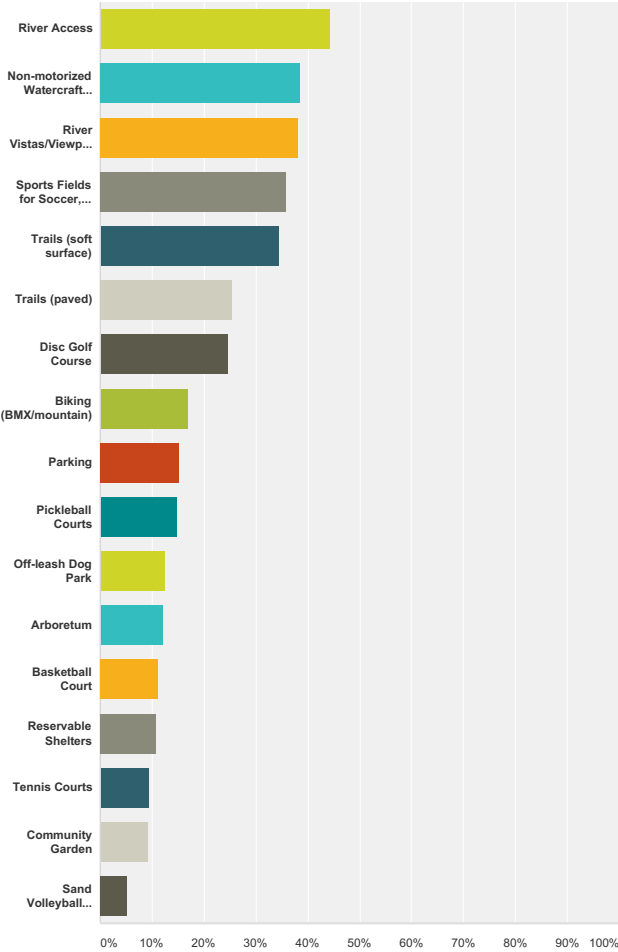
Answered: 579 Skipped: 38



Answer Choices	Responses
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Sports Fields for Soccer, Baseball, or Softball	55.44%	321
Trails (soft surface)	48.53%	281
Playground(s)	48.01%	278
Walking/Jogging	47.32%	274
Trails (paved surface)	40.07%	232
Murase Plaza Water Feature	38.86%	225
Picnic Areas	23.14%	134
Off-leash Dog Park	22.11%	128
Community Special Events	19.00%	110
Basketball Court	17.44%	101
Tennis Courts	15.54%	90
Pickleball Courts	14.16%	82
Reservable Shelters	12.44%	72
Skatepark	6.22%	36
Community Garden	3.97%	23
Sand Volleyball Court	2.94%	17
<b>Total Respondents: 579</b>		

#	Other (please specify)	Date
1	Sports Fields to throw discs (disc golf driving practice)	1/16/2015 2:28 PM
2	RC cars, airplanes	1/4/2015 12:43 PM
3	disc golf	1/2/2015 9:46 AM
4	the dock	12/30/2014 8:54 PM
5	river view, wildlife viewing	12/26/2014 10:52 PM
6	Birding	12/19/2014 2:40 PM
7	dock	12/19/2014 12:44 PM
8	Natural areas	12/19/2014 10:48 AM
9	Do not use any of these services never go to Memorial Park	12/19/2014 9:03 AM
10	None	12/19/2014 8:13 AM
11	River Access	12/17/2014 8:15 PM
12	none	12/17/2014 5:02 PM
13	open space	12/16/2014 7:43 PM
14	walking dog on leash	12/15/2014 4:31 PM
15	how about Disc Golf ???	12/15/2014 10:57 AM
16	natural areas since you planted the meadow in trees not a lot of that left	12/15/2014 10:49 AM



Answer Choices	Responses
River Access	44.18% 243
Non-motorized Watercraft (kayaks, canoes, paddleboards, etc.)	38.55% 212

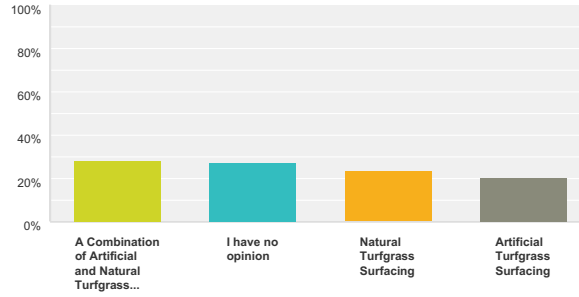
River Vistas/Viewpoints	38.18%	210
Sports Fields for Soccer, Baseball, or Softball	36.00%	198
Trails (soft surface)	34.55%	190
Trails (paved)	25.45%	140
Disc Golf Course	24.73%	136
Biking (BMX/mountain)	16.91%	93
Parking	15.27%	84
Pickleball Courts	14.91%	82
Off-leash Dog Park	12.55%	69
Arboretum	12.18%	67
Basketball Court	11.27%	62
Reservable Shelters	10.91%	60
Tennis Courts	9.45%	52
Community Garden	9.09%	50
Sand Volleyball Court	5.27%	29
<b>Total Respondents: 550</b>		

#	Other (please specify)	Date
1	more running/walking paths	1/16/2015 4:40 PM
2	like movies in the park and would like to see other art events here. Gets crowded trying to get out however	1/14/2015 9:51 PM
3	dont need much more - leave the open space unimproved as they currently are	1/14/2015 2:11 PM
4	more protection of natural areas, less tree cutting	1/11/2015 3:01 PM
5	Concession stands for events to be run by non-profits, turf fields	1/9/2015 10:12 PM
6	Concession stand for baseball	1/9/2015 8:38 PM
7	Work on the improving the Wood fields or adding to Lowrie and leave Memorial as is	1/9/2015 6:12 PM
8	Closer bathrooms and water facilities to all sports fields.	1/9/2015 5:59 PM
9	Creation of a batting facility with concessions for Wilsonville youth softball and baseball programs	1/9/2015 4:23 PM
10	Playground	1/9/2015 9:19 AM
11	bigger skate/bike park	1/8/2015 5:47 PM
12	Skatepark	1/8/2015 4:51 PM
13	Covered pickleball	1/8/2015 7:40 AM
14	P	1/8/2015 4:24 AM
15	Turf baseball fields, mountain bike trail system	1/7/2015 10:54 PM
16	Lights for baseball field that is not lighted currently.	1/7/2015 10:35 PM
17	Snack Stand for Kids sports	1/7/2015 7:00 PM
18	Skateboarding	1/7/2015 5:56 PM



**Q10 If investments were made to existing athletic fields and/or new fields were incorporated, would you prefer:**

Answered: 574 Skipped: 43



Answer Choices	Responses
A Combination of Artificial and Natural Turfgrass Surfacing	28.40% 163
I have no opinion	27.70% 159
Natural Turfgrass Surfacing	23.34% 134
Artificial Turfgrass Surfacing	20.56% 118
<b>Total</b>	<b>574</b>

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PROJECT NUMBER: # 14-061PLN                      ISSUE DATE: May 3, 2015  
PROJECT NAME: City of Wilsonville Memorial Park Master Plan

TO: Steve Duh  
FROM: Ian Holzworth, Walker Macy

**SUBJECT: Park Revenue Scenarios & Potential Operations Expenses**

This memorandum addresses the existing revenues and potential revenue scenarios for the preferred master plan for Memorial Park. It also addresses existing and potential operating expenses for the park. It concludes with policy and marketing considerations that may result in enhanced future revenue from construction of the preferred master plan.

**Master Plan Amenities Affecting Revenues**

The preferred master plan for Memorial Park adds new infrastructure and amenities that balance the community's interest in expanded recreation opportunities within the context of the physical constraints of the park. While numerous amenities are proposed in the master plan, this memo focuses on those that will facilitate revenue generation for the City and include the following:

- Shelter rental - facility rental fees
- Community gardens - plot fees
- Amphitheater/stage - opportunity for events
- Pickleball - opportunity for small tournaments
- Pump track - opportunity for events or competitions
- Disc golf course - opportunity for small tournaments
- Water-based concessionaire (i.e., kayak, canoe) - seasonal concession fees

**Park Revenues**

City staff provided 2014 revenue data for the revenue-generating amenities of Memorial Park. The various amenities at the park generated approximately \$50,000, and the details by facility are itemized in Table 1.

Table 1: Revenue by Amenity (2014)

Amenity	2014 (Actuals)
River Shelter	\$ 8,871
Forest Shelter	\$ 7,679
Splash Shelter	\$ 848
Stein-Boozier Barn	\$ 10,815
Murase Plaza	\$ -
Fields: Reduced Fee Youth	\$ 8,002
Fields: Other	\$ 2,665
Special Events	\$ 8,813
Community Gardens - raised bed	\$ 375
Community Gardens - in-ground	\$ 2,178
	<b>\$ 50,244</b>

In estimating the future potential revenue scenarios for the park, assumptions were established based on historic rental information, utilization and capacity.

**Assumptions regarding Utilization**

The City of Wilsonville's facility reservation and event fee schedules split charges by resident and non-resident status and include pricing for midweek and weekend periods. Upon review of the 2014 revenue data, estimates for the resident and non-resident percentage splits by facility were established for use in estimating future revenue potential.

Additionally, a more detailed review of available capacity was completed to compare reservation histories of the two shelters and the barn for 2013 and 2014 with the annual calendar. Although the City only charges fees for the shelters between the 2nd weekend in April and the 2nd weekend in October, a review of the full-year calendar offers a more complete picture of the latent capacity for these facilities. Tables 2 and 3 illustrate the number of usage (reservation) days by period for each facility. Peak season is defined as May through October, and off-peak is November through April, and the total number of available days by use period were calculated separately for each year.



Table 2: Shelter and Barn Facility Rentals & Latent Capacity by Use Period (2013)

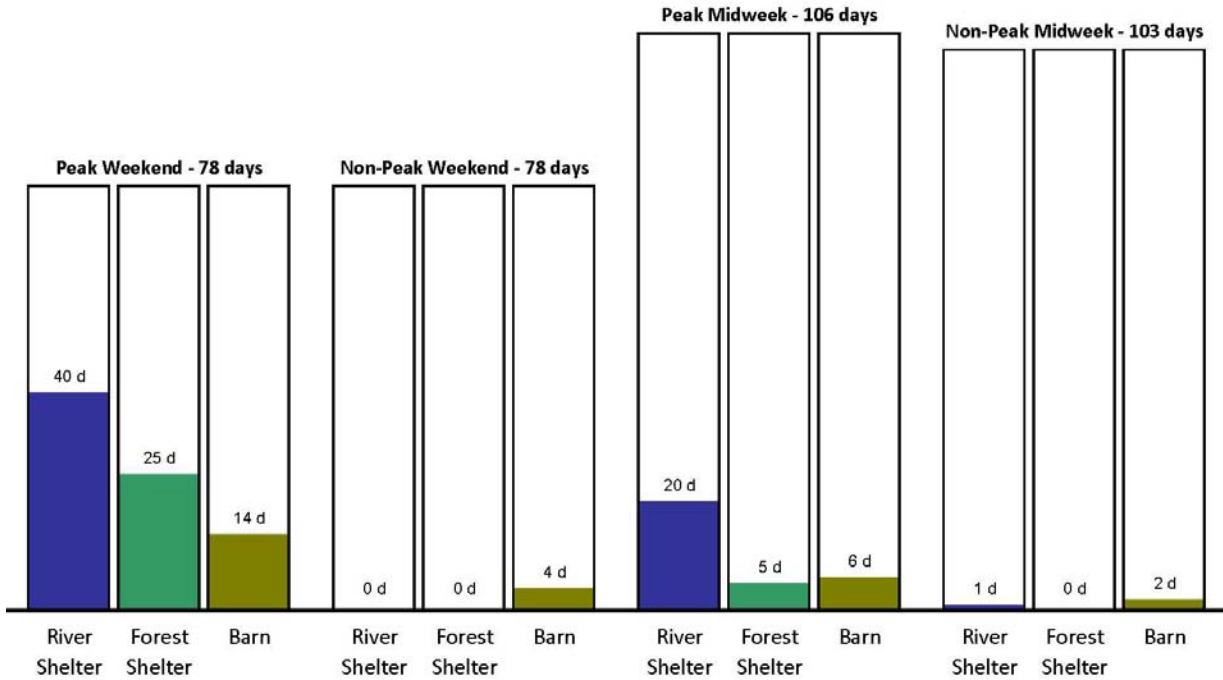
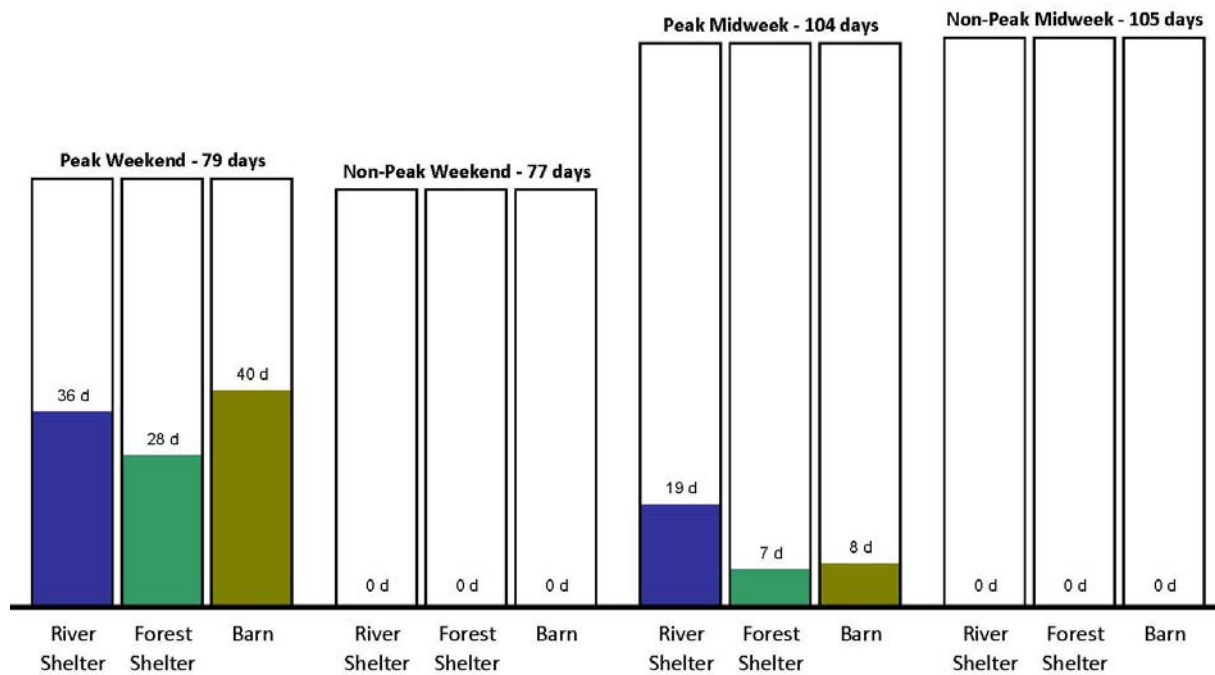


Table 3: Shelter and Barn Facility Rentals & Latent Capacity by Use Period (2014)



Significant unutilized capacity existed with these three facilities during the past two years; however, barn rentals were greatly improved in 2014 over the previous year. To estimate rental revenues for these facilities, utilization benchmarks were assumed for the different revenue scenarios. A high-growth scenario assumed rental reservations for 80% of the available peak period days, with a 75%/25% resident to non-resident split for shelters and 65%/35% split for the Stein-Boozier Barn. The resident percentage splits were based on recent annual averages.

### Assumptions by Amenity

Usage and revenue potential was also considered based on the new amenities illustrated in the preferred master plan for the park and are discussed below.

- Community gardens: The reconfigured layout for the community gardens is approximately 0.6 acres. Using that estimate and the City's current sizing for in-ground and raised beds, the new garden configuration could accommodate approximately 15 new raised beds and 20 new in-ground (net additional). This would generate a net increase in garden fees (at current fees) of approximately \$800-\$1,000 per year.
- Picnic shelter: The proposed conversion of the maintenance barn into a third reservable picnic shelter will enhance the revenue potential for the park. It is assumed that the fee structure for this new shelter would be aligned with that of the River Shelter.
- Amphitheater with stage: Additional fees from special event permits are assumed; however, new revenue from additional events may be limited due to the existing number of programmed events on the City calendar. For the purpose of the revenue modeling, it was assumed that an additional 4-5 new events could be scheduled that trigger the requirements of the City's Special Use Permit. These events could generate upwards of \$1,000 annually in new revenues. The scheduling and usage of the amphitheater would need to be balanced with general park use and the existing suite of events.
- Pump track: As a small and growing activity, cycling on a pump track can create an opportunity for demonstration events and/or competitions. In the initial years, it may be reasonable to host 1 to 2 such events per year; however, the number of participants will likely fall below the 250 person minimum to trigger the Special Use Permit. Therefore, assigning a revenue potential for this amenity is not feasible at this time.
- Disc golf course: The nine-hole, multi-pitch course could provide an opportunity for small tournaments or demonstration events. However, the size and complexity of the course likely would not create a regional draw for large events or tournaments. It is unlikely that any event planned for this amenity would trigger the 250 person minimum for a Special Use Permit; therefore, assigning potential revenue to this amenity is not feasible at this time.
- Pickleball: The planned addition of pickleball courts may create an opportunity for small tournaments. Such tournaments can be sanctioned through the USAPA, but they do not need to be. Depending on the local enthusiasm for pickleball, a small tournament may fall below the 250 person event threshold to trigger the Special Use Permit. For revenue modeling, it was assumed that dedicated pickleball court time could be charged on a per hour basis, much like the reservation system for sport fields.

- Water-based concessionaire: A seasonal vendor could be accommodated at the proposed, extended southern parking lot. A specialized user agreement or concessionaire/vendor agreement would need to be crafted to accommodate this new activity/use, especially given the need for the City to manage potential risk and liability concerns. For revenue modeling, it was assumed that concession fees would be established as a flat annual fee to the concessionaire, plus a percentage of sales.
- Sport Fields: In comparing the preferred master plan layout to other regionally significant sport complexes (Delta Park, Sunset Park Sports Complex, Terpenning Recreation Complex and Salem's Wallace Marine), the new layout will provide added potential for non-local tournament play, and the installation of synthetic turf fields will maximize usage and improve revenue recovery. However, the number of fields, lighting and parking may continue to be limiting factors. In assessing the revenue potential for the park, the presumed scenario is that this mix of fields will be utilized for local and metro area tournaments. The complex may not be large enough to generate increased utilization of local hotels (in other words, there may be no net increase in "heads in beds" as a local economic driver). To assess the potential for regional or statewide tournament play, a more in-depth market study should be completed, and this is outside the scope of the current project.

### Revenue Scenarios

Expanding upon the assumptions noted above and using the 2014 actual park revenues as a baseline, a series of revenue alternatives were generated. Three scenarios were calculated to include the following:

- High-growth option, which includes an 80% peak period utilization for shelters and barn, the installation of a water-based concessionaire, and increased usage of sport and event facilities.
- Moderate-growth option, which is primarily driven by a 50% peak period utilization for shelters and barn, along with modest increases in the usage of sport and event facilities.
- No-growth option, which maintains the utilization of facilities from the 2014 season, in addition to the third picnic shelter and community gardens.

Table 4 outlines the estimated revenues by scenario and park amenity. Percentage increases in revenue by line item are also noted for each scenario.

Table 4: Revenue Scenarios by Facility

Source	2014 (Actuals)	Revenue Potential					
		High Growth	% Incr	Moderate Growth	% Incr	No Growth	% Incr
River Shelter	\$ 8,870.82	\$ 26,112.50	194%	\$ 16,465.00	86%	\$ 11,225.00	27%
Forest Shelter	\$ 7,678.50	\$ 21,886.25	185%	\$ 13,800.00	80%	\$ 4,843.75	-37%
Splash Shelter	\$ 848.00	\$ 1,450.00	71%	\$ 1,080.00	27%	\$ 875.00	3%
Maintenance Barn Shelter	NA	\$ 26,112.50		\$ 16,465.00		\$ 11,225.00	
Stein-Boozier Barn	\$ 10,815.00	\$ 95,933.25	787%	\$ 60,789.00	462%	\$ 40,221.00	272%
Murase Plaza	\$ -						
Fields: Reduced Fee Youth	\$ 8,001.50	\$ 10,000.00	25%	\$ 9,000.00	12%	\$ 8,000.00	0%
Fields: Other	\$ 2,664.75	\$ 3,200.00	20%	\$ 3,000.00	13%	\$ 2,700.00	1%
Special Events	\$ 8,812.50	\$ 4,400.00	-50%	\$ 4,000.00	-55%	\$ 3,400.00	-61%
Community Gardens - raised bed	\$ 375.00	\$ 750.00	100%	\$ 750.00	100%	\$ 375.00	0%
Community Gardens - in-ground	\$ 2,178.00	\$ 2,640.00	21%	\$ 2,640.00	21%	\$ 2,178.00	0%
Watercraft Concessionaire	NA	\$ 4,500.00		\$ -		\$ -	
	<b>\$ 50,244.07</b>	<b>\$ 196,984.50</b>		<b>\$ 127,989.00</b>		<b>\$ 85,042.75</b>	

The primary intent of these scenarios is to illustrate the revenue potential for the park, given its wealth of reservable and rentable facilities. It must be noted that a number of factors may influence the City's potential to generate these revenues, and these factors include the City's capacity to promote availability and capture reservations, competition from other venues, seasonality, and the state of the overall local economy and people's willingness to spend.

As noted above, the shelters and the barn are expected to remain as the park's highest revenue generators. During the 2014 season, these facilities contributed over 56% of the total revenue from the park. As shown in Table 4, these facilities are assumed to generate approximately 80% of potential revenues, which is partly driven by the addition of the third shelter and by higher utilization rates. Regarding sport fields, the projected revenues are restrained by the assumption about local usage and the City's existing policy to offer discounted field fees for youth athletics.

## Operating Expenses

The annual operations and maintenance of Memorial Park are a significant on-going expense, and the pace of future park improvements will be informed, in part, by the likely operations impacts to the City budget. Table 6 illustrates the current maintenance expenses for Memorial Park by major work area and shows an annual outlay of approximately \$286,000 for the park.



Table 5: Operations and Maintenance Expenses by Major Work Area/Feature (2014)

Park Feature	Unit	Labor Hours per Year per Unit	No. Units	Labor Hours per Year	Labor-related Cost per Year	Materials & Services per Yr	Total Cost per Year
<b>Labor-related costs</b>							
Large turf areas	per acre	52.0	15.0	780.0	\$ 19,500	\$ 3,000	\$ 22,500
Small/medium turf areas	per acre	52.0	3.0	156.0	\$ 3,900	\$ 600	\$ 4,500
Shrub beds	per 1000sf	52.0	12.0	624.0	\$ 15,600	\$ 500	\$ 16,100
Flower beds	per 1000sf	26.0	2.0	52.0	\$ 1,300	\$ 250	\$ 1,550
Planted trees	per tree	13.0	12.0	156.0	\$ 3,900	\$ 1,000	\$ 4,900
Hard surfaces	per 1000sf	3.0	200.0	600.0	\$ 15,000	\$ 250	\$ 15,250
Soft-surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500	\$ 500	\$ 3,000
Turf multi-use fields	per field	52.0	3.0	156.0	\$ 3,900	\$ 3,000	\$ 6,900
Turf softball fields	per field	85.0	5.0	425.0	\$ 10,625	\$ 1,000	\$ 11,625
Irrigation system	per acre (irrigated)	10.0	28.0	280.0	\$ 7,000	\$ 8,000	\$ 15,000
Structures - clean/inspect/repair	per structure	35.0	5.0	175.0	\$ 4,375	\$ 250	\$ 4,625
Restrooms - clean & re-supply	per restroom	80.0	4.0	320.0	\$ 8,000	\$ 5,000	\$ 13,000
Play equipment - inspect & repair	per structure	48.0	2.0	96.0	\$ 2,400	\$ 1,000	\$ 3,400
Leaf removal	per acre (dev)	7.0	30.0	210.0	\$ 5,250	\$ 1,500	\$ 6,750
Storm debris	per acre (dev)	3.0	30.0	90.0	\$ 2,250	\$ 1,000	\$ 3,250
Security check & litter removal	per total acre	26.0	1.0	26.0	\$ 650	\$ 100	\$ 750
Empty trash cans	per can	30.0	30.0	900.0	\$ 22,500	\$ 1,000	\$ 23,500
Non-routine projects	per total acre	120.0	1.0	120.0	\$ 3,000	\$ 500	\$ 3,500
<b>Contracted costs</b>							
		Cost/Unit					
Water service	per acre (irrigated)	\$ 3,080	25.0			\$ 77,000	\$ 77,000
Solid waste service	per bin	\$ 1,800	1.0			\$ 1,800	\$ 1,800
Electricity service	per acre (dev)	\$ 1,400	25.0			\$ 35,000	\$ 35,000
Porta-potty service	per each	\$ 900	5.0			\$ 4,500	\$ 4,500
Contract repairs	per acre (dev)	\$ 250	1.0			\$ 250	\$ 250
Landscape maintenance service	per acre (dev)	\$ 500	1.0			\$ 500	\$ 500
Equipment rental	per acre (dev)	\$ 750	3.0			\$ 2,250	\$ 2,250
Equipment repair & maintenance	per acre (dev)	\$ 1,000	5.0			\$ 5,000	\$ 5,000
<b>Totals</b>				<b>5266</b>	<b>\$ 131,700</b>	<b>\$ 154,800</b>	<b>\$ 286,400</b>

The development of the preferred master plan will result in additional maintenance obligations for the City, and the following list itemizes the major quantity changes for park amenities.

- 35,000 sq.ft. new parking lot landscape
- 240,000 sq.ft. of disc golf
- 31,000 sq.ft. of pump track
- 2,400 sq.ft. skate spot
- 1 new picnic shelter with 5,400 sq.ft. lawn area
- 2 new restroom facilities
- 2 new tennis courts
- 2 new pickleball courts
- 270,500 sq.ft. synthetic turf (replaces natural turf)
- 650 lf of new terraced seating at amphitheater and fountain

- 4,000 sq.ft. additional community gardens
- 5,400 lf additional paved trails
- 12,000 sq.ft. additional concrete/asphalt hardscape
- 105,000 sq.ft. additional parking lot asphalt

Recognizing that the full master plan may not be implemented all at one time and that options exist for incremental enhancements to the park, the following operations cost estimate assumes full build-out of the park as shown in the master plan.

Table 6: Operations and Maintenance Expenses for Preferred Master Plan

Park Feature	Unit	Labor Hours per Year per Unit	No. Units	Labor Hours per Year	Labor-related Cost per Year	Materials & Services per Yr	Total Cost per Year
<b>Labor-related costs</b>							
Large turf areas	per acre	52.0	14.1	733.2	\$ 18,330	\$ 3,000	\$ 21,330
Small/medium turf areas	per acre	52.0	3.4	176.8	\$ 4,420	\$ 700	\$ 5,120
Shrub beds	per 1000sf	52.0	47.0	2444.0	\$ 61,100	\$ 1,500	\$ 62,600
Flower beds	per 1000sf	26.0	3.0	78.0	\$ 1,950	\$ 400	\$ 2,350
Planted trees	per tree	13.0	40.0	520.0	\$ 13,000	\$ 1,000	\$ 14,000
Hard surfaces	per 1000sf	3.0	382.7	1148.1	\$ 28,703	\$ 1,500	\$ 30,203
Soft-surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500	\$ 500	\$ 3,000
Turf multi-use fields	per field	52.0	1.0	52.0	\$ 1,300	\$ 2,500	\$ 3,800
Turf softball fields	per field	85.0	3.0	255.0	\$ 6,375	\$ 800	\$ 7,175
Synthetic turf fields	per field	42.0	3.0	126.0	\$ 3,150	\$ 500	\$ 3,650
Irrigation system	per acre (irrigated)	10.0	22.0	220.0	\$ 5,500	\$ 8,000	\$ 13,500
Structures - clean/inspect/repair	per structure	35.0	7.0	245.0	\$ 6,125	\$ 400	\$ 6,525
Restrooms - clean & re-supply	per restroom	80.0	6.0	480.0	\$ 12,000	\$ 7,500	\$ 19,500
Play equipment - inspect & repair	per structure	48.0	4.0	192.0	\$ 4,800	\$ 2,000	\$ 6,800
Leaf removal	per acre (dev)	7.0	35.0	245.0	\$ 6,125	\$ 1,500	\$ 7,625
Storm debris	per acre (dev)	3.0	35.0	105.0	\$ 2,625	\$ 1,000	\$ 3,625
Security check & litter removal	per total acre	36.0	1.0	36.0	\$ 900	\$ 100	\$ 1,000
Empty trash cans	per can	30.0	36.0	1080.0	\$ 27,000	\$ 1,000	\$ 28,000
Non-routine projects	per total acre	200.0	1.0	200.0	\$ 5,000	\$ 500	\$ 5,500
<b>Contracted costs</b>							
		Cost/Unit					
Water service	per acre (irrigated)	\$ 3,080	22.0			\$ 67,760	\$ 67,760
Solid waste service	per bin	\$ 1,800	2.0			\$ 3,600	\$ 3,600
Electricity service	per acre (dev)	\$ 1,400	35.0			\$ 49,000	\$ 49,000
Porta-potty service	per each	\$ 900	5.0			\$ 4,500	\$ 4,500
Contract repairs	per acre (dev)	\$ 250	1.0			\$ 250	\$ 250
Landscape maintenance service	per acre (dev)	\$ 500	1.0			\$ 500	\$ 500
Equipment rental	per acre (dev)	\$ 750	6.0			\$ 4,500	\$ 4,500
Equipment repair & maintenance	per acre (dev)	\$ 1,000	8.0			\$ 8,000	\$ 8,000
<b>Totals</b>				<b>8436</b>	<b>\$ 210,900</b>	<b>\$ 172,500</b>	<b>\$ 383,400</b>

The annual operating costs for the preferred master plan are estimated to be approximately \$383,000 and approximately \$100,000 higher than the current maintenance costs. The largest impacts to the costs for the preferred master plan are due to increased quantities for hard surfaces

(parking, sport courts, trails), play equipment and landscape maintenance (shrubs and trees). With the installation of synthetic field turf, decreases in annual costs are anticipated for large turf areas, irrigation, and field sport maintenance.

As the City considers incremental or phased improvements to Memorial Park, the projected maintenance costs should be re-evaluated.

### **Additional Considerations**

Other municipalities have sought and leveraged partnerships to either help offset maintenance costs or conditionally expand facilities. Such arrangements are best suited toward single-use or special purpose facilities. In advance of implementing the preferred master plan, the City should consider reaching out specifically to user groups for three facilities: off-leash area, pump track and disc golf.

- Advocates for off-leash areas in other cities have successfully organized into non-profit (501C3) entities to create a vehicle for fundraising for off-leash area maintenance and acting as a source of volunteers to clean-up days or special fundraising events.
- One option to help offset maintenance costs for the pump track is to develop a volunteer base of cyclists for seasonal work parties, clean-ups and (re)construction activities.
- Similarly, the City can seek the support of local disc golf enthusiasts and clubs for assistance in laying out, installing and maintaining the disc golf course.

These alternatives should be considered in addition to and in coordination with the City's ongoing maintenance standards, protocols and staffing - with the recognition that volunteer support for maintenance activities will not diminish the need for and role of park maintenance staff.

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<b>Memorial Park Master Plan</b> Wilsonville, Oregon Walker Macy Portland, Oregon Master Plan Probable Cost Estimate 1.3	<b>Architectural Cost Consultants, LLC</b> Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-May-15 Document Date: 18-Feb-15 Print Date: 06-May-15 Print Time: 11:28 AM Constr. Start: Todays Cost
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<b>DIRECT CONSTRUCTION COST SUMMARY</b>
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Component	Area	\$ / SF	Total
Masterplan Estimate	5,494,582 sf	\$2.10 /sf	\$11,560,950
<b>TOTAL DIRECT CONSTRUCTION COST</b>	5,494,582 sf	\$2.10 /sf	<b>\$11,560,950</b>
Budget			0
Indicated Surplus / (Deficit)			(11,560,950)
<b><u>ALTERNATES</u></b> - None Indicated for Pricing			

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: Todays Cost. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 4% to 5% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

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	Stanley J. Psczolkowski, AIA		Document Date: 18-Feb-15
	8060 SW Pfaffle Street, Suite 110		Print Date: 06-May-15
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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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<b>02   EXISTING CONDITIONS</b>						
Site Demolition						
misc demo - allowance	1	sum	\$15,000.00	\$15,000		
removal of invasive species - allowance		acre	1,500.00	0		acreage TBD
remove trails	1	sum	500.00	500		
remove basketball court	1	sum	6,278.44	6,278		
remove skate park	1	sum	3,000.00	3,000		
remove restroom	1	sum	500.00	500		
remove ac paving	20,000	sf	0.55	11,000		
remove gravel parking areas	60,000	sf	0.50	30,000		
remove fencing at community garden	700	lf	3.50	2,450		
remove utilities	1	sum	5,000.00	5,000		
remove lighting	1	sum	35,000.00	35,000		
haul & disposal	1	sum	16,310.00	16,310		
Sub-total	5,494,582	sf	0.02 /sf		\$125,038	
<b>SUB-TOTAL 02   EXISTING CONDITIONS</b>			0.02 /sf		<b>\$125,038</b>	

<b>31   EARTHWORK</b>						
Clearing & Grubbing						
clear & grub	715,000	sf	0.05	35,750		
haul & disposal	1	sum	5,360.00	5,360		
Sub-total	5,494,582	sf	0.01 /sf		41,110	
Stripping & Stockpiling						
strip & stockpile, assume 4"	5,250	cy	6.00	31,500		
Sub-total	5,494,582	sf	0.01 /sf		31,500	
Grading / Site Excavation & Fill						
mobilization / demobilization	1	sum	30,000.00	30,000		
construction staking	1	sum	7,500.00	7,500		
cut (assume dry weather conditions)	6,100	cy	8.00	48,800		from forest shelter
cut (assume dry weather conditions)	7,524	cy	8.00	60,189		from ballfields # 1 & 2
fill (assume dry weather conditions)	1,355	cy	10.00	13,550		
haul excess material off-site	12,269	cy	12.00	147,223		
level / grade / proof roll	715,000	sf	0.30	214,500		
flagging / temp barricade / cleanup	1	sum	20,000.00	20,000		
Sub-total	5,494,582	sf	0.10 /sf		541,762	
Erosion & Sedimentation Controls						
allowance for work not shown	1	sum	75,000.00	75,000		
Sub-total	5,494,582	sf	0.01 /sf		75,000	
<b>SUB-TOTAL 31   EARTHWORK</b>			0.13 /sf		<b>\$689,372</b>	

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32   EXTERIOR IMPROVEMENTS						
<b>Northeast Parking Lot</b>						
4" ac pavement, drive aisles	116	ton	95.00	11,020		4,640 sf
6" base course	167	ton	20.00	3,335		
2" leveling course	56	ton	23.50	1,306		
2" ac pavement, parking stalls	82	ton	95.00	7,760		6,535 sf
4" base course	157	ton	20.00	3,131		
2" leveling course	78	ton	23.50	1,840		
geotextile fabric	1,242	sy	1.65	2,049		
concrete curb, vertical	600	lf	12.50	7,500		
4" base course	29	ton	20.00	575		
pavement markings						
ada logo	2	ea	85.00	170		
diagonal striping	90	sf	2.25	203		
parking stall striping	25	ea	18.00	450		
ada sign, post & footing	2	ea	200.00	400		
Sub-total	5,494,582	sf	0.01 /sf		39,739	\$3.56 /sf
<b>East Parking Lot</b>						
4" ac pavement, drive aisles	627	ton	95.00	59,527		25,064 sf
6" base course	901	ton	20.00	18,015		
2" leveling course	300	ton	23.50	7,056		
2" ac pavement, parking stalls	288	ton	95.00	27,313		23,000 sf
4" base course	551	ton	20.00	11,021		
2" leveling course	276	ton	23.50	6,475		
geotextile fabric	5,340	sy	1.65	8,812		
concrete curb, vertical	1,185	lf	12.50	14,813		
4" base course	57	ton	20.00	1,136		
pavement markings						
ada logo	4	ea	85.00	340		
diagonal striping	180	sf	2.25	405		
parking stall striping	105	ea	18.00	1,890		
ada sign, post & footing	4	ea	200.00	800		
bike racks	18	ea	325.00	5,850		
Sub-total	5,494,582	sf	0.03 /sf		163,453	\$3.40 /sf
<b>Southwest Parking Lot</b>						
4" ac pavement, drive aisles	603	ton	95.00	57,309		24,130 sf
6" base course	867	ton	20.00	17,343		
2" leveling course	289	ton	23.50	6,793		
2" ac pavement, parking stalls	271	ton	95.00	25,709		21,650 sf
4" base course	519	ton	20.00	10,374		
2" leveling course	259	ton	23.50	6,095		
geotextile fabric	5,087	sy	1.65	8,393		
concrete curb, vertical	620	lf	12.50	7,750		
4" base course	30	ton	20.00	594		
pavement markings						
ada logo	5	ea	85.00	425		
diagonal striping	270	sf	2.25	608		
parking stall striping	96	ea	18.00	1,728		
crosswalk striping	100	lf	5.50	550		
ada sign, post & footing	5	ea	200.00	1,000		
Sub-total	5,494,582	sf	0.03 /sf		144,671	\$3.16 /sf

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32   EXTERIOR IMPROVEMENTS - Continued						
Gravel Road	11,150	sf				
8" base course	534	ton	20.00	10,685		
2" leveling course	134	ton	23.50	3,139		
geotextile fabric	1,239	sy	1.65	2,044		
barrier arm gate at south prkg	1	ea	2,500.00	2,500		@ gravel road access
bollard type barriers	17	ea	250.00	4,250		allowance, verify
Sub-total	5,494,582	sf	0.00 /sf		22,618	\$2.03 /sf
Asphalt Trails						
2" ac pavement	1,767	ton	95.00	167,883		141,375 sf
4" base course	3,387	ton	20.00	67,742		
2" leveling course	1,694	ton	23.50	39,799		
geotextile fabric	15,708	sy	1.65	25,919		
stairs on grade, 8' wide	352	lf	45.00	15,840		allowance, verify type
railings	104	lf	65.00	6,760		
benches	9	ea	1,200.00	10,800		allowance, verify type
Sub-total	5,494,582	sf	0.06 /sf		334,743	\$2.37 /sf
Rock Trails	91,482	sf				
4" base course	2,192	ton	20.00	43,835		
2" leveling rock course	1,096	ton	28.25	30,959		
geotextile fabric	10,165	sy	1.65	16,772		
nature based playground areas	5	areas	5,000.00	25,000		allowance
benches	16	ea	1,200.00	19,200		allowance, verify type
boardwalk	2,224	sf	45.00	100,080		
lookout stone walls, assume 2' ht.	181	lf	150.00	27,150		
Sub-total	5,494,582	sf	0.05 /sf		262,996	\$2.87 /sf
Synthetic Turf Ballfields #1 & 2						
cement amended subgrade, 12" depth	30,094	sy	2.35	70,722		allowance, verify
synthetic turf: ball fields	270,850	sf	4.20	1,137,570		
shock pad underlayment	270,850	sf	1.00	270,850		
4" base course	6,489	ton	30.00	194,673		
2" leveling course	3,245	ton	35.00	113,560		
geotextile fabric	36,113	sy	1.65	59,587		
concrete curb at synthetic turf perimeter	2,440	lf	16.00	39,040		
2x nailer board	2,440	lf	7.80	19,032		
1.5"x12" ads flat drain pipe @ 20' oc	12,900	lf	15.00	193,500		
8" perf pipe, collector	1,375	lf	55.00	75,625		
10" perf pipe, collector	475	lf	60.00	28,500		
cleanouts, 8"	13	ea	600.00	7,800		
dugouts (4 each), 10'x30'	1,200	sf	79.00	94,800		
baseball backstops	2	ea	75,000.00	150,000		allowance, verify size/type
black vinyl chainlink fence, 6' ht.	200	lf	40.00	8,000		@ baseball base lines
baseball / softball diamond equipment	2	set	800.00	1,600		
bull pen equipment, pitcher+home plates		sets	250.00	0		NIC, verify
20' baseball foul pole with wing	4	ea	2,700.00	10,800		
portable outfield fencing, 6' ht. x 10'	1,100	lf	78.00	85,800		Sportafence or similar
soccer goals	4	ea	2,500.00	10,000		
Sub-total	5,494,582	sf	0.47 /sf		2,571,459	\$9.49 /sf



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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32   EXTERIOR IMPROVEMENTS - Continued						
<b>Natural Turf Ballfields #3, 4 &amp; 5</b>						
renovate natural turf	215,000	sf	0.75	161,250		allowance
dugouts (4 each), 10'x30'	1,200	sf	79.00	94,800		
baseball backstops	2	ea	75,000.00	150,000		allowance, verify size/type
black vinyl chainlink fence, 6' ht.	200	lf	40.00	8,000		@ baseball base lines
baseball / softball diamond equipment	2	set	800.00	1,600		
bull pen equipment, pitcher+home plates		sets	250.00	0		NIC, verify
20' baseball foul pole with wing	4	ea	2,700.00	10,800		
portable outfield fencing, 6' ht. x 10'	1,100	lf	78.00	85,800		Sportafence or similar
soccer goals	2	ea	2,500.00	5,000		
Sub-total	5,494,582	sf	0.09 /sf	517,250		\$2.41 /sf
<b>Pickleball Courts</b>						
2" ac pavement, at bleachers	57	ton	95.00	5,415		4,560 sf
2" ac pavement, ball courts	73	ton	95.00	6,891		5,803 sf
4" base course	248	ton	20.00	4,965		
2" leveling course	124	ton	23.50	2,917		
geotextile fabric	645	sy	1.65	1,064		
1/2" court surfacing + striping	5,803	sf	5.00	29,013		
pickleball court nets	4	ea	750.00	3,000		
alum. bleachers, 5 rows	96	lf	320.00	30,720		
covered structure, 20' ht.	6,100	sf	77.46	472,500		allowance, verify construction
Sub-total	5,494,582	sf	0.10 /sf	556,485		
<b>Tennis Courts</b>						
complete construction - allowance	1	sum	250,000.00	250,000		
Sub-total	5,494,582	sf	0.05 /sf	250,000		
<b>Basketball Court</b>						
2" ac pavement, ball courts	105	ton	95.00	9,941		8,371 sf
4" base course	201	ton	20.00	4,011		
2" leveling course	100	ton	23.50	2,357		
geotextile fabric	930	sy	1.65	1,535		
1/2" court surfacing + striping	8,371	sf	5.00	41,856		
basketball backstops, pole mounted	4	ea	1,950.00	7,800		
Sub-total	5,494,582	sf	0.01 /sf	67,500		\$8.06 /sf
<b>Sand Volleyball Court 1,800 sf</b>						
volleyball sand court	50	cy	80.00	4,000		
perimeter containment - allowance	180	lf	20.00	3,600		
volleyball court net	1	ea	1,800.00	1,800		
Sub-total	5,494,582	sf	0.00 /sf	9,400		\$5.22 /sf
<b>Dog Park 67,850 sf</b>						
black vinyl chainlink fence, 6' ht.	1,211	lf	40.00	48,420		@ dog park
man gate, 42"-48"	3	ea	450.00	1,350		
relocate shelters	2	ea	1,500.00	3,000		
dog park signs	2	ea	250.00	500		
dog bag dispenser on post	2	ea	350.00	700		
deep well dog waste receptacle	1	ea	1,500.00	1,500		allowance, verify
Sub-total	5,494,582	sf	0.01 /sf	55,470		\$0.82 /sf
<b>Skate Park</b>						
complete construction - allowance	6,400	sf	30.00	192,000		
Sub-total	5,494,582	sf	0.03 /sf	192,000		

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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32   EXTERIOR IMPROVEMENTS - Continued						
<b>Bike Park</b>						
pump track construction- allowance	1,030	cy	30.00	30,900		fill from forest shelter
Sub-total	5,494,582	sf	0.01 /sf		30,900	
<b>Amphitheater</b>						
fill from forest shelter	325	cy	12.00	3,900		
stone retaining walls	765	lf	125.00	95,625		assume 3' ht.
steps on grade	88	lf	45.00	3,949		
2' stone wall at stage back	340	sf	145.00	49,300		assume 4' ht.
stage platform area	990	sf	25.00	24,750		assume raised concrete
Sub-total	5,494,582	sf	0.03 /sf		177,524	
<b>Maintenance Facility</b>						
building, complete - allowance	1,500	sf	190.00	285,000		
Sub-total	5,494,582	sf	0.05 /sf		285,000	
<b>Restroom Facilities</b>						
CXT building, 2 stalls	520	sf	158.00	82,160		@ dog park area
CXT building, 2 stalls	520	sf	158.00	82,160		@ new east parking lot
CXT building, 2 stalls	520	sf	158.00	82,160		@ new south parking lot
CXT building, 4 stalls	1,400	sf	123.00	172,200		@ tennis courts
renovate building + add 2 stalls	2,088	sf	160.00	334,080		north of ballfield #1
Sub-total	5,494,582	sf	0.14 /sf		752,760	
<b>Concession Area</b>						
building, complete	400	sf	175.00	70,000		@ new south parking lot
Sub-total	5,494,582	sf	0.01 /sf		70,000	
<b>Community Garden</b> 27,950 sf						
black vinyl chainlink fence, 8' ht.	690	lf	52.00	35,880		
double gate, 12'	1	pair	1,800.00	1,800		
man gate, 42"-48"	1	ea	450.00	450		
topsoil-18" at plots (imported)	1,452	cy	28.00	40,656		for .6 acres
crushed granite pathways	1,814	sf	0.50	907		
water spigots & piping	1	sum	3,000.00	3,000		
kiosk - allowance	1	sum	2,500.00	2,500		
Sub-total	5,494,582	sf	0.02 /sf		85,193	
<b>Frisbee Golf Course</b>						
course layout & development	1	sum	4,500.00	4,500		allowance
concrete pads, 4'x8'	27	ea	320.00	8,640		
disc catchers, (9 set)	1	set	7,150.00	7,150		
rules sign	1	ea	166.25	166		
tee signs	9	ea	166.25	1,496		
Sub-total	5,494,582	sf	0.00 /sf		21,952	
<b>Playground Area (south of tennis courts)</b>						
black vinyl chainlink fence, 4' ht.	270	lf	30.00	8,100		
man gate, 36"	1	ea	350.00	350		
Sub-total	5,494,582	sf	0.00 /sf		8,450	
<b>Miscellaneous Site Furnishings</b>						
allowance for other site signage	1	sum	10,000.00	10,000		
allowance for trash receptacles	30	ea	1,000.00	30,000		allowance
Sub-total	5,494,582	sf	0.01 /sf		40,000	

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS - Continued</b>						
Dock Launch						
Versi launch, Gatordock	3	slips	14,000.00	42,000		@ existing dock system
Sub-total	5,494,582	sf	0.01 /sf		42,000	
Landscape Irrigation						
new planting beds	36,200	sf	1.25	45,250		@ parking lots
new lawn areas only	35,000	sf	0.75	26,250		
pumps, controllers, etc - allowance	1	sum	15,000.00	15,000		
Sub-total	5,494,582	sf	0.02 /sf		86,500	
Planting						
trees, 1.5" cal.	455	ea	250.00	113,750		
repair lawn area	90,000	sf	0.50	45,000		allowance
new lawn area, seeding	35,000	sf	1.25	43,750		
new planting beds, minimal	36,200	sf	2.75	99,550		@ parking lots
establishment maintenance	1	sum	5,000.00	5,000		
Sub-total	5,494,582	sf	0.06 /sf		307,050	
<b>SUB-TOTAL 32   EXTERIOR IMPROVEMENTS</b>			1.29 /sf		<b>\$7,095,113</b>	

<b>33   UTILITIES</b>						
Water Utilities						
allowance for piping to new restrooms	1	sum	35,000.00	35,000		
Sub-total	5,494,582	sf	0.01 /sf		35,000	
Sanitary Sewerage Utilities						
allowance for piping to new restrooms	1	sum	28,500.00	28,500		
Sub-total	5,494,582	sf	0.01 /sf		28,500	
Storm Drainage Utilities						
site drainage systems						
see athletic surfacing above		sum	0.00	0		
allowance for site & parking lot	1	sum	50,000.00	50,000		for sub-base drainage
Sub-total	5,494,582	sf	0.01 /sf		50,000	

<b>Memorial Park Master Plan</b> Wilsonville, Oregon Walker Macy Portland, Oregon Master Plan Probable Cost Estimate 1.3	<b>Architectural Cost Consultants, LLC</b> Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-May-15 Document Date: 18-Feb-15 Print Date: 06-May-15 Print Time: 11:28 AM Constr. Start: Todays Cost

Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>33   UTILITIES - Continued</b>						
Electrical Utilities						
service/controls/distribution	1	sum	50,000.00	50,000		
site lighting						
ballfields #1,2,3 & 4	15	ea	48,000.00	720,000		
existing walkway, 12' poles @ 40'oc	12	ea	5,000.00	60,000		exist. prkg lot to ballfields
pickleball, at structure	1	sum	24,000.00	24,000		
parking lots	10	ea	15,000.00	150,000		
main walkway, 12' poles @ 40'oc	32	ea	5,000.00	160,000		between south & east prkg lots
Sub-total	5,494,582	sf	0.21 /sf		1,164,000	
<b>SUB-TOTAL 33   UTILITIES</b>			0.23 /sf		<b>\$1,277,500</b>	
<b>SUB-TOTAL</b>			1.67	9,187,023	<b>\$9,187,023</b>	
Estimating Contingency			10.00%	918,702		
Index To Construction Start	Today's Cost		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			10.00%	1,010,573		
General Contractor OH & Profit			4.00%	444,652	2,373,927	25.84%
<b>TOTAL DIRECT CONSTRUCTION COST</b>						
<b>Masterplan Estimate</b>	<b>5,494,582</b>	<b>sf</b>	<b>\$2.10 /sf</b>		<b>\$11,560,950</b>	<b>126.14 acres</b>

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# Memorial Park Master Plan Update

## Case File # LP15-0001

### Planning Commission Record



**LP15-0001**  
**Memorial Park Master Plan Update**  
**Planning Commission Record Index**

---

Planning Commission Actions:

- Notice of Decision
- Adopted Resolution No. LP15-0001
- Motion
- Minutes (not available)

Distributed at the May 13, 2015 Public Hearing

Exhibit C: Presentation shown at the Planning Commission Public Hearing

Exhibit B: An email dated May 7, 2015 from Elaine Swyt, regarding Suggestions for Memorial Park Plan.

May 13, 2015 Planning Commission Public Hearing:

- Draft Resolution No. LP15-0001
- Staff Report for the May 13, 2015 including attached  
Exhibit A: Memorial Park Master Plan Updated, dated May 2015

**April 8, 2015 Planning Commission Work Session**

- PC Minutes Excerpt
- Powerpoint shown at the Work Session
- Memorial Park Master Plan Staff Report for the April 8, 2015 Planning Commission Work Session with the following attachments:
  - Attachment A: Preferred Design Rendering
  - Attachment B: Open House Attendees
  - Attachment C: Public Input Notes from Open Houses
  - Attachment D: Online Survey Final Results
  - Attachment E: Memorial Park Master Plan Update Executive Summary

**LP15-0001**  
**Memorial Park Master Plan Update**  
**Planning Commission Record Index**

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Planning Commission Actions:

- Notice of Decision
- Adopted Resolution No. LP15-0001
- Motion
- Minutes (not available)



## **NOTICE OF DECISION**

### **WILSONVILLE PLANNING COMMISSION RECOMMENDATION OF APPROVAL TO CITY COUNCIL**

**FILE NO.:** LP15-0001

**APPLICANT:** City of Wilsonville

**REQUEST:** Adoption of the Master Plan for Memorial Park Improvements.

After conducting a public hearing on May 13, 2015, the Planning Commission voted to recommend this action to the City Council by passing Resolution No. LP15-0001.

The City Council is scheduled to conduct a Public Hearing on this matter on June 1, 2015, at 7:00 p.m., at Wilsonville City Hall, 29799 SW Town Center Loop East.

For further information, please contact Chris Neamtzu, Wilsonville Planning Director, [neamtzu@ci.wilsonville.or.us](mailto:neamtzu@ci.wilsonville.or.us), or telephone him at (503) 682-4960.

**PLANNING COMMISSION  
RESOLUTION NO. LP15-0001**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING  
THAT THE WILSONVILLE CITY COUNCIL ADOPT THE MASTER PLAN FOR  
MEMORIAL PARK IMPROVEMENTS.**

WHEREAS, the Wilsonville Planning Commission has held one work session on April 8, 2015, to discuss and take public testimony concerning proposed revisions to the Memorial Park Master Plan; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Master Plan for Memorial Park improvements to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 327 property owners within the City limits, a list of interested agencies, emailed to 203 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on May 13, 2015 to review proposed Master Plan for Memorial Park improvements, and to gather additional testimony and evidence regarding the proposed Master Plan for Memorial Park improvements; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; 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.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Parks and Recreation Department Staff Report, as presented at the May 13, 2015 public hearing, including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council approve and adopt the proposed Master Plan for Memorial Park improvements as recommended on May 13, 2015, by the Planning Commission; and

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

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 13th day of May, 2015 and filed with the Planning Administrative Assistant on May 14, 2015.

  
Wilsonville Planning Commission

Attest:

  
Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

- Chair Marta McGuire: AYE
- Commissioner Jerry Greenfield: AYE
- Commissioner Peter Hurley: AYE
- Commissioner Al Levit: Absent
- Commissioner Phyllis Millan: AYE
- Commissioner Eric Postma: AYE
- Commissioner Simon Springall: Absent

**PLANNING COMMISSION  
WEDNESDAY, MAY 13, 2015  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

**Motion**

---

**VI. PUBLIC HEARING**

A. LP15-0001 Memorial Park Master Plan (Stan Sherer, Parks Director and Walker Macy)

The following exhibits were entered into the record:

- Exhibit A: Memorial Park Master Plan, which was provided in the meeting packet.
- Exhibit B: Email dated May 7, 2015 from Elaine Swyt providing input on a proposed improvement being added to the Memorial Park Master Plan.

**Commissioner Postma moved to adopt Resolution No. LP15-0001, correcting Page 28 of 102 of the Staff report to correctly identify the regions of Memorial Park, and 1) adding an additional sand volleyball court at an appropriate location to be determined by staff; 2) adding language in the Plan to consider the potential of additional synthetic turf beyond what is currently depicted in the active sports field core as part of later phases, and 3) more immediate phasing of access to the river and the creation of river views where appropriate. Commissioner Millan seconded the motion, which passed unanimously.**



**LP15-0001**  
**Memorial Park Master Plan Update**  
**Planning Commission Record Index**

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Distributed at the May 13, 2015 Public Hearing

Exhibit C: Presentation shown at the Planning Commission Public Hearing

Exhibit B: An email dated May 7, 2015 from Elaine Swyt, regarding Suggestions for Memorial Park Plan.

# MASTERPLAN FOR WILSONVILLE MEMORIAL PARK PLANNING COMMISSION HEARING



WALKER | MACY

MAY 13TH 2015

(1)

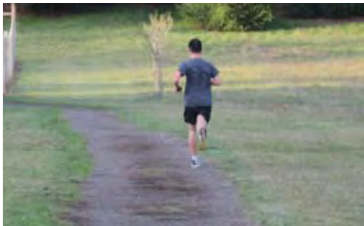
Park Amenities	
Boones Ferry Park	• • • • •
Canyon Creek Park	• • • • •
Courtside Park	• • • • •
Edelweiss Park	• • • • •
Engelmann Park	• • • • •
Graham Oaks (METRO)	• • • • •
Hathaway Park	• • • • •
<b>Memorial Park</b>	<b>• • • • •</b>
Murase Plaza	• • • • •
Palermo Park	• • • • •
Park at Merryfield	• • • • •
Picadilly Park	• • • • •
River Fox Park	• • • • •
Sofia Park	• • • • •
Town Center Park	• • • • •
Tranquil Park	• • • • •
Water Treatment Plant Park	• • • • •
Willow Creek - Landover Park	• • • • •

Soccer Fields
Baseball/Softball Fields
Basketball Court
Sand Volleyball
Tennis/Pickleball
Skate Park
Childrens Play Area
Interactive Water Feature
Off Leash Dog Area
Walking Trails
Barbeque Grill
Picnic Tables
Public Restroom
Rentable Shelter
On Site Parking

## WILSONVILLE PARKS SYSTEM

(2)

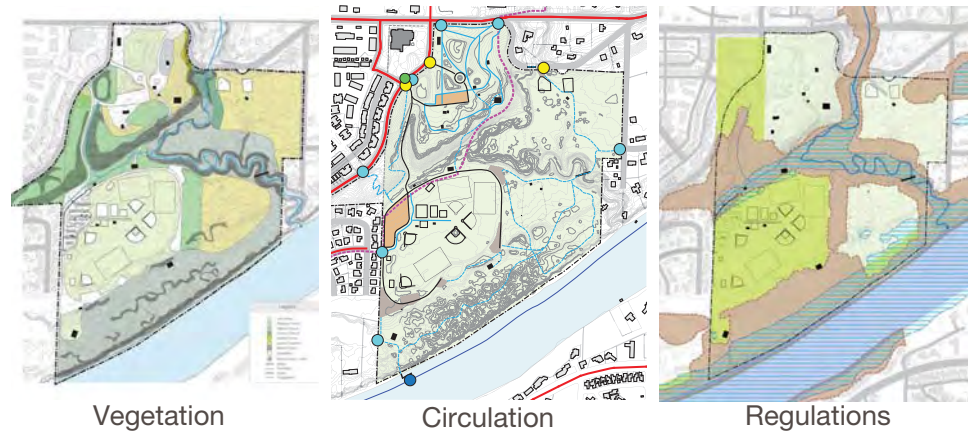


- Update Fields for Extended Use and Flexibility
- Parking Quantity & Quality
- Restroom Facilities
- Potential Concessions
- Security
- Covered Court Sports
- Accessible Trails



## STAKEHOLDERS

(3)



Vegetation

Circulation

Regulations

## OPEN HOUSE 1- November 5th

(4)

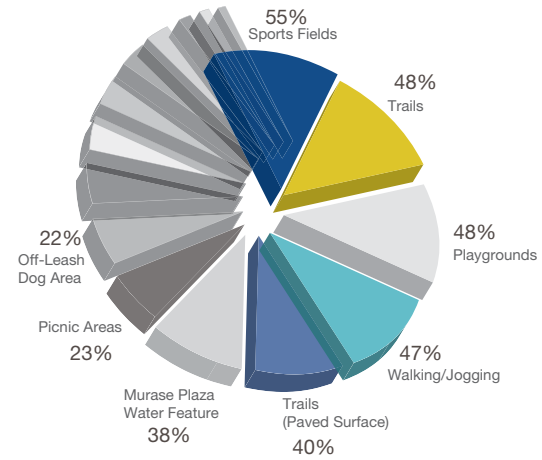
### Open House 1 - Comments

- Increase Flexibility of Ball Fields
- Enhance River Connection
- Maintain Adjacent Privacy
- Safety
- Increase Trail Access and Types
- Increase Pickleball and Skateboard
- Clarify Circulation
- Improve Parking
- Increase Seating
- Improve Accessibility
- Enhance Passive Recreation
- Embrace History

OPEN HOUSE 1- November 5th  
(5)

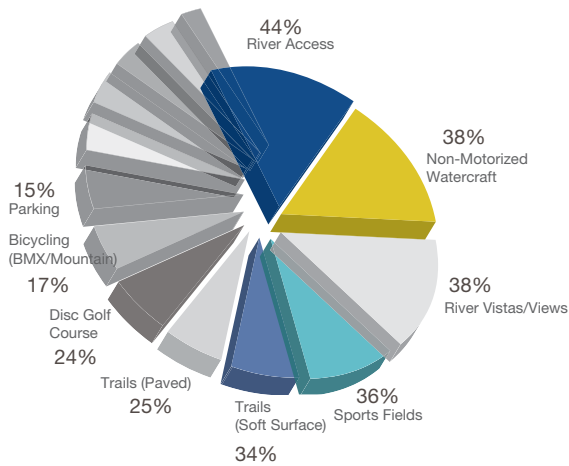


- Highest Current Use:
  - \*Sports Fields
  - \*Trails (soft and paved)
  - \*Playgrounds
  - \*Murase Plaza Water feature
  - \*Picnic Areas
  - \*Off Leash Dog Park

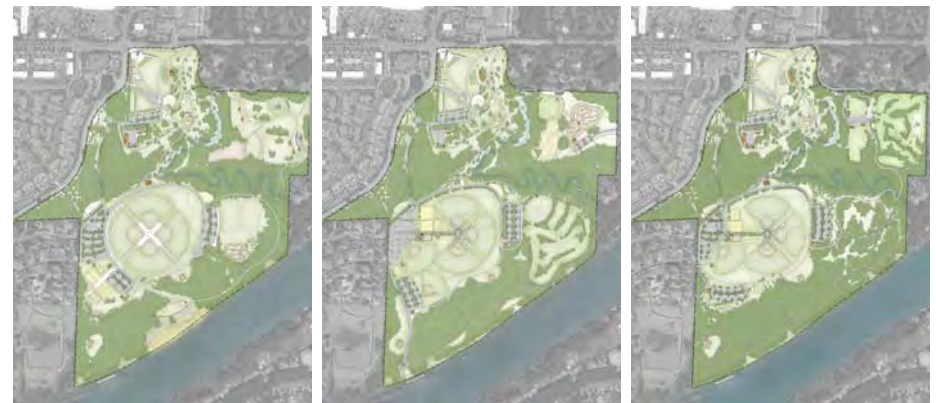


PUBLIC SURVEY  
(6)

- Desired uses:
  - \*River Access
  - \*Lauch Watercraft
  - \*River Views
  - \*Sports Fields
  - \*Trails (soft and paved)
  - \*Disc Golf
  - \*Biking



PUBLIC SURVEY  
(7)



Option 1

Option 2

Option 3

OPEN HOUSE 2- December 16th  
(8)





## Open House 2 - Comments

- Visual Access to River
- Minimize Removal of Trees
- Memorial Drive Crossing
- Active and Passive Uses
- Park Edge Buffers
- Light Watercraft Access
- Variety of Trails
- Explore Synthetic Turf Fields

OPEN HOUSE 2- December 16th  
(9)

LP15-0001  
Exhibit C



Size:  
126 Acres

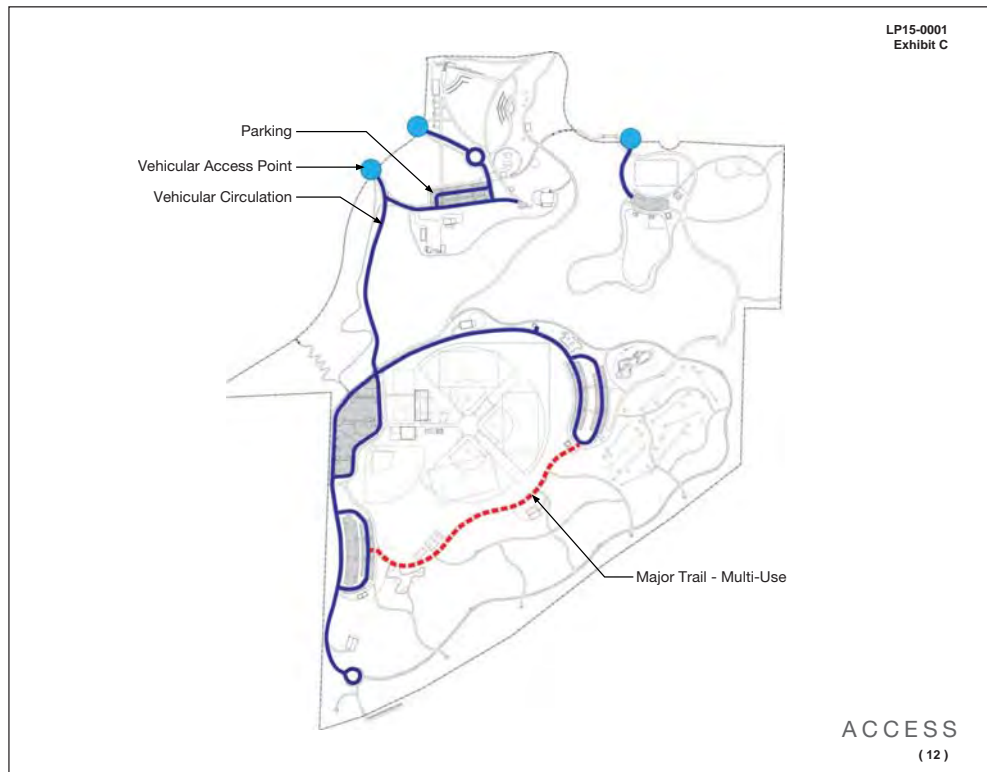
LP15-0001  
Exhibit C

MEMORIAL PARK  
(10)



MASTERPLAN  
(11)

LP15-0001  
Exhibit C



ACCESS  
(12)

LP15-0001  
Exhibit C





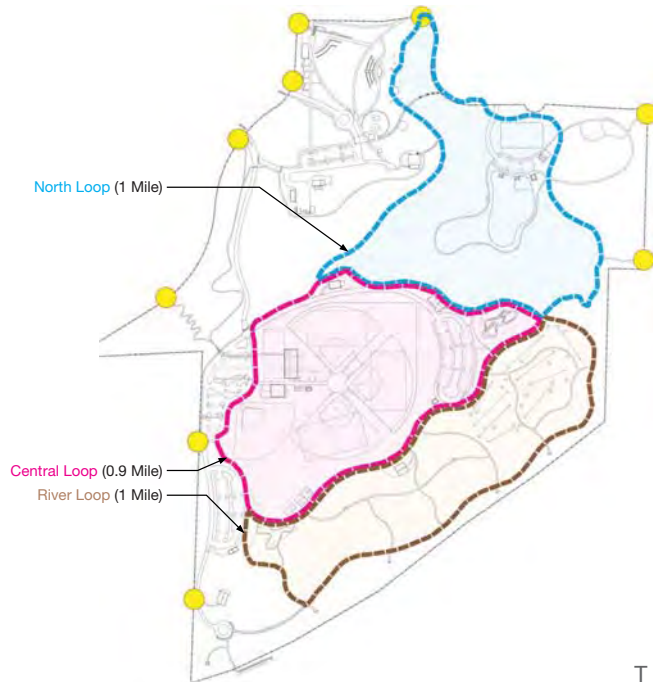
TRAILS  
(13)

LP15-001  
Exhibit C



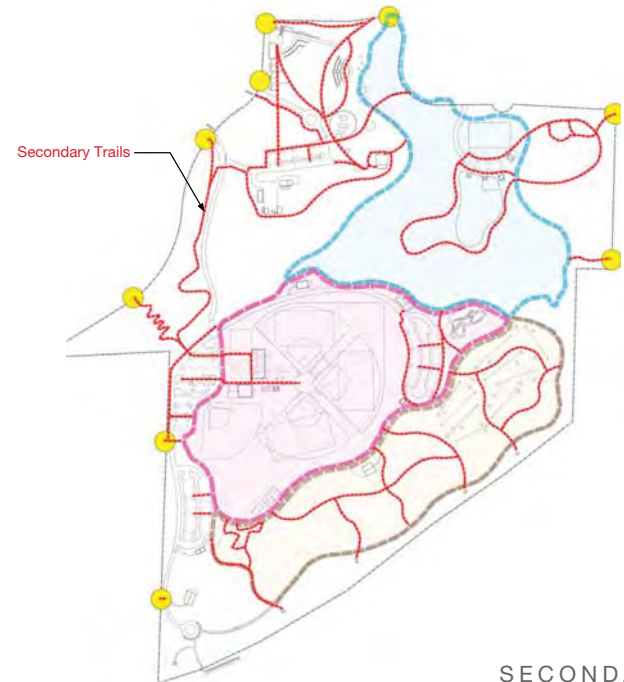
REGIONAL TRAIL / MAJOR TRAILS  
(14)

LP15-001  
Exhibit C



TRAIL LOOPS  
(15)

LP15-001  
Exhibit C



SECONDARY TRAILS  
(16)





LP15-0001  
Exhibit C

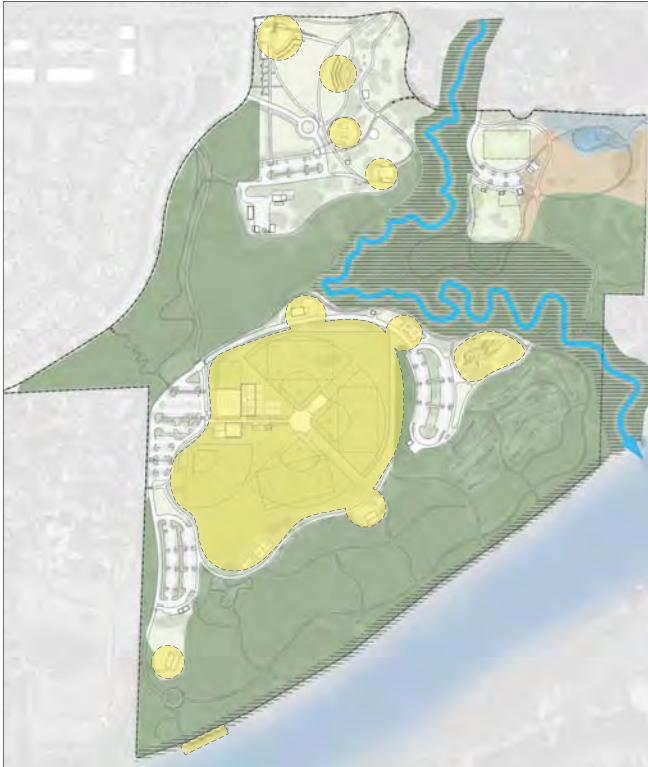


ENVIRONMENT  
(17)



LP15-0001  
Exhibit C

ENVIRONMENT  
(18)

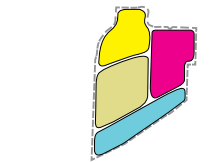


LP15-0001  
Exhibit C

ACTIVE AREAS  
(19)



LP15-0001  
Exhibit C

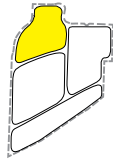


PARK AREAS  
(20)





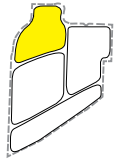
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Exhibit C



MURASE  
PLAZA  
(21)



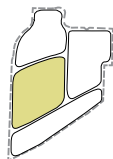
LP15-0001  
Exhibit C



MURASE  
PLAZA  
(22)



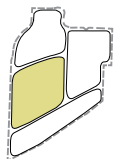
LP15-0001  
Exhibit C



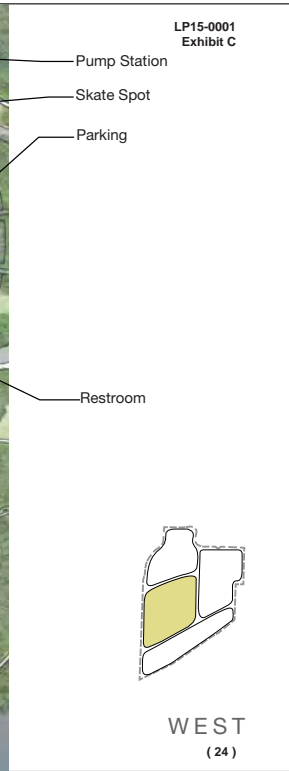
WEST  
(23)



LP15-0001  
Exhibit C



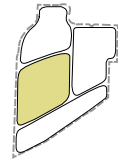
WEST  
(24)







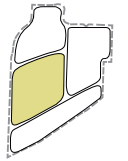
LP15-0001  
Exhibit C



SPORTS  
(25)



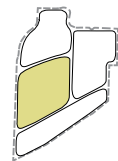
LP15-0001  
Exhibit C



NATURE BASED  
PLAY  
(26)



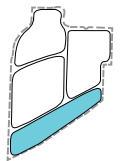
LP15-0001  
Exhibit C



BARN  
(27)

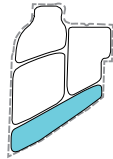


LP15-0001  
Exhibit C

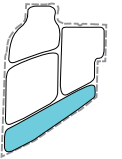
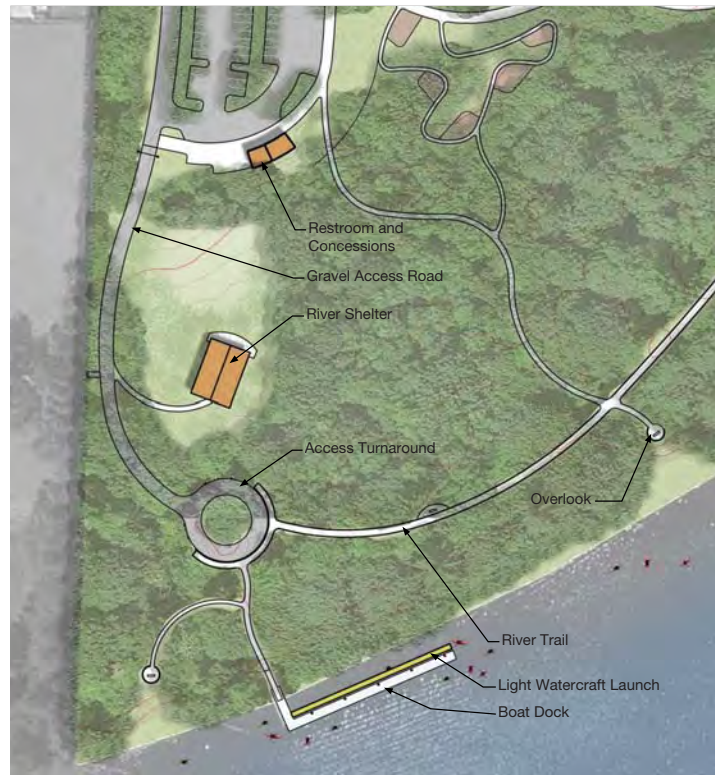


RIVERFRONT  
(28)

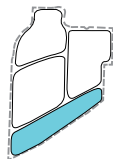




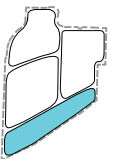
RIVERFRONT  
(29)



WATER ACCESS  
(30)



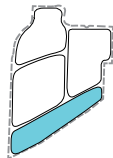
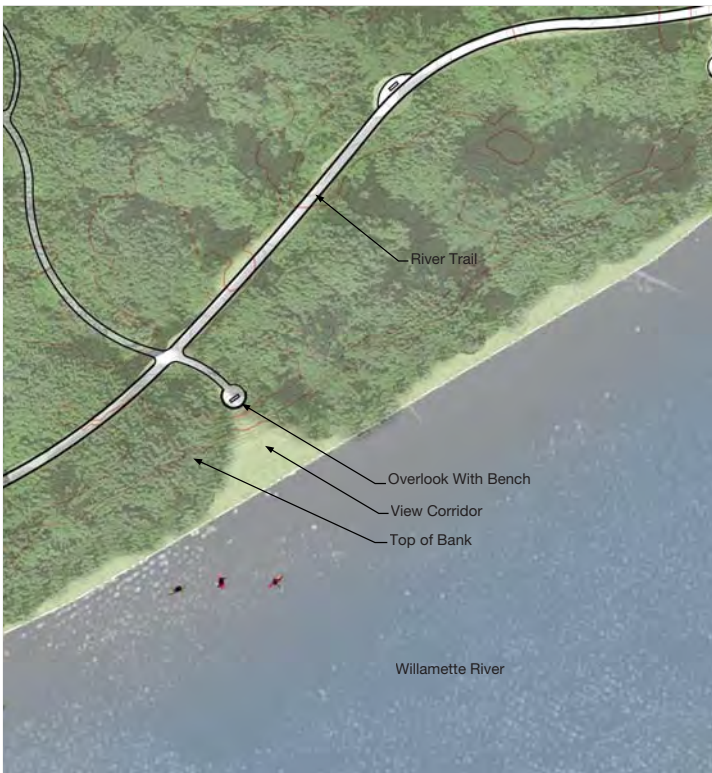
RIVER SHELTER  
(31)



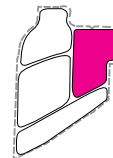
FOREST SHELTER  
(32)







OVERLOOKS  
(33)

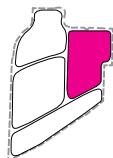


EAST  
(34)

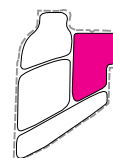
LP15-0001  
Exhibit C



LP15-0001  
Exhibit C



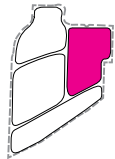
EAST  
(35)



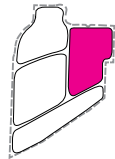
DISC GOLF  
(36)

LP15-0001  
Exhibit C

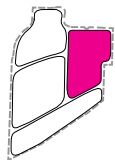




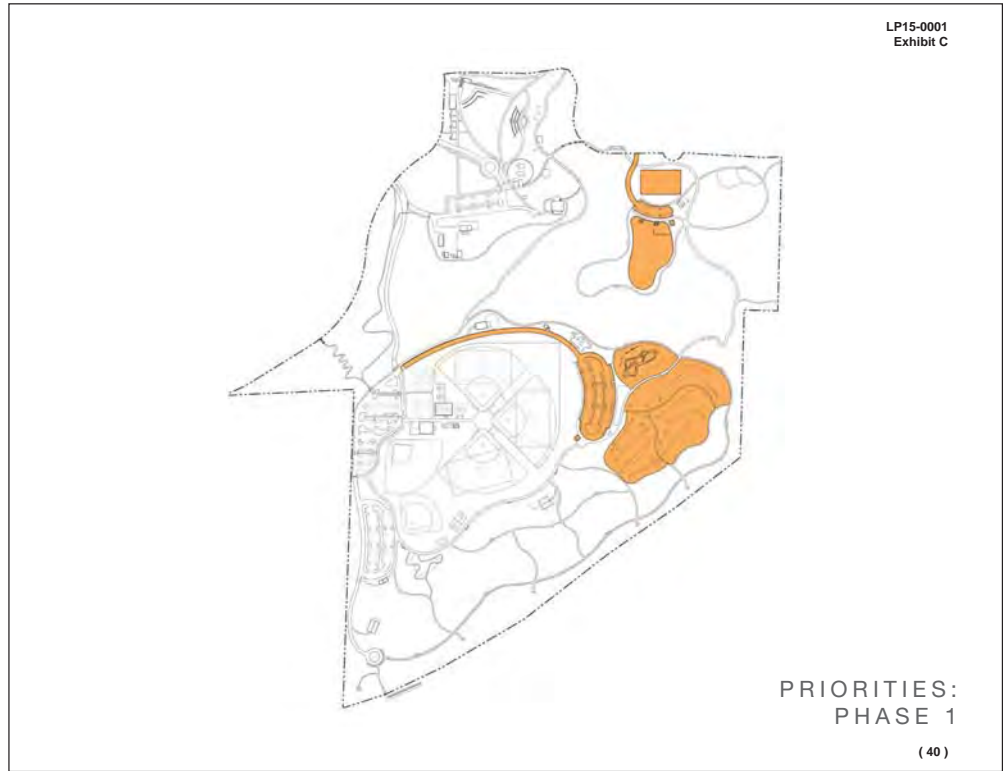
**BICYCLE SKILLS COURSE**  
(37)



**GARDEN / DOG AREA**



**MEADOW**  
(39)



**LP15-0001 Exhibit C**

**PRIORITIES: PHASE 1**





PRIORITIES:  
PHASE 2  
(41)

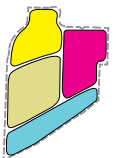


PRIORITIES:  
PHASE 3  
(42)



- Phase 1
- Phase 2
- Phase 3

PRIORITIES:  
ALL PHASES  
(43)



MASTER PLAN  
(44)



MASTERPLAN FOR WILSONVILLE  
**MEMORIAL PARK**  
PLANNING COMMISSION HEARING



WALKER | MACY

MAY 13TH 2015

**Subject:** RE: Suggestions for Memorial Park plan

**From:** Elaine Swyt  
**Sent:** Thursday, May 07, 2015 12:03 PM  
**To:** Neamtzu, Chris  
**Cc:** Sherer, Stan  
**Subject:** Suggestions for Memorial Park plan

Attention: Mr. Neamtzu, Planning Director

Recently I attended the Volunteer Appreciation Dinner for the City of Wilsonville. An attendee at the event mentioned that they would like the City to consider a roof feature for the the Pickleball courts. This would extend use to year round. They said there is an active pb community in this area and the feature would be sincerely appreciated.

Please enter this suggestion into those you will be collecting ahead of the May 13th meeting.

Thank you,  
Elaine Swyt  
Parks & Recreation Advisory Board

**LP15-0001**  
**Memorial Park Master Plan Update**  
**Planning Commission Record Index**

---

May 13, 2015 Planning Commission Public Hearing:

- Draft Resolution No. LP15-0001
- Staff Report for the May 13, 2015 including attached  
Exhibit A: Memorial Park Master Plan Updated, dated May 2015

**PLANNING COMMISSION  
WEDNESDAY, MAY 13, 2015  
6:00 PM**

---

**VI. PUBLIC HEARING**

- A. Memorial Park Master Plan (Stan Sherer, Parks Director and Walker Macy)**



Draft

**PLANNING COMMISSION  
RESOLUTION NO. LP15-0001**

**A WILSONVILLE PLANNING COMMISSION RESOLUTION RECOMMENDING  
THAT THE WILSONVILLE CITY COUNCIL ADOPT THE MASTER PLAN FOR  
MEMORIAL PARK IMPROVEMENTS.**

WHEREAS, the Wilsonville Planning Commission has held one work session on April 8, 2015, to discuss and take public testimony concerning proposed revisions to the Memorial Park Master Plan; and

WHEREAS, the Wilsonville Planning Director, taking into consideration input and suggested revisions provided by the Planning Commission members and the public, submitted proposed Master Plan for Memorial Park improvements to the Planning Commission, along with a Staff Report, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.010, 4.011 and 4.012 of the Wilsonville Code (WC); and

WHEREAS, the Planning Commission, after Public Hearing Notices were provided to 327 property owners within the City limits, a list of interested agencies, emailed to 203 people, and were posted in three locations throughout the City and on the City website, held a Public Hearing on May 13, 2015 to review proposed Master Plan for Memorial Park improvements, and to gather additional testimony and evidence regarding the proposed Master Plan for Memorial Park improvements; and

WHEREAS, the Commission has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; 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.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the Parks and Recreation Department Staff Report, as presented at the May 13, 2015 public hearing, including the findings and recommendations contained therein and does hereby recommend that the Wilsonville City Council approve and adopt the proposed Master Plan for Memorial Park improvements as recommended on May 13, 2015, by the Planning Commission; and

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

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 13th day of May, 2015 and filed with the Planning Administrative Assistant on May 14, 2015.

Attest:

---

Linda Straessle, Administrative Assistant III

SUMMARY of Votes:

Chair Marta McGuire: \_\_\_\_\_

Commissioner Eric Postma: \_\_\_\_\_

Commissioner Peter Hurley: \_\_\_\_\_

Commissioner Al Levit: \_\_\_\_\_

Commissioner Simon Springall: \_\_\_\_\_

Commissioner Phyllis Millan: \_\_\_\_\_

Commissioner Jerry Greenfield: \_\_\_\_\_

## PLANNING COMMISSION MEETING STAFF REPORT

<b>Meeting Date: May 13, 2015</b>	<b>Subject: Memorial Park Master Plan</b>  <b>Staff Member: Stan Sherer</b> <b>Department: Parks and Recreation</b>
<b>Action Required</b>	<b>Advisory Board/Commission Recommendation</b>
<input checked="" type="checkbox"/> Motion  <input checked="" type="checkbox"/> Public Hearing Date: May 13, 2015 <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Consent Agenda	<input checked="" type="checkbox"/> Following their review at the April 9, 2015 meeting, the Parks Advisory Board recommended the Planning Commission adopt the Memorial Park Master Plan  <b>Comments:</b>

**Staff Recommendation:** Staff recommends the Commission recommend the City Council adopt the Master Plan for Memorial Park.

**Recommended Language for Motion:** I move to adopt Planning Commission Resolution No. LP15-0001, adopting the Staff Report, as presented at the May 13, 2015, public hearing, including the findings and recommendations contained therein and recommending to the Wilsonville City Council that the Wilsonville City Council approve and adopt the proposed Master Plan for Memorial Park improvements.

<b>PROJECT / ISSUE RELATES TO:</b>		
<input checked="" type="checkbox"/> Council Goals/Priorities Community Amenities and Recreation	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE COMMISSION:** The City of Wilsonville initiated the master planning process for Memorial Park in October 2014. The process has taken us to the stage of a preferred conceptual design that will be presented for review and discussion.

**EXECUTIVE SUMMARY:** The City of Wilsonville solicited proposals from qualified landscape architectural and planning firms to update the long-range plan for the development and restoration of the 126-acre Memorial Park. Walker-Macy of Portland was chosen to manage the master planning process. The scope of work consisted of analyzing existing park uses and demographics of the existing participation base, developing a conceptual design for improvements, developing an operations and programming model, calculating cost estimates for the proposed enhancements, improving Willamette River access, and balancing the active and passive recreational opportunities to ensure respect of the natural environment while meeting the increasing demand for recreation services.

The Planning Commissions' recommendations for changes to the preferred plan on April 8, 2015 have been incorporated into the plan being presented. A youth basketball court and multipurpose courts have been added.

**EXPECTED RESULTS:** The Commission will review and approve the amended plan and forward it to the City Council for adoption.

**TIMELINE:** Pending approval from the Planning Commission, staff will present the Plan to the City Council at the May 18<sup>th</sup> work session and bring the item to Council for public hearing and consideration on June 1, 2015.

**CURRENT YEAR BUDGET IMPACTS:** N/A

**COMMUNITY INVOLVEMENT PROCESS:** Key stakeholders interviews were held and open houses were held on November 5<sup>th</sup>, December 16<sup>th</sup> and February 18<sup>th</sup>. An online survey was available from December 12<sup>th</sup> to January 20<sup>th</sup>. Six hundred and seventeen surveys were completed.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:** Benefits to the community include:

- Rehabilitation of Existing Infrastructure
- Enhanced Existing Amenities or Additional Amenities Added to the Site in an Effort to Satisfy the Existing and Perceived Demand for Recreational Services
- Access to the Willamette River
- Protected Natural Resources

**ALTERNATIVES:** The Commission could recommend alterations to the proposed Master Plan or forward the Plan as presented to the City Council.

**ATTACHMENTS:**

- Memorial Park Master Plan Update



# Memorial Park Master Plan Update

Wilsonville Parks and Recreation Department  
MAY 2015



WALKER | MACY

LANDSCAPE ARCHITECTURE URBAN DESIGN PLANNING

## ACKNOWLEDGMENTS

### Wilsonville Parks and Recreation Department

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Stan Pszczolkowski, Estimator



WALKER | MACY

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# I. EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

Located in the heart of Wilsonville, Oregon Memorial Park has been a significant community resource for its citizens for decades. Often referred to as Wilsonville's jewel, the 126 acre Regional Park is bordered by Wilsonville Road, Memorial Drive and the Willamette River. Generations of residents have enjoyed the wide variety of active, passive, programed and non-programed recreational experiences the park has to offer. The park also provides distinctive natural resources including its riparian forest along the Willamette River and Boeckman Creek, open meadows and forested hillsides. These resources play an important role in shaping the park's character and providing important wildlife corridors.

Community involvement was integral to the planning process. This included a City wide survey, stakeholder meetings, website communications and a three part series of public open houses that provided neighbors and citizens an active role in planning for the parks future. Critical to the community was balancing passive and active uses with protection and enhancement of the parks natural areas. This integral public involvement process produced a plan that was derived directly from community input and enhances the quality of the park to be enjoyed for generations to come.

The Master Plan for Memorial Park consists of a mixture of improvements to existing facilities and development of new park elements that reflect current demand while anticipating future community recreational needs. Elements of the Master Plan identified by the community include: improvements to Murase Plaza, upgraded sports fields, additional and improved picnic facilities, improvements to vehicular, pedestrian and bicycle access, new parking areas, seating, disc golf, relocation of the off leash area, restoration of natural areas and improved connections to the Willamette River. These modifications have been strategically located to preserve and enhance the natural features of the park and to minimize impacts to adjoining neighborhoods.

The proposed Master Plan strategically balances improvements to help guide future development of the popular park, ensuring Memorial Park will continue being a landmark destination within the community of Wilsonville.



Murase Plaza Water Feature



Existing Dock



Forest Trail



Existing Community Garden



Figure 1 - MEMORIAL PARK AERIAL IMAGE

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## II. INTRODUCTION

### PARK HISTORY

Memorial Park is the City of Wilsonville's oldest and largest park. The property was acquired by the City in 1968 at a size of 61 acres. Additional land was acquired by the City in 1987, 1993, and 2007 resulting in the park's current 126 acre size.

The park has a rich cultural history. Forester Ernest Kolbe planted a significant amount of tree species throughout his summer home property during the 1950's, which would later become a portion of the park. German metalsmith Gustave Stein built the Stein Homestead Barn in 1901. The Stein Barn was later purchased by Charles and Lucile Boozer whom later sold 61 acres of land to the City of Wilsonville in 1968 and remaining acreage to the City in 1993.

The park has become a cherished resource for the community and offers a diversity of active and passive recreational opportunities. Murase Plaza, at the intersection of SW Wilsonville Road and Memorial Drive has become the community's front porch. Opening in 2006, the interactive water feature at the plaza attracts hundreds of visitors every year. Today, the park is home to Wilsonville's only public athletic fields, skateboard area, off-leash dog park and tennis courts. Other amenities include rentable shelters, basketball, sand volleyball, picnic facilities, a community garden and a variety of walking trails.

### MASTER PLAN APPROACH

The community has utilized Memorial Park for generations and knows it as a place to recreate, to hold civic events, to cherish natural areas and to honor its history. The Master Plan reflects these traditions and seeks to support and expand the unique qualities of the park and community.

The Master Plan seeks to balance the community's current needs and identify areas and activities for the future. Based on in-depth dialogue with the community, the Master Plan establishes a balance of passive and active recreation, seeks low cost- high return improvements, identifies revenue generating activities and provides a high quality recreational experience for the community.

Wilsonville is a growing community outpacing many communities in the Metro area. The city's demographics are also evolving, bringing increased need to provide new types of activities in the park. The plan's improvements were derived through collaboration and the best thinking of citizens and stakeholders to truly reflect community interests and enhance the character of the park for generations to come.

Key components of the plan include: increasing trails, embracing the river, balancing passive and active recreational opportunities, balancing natural preservation with recreation, providing field sports for the growing population, and providing alternative recreational opportunities.



Ernest Kolbe informational signage



Existing Off-leash Area



Existing Walnut Grove



Existing Off leash Area

### SUSTAINABLE DEVELOPMENT AND CARE

The City seeks to be sustainable in its development practices and effective in its use of funding. The Master Plan reflects this approach in retaining significant components of the park and making improvements rather than wholesale change. Over the life of the park, a primary resource-consuming element is the maintenance. The replacement, repair and general upkeep of facilities, equipment, lighting, lawn, planting, paving, and other elements are a long-term cost. The Master Plan establishes a framework for Memorial Park that can be constructed efficiently and sustainably, improves the environment health of its natural resources, and can be effectively maintained over the long term.



Existing dock



Existing play area and ballfield access path

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### III. PUBLIC INVOLVEMENT

#### COMMUNITY INVOLVEMENT

The combination of stakeholder interviews, public meetings, discussions with the city and interaction through the City's website have guided the development of the Master Plan. A series of Open Houses employed a variety of engagement methods to reach people of all ages, backgrounds and walks of life. To identify the appropriate mix of uses, revenue generating resources, and sequence of future improvements, the community engaged in a dialogue that examined the current park and determined aspirations for the future. Key groups included: The City's parks and recreation, engineering and natural resources departments, neighbors and concerned citizens, and user groups such as sports leagues, dog owners, and other citizen groups.

#### STAKEHOLDERS

The design team conducted a series of stakeholder interviews with community members identified by the City. Stakeholders include a range of groups and leagues who actively use sports fields as well as groups that passively use the park. These conversations enabled the project team to learn directly from people most connected with the Park. Meeting notes were produced and are provided in the appendix. Key components identified by stakeholders that the master plan should consider were:



Public open house

- \*Updating ball fields for extended use and programming flexibility
- \*Increasing parking quantity and quality
- \*Improving rest room facilities
- \*Exploring the potential for concessions
- \*Addressing security concerns
- \*Exploring covered court sports
- \*Providing accessible trails.

#### PUBLIC OPEN HOUSES

The open houses began with a presentation of the findings to date followed by facilitated conversations with the public about their aspirations for the park and challenges and opportunities the park provides.

#### PUBLIC OPEN HOUSE ONE

The first public open house took place on November 5th, 2014 where the design team presented current conditions of the park, site analysis, and key considerations. Various diagrams of the park were presented describing contextual relationships, regulatory and environmental overlays, circulation, access, time of year field use, and existing environmental areas. A list of potential program elements was also presented to gauge interest in various recreational activities. This analysis generated a discussion with citizens about potential new activities and improvements to the park that would serve both current and future needs of the community. Key points identified during the first public open house included:

- Desire to Increase flexibility of ball fields
- Enhancing connections to the river
- Maintaining privacy to adjacent neighborhoods
- Safety
- Increasing trail types and accessibility
- Increasing pickleball and skateboard opportunities
- Clarifying vehicular and pedestrian circulation
- Improving parking
- Increasing seating opportunities
- Improving accessibility throughout the park
- Enhancing passive recreation
- Embracing the park's history

#### PUBLIC OPEN HOUSE TWO



Public open house

- edges
- Providing light watercraft access
  - Providing a variety of trails
  - Exploring the use of synthetic turf fields

#### PUBLIC OPEN HOUSE THREE

The final open house took place on February 18th, 2015. Community input from the previous two open houses, interaction through the city's website, and an online survey that generated over 600 responses from the citizens directed the design of the preferred Draft Master plan, where desired components of the three concepts were synthesized into a single plan. Similar to previous open houses, the preferred draft master plan was discussed in and open public format with community members. Valuable community input was received for further refinement of the draft plan. Key points identified during the third open house include:

- The Dock is busy during summer, light watercraft will add to busyness
- The Regional trail alignment along the west side of the park was preferred
- Retaining existing trails adjacent to the river is desired
- Maintain field #5 for girl's softball and young users
- The Disc golf course size is family friendly, not sized for advanced players
- Synthetic fields as shown is preferred
- Providing storage for ball field equipment

The information gathered through stakeholder meetings, input from the parks department and other city officials, and synthesized from group discussions in the first open house directed the development of three concepts presented at the second public open house on December 14th, 2014.

The three concepts provided a variety of configurations of new recreational elements and improvements to existing facilities that considered present and future needs. The concepts were presented to the group, including the pros and cons of each configuration. Community members and the design team then discussed the merits of the three different concepts. Robust conversations from community members regarding each concept provided the design team with invaluable insight. Balancing passive and active recreation and natural area preservation were identified as important elements when considering new recreational opportunities. Additional key points identified during the second public open house included:

- Provide Visual access to the river, not physical access
- Minimizing the removal of trees
- Improving Memorial Drive crossing
- Balancing passive and active uses
- Maintaining the park's current vegetated buffers at it

#### ONLINE SURVEY

Over 600 community members participated in an online survey developed by the Wilsonville Parks and Recreation Department. Those who responded represented a broad cross section of the Wilsonville community, providing valuable perspective as to how the community uses the park currently and their vision for Memorial Park's future. The survey consisted of 10 questions illuminating the demographics of users, popular current park uses and desired future park uses. Key demographics uncovered by the survey include: park users are a mix of ages, majority arrive by car, 40% use the park weekly, with the highest use on weekend afternoons and weekday evenings. The highest existing uses of the park are sports fields, trails, playgrounds, and Murase plaza. The most desired uses are river access and river views, watercraft launch, and sports fields.

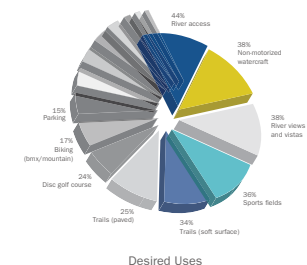
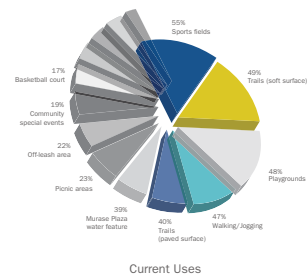


Figure 2 - SURVEY RESULTS: CURRENT AND DESIRED USES



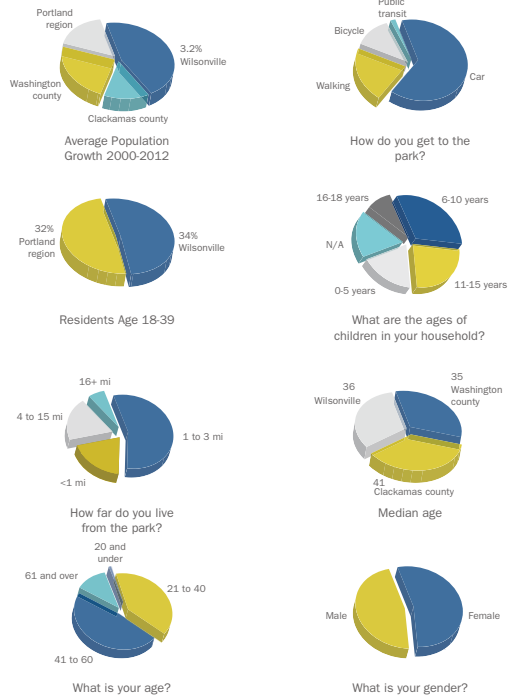



Figure 3 - SURVEY RESULTS

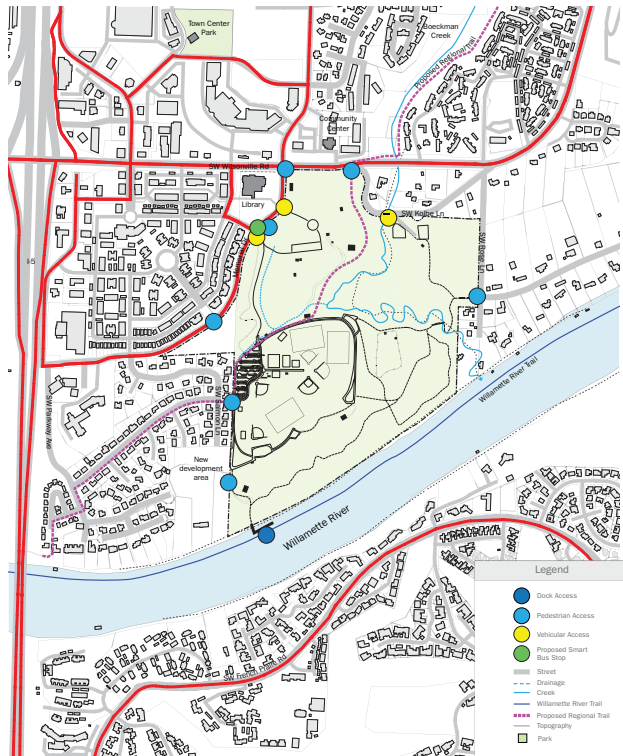
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**SITE ANALYSIS**

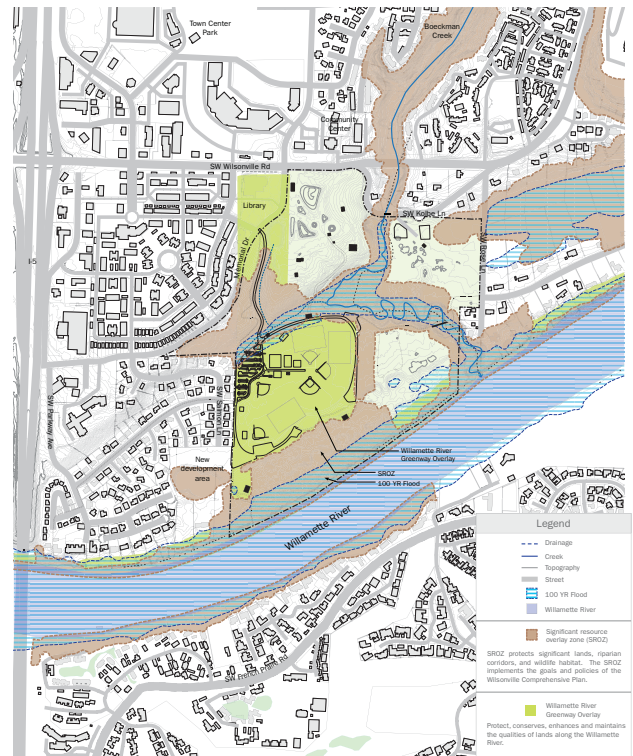
Prior to the first public open house, the design team conducted an extensive site analysis process that examined the existing conditions of Memorial Park. This included researching documentation and previous planning efforts, site visits to review park conditions, data gathering using geographical information systems (GIS), and mapping existing physical attributes. The site analysis phase included reviewing and documenting existing elements, uses, circulation, vegetation classifications, topographical, and architectural elements present in the park. Additionally, the design team worked with the Wilsonville Parks and Recreation Department to understand the existing uses of the park to understand how the events, rentals, sports fields, and other facilities currently function.



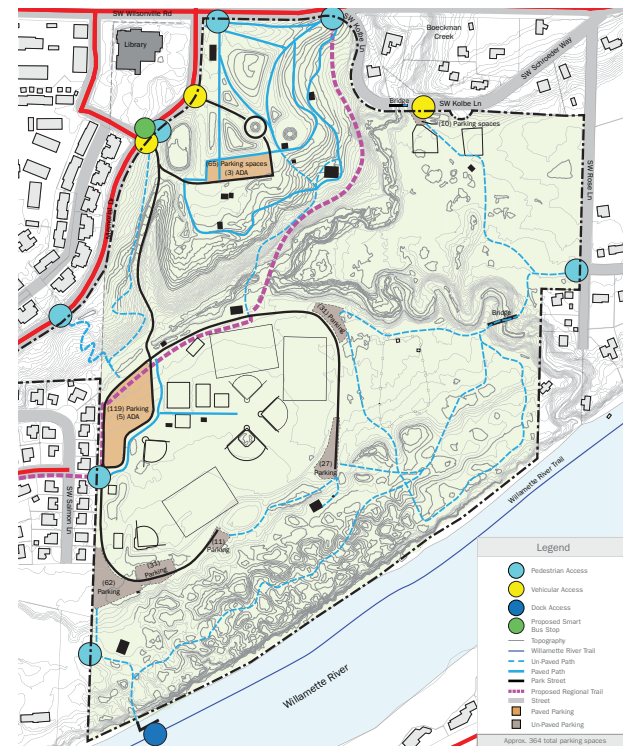
## IV. SITE ANALYSIS



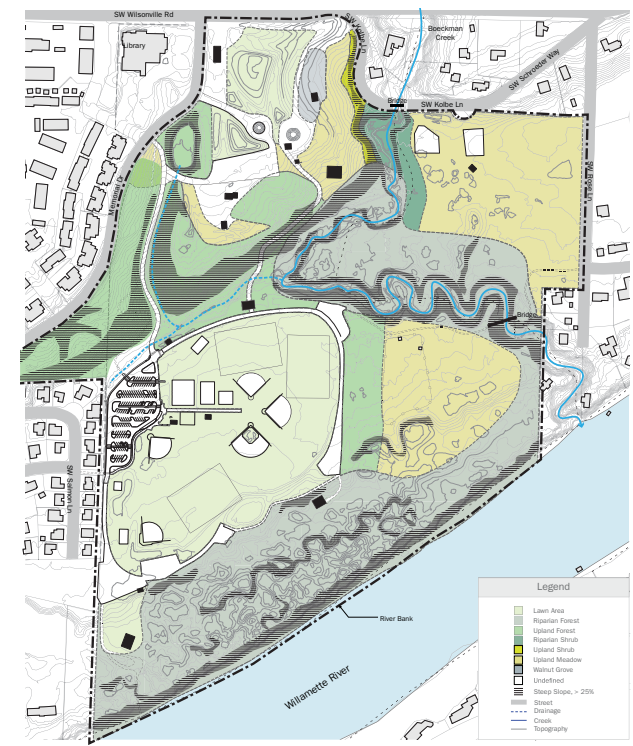
**Figure 4 - CONTEXT ANALYSIS**  
The interface between Memorial Park and adjoining communities is important for providing safe and efficient access by different modes of transportation. The context analysis diagram highlights the existing types of access points and prominent circulation routes to and through the park.



**Figure 5 - REGULATIONS**  
Regulatory overlays provide development guidelines to protect and enhance natural areas and those adjacent to the Willemette River. The diagram maps the overlay zones that effect development within the park. These include the 100 year flood plain, Significant Resource Overlay Zone (SROZ), and Willemette River Greenway Overlay.



**Figure 6 - CIRCULATION**  
Cohesive circulation throughout the park is important for safety, emergency access, user access, and way finding. The diagram maps existing locations and types of access, streets, paths, and trails. Parking lot locations and quantity of spaces are shown.



**Figure 7 - VEGETATION**  
Natural areas are valuable resources within Memorial Park. The diagram indicates different vegetation zones, ranging from lawn areas to significant riparian forests. Steep slopes and drainages including Boeckman Creek and the Willemette River are also shown.

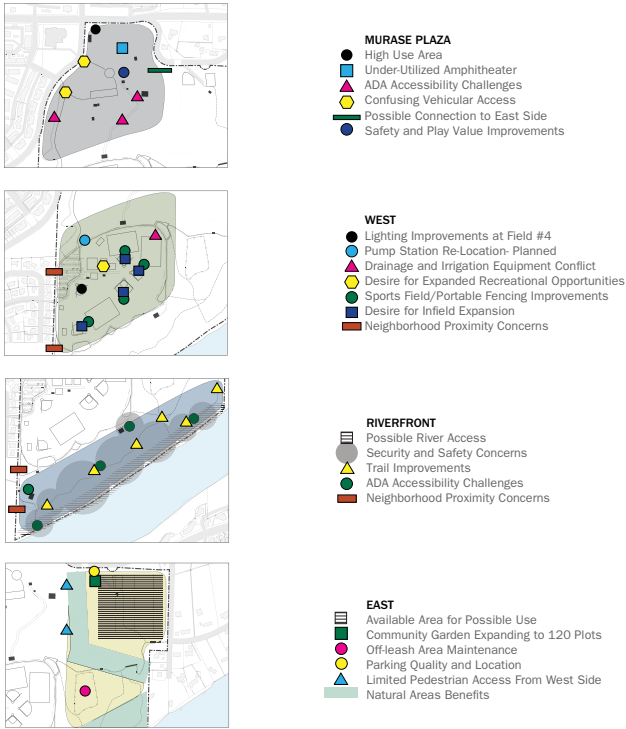
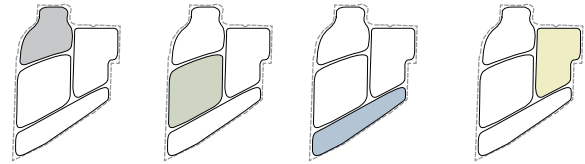


Figure 8 - CONSIDERATIONS  
These diagrams indicate elements requiring consideration during the master planning process. The considerations are highlighted per area (Murase Plaza, West, Riverfront and East). Issues such as access, security and safety, connections, and opportunities and constraints are included.



Figure 9 - WILSONVILLE PARK SYSTEM AMENITIES  
The diagram of Wilsonville's park system indicates park amenities present in each park. The diagram highlights the importance of Memorial Park and Murase Plaza in providing recreation for the community.



- |   |   |   |   |
|---|---|---|---|
| <p><b>MURASE PLAZA</b><br/>8.5 acres lawn<br/>13.5 acres forest</p> <ul style="list-style-type: none"> <li>-Water Play</li> <li>-Walking / Running</li> <li>-Picnic</li> <li>-Playground</li> <li>-Biking</li> <li>-Stein-Boozier Barn</li> </ul> | <p><b>WEST</b><br/>19.8 acres lawn<br/>6.8 acres forest</p> <ul style="list-style-type: none"> <li>-Baseball / Softball</li> <li>-Soccer</li> <li>-Flag Football</li> <li>-Ultimate Frisbee</li> <li>-Sand Volleyball</li> <li>-Tennis</li> <li>-Pickleball</li> <li>-Basketball</li> <li>-Skateboarding</li> <li>-Walking / Running</li> <li>-Horseshoes</li> <li>-Biking</li> </ul> | <p><b>EAST</b><br/>16.9 acres forest<br/>15.1 acres meadow</p> <ul style="list-style-type: none"> <li>-Walking / Running</li> <li>-Biking</li> <li>-Community Garden</li> <li>-Wildlife Viewing</li> <li>-Dog Park</li> </ul> | <p><b>RIVERFRONT</b><br/>0.8 acres lawn<br/>23.5 acres forest<br/>2.6 acres meadow</p> <ul style="list-style-type: none"> <li>-Events at Shelters</li> <li>-Walking / Running</li> <li>-Biking</li> <li>-Movie nights (4) at River Shelter</li> <li>-Boating</li> <li>-Fishing</li> </ul> |
|---|---|---|---|

Figure 10 - MEMORIAL PARK AMENITIES  
The diagrams show approximate acreage of lawn, forest, or meadow in each region of the park. Existing amenities, passive and active uses of each region are listed.

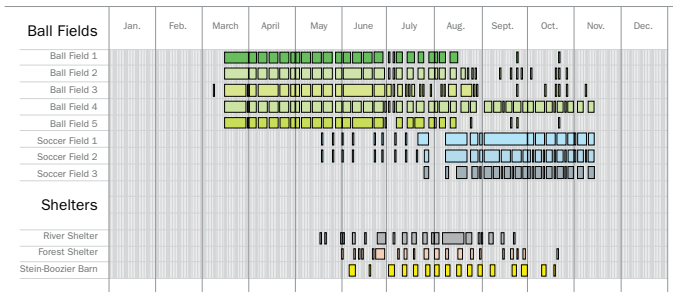


Figure 11 - BALL FIELD AND SHELTER TIME OF USE  
Two primary programmatic components of Memorial Park are ball fields and rentable shelters. The diagram displays their time of use during 2014 and indicates the intensity of use in the summer months.

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**CONCEPT OPTIONS**

With the site analysis, community comments and input from city's Parks and Recreation department, the team prepared three alternative concepts to illustrate potential options for Memorial Park. The concept plans proposed a range of recreational opportunities in a variety of locations with a diversity of ways to treat active and passive uses in the park. The options also varied regarding the impact of development to existing park features. Several improvements were common in all three concepts.

**IMPROVEMENTS CONSISTENT TO ALL CONCEPTS**

- \*Improved safety of the intersection at Memorial Drive and Public Library access road.
- \*Terraced seating at Murase Plaza fountain
- \*Improved amphitheater area with terraced seating at Murase Plaza
- \*Provide accessibility to Stein-Boozier Barn and upgrade the barn's exterior spaces.
- \*New path from Murase Plaza east across the existing pedestrian bridge off Kolbe Lane.
- \*Maintain River Shelter and Forest Shelter locations.
- \*Improve clarity of trail system.
- \*New parking lots to south and east of ball fields with restroom facilities
- \*Relocated skate spot northeast of ball fields
- \*Improve ball field traditionally wet areas and various infield and outfield maintenance issues. Fields lighted.
- \*Enlarged Community Gardens
- \*Relocated off-leash dog area
- \*New Vegetated buffers at West and East neighborhoods.
- \*Preserve and enhance natural areas.



**V. INITIAL CONCEPTS**

**CONCEPT OPTION 1**

- \*Regional trail eastern alignment
- \*Infields enlarged at Ball fields 1,2,3
- \*Ball field 5 removed
- \*Maintenance Barn converted to rentable Picnic Shelter, new maintenance building at upper maintenance facility yard
- \*Additional pickle ball courts and basketball courts
- \*Four overlooks at riverbank with views to the river
- \*Arboretum with walking trails at southeast area of the park
- \*New parking lot off of Kolbe Lane with Community Gardens, off-leash dog area and Restroom
- \*9 hole disc golf course in the northeast area of the park



Figure 12 - Concept Option 1

**CONCEPT OPTION 2**

- \*Regional trail western alignment
- \*Infields enlarged at Ball fields 1,2,3
- \*Ball field 5 shifted east
- \*Bike pump track and skills course at northeast corner
- \*Small meadow openings along river trail
- \*Three overlooks at riverbank with views to the river
- \*Light watercraft drop off and launch at existing dock
- \*Additional pickle ball courts with covered structure
- \*Off-leash dog area near east parking lot
- \*9 hole disc golf course in the southeast area of the park
- \*New parking lot off of Rose Lane with Restroom



Figure 13 - Concept Option 2

**CONCEPT OPTION 3**

- \*Regional trail western alignment
- \*4 new enlarge ball fields with soccer field overlay
- \*Re-aligned park road at ball fields
- \*Enlarged existing parking lot at ballfields
- \*Court sports, ball field restroom and play area moved southwest
- \*Maintenance Barn converted to rentable Picnic Shelter, new maintenance building at upper maintenance facility yard
- \*Additional pickle ball courts
- \*Large beach area with meadows, a shelter with restrooms, large lawn area, beach volleyball and large views to the river
- \*Three overlooks at riverbank with view shed to Willamette River
- \*Two soccer fields east of existing ball fields
- \*Bike pump track and skills course south of new soccer fields
- \*Wetland and Meadow Gardens and trails
- \*New parking lot off of Rose Lane with off-leash dog area and Restroom



Figure 14 - Concept Option 3

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**MASTER PLAN**

The Master Plan (Figure 15) is a result of desired elements of the three concepts, guided by community input from open houses and other citizen input, interaction with stakeholders, the online survey and direction from the Wilsonville Parks and Recreation Department. The Master Plan depicts the proposed layout and location of new amenities, existing facilities to remain and existing facilities to be improved.

Specific attention has been given to clarifying the vehicular and pedestrian access into the park. The parks circulation system has also been enhanced by defining a clear trail hierarchy consisting of major, minor and secondary trails creating a variety of loop walk options guiding users through a series of habitat types.

Active recreation remains the focus of the western portion of the park. The sports fields are updated to provide for programming flexibility, year around use and safer field conditions. Additional court sports are included in response to growing popularity of pickle ball and the communities need for additional tennis courts. Memorial Parks mission as a regional park is to serve a broad range of traditional and alternative recreational needs. New uses such as a bike pump track and disc golf course continue the mission by introducing activities the city does not currently have in the park system.

Passive recreation is also a large part of the current and future of Memorial Park. Interconnected walking trails move visitors through a variety of environments. A future regional trail is planned to connect through the park. A new light watercraft launch provides the public with a means of interacting with the Willamette River and river trail. Community gardens, off-leash dog area, picnic areas and disc golf provide additional passive opportunities

Emphasis was given to the preservation and enhancement of the natural environment. Dense mature stands of upland and riparian forests are maintained with low impact walking trails guiding visitors through. Park amenities have been kept away from Boeckman Creek and its riparian corridor. Open meadows with historically significant specimen trees have been protected. Views to the Willamette River have been provided at key overlook areas to visually connect to the river.



Figure 15 - MASTERPLAN



Figure 16 - ENVIRONMENTAL PLAN

The plan calls for protection and enhancement of significant natural resource areas. The Boeckman Creek riparian corridor, forest, and meadow areas are maintained beyond the large active gathering areas such as sport fields and playgrounds.

**PARK AREAS**

For clarity, the master plan is discussed in four areas: Murase Plaza, West, Riverfront, and East to provide detail of the park spaces, character, composition and relation to adjacent elements and the neighboring community.

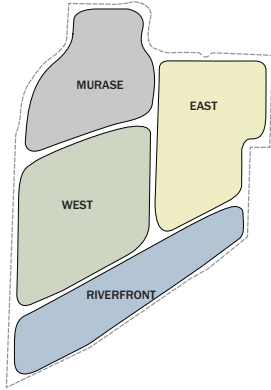
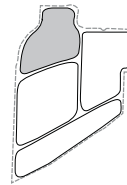


Figure 17 - MURASE PLAZA AREA ENLARGEMENT



Murase Plaza Area

- 1 New Terraced Seating
- 2 Updated Amphitheater with Stage
- 3 New Regional Trail
- 4 New Playground
- 5 Maintenance area with New Maintenance Building
- 6 Stein-Boozier Barn
- 7 New Accessible Route to Stein-Boozier Barn
- 8 New Gathering Space
- 9 New Trail from Parking Lot
- 10 New Trail to East with Stairs
- 11 Boeckmen Creek
- 12 Existing Parking Lot
- 13 Existing Walnut Grove
- 14 Existing Covered Picnic Area
- 15 Existing Pedestrian Bridge
- 16 Improved Pedestrian Crossing

**MURASE PLAZA**

Operating as the 'front porch' of Memorial Park, Murase Plaza is cherished and highly used. Improvements are proposed for the Murase Plaza area to enhance its functionality, character, and preserve historical and natural elements.

**SEATING AND AMPHITHEATER**

Increased seating has been requested by the community adjacent to the existing water feature at Murase Plaza (1, figure 17). The grass knoll southeast of the water feature provides an opportunity for terraced seating that will serve demand during peak use. Improvements to the existing amphitheater are provided including re-grading of the land to create terraced seating that accommodates 200 people for small performances and events (2, figure 17). The stage area is improved to support small performances such as musical groups or children's theater while the existing walnut grove beyond is maintained as a beautiful natural backdrop.

**EXISTING FACILITIES AND CIRCULATION**

The existing parking lot, entry drive, bathrooms, playground, picnic shelters, and Stein-Boozier barn will remain in place. Access and circulation are improved. (16, figure 17) Improvements to the intersection at Memorial Drive and Library entrance provides for a safer access point to the park. A trail and stairs connecting Murase Plaza to the East side of the park is proposed (10, figure 17). The connection to the East side will utilize the existing pedestrian bridge, increasing access to the eastern parks amenities. A new regional trail alignment is planned, weaving from northeast to southwest and connecting Murase Plaza to the lower park areas (3, figure 17).

**STEIN-BOOZIER BARN**

A small accessible parking area off the existing parking lot connects to a new path providing universal access the Stein-Boozier barn. The barn also receives improvements to the gathering spaces on the north and south sides, accommodating revenue generating events such as weddings and corporate events. These improvements include upgraded surfacing, additional seating and planting.



Existing Amphitheater- Opportunity for Improvement



Grass Berm - Opportunity for Terraced Seating



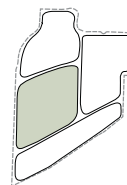
Existing Walnut Grove to be Preserved



Stein-Boozier Barn - Access Improvements



Figure 18 - WEST AREA ENLARGEMENT



West Area

- 1 New Regional Trail
- 2 New Picnic Shelter with Restroom
- 3 New Pump Station
- 4 New Skate Spot
- 5 New Parking
- 6 Restroom Improvements
- 7 New Nature Based Play
- 8 (2) New Tennis Courts
- 9 (2) Existing Tennis Courts
- 10 (2) New Covered Pickle Ball Courts
- 11 (2) New Uncovered Pickle Ball Courts
- 12 Update shelter with new Concessions
- 13 New Synthetic Turf Soccer
- 14 New Synthetic Turf Ballfield
- 15 Natural Turf Soccer and Ballfields
- 16 Open Lawn
- 17 Basketball Court, (1) full court and (2) 1/4 courts
- 18 Sand Volleyball Court
- 19 Boeckmen Creek
- 20 Existing Parking
- 21 New Vegetated Buffer
- 22 New Synthetic Turf Area
- 23 Existing Play Area with new perimeter fence
- 24 Multi-use path with emergency / service access
- 25 Forest Shelter Improvements





Existing Ballfield



Pickleball Example



Sand Volleyball Example



Nature Play Example

**WEST AREA**

The West area of Memorial Park contains major programmatic elements including ball fields, open lawn, parking, play areas, court sports and shelters.

**SPORTS FIELDS**

Ballfields 1,2,3,4 remain in their current locations. Ballfield 5 shifts to the east, sharing space with the open unprogrammed lawn space. The fields are significantly updated with lighting, dugouts, backstops, foul ball protection and seating improvements. Portable outfield and foul territory fencing provides flexibility at all fields to efficiently switch sports of field sizes. Ballfields 1 and 2 are upgraded to synthetic turf with drainage below, increasing the usability of the fields in terms of scheduling efficiency and seasonal extension (shown as dark colored turf, Figure 18). The synthetic turf area is extended beyond the fields to the northeast providing a flexible use/warm up space. The remaining fields and open lawn space, likely renovated, will remain natural turf.

**SPORTS COURTS**

Two existing tennis courts remain in place with two new courts to the north. The courts are striped for pickleball use as well. A total of 4 pickleball courts are provided. A covered spectator seating area with bleachers allows spectators to watch tennis or pickleball, with two pickleball courts sheltered from the elements. A concession building is proposed near the court sports and ball fields (12, Figure 18). The concession building has covered seating areas and can be used as registration and ceremony space for events. On the south side of the open lawn area an improved basketball court and sand volleyball court are proposed.

**PLAY**

The existing play area adjacent to the primary pedestrian corridor will remain and be upgraded with child security fencing (23, figure 18). A nature based play loop is incorporated offering children an alternative play experience integrated into the parks mature forest (7, figure 18). A new skate spot is located the east of the access road for safety and surveillance 4, figure 18). The skate spot is designed specifically to preserve mature trees, integrating them into the skate area.



Future Picnic Shelter with Restroom



Paved Path Example



Existing Parking Lot

**STRUCTURES**

Several new structures are proposed: (1) new restroom (6, figure 18) at the eastern parking lot, (1) shelter with concession at sports fields, and a new lift station to be installed. Existing facilities that will remain in place and receive upgrades to accommodate new use/capacity include: Rest room at sports fields (6, Figure 18), and existing maintenance barn to be converted to rentable picnic shelter (2, Figure 18). The Forest shelter will receive improvements to it's structure as well as site improvements including removing the berm to visually and physically to provide greater connectivity to the ballfields

**TRAILS**

Several trail types are proposed. The paved regional trail connects to the west into the adjoining neighborhood. A 12' major paved path runs along the southern edge of ballfields. The major path connects the two new parking lots together, providing emergency and service vehicle access as well as access to the lift station during a 100yr flood event. Soft surface trails connect to the major 12' trail. Bench seating is proposed intermittently along the regional trail and major trails.

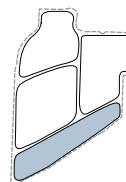
**PARKING**

Parking is upgraded to include two new parking areas, accommodating 214 additional spaces. The existing paved lot is renovated at the north intersection to clarify park circulation. The new lots are strategically located to provide easy access to all park uses, to be safe, protect significant vegetation, and distribute parking.

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Figure 19 - RIVERFRONT AREA ENLARGEMENT



Riverfront Area

- 1 River Shelter
- 2 Improved Forest Shelter with Open Lawn
- 3 New Overlook with View Corridor
- 4 New Access Turnaround
- 5 New River Trail
- 6 New Secondary Trail
- 7 Updated Restroom with New Concession Building
- 8 Improved Gravel Access Road
- 9 New Light Watercraft Launch at Existing Dock
- 10 New Vegetated Buffer
- 11 New Parking Lot
- 12 Top of Bank
- 13 Existing Dock



Light Watercraft Launch Example



Existing River Shelter



Existing River Trail to be Improved



Overlook Example

**RIVERFRONT AREA**

Proposed enhancement to Memorial Park's riverfront were influenced by the communities desire to better connect to the Willamette River. Proposed improvements enhance the natural areas and increase recreational opportunities along the river.

**WATERCRAFT ACCESS**

A gated gravel access road (8, figure 19) south of the new parking lot provides vehicle access to a light water craft drop-off area and existing dock. The access road can be closed off as necessary to allow for program flexibility at the River shelter.

**SHELTERS**

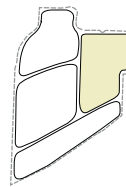
The River Shelter (1, figure 19) remains in place with the desirable open lawn and riparian forest surrounding it preserved. The forest shelter (2, figure 19) will also remain in its current location. Re-grading the near by mounds and steep slopes will provide increased visual access and security, increasing the physical and visual connection to the open lawn and ball field area. A new rest room and concession building (7, figure 19) is provided. The concession building serves dual purposes; a river-oriented concessions for revenue generation, possibly operated by a third party vendor, or a concession area serving various park events at the River shelter such as movie in the park.

**TRAILS AND OVERLOOKS**

Trail circulation is clarified throughout the riverfront area for ease of way finding and trail identification. The primary river trail will be improved with gravel surfacing to reduce erosion and improve the walking surface. Minor trails and connector trails will remain soft-surfaced. The trail alignment and other trail improvements minimize disturbance to existing vegetation. Where possible trails are graded to meet accessibility requirements. Overlooks are provided adjacent to the river trail, located at the top of bank to maximize views to the Willamette River, while minimizing disturbance of the riparian forest (3, figure 19). Overlooks are planned to be stone walls with benches and sized for small groups.



Figure 20 - EAST AREA ENLARGEMENT



East Area

- 1 New Parking
- 2 New Restroom
- 3 New Bicycle Pumptrack with Skills Course
- 4 New 9 Hole Disc Golf Course
- 5 Boeckmen Creek
- 6 Vegetated Buffer
- 7 Relocated Community Garden Area
- 8 New Access Road
- 9 Relocated Off Leash Dog Area with Shade Shelter
- 10 Relocated Small Dog Area
- 11 Existing Well
- 12 New Pedestrian Access Point
- 13 Meadow
- 14 Wet Meadow
- 15 12' Major Trail
- 16 Pedestrian Bridge



Bicycle Pump Track Example



Disc Golf Example



Existing Community Gardens



Existing Dog Park and Shelters

**EAST AREA**

Within the East area the Master Plan seeks to balance passive and active recreation, maintain vegetated buffers to the adjoining neighborhood and protect and enhance the forests, meadows and significant vegetation.

**PUMP TRACK**

The 14,000 square foot bicycle pump track and skills course (3, figure 20) is provided as an alternative sport with an ever growing popularity encompassing a large age range. Wilsonville does not currently have a pump track. The proposed track is sized for community use, positioned near parking and for surveillance and adjacent to the skate spot to share similar active park uses. Programmatically the track can be used for public events, potentially generating revenue.

**DISC GOLF**

The 9 hole 5.6 acre disc golf area (4, figure 20) is located in a meadow area with large existing individual specimen and new trees. The course is sized for family play. Additional trees are proposed to be planted to enlarge the adjacent riparian forest and increase habitat value. Times of use are established to allow trails crossing the course to be enjoyed by all users at certain times of the day.

**COMMUNITY GARDENS AND OFF-LEASH DOG AREA**

The 0.6 acre community garden (7, Figure 20), and 1.5 acre off leash area (9, Figure 18) and located off the new access road and parking lot (1, Figure 20) for ease of access and connection to the community. The community garden shift east out to take advantage of full sunlight and is minimally larger than existing to take into account increased users over time. The off leash area is similar size as existing, and includes fencing, re-using the current shade shelters and a small dog area.



Wet Meadow Example



Natural Area to be Preserved



Specimen Tree to be Preserved

**TRAILS**

Trails are located throughout the east side ushering visitors through a variety of habitats types, including forest, meadow and wet meadow. A main 12' paved trail anchors the trail system providing for clear, understandable way finding. Several pedestrian access points are located on the east side connecting the park to the neighboring community (12, Figure 20) and providing clear and direct access into the park.

**ENVIRONMENTAL**

The master plan emphasizes the importance of preserving and enhancing existing natural areas and improving them via additional vegetation to increase biodiversity. Boeckmen Creek is preserved as a significant riparian corridor in addition to the strategic preservation of significant trees throughout the disc golf and pump track areas. A wet meadow is established in the north east corner of the park where seasonal inundation has been documented. Trails weave through various habitats to provide the public with the opportunity to partake in passive wildlife viewing and interpretive environmental education. Memorial park currently has several locations where the city's Natural Resources Department along with community members have vegetated portions of the park. The master plan seeks to protect these areas where possible while transplanting disturbed vegetation to other locations within the park.



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**CIRCULATION AND ACCESS**

The master plan clarifies the circulatory systems of the park for safety, ease of access, way finding, and recreational opportunities. The diagram illustrated the Master Plans vehicular access, circulation and parking. The dashed red multi-use paths is for emergency and police access only.

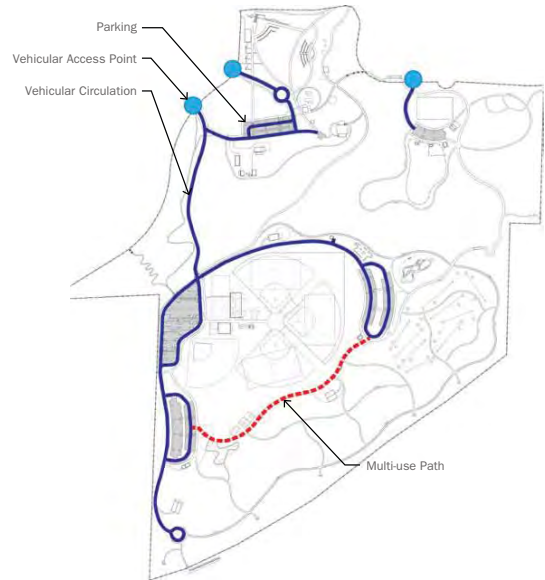


Figure 21 - VEHICULAR CIRCULATION AND PARKING

**TRAILS**

The master plan includes three distinct trail types. The diagram illustrates the regional trail and major trails. The city currently plans to extend the regional trail North and West beyond Memorial Park. The regional trail is a 12' paved multi use path for bikes, pedestrians and emergency vehicle use. The regional trail is designed to take user to a variety of public spaces within Wilsonville. Major trails are paved 10' wide multi-use paths for bikes, pedestrians and emergency vehicle use. Utilizing the regional trail and major trails, park users can access all park amenities. Major trails are signed and may be color coded for ease of wayfinding. Major trails may also be named to reflect the environmental habitat they run through, such as a River Trail or historical figures significant to the park, such as a Homestead Trail.

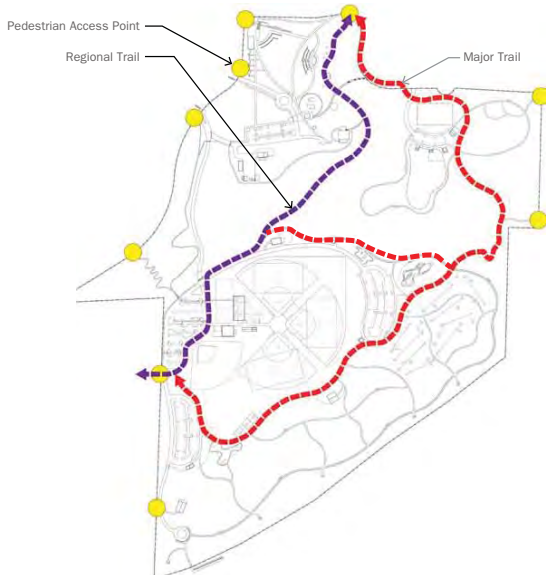


Figure 22 - REGIONAL TRAIL AND MAJOR TRAIL

**TRAILS**

The diagram shows loops utilizing only major trail, with the exception of the trail adjacent to the Willamette River. Loops may be color coded and signed to provide for casual walking loops or for events, such as cross country meets.

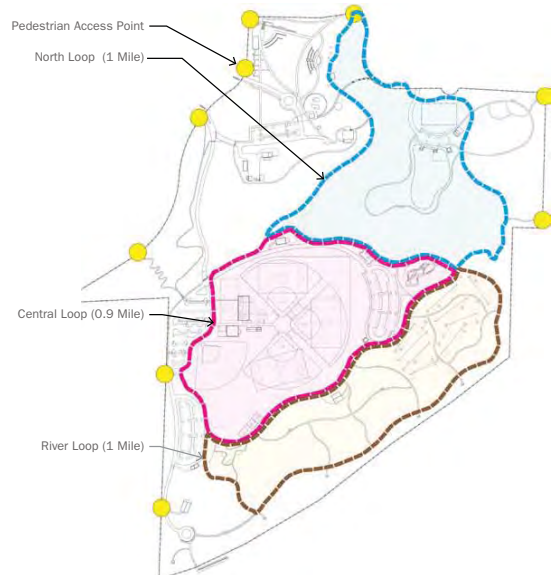


Figure 23 - MAJOR TRAIL LOOPS

TRAILS

The diagram shows locations of secondary trails in addition to major trails, depicting the entirety of Master Plan's trail system. Secondary trails are 4-6' wide and serve as linkages to major trails and connections to adjacent neighborhoods. Secondary trails are paved or soft surfaced depending upon location within the park, accessibility desires, grading conditions and adjacent uses.



Figure 24 - SECONDARY TRAILS

PRIORITIES

The following revenue, operations, maintenance and costing were explored during the Master Plan process to aid the Parks Department and City in determining priorities for future facility upgrades and park development outlined in the Master Plan. As the communities needs for recreational growth are considered, the financial information presented will assist city officials in determining budget allocation of park amenities to meet the recreational demands as well as provide baseline information to increase current revenue potential.

REVENUE AND OPERATIONS

As part of the Master Plan update, the team reviewed revenue and operation expenses of the current park and for the proposed Master Plan of the park. The full study of park revenue scenarios and potential operation expenses is included in the appendix.

PARK REVENUES

The study addresses the existing revenues and potential revenue scenarios for the preferred master plan. Existing revenue focused on the three existing rentable shelters, while new revenue sources included: Community gardens, Amphitheater/stage, pickleball, bike pump track, disc golf course and a water based concessionaire. Additional community garden plots and the amphitheater at Murase plaza will generate additional revenue based upon rentable fees. Amenities such as pickleball, bike pump track, and disc golf have potential to host small

tournaments, however the event size may fall below the 250 person minimum for current special use permits; therefore assigning potential revenue to those amenities is not currently feasible. A seasonal water-based vendor near the existing dock provides additional revenue while providing the public with accessible watercraft and water related materials to access the river. In assessing the revenue potential for the parks sports fields, the presumed scenario is that this mix of fields will be utilized for local and metro area tournaments. However, the complex may not be large enough to generate increased utilization of local hotels.

Revenue scenarios (Figure 25) were generated to illustrate potential future revenue. Three scenarios were calculated to include the following:

\*High-growth option, which includes an 80% peak period utilization for shelters and barn, the installation of a water-based concessionaire, and increased usage of sport and event facilities.

\*Moderate-growth option, which is primarily driven by a 50% peak period utilization for shelters and barn, along with modest increases in the usage of sport and event facilities.

\*No-growth option, which maintains the utilization of facilities from the 2014 season, in addition to the third picnic shelter and community gardens.

It must be noted that a number of factors may influence the City's potential to generate these revenues. These factors include the City's capacity to promote availability and capture reservations, competition from other venues, seasonality, and the state of the overall local economy and people's willingness to spend.

Source	2015 (Actual)	High Growth % Inc	Moderate % Inc	No Growth % Inc
Power Shelter	\$ 8,913.00	\$ 26,112.50 (194%)	\$ 16,405.00 (83%)	\$ 11,205.00 (71%)
Forest Shelter	\$ 7,075.50	\$ 21,862.25 (161%)	\$ 13,800.00 (81%)	\$ 4,844.75 (37%)
Special Shelter	\$ 845.00	\$ 1,461.00 (73%)	\$ 1,000.00 (21%)	\$ 875.00 (38%)
Maintenance Shop Shelter	\$ -	\$ 26,112.50	\$ 16,405.00	\$ 11,205.00
Stone-Boulder Barn	\$ 10,815.00	\$ 65,833.25 (797%)	\$ 65,789.00 (462%)	\$ 40,221.00 (272%)
Market Place	\$ -	\$ -	\$ -	\$ -
Fields - Reduced Fee Youth	\$ 8,001.50	\$ 10,000.00 (25%)	\$ 9,000.00 (12%)	\$ 8,000.00 (0%)
Fields - Other	\$ 2,684.75	\$ 3,200.00 (20%)	\$ 3,000.00 (12%)	\$ 2,700.00 (1%)
Special Events	\$ 8,812.50	\$ 4,406.25 (50%)	\$ 4,000.00 (45%)	\$ 3,400.00 (39%)
Community Gardens - leased land	\$ 375.00	\$ 750.00 (100%)	\$ 750.00 (100%)	\$ 375.00 (0%)
Community Gardens - in-ground	\$ 2,178.00	\$ 2,646.00 (21%)	\$ 2,646.00 (21%)	\$ 2,178.00 (0%)
Watercraft Concessionaire	\$ -	\$ 4,500.00	\$ -	\$ -
Totals	\$ 50,244.07	\$ 196,984.50	\$ 127,889.00	\$ 81,042.75

Figure 25 - REVENUE SCENARIOS BY FACILITY

Park Feature	Unit	Labour Hours per Year per Unit	No. Units	Labour Hours per Year	Labour/Finished Cost per Year	Maintenance & Services per Yr	Total Cost per Year
<b>Labour-related costs</b>							
Large turf areas	per acre	52.0	19.0	988.0	\$ 19,800.0	\$ 3,000.0	\$ 22,800.0
Small/turf areas	per acre	52.0	3.0	156.0	\$ 3,000.0	\$ 0.0	\$ 3,000.0
Shrub beds	per 1000sf	12.0	12.0	144.0	\$ 15,000.0	\$ 500.0	\$ 16,000.0
Flower beds	per 1000sf	26.0	2.0	52.0	\$ 1,500.0	\$ 200.0	\$ 1,700.0
Asphalt areas	per sq. ft.	1.0	12.0	12.0	\$ 3,000.0	\$ 1,000.0	\$ 4,000.0
Hard surfaces	per 1000sf	3.0	200.0	600.0	\$ 15,000.0	\$ 250.0	\$ 15,250.0
Soft surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500.0	\$ 50.0	\$ 2,550.0
Turf maintenance	per field	52.0	3.0	156.0	\$ 3,000.0	\$ 300.0	\$ 3,300.0
Turf fuel/maintenance	per field	85.0	5.0	425.0	\$ 19,825.0	\$ 1,500.0	\$ 21,325.0
Synthetic turf areas	per acre (single)	16.0	28.0	448.0	\$ 7,000.0	\$ 8,000.0	\$ 15,000.0
Shrubbery - clean/maintenance	per structure	30.0	9.0	270.0	\$ 4,375.0	\$ 750.0	\$ 5,125.0
Restrooms - clean & re-supply	per restroom	80.0	4.0	320.0	\$ 8,000.0	\$ 3,600.0	\$ 11,600.0
Play equipment - clean/maintenance	per structure	48.0	2.0	96.0	\$ 2,400.0	\$ 1,600.0	\$ 4,000.0
Landscaping	per acre (line)	7.0	36.0	252.0	\$ 5,360.0	\$ 1,500.0	\$ 6,860.0
Storm debris	per acre (line)	3.0	30.0	90.0	\$ 3,250.0	\$ 1,500.0	\$ 4,750.0
Security check at door entrance	per acre (line)	30.0	1.0	30.0	\$ 800.0	\$ 100.0	\$ 900.0
Empty trash cans	per can	30.0	30.0	900.0	\$ 22,500.0	\$ 1,500.0	\$ 24,000.0
Non-curable projects	per total acre	129.0	1.0	129.0	\$ 3,000.0	\$ 500.0	\$ 3,500.0
<b>Contracted costs</b>							
Water services	per acre (single)	3,000	25.0	75,000	\$ 77,000.0	\$ 77,000.0	\$ 154,000.0
Electric services	per acre	1,800	1.0	1,800	\$ 1,800.0	\$ 1,800.0	\$ 3,600.0
Electricity services	per acre (line)	1,400	25.0	35,000	\$ 35,000.0	\$ 35,000.0	\$ 70,000.0
Parks-poly services	per acre	800	5.0	4,000	\$ 4,500.0	\$ 4,500.0	\$ 9,000.0
Contract repairs	per acre (line)	200	1.0	200	\$ 200.0	\$ 200.0	\$ 400.0
Landscaping maintenance services	per acre (line)	500	1.0	500	\$ 500.0	\$ 500.0	\$ 1,000.0
Equipment rental	per acre (line)	750	3.0	2,250	\$ 2,250.0	\$ 2,250.0	\$ 4,500.0
Equipment repair & maintenance	per acre (line)	1,000	5.0	5,000	\$ 5,000.0	\$ 5,000.0	\$ 10,000.0
<b>Totals</b>				<b>5266</b>	<b>\$ 131,700.0</b>	<b>\$ 154,900.0</b>	<b>\$ 286,600.0</b>

Figure 26 - OPERATIONS AND MAINTENANCE EXPENSES BY FEATURE (2014)

Park Feature	Unit	Labour Hours per Year per Unit	No. Units	Labour Hours per Year	Labour/Finished Cost per Year	Maintenance & Services per Yr	Total Cost per Year
<b>Labour-related costs</b>							
Large turf areas	per acre	52.0	14.1	732.0	\$ 14,200.0	\$ 3,000.0	\$ 17,200.0
Small/turf areas	per acre	52.0	2.4	124.8	\$ 2,400.0	\$ 700.0	\$ 3,100.0
Shrub beds	per 1000sf	12.0	47.0	564.0	\$ 61,500.0	\$ 1,500.0	\$ 63,000.0
Flower beds	per 1000sf	26.0	3.0	78.0	\$ 1,500.0	\$ 400.0	\$ 1,900.0
Asphalt areas	per sq. ft.	1.0	49.0	49.0	\$ 13,000.0	\$ 1,000.0	\$ 14,000.0
Hard surfaces	per 1000sf	3.0	262.7	788.1	\$ 28,770.0	\$ 1,500.0	\$ 30,270.0
Soft surface paths/areas	per 1000sf	2.0	50.0	100.0	\$ 2,500.0	\$ 60.0	\$ 2,560.0
Turf maintenance	per field	52.0	1.0	52.0	\$ 1,500.0	\$ 200.0	\$ 1,700.0
Turf fuel/maintenance	per field	85.0	3.0	255.0	\$ 9,375.0	\$ 800.0	\$ 10,175.0
Synthetic turf areas	per acre	16.0	3.0	48.0	\$ 7,000.0	\$ 800.0	\$ 7,800.0
Synthetic turf areas	per acre (single)	16.0	27.0	432.0	\$ 6,800.0	\$ 7,800.0	\$ 14,600.0
Shrubbery - clean/maintenance	per structure	30.0	7.0	210.0	\$ 4,125.0	\$ 750.0	\$ 4,875.0
Restrooms - clean & re-supply	per restroom	80.0	4.0	320.0	\$ 7,000.0	\$ 3,600.0	\$ 10,600.0
Play equipment - clean/maintenance	per structure	48.0	4.0	192.0	\$ 4,800.0	\$ 2,600.0	\$ 7,400.0
Landscaping	per acre (line)	7.0	36.0	252.0	\$ 5,115.0	\$ 1,500.0	\$ 6,615.0
Storm debris	per acre (line)	3.0	30.0	90.0	\$ 3,250.0	\$ 1,500.0	\$ 4,750.0
Security check at door entrance	per acre (line)	30.0	1.0	30.0	\$ 800.0	\$ 100.0	\$ 900.0
Empty trash cans	per can	30.0	30.0	900.0	\$ 27,000.0	\$ 1,500.0	\$ 28,500.0
Non-curable projects	per total acre	200.0	1.0	200.0	\$ 5,000.0	\$ 800.0	\$ 5,800.0
<b>Contracted costs</b>							
Water services	per acre (single)	3,000	22.0	66,000	\$ 67,700.0	\$ 67,700.0	\$ 135,400.0
Electric services	per acre	1,800	2.0	3,600	\$ 3,600.0	\$ 3,600.0	\$ 7,200.0
Electricity services	per acre (line)	1,400	30.0	42,000	\$ 42,000.0	\$ 42,000.0	\$ 84,000.0
Parks-poly services	per acre	800	5.0	4,000	\$ 4,500.0	\$ 4,500.0	\$ 9,000.0
Contract repairs	per acre (line)	200	1.0	200	\$ 200.0	\$ 200.0	\$ 400.0
Landscaping maintenance services	per acre (line)	500	1.0	500	\$ 500.0	\$ 500.0	\$ 1,000.0
Equipment rental	per acre (line)	750	6.0	4,500	\$ 4,500.0	\$ 4,500.0	\$ 9,000.0
Equipment repair & maintenance	per acre (line)	1,000	8.0	8,000	\$ 8,000.0	\$ 8,000.0	\$ 16,000.0
<b>Totals</b>				<b>9436</b>	<b>\$ 216,900.0</b>	<b>\$ 172,500.0</b>	<b>\$ 389,400.0</b>

Figure 27 - OPERATIONS AND MAINTENANCE EXPENSES FOR MASTER PLAN

OPERATING EXPENSES

The annual operations and maintenance of Memorial Park are a significant on-going expense. The pace of future park improvements will be informed, in part, by the likely operations impacts to the City budget. Figure 26 illustrates the current maintenance expenses for Memorial Park by major work area. The development of the preferred master plan will result in additional maintenance obligations for the City. The annual operating costs for the preferred master plan are estimated to be approximately \$383,000 (2015), approximately \$100,000 higher than the current maintenance costs. The largest impacts to the costs for the preferred master plan are due to increased quantities for hard surfaces. Figure 27 shows operation and maintenance expenses for the full build out of the Master Plan. As the City considers incremental or phased improvements to Memorial Park, the projected maintenance costs should be re-evaluated.

ADDITIONAL CONSIDERATIONS

Policy and marketing considerations may result in enhanced future revenue from construction of the preferred master plan. There is potential for the city to seek out and leveraged partnerships to either help offset maintenance costs or conditionally expand facilities

In advance of implementing the preferred master plan, the City should consider reaching out specifically to user groups for three facilities: off-leash area, pump track and disc golf.

\*Seek out advocates for off-leash areas to organized into non-profit (501c3) entities to create a vehicle for fundraising for off-leash area maintenance and acting as a source of volunteers to clean-up days or special fundraising events.

\* For the pump track, seek to develop a volunteer base of cyclists for seasonal work parties, clean-ups and (re)construction activities.

\* Similarly, the City can seek the support of local disc golf enthusiasts and clubs for assistance in laying out, installing and maintaining the disc golf course.

COSTS

Utilizing the proposed Master Plan, an estimate of Probable Costs was generated (figure 28). The estimate will be used by the parks department to aid in assessment of priority projects. Costs are broken down into categories and specific improvements, utilizing April 2015 industry standard costs.

<b>Earthwork</b>	
Site Demolition	\$121,500
Site Grading	\$655,500
<b>Total</b>	<b>\$777,000</b>
<b>Parking and Trails</b>	
NE Parking Lot	\$40,000
E Parking Lot	\$163,500
SW Parking Lot	\$144,500
Gravel Road at Watercraft Launch	\$22,500
Asphalt Trails	\$323,500
Soft Surface Trails	\$144,000
Boardwalk	\$100,000
<b>Total</b>	<b>\$938,000</b>
<b>Sports Fields and Courts</b>	
Synthetic Turf Ballfields #1, 2, incl. Movable Fences, Backstops, Dugouts, Goals	\$2,571,500
Natural Turf Ballfields #3,4,5, incl. Movable Fences, Backstops, Dugouts, Goals	\$517,000
Pickleball Courts, incl. Structure and Bleachers	\$553,000
Basketball Courts	\$67,500
Tennis Courts	\$250,000
Sand Volleyball Court	\$9,500
<b>Total</b>	<b>\$3,968,500</b>
<b>Site Improvements</b>	
Off-Leash Dog area	\$55,500
Skate Spot	\$192,000
Bike Pump Track	\$31,000
Community Garden	\$85,000
9 Hole Disc Golf Course	\$22,000
Playground at Court Sports Area	\$8,500
Nature Play Area	\$25,000
Amphitheater and Terraced seating	\$177,500
<b>Total</b>	<b>\$596,500</b>
<b>Buildings</b>	
New Upper Maintenance Facility Building	\$205,000
Restroom at Tennis Court	\$172,000
Restroom at E Parking lot	\$82,000
Restroom and Concessions at SW Parking lot	\$152,000
Concessions near Ballfields	\$100,000
Restroom at NE Parking lot	\$82,000
New Shelter at Lower Maintenance Barn	\$334,000
<b>Total</b>	<b>\$1,207,000</b>
<b>Site Amenities</b>	
Dock Launch	\$42,000
Site Furnishings	\$70,000
Planting and Irrigation	\$393,500
Utilities- Water, Sanitary, Storm	\$113,500
Utilities- Electrical incl. Ballfield Lighting	\$1,114,000
<b>Total</b>	<b>\$1,733,000</b>
<b>Estimated Contingency - 10%</b>	<b>\$9,220,000</b>
<b>General Conditions / Insurance / Bond - 10%</b>	<b>\$1,014,200</b>
<b>General Contractor OH &amp; Profit - 4%</b>	<b>\$446,248</b>
<b>Total</b>	<b>\$11,602,448</b>

The above estimator are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous waste.

Figure 28 - ESTIMATE OF PROBABLE COST

PHASING

The following is a proposed phasing approach that assumes the proposed facility upgrades and new amenities will be developed in three separate phases. Figure 29 outlines the proposed phases and amenities included in each phase.

The phasing is proposed and should be re-evaluated as-needed based on Wilsonville's evolving recreational needs, community desires and the city's available funding.

<b>Phase One</b>	
Northeast Parking Lot	\$ 40,000
East Parking Lot	\$ 163,500
Relocation of Off-Leash Dog Park	\$ 55,500
Bicycle Pump Track	\$ 31,000
Restroom Facilities (Dog Park Area/Community Garden; East Parking Lot)	\$ 164,000
Community Garden Expansion & Improvements	\$ 85,000
9 Hole Disc Golf Course	\$ 22,000
<b>Sub-total for Phase One</b>	<b>\$ 561,000</b>
<b>Phase Two</b>	
Southwest Parking Lot	\$ 144,500
Synthetic Turf Ballfields #1 & #2 (incl. Movable Fences, Backstops, Dugouts, Goals)	\$ 2,571,500
Natural Turf Ballfields #3, #4, & #5 (incl. Movable Fences, Backstops, Dugouts, Goals)	\$ 517,000
Skate Park	\$ 192,000
Unmotorized Watercraft Concession Area	\$ 70,000
Food Concession Area	\$ 100,000
Fencing for Playground at Court Sports Area	\$ 8,500
Miscellaneous Site Furnishings	\$ 70,000
Landscape Irrigation & Planting Materials	\$ 393,500
Restroom Facilities (South Parking Lot; Tennis Courts)	\$ 254,000
Sub-total of Existing Conditions (Site Demo)	\$ 121,500
Sub-total of Earthwork (Site Grading)	\$ 655,500
Sub-total of Utilities	\$ 1,227,500
<b>Sub-total for Phase Two</b>	<b>\$ 6,325,500</b>
<b>Phase Three</b>	
Paths (Gravel Road at Watercraft Launch, Asphalt Trails, Soft Surface Trails, Boardwalks)	\$ 590,000
Courts (Basketball, Pickleball (incl. Structure & Bleachers), Tennis, Sand Volleyball)	\$ 880,000
New Shelter & Restrooms at Lower Maintenance Barn	\$ 334,000
Amphitheater and Terraced Seating	\$ 177,500
New Upper Maintenance Facility	\$ 285,000
Nature Play Area	\$ 25,000
Dock Launch	\$ 42,000
<b>Sub-total for Phase Three</b>	<b>\$ 2,333,500</b>
Estimating Contingency	\$ 922,000
General Conditions/Insurance/Bond	\$ 1,014,200
General Contractor OH & Profit	\$ 446,248
<b>Sub-total</b>	<b>\$ 2,382,448</b>
<b>Total Direct Construction Cost</b>	<b>\$ 11,602,448</b>

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

Figure 29 - PROPOSED PHASING



Figure 30 - MASTERPLAN

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## VII. APPENDIX

### PUBLIC OPEN HOUSE 1 MEETING NOTES

Wilsonville City Hall, November 5th, 2014

- |   |   |
|---|---|
| <p>1 No synthetic" turf upgrades requested at sports fields</p> <p>2 Infield distance increase to 60' mound / 90' base to support adult softball leagues</p> <p>3 No adult specific ball fields available in Wilsonville? People go elsewhere</p> <p>4 Lighting is a safety issue throughout park</p> <p>5 Flat NE meadows area becomes inundated in winter/spring, undevelopable?</p> <p>6 Some concerns expressed about quantity of parking available if community garden is expanded</p> <p>7 Community garden could be moved elsewhere to accommodate additional use, or used as a buffer itself around parking on East side</p> <p>8 Skate park is well used despite its small size and lack of features. Should be enlarged.</p> <p>9 A large skate park project is planned elsewhere in Wilsonville</p> <p>10 A trail system/trailhead layout was suggested, consisting of 3 trail lengths which would be color coded for easy recognition, i.e.: green 3/4mi, blue 1.5mi, red 3mi loops</p> <p>11 A trailhead/kiosk providing trail information route length etc is needed</p> <p>12 Waterfountains are needed throughout, nowhere to fill up your water bottle, difficult to fill bottles at existing fountains</p> <p>13 Re-vegetating informal trails in Riverfront area may not be beneficial since kids still ride their bikes there regardless, moving tree limbs or riding over them</p> <p>14 Residents do not want increased development on the East side</p> <p>15 Not much concern was expressed for a pedestrian connection from Murase plaza to the East side</p> <p>16 Pickle ball tournaments can attract 75-100 people, along with concessions etc, (USAPA.com)</p> | <p>17 Residents enjoy walking in the dog park and East side because of natural areas</p> <p>18 Walking through the river front area at night can be "sketchy"</p> <p>19 Benches are needed throughout the entire park, additional seating needed at water feature area during high use</p> <p>20 Bus access needed into site. Park is large for only 1 planned stop</p> <p>21 Basketball is used a lot</p> <p>22 Trail lighting is needed</p> <p>23 Loop road concerns originated from kids racing around it, thus its original removal</p> <p>24 The trail from Murase plaza to lower park is steep and not ADA compliant</p> <p>25 Guided history trips could be a use for the water trail. Park could be a stop along the way</p> <p>26 At the West parking area the vehicular gate blocks pedestrian walkway</p> <p>27 The amount of bicycle use on un-paved paths is not currently an issue</p> <p>28 The playground located at west area near fields could be doubled in size, heavily used to ease of access and adjacency to parking</p> <p>29 Pickle ball in barn - ?</p> <p>30 A rhododendron or wetland garden were suggested</p> <p>31 Passive uses suggested for the East side</p> <p>32 More trails in the East side suggested</p> <p>33 A route to the dock would be beneficial</p> <p>34 It was suggested that there is no need to re-connect the loop road</p> <p>35 Loop trail in the wood suggested</p> <p>36 All fields need new lighting</p> <p>37 All fields need better drainage</p> <p>38 There could be a small concert stage on the East side</p> <p>39 Interest in having concessions for tournaments</p> <p>40 Could the pump station go in the old Nike wellhouse?</p> <p>41 Turf fields (infields?) suggested</p> |
|---|---|

- |   |   |
|---|---|
| <p>42 Possible restroom by forest shelter suggested</p> <p>43 Users would like to see more pickle ball courts</p> <p><b>PUBLIC OPEN HOUSE 2 MEETING NOTES</b><br/>Wilsonville City Hall, December 16th, 2014</p> <p>1 An overview of the Wilsonville park system would help the public understand and validate proposed program and enhancements</p> <p>2 Covered pickleball courts would enhance play and increase seasonal usability</p> <p>3 Easier kayak launching would be beneficial</p> <p>4 The river is not an attractive swimming destination</p> <p>5 Trees should not be cleared in order to create a waterfront</p> <p>6 The existing maintenance barn could serve well as a shelter supporting events such as dances and arts and crafts events for kids</p> <p>7 Tournament field configuration (option 3) is too large and does not cater to the primary users who live in Wilsonville</p> <p>8 Road adjacent to the river shelter could be improved to provide waterfront access</p> <p>9 There are safety concerns crossing Wilsonville Rd and Memorial Dr to access Murase Plaza</p> <p>10 There is a need for more buffer at existing parking areas (West?)</p> <p>11 There should only be passive uses on the East side</p> <p>12 25% min. more community gardens are needed</p> <p>13 Option 2 West side could be blended with Option 1 East side</p> <p>14 Pickle Ball additions on Option 1 work well</p> <p>15 Bus and RV turning space is potentially needed</p> <p>16 Positive responses received for Option 3 amphitheater</p> <p>17 Zip lines could be considered</p> <p>18 There is a drainage issue at the River Shelter</p> | <p>19 Positive response to overlooks – tree removal could be minimized</p> <p>20 Option combinations – OPT 3 North / OPT 2 West / OPT 2 East / OPT 1 River</p> <p>21 More benches should be provided</p> <p>22 Existing dock needs modification for easier access</p> <p>23 Storage could be provided for light watercraft near existing dock</p> <p>24 Basketball can be kept in place</p> <p>25 Concerns that the skate park is too remote</p> <p>26 Concerns about concessions and revenue</p> <p>27 The intertwining trails in the forest are good</p> <p>28 "Movies in Parks" need open space for viewing – currently use sloping lawn</p> <p>29 A backboard for tennis would enhance the court for individual practice</p> <p>30 Normal high water is above the boat ramp and makes current access to existing dock difficult during portions of winter time</p> <p>31 East buffer is important</p> <p>32 Available space is not enough to create regional draws</p> <p>33 Park should be geared towards existing resident's preferred uses</p> <p>34 There should not be any parking off Rose Ln</p> <p>35 Large Girl Scout groups prefer parking options 1 and 2 for forest access</p> <p>36 Schools, boy and girl scout groups would use a developed amphitheater</p> <p>37 Girl Scouts use variety or trails, would prefer a trail connection between River and Forest Shelters</p> <p>38 Privacy of River Shelter space before trees to west were removed is preferred</p> <p>39 Some form of buffer between Forest Shelter and fields is preferred for noise mitigation</p> <p>40 One main paved path through the Forest and the rest unpaved would be preferred</p> <p>41 River overlooks could be historically thematic or otherwise to provide diverse experiences</p> <p>42 More buffer needed on West edge</p> |
|---|---|

### PUBLIC OPEN HOUSE 3 MEETING NOTES

Wilsonville City Hall, December 16th, 2014

- |  |   |
|--|---|
| <p>1 An overview of the Wilsonville park system would help the public understand and validate proposed program and enhancements</p> <p>2 Covered pickleball courts would enhance play and increase seasonal usability</p> <p>3 Easier kayak launching would be beneficial</p> <p>4 The river is not an attractive swimming destination</p> <p>5 Trees should not be cleared in order to create a waterfront</p> <p>6 The existing maintenance barn could serve well as a shelter supporting events such as dances and arts and crafts events for kids</p> <p>7 Tournament field configuration (option 3) is too large and does not cater to the primary users who live in Wilsonville</p> <p>8 Road adjacent to the river shelter could be improved to provide waterfront access</p> <p>9 There are safety concerns crossing Wilsonville Rd and Memorial Dr to access Murase Plaza</p> <p>10 There is a need for more buffer at existing parking areas (West?)</p> <p>11 There should only be passive uses on the East side</p> <p>12 25% min. more community gardens are needed</p> <p>13 Option 2 West side could be blended with Option 1 East side</p> | <p>14 Pickle Ball additions on Option 1 work well</p> <p>15 Bus and RV turning space is potentially needed</p> <p>16 Positive responses received for Option 3 amphitheater</p> <p>17 Zip lines could be considered</p> <p>18 There is a drainage issue at the River Shelter</p> <p>19 Positive response to overlooks – tree removal could be minimized</p> <p>20 Option combinations – OPT 3 North / OPT 2 West / OPT 2 East / OPT 1 River</p> <p>21 More benches should be provided</p> <p>22 Existing dock needs modification for easier access</p> <p>23 Storage could be provided for light watercraft near existing dock</p> <p>24 Basketball can be kept in place</p> <p>25 Concerns that the skate park is too remote</p> <p>26 Concerns about concessions and revenue</p> <p>27 The intertwining trails in the forest are good</p> <p>28 "Movies in Parks" need open space for viewing – currently use sloping lawn</p> <p>29 A backboard for tennis would enhance the court for individual practice</p> <p>30 Normal high water is above the boat ramp and makes current access to existing dock difficult during portions of winter time</p> <p>31 East buffer is important</p> <p>32 Available space is not enough to create regional draws</p> <p>33 Park should be geared towards existing resident's preferred uses</p> <p>34 There should not be any parking off Rose Ln</p> <p>35 Large Girl Scout groups prefer parking options 1 and 2 for forest access</p> <p>36 Schools, boy and girl scout groups would use a developed amphitheater</p> <p>37 Girl Scouts use variety or trails, would prefer a trail connection between River and Forest Shelters</p> <p>38 Privacy of River Shelter space before trees to west were removed is preferred</p> |
|--|---|



- 39 Some form of buffer between Forest Shelter and fields is preferred for noise mitigation
- 40 One main paved path through the Forest and the rest un-paved would be preferred
- 41 River overlooks could be historically thematic or otherwise to provide diverse experiences
- 42 More buffer needed on West edge
- 43 Turf infields would be very beneficial
- 44 Current dog park size is sufficient
- 45 The "waterfall" and water wheel have not been mentioned, could be destinations
- 46 Bicycle skills course and skate park could be adjacent
- 47 Overlooks work well but waterfront beach is not necessary

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE HIGH SCHOOL**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does WHS use Memorial Park for?  
Cross country meet: 1 per year- 1 shelter as hospitality area, like to take over park, but work with leagues. 5000 meter course. Prefer non-paved areas. Fall.  
Tennis- recent past, lower level softball games.  
Baseball- no 90' diamond ( would increase partnership with youth program)- springtime march-June
- 2 What times? Time of year, time of day/night, duration of use?
- 3 Are there conflicts with other park uses? coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc)  
Buses park off-site, turnaround at gravel lots  
Work with Willamette united / proper communication limits conflicts.
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, concessions?  
No real issues with facilities
- 5 Are there issues with the park that restrict your uses, ie would you do other uses if the facility allowed (field size, etc)?
- 6 Buses?
- 7 Are there other parks you use for events / uses?
- 8 Are there opportunities for more collaborative projects between school and city?  
Tournaments and coaches involved- could be collaborative  
Lacrosse tournaments, soccer tournaments- host different age groups, but could expand with memorial park
- 9 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?
- 10 What roles do concessions play or could play in financial support of the league?

11

Would be encouraged, help pay for reduced cost of admissions for teams, etc.  
Existing ones at high school- booster club ran.  
What is the potential for tournaments? What are the needs to make one successful (# and location of fields)  
2-3 day tournaments  
Soccer 55-75yards wide- look up high school field sizes.  
Trends- soccer, lacrosse up. Basketball up, girls numbers have dropped, baseball dropped a bit.

**STAKEHOLDER MEETING NOTES:  
WILLAMETTE UNITED SOCCER CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does WUSC use Memorial Park for?  
Soccer  
\$1 million / year budget. Break even with 3 employees  
Use all fields every day.
- 2 How many leagues, teams?  
1800 kids K-12 recreational  
500 competitive year around  
All from WVLSD  
220 kids co-ed high school teams
- 3 What times? Time of year, time of day/night, duration of use?  
Beginning of August – Mid November.  
August tournaments  
Would like to use in the spring, but fields too wet.
- 4 Are there conflicts with other park uses? Coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)  
Seem to work out scheduling conflicts. Would like to have separate soccer fields.
- 5 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Parking can be difficult at times. Lots of people park at dog park area and conflicts happen. Hard to manage.  
Restrooms are adequate w/ porta potties.
- 6 Are there issues with the park that restrict your uses, ie would you do other uses if the facility allowed (field size, etc)?  
Can't use in Springtime as fields are too wet.  
Would like to see Turf on several fields.
- 7 Are there other parks you use for events / uses?  
Year around use Artificial Turf fields, Horizon Christian, etc.

- 8 What has been the trend in participation by league / sport?  
Participation numbers have held steady. Slight drop with other sports becoming more popular, i.e. lacrosse, etc.
- 9 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?  
Some irrigation boxes at SW corner of fields is in field of play sometimes.  
A few wet spots on West side of fields.
- 10 What roles do concessions play or could play in financial support of the league?  
Would help. They have concessions at other locations and while it is not a huge moneymaker, it does help.
- 11 What is the potential for tournaments? What are the needs to make one successful (# and location of fields)

**STAKEHOLDER MEETING NOTES:  
NW DIAMOND SPORTS**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does NWDS use Memorial Park for?  
Baseball/softball  
11-18 year olds
- 2 What times? Time of year, time of day/night, duration of use?  
May-Oct.  
Would go year around if fields were not so wet, or if Turf fields.
- 3 Are there conflicts with other park uses? coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)  
Worried about security near Forest Shelter
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, concessions?  
Field sizes are adequate.  
Infields could be enlarged a bit to provide more flexibility of age groups and would allow for more efficient use of fields. Currently uses 70', 80', 90' bases. Infields 1 and 2 are not large enough for all base options.  
Larger infields and outfields would allow for more efficient use of fields potentially creating additional time slots for other leagues.  
Outfields , 10-12 year olds min 200' max 220', 13-18 min. 300' max 400' , Softball 300' fences.  
Does not use field 5, does not see it used.  
Would like to see a registration area for camps / clinics / large events.  
Would like covered dugouts
- 5 Are there other parks you use for events / uses?  
Surrounding schools for Turf during wet weather. Horizon Christian, etc.
- 6 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?

7

Would like to be able to water down in-fields when needed- if they could push a button or something like that.  
Some of the outfields could use leveling at times.  
What roles do concessions play or could play in financial support of the league?  
Would love to have gas hookup for bbq's, but not a major deal.  
Would help for tournaments.  
What is the potential for tournaments? What are the needs to make one successful (# and location of fields)  
If fields were turf, they would use them for tournaments.  
3 fields for small tournament, 5 for large tournament.

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE PICKLEBALL CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How many leagues, teams?  
Not a club yet, no funding currently.  
Socializing event, big with adults over 50+
- 2 What times? Time of year, time of day/night, duration of use?  
Year around, rain or shine  
Event every two weeks currently. Bring in portable nets and use tennis courts.  
6 things going on per week currently. Player development and teaching.
- 3 Are there conflicts with other park uses? Coordination between leagues (overlapping calendars, multi-use fields, seasonality, etc.)
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions? Would like to have covered courts to provide shade and rain protection.  
4 courts would be great, with ability to incrementally add 4 additional at a time.  
Lighting on courts to allow night time play would quadruple usage.
- 5 Are there other parks you use for events / uses?  
Tualatin Community park has Sunday tennis and pickleball
- 6 What has been the trend in participation by league / sport?  
Usage is becoming very popular  
More courts would draw more users.
- 7 Are there opportunities for more collaborative projects between league and city?
- 8 What is the potential for tournaments? What are the needs to make one successful (# and location of courts)  
Ideally 15 courts for tournaments  
Potential for 2 large annual tournaments.  
Thursday-Saturday

**STAKEHOLDER MEETING NOTES:  
WILSONVILLE WALKERS**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How does WW use the park?  
30-40 members walk the park Tuesday and Thursday.  
2 mile walking loops typically.
- 2 What times? Time of year, time of day/night, duration of use?  
All year long, rain or shine.  
Usually during the morning.
- 3 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions? Like new parking lot.  
Would like to have different waling loops with different difficulties.  
Trails are maintained good.  
Were very interested in interp. panels providing entertainment for walks.
- 4 Is the wayfinding sufficient?  
Lots of trails can be confusing. Tend to stay on road and open trails due to safety, familiarity access. Lots of older members who can't do hills.

**STAKEHOLDER MEETING NOTES:  
ADULT SOCCER CLUB**

Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 What events does the ASC use Memorial Park for?  
Soccer  
Sundays, 8am-3pm. May - October.
- 2 How many leagues, teams?  
4-5 teams, 2 fields.  
15 per team and family members. Mainly Hispanic league, but seeing a lot of white spectators
- 3 What times? Time of year, time of day/night, duration of use?  
Sundays  
Don't do rainy days
- 4 Are the facilities sufficient, field sizes/quantity, parking/access, restrooms, and concessions?  
Restroom facilities are lacking, especially for women.  
Ok with designated parking near maintenance.  
Try to not park at dog park area.  
Some irrigation boxes at SW corner of fields is in field of play sometimes.
- 5 Do you have any concerns about scheduling, maintenance, or working with Parks Dept. on the fields they manage?  
Don't play in wet conditions because they don't want to destroy the fields.  
Paint their own field.
- 6 What roles do concessions play or could play in financial support of the league?  
No role. Bring own food.

**STAKEHOLDER MEETINGS NOTES:  
GIRLS SCOUTS OF OREGON AND SW WASHINGTON**

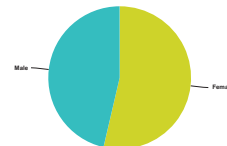
Wilsonville Parks and Rec. Dept., October 17th 2014

- 1 How do GS use the park?  
23 years. One week / year day camp in last week of June.  
400 girls, 5-18 years old. # is sufficient.  
Use both shelters, and like that they are "easy access"  
Hiking trails, archery area  
"Most people don't know they are there. Like the isolation of the shelters.
- 2 Are the facilities sufficient, quantity, parking/access, restrooms?  
Have to have someone manage parking.  
Could be marked better  
Have 2 large busses and turning around is hard.  
Concerns about development to the west, access from the new homes, and removal of trees changed the character of the River Shelter.  
Cannot go to the water as river bank is too steep.  
Bring their own camp, food, restrooms. Set up at 7:30am, out by 4:30pm every day.
- 3 Are very concerned about safety, police access, fire access.
- 4 "Keep nooks" along paths. They need space to gather  
Desire a climbing wall  
An areas sized for a picnic shelter "can be anywhere"
- 5 Boy Scouts use the Park. Chris Troha- HS teacher at WVHS and John Budais and scout masters.
- 6 Girl Scouts have 1 volunteer day at Memorial Park per year. Available to do more.

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Q1 What is your gender?

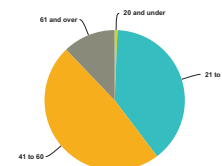
Answered: 617 Skipped: 0



Answer Choices	Responses
Female	331
Male	286
<b>Total</b>	<b>617</b>

Q2 What is your age?

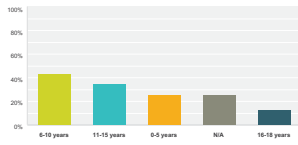
Answered: 617 Skipped: 0



Answer Choices	Responses
20 and under	4
21 to 40	241
41 to 60	297
61 and over	75
<b>Total</b>	<b>617</b>

Q3 If any, what are the ages of the children in your household?

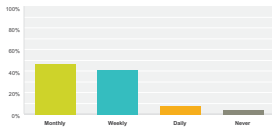
Answered: 617 Skipped: 0



Answer Choices	Responses	Count
0-5 years	25.43%	263
6-10 years	42.62%	214
11-15 years	34.88%	157
16-18 years	12.89%	155
N/A	25.12%	79
<b>Total</b>		<b>617</b>

Q4 How often do you use Memorial Park?

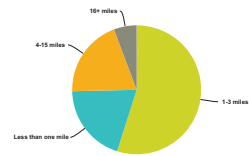
Answered: 592 Skipped: 23



Answer Choices	Responses	Count
Monthly	46.79%	277
Weekly	41.22%	244
Daily	7.77%	46
Never	4.22%	25
<b>Total</b>		<b>592</b>

Q6 Where do you live in relation to Memorial Park?

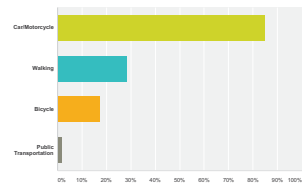
Answered: 592 Skipped: 25



Answer Choices	Responses	Count
1-3 miles	54.90%	325
Less than one mile	15.76%	117
4-15 miles	15.95%	116
16+ miles	13.74%	34
<b>Total</b>		<b>592</b>

Q7 When you visit the park, how do you arrive?

Answered: 585 Skipped: 22

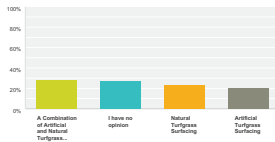


Answer Choices	Responses	Count
Car/Motorcycle	84.36%	457
Walking	28.38%	155
Bicycle	17.28%	101
Public Transportation	1.71%	10
<b>Total</b>		<b>585</b>

#	Other (please specify)	Date
1	Running	1/8/2015 8:29 AM
2	Spice ship	1/8/2015 4:14 AM
3	stroller	12/28/2014 3:44 PM
4	Jogging	12/28/2014 3:58 PM
5	running	12/22/2014 2:48 PM
6	stroller	12/19/2014 12:43 PM
7	Youth Sports	12/19/2014 12:41 PM
8	Do not use the park to many parks in Willamette already	12/19/2014 9:52 AM
9	Don't use	12/19/2014 6:13 AM
10	Don't	12/11/2014 4:52 PM
11	Hiking and jogging	12/18/2014 4:14 PM

Q10 If investments were made to existing athletic fields and/or new fields were incorporated, would you prefer:

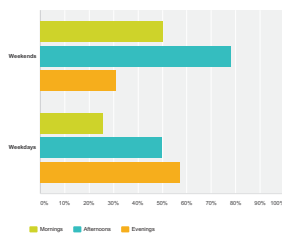
Answered: 574 Skipped: 42



Answer Choices	Responses	Count
A Combination of Artificial and Natural Turfgrass Surfacing	28.40%	163
I have no opinion	27.70%	159
Natural Turfgrass Surfacing	23.34%	134
Artificial Turfgrass Surfacing	20.56%	118
<b>Total</b>		<b>574</b>

Q5 What days and times do you most use the park?

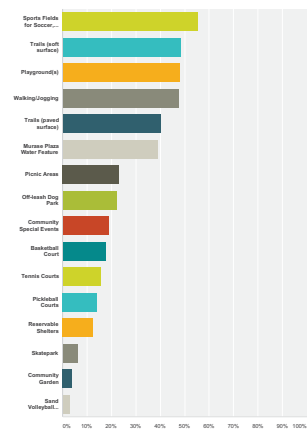
Answered: 592 Skipped: 23



	Mornings	Afternoons	Evenings	Total Respondents
Weekends	50.34% 294	77.82% 393	38.85% 195	592
Weekdays	25.56% 125	48.99% 244	57.26% 283	499

Q8 Which (5) activities/resources do you most utilize when at Memorial Park?

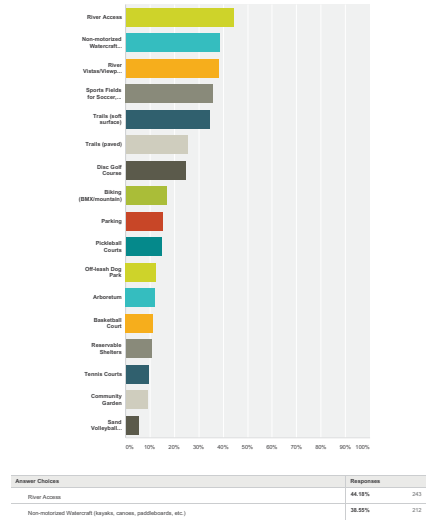
Answered: 579 Skipped: 33



Answer Choices	Responses
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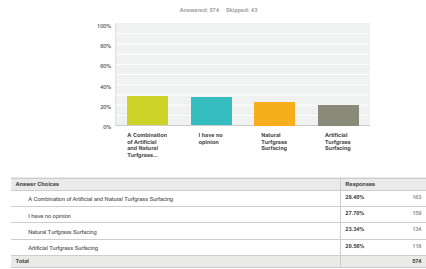
Sports Fields for Soccer, Baseball, or Softball	55.4%	331
Trails (soft surface)	48.5%	291
Playgrounds	48.0%	278
Walking/Jogging	47.3%	274
Trails (paved surface)	40.8%	232
Museum Plaza Water Feature	38.8%	225
Picnic Areas	23.14%	134
Off-leash Dog Park	22.11%	128
Community Special Events	19.88%	110
Basketball Court	17.44%	101
Tennis Courts	15.54%	90
Pickleball Courts	14.18%	82
Reversible Shelters	12.44%	72
Skatepark	6.22%	36
Community Garden	3.97%	23
Sand Volleyball Court	2.94%	17
<b>Total Respondents: 573</b>		
<b>#</b>	<b>Other (please specify)</b>	<b>Date</b>
1	Sports Fields for Soccer, Baseball, or Softball	1/16/2015 2:28 PM
2	HC deck, wheelchair	1/16/2015 12:43 PM
3	disc golf	1/20/2015 9:45 AM
4	the deck	12/30/2014 8:54 PM
5	river view, wildlife viewing	12/28/2014 10:32 PM
6	Biking	12/19/2014 2:40 PM
7	disc	12/19/2014 12:58 PM
8	Natural areas	12/18/2014 10:46 AM
9	Do not use any of these services never go to Memorial Park	12/19/2014 9:03 AM
10	None	12/19/2014 8:13 AM
11	River Access	12/17/2014 8:15 PM
12	none	12/17/2014 5:02 PM
13	open space	12/16/2014 7:40 PM
14	walking dog on leash	12/15/2014 4:28 PM
15	how about Disc Golf???	12/15/2014 11:57 AM
16	natural areas where you planted the tree in trees not a lot of that left	12/15/2014 10:40 AM

Wilsonville Memorial Park Master Plan Survey SurveyMonkey



River Views/Viewpoints	38.18%	210
Sports Fields for Soccer, Baseball, or Softball	36.80%	198
Trails (soft surface)	34.50%	190
Trails (paved)	25.40%	140
Disc Golf Course	24.77%	136
Biking (BMX/mountain)	18.91%	93
Parking	15.27%	84
Pickleball Courts	14.91%	82
Off-leash Dog Park	12.55%	69
Artiumium	12.18%	67
Basketball Court	11.27%	62
Reversible Shelters	10.91%	60
Tennis Courts	9.45%	52
Community Garden	9.09%	50
Sand Volleyball Court	5.27%	29
<b>Total Respondents: 558</b>		
<b>#</b>	<b>Other (please specify)</b>	<b>Date</b>
1	more running/walking paths	1/16/2015 4:40 PM
2	like routes in the park and would like to see other art events here. Gets crowded trying to get out however	1/16/2015 5:51 PM
3	don't need much more - leave the open space unimproved as they currently are	1/16/2015 2:11 PM
4	more protection of natural areas, less tree cutting	1/11/2015 3:01 PM
5	Concession stands for events to be run by non-profits, turf fields	1/6/2015 10:12 PM
6	Concession stand for baseball	1/5/2015 5:28 PM
7	Work on the improving the Wood fields or adding to Lowe and leave Memorial as is	1/5/2015 6:12 PM
8	Clean bathrooms and water facilities to all sports fields.	1/5/2015 5:58 PM
9	Creation of a batting facility with concessions for Wilsonville youth softball and baseball programs	1/5/2015 4:23 PM
10	Playground	1/9/2015 9:16 AM
11	bigger skate-like park	1/8/2015 5:47 PM
12	Skatepark	1/8/2015 4:51 PM
13	covered pickleball	1/5/2015 7:48 AM
14	P	1/5/2015 4:24 AM
15	Turf baseball fields, mountain bike trail system	3/7/2015 10:54 PM
16	Lights for baseball field that is not lighted currently.	1/7/2015 10:25 PM
17	Snack stand for kids sports	1/7/2015 7:06 PM
18	Skateboarding	1/7/2015 5:58 PM

Q10 If investments were made to existing athletic fields and/or new fields were incorporated, would you prefer:





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MEMORANDUM

PROJECT NUMBER: # 14-061PLN ISSUE DATE: May 3, 2015  
PROJECT NAME: City of Wilsonville Memorial Park Master Plan

TO: Steve Duh  
FROM: Ian Holzworth, Walker Macy

SUBJECT: Park Revenue Scenarios & Potential Operations Expenses

This memorandum addresses the existing revenues and potential revenue scenarios for the preferred master plan for Memorial Park. It also addresses existing and potential operating expenses for the park. It concludes with policy and marketing considerations that may result in enhanced future revenue from construction of the preferred master plan.

Master Plan Amenities Affecting Revenues

The preferred master plan for Memorial Park adds new infrastructure and amenities that balance the community's interest in expanded recreation opportunities within the context of the physical constraints of the park. While numerous amenities are proposed in the master plan, this memo focuses on those that will facilitate revenue generation for the City and include the following:

- Shelter rental - facility rental fees
- Community gardens - plot fees
- Amphitheater/stage - opportunity for events
- Pickleball - opportunity for small tournaments
- Pump track - opportunity for events or competitions
- Disc golf course - opportunity for small tournaments
- Water-based concessionaire (i.e., kayak, canoe) - seasonal concession fees

Park Revenues

City staff provided 2014 revenue data for the revenue-generating amenities of Memorial Park. The various amenities at the park generated approximately \$50,000, and the details by facility are itemized in Table 1.

Memorial Park Master Plan  
Park Revenue Scenarios & Potential Operations Expenses

Table 1: Revenue by Amenity (2014)

Amenity	2014 (Actuals)
River Shelter	\$ 8,871
Forest Shelter	\$ 7,679
Splash Shelter	\$ 848
Stein-Boozier Barn	\$ 10,815
Murase Plaza	\$ -
Fields: Reduced Fee Youth	\$ 8,002
Fields: Other	\$ 2,665
Special Events	\$ 8,813
Community Gardens - raised bed	\$ 375
Community Gardens - in-ground	\$ 2,178
	\$ 50,244

In estimating the future potential revenue scenarios for the park, assumptions were established based on historic rental information, utilization and capacity.

Assumptions regarding Utilization

The City of Wilsonville's facility reservation and event fee schedules split charges by resident and non-resident status and include pricing for midweek and weekend periods. Upon review of the 2014 revenue data, estimates for the resident and non-resident percentage splits by facility were established for use in estimating future revenue potential.

Additionally, a more detailed review of available capacity was completed to compare reservation histories of the two shelters and the barn for 2013 and 2014 with the annual calendar. Although the City only charges fees for the shelters between the 2nd weekend in April and the 2nd weekend in October, a review of the full-year calendar offers a more complete picture of the latent capacity for these facilities. Tables 2 and 3 illustrate the number of usage (reservation) days by period for each facility. Peak season is defined as May through October, and off-peak is November through April, and the total number of available days by use period were calculated separately for each year.

Memorial Park Master Plan  
Park Revenue Scenarios & Potential Operations Expenses

Table 2: Shelter and Barn Facility Rentals & Latent Capacity by Use Period (2013)

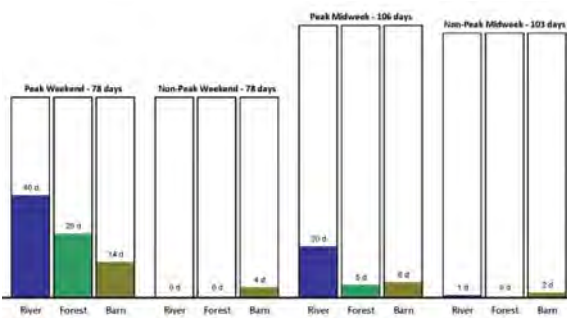
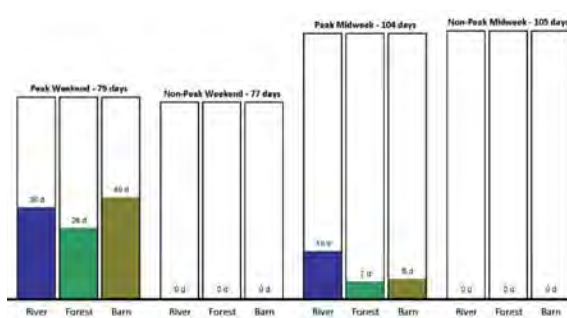


Table 3: Shelter and Barn Facility Rentals & Latent Capacity by Use Period (2014)



Significant unutilized capacity existed with these three facilities during the past two years; however, barn rentals were greatly improved in 2014 over the previous year. To estimate rental revenues for these facilities, utilization benchmarks were assumed for the different revenue scenarios. A high-growth scenario assumed rental reservations for 80% of the available peak period days, with a 75%/25% resident to non-resident split for shelters and 65%/35% split for the Stein-Boozier Barn. The resident percentage splits were based on recent annual averages.

Assumptions by Amenity

Usage and revenue potential was also considered based on the new amenities illustrated in the preferred master plan for the park and are discussed below.

- Community gardens: The reconfigured layout for the community gardens is approximately 0.6 acres. Using that estimate and the City's current sizing for in-ground and raised beds, the new garden configuration could accommodate approximately 15 new raised beds and 20 new in-ground (net additional). This would generate a net increase in garden fees (at current fees) of approximately \$800-\$1,000 per year.
- Picnic shelter: The proposed conversion of the maintenance barn into a third reservable picnic shelter will enhance the revenue potential for the park. It is assumed that the fee structure for this new shelter would be aligned with that of the River Shelter.
- Amphitheater with stage: Additional fees from special event permits are assumed; however, new revenue from additional events may be limited due to the existing number of programmed events on the City calendar. For the purpose of the revenue modeling, it was assumed that an additional 4-5 new events could be scheduled that trigger the requirements of the City's Special Use Permit. These events could generate upwards of \$1,000 annually in new revenues. The scheduling and usage of the amphitheater would need to be balanced with general park use and the existing suite of events.
- Pump track: As a small and growing activity, cycling on a pump track can create an opportunity for demonstration events and/or competitions. In the initial years, it may be reasonable to host 1 to 2 such events per year; however, the number of participants will likely fall below the 250 person minimum to trigger the Special Use Permit. Therefore, assigning a revenue potential for this amenity is not feasible at this time.
- Disc golf course: The nine-hole, multi-pitch course could provide an opportunity for small tournaments or demonstration events. However, the size and complexity of the course likely would not create a regional draw for large events or tournaments. It is unlikely that any event planned for this amenity would trigger the 250 person minimum for a Special Use Permit; therefore, assigning potential revenue to this amenity is not feasible at this time.
- Pickleball: The planned addition of pickleball courts may create an opportunity for small tournaments. Such tournaments can be sanctioned through the USAPA, but they do not need to be. Depending on the local enthusiasm for pickleball, a small tournament may fall below the 250 person event threshold to trigger the Special Use Permit. For revenue modeling, it was assumed that dedicated pickleball court time could be charged on a per hour basis, much like the reservation system for sport fields.

- Water-based concessionaire: A seasonal vendor could be accommodated at the proposed, extended southern parking lot. A specialized user agreement or concessionaire/vendor agreement would need to be crafted to accommodate this new activity/use, especially given the need for the City to manage potential risk and liability concerns. For revenue modeling, it was assumed that concession fees would be established as a flat annual fee to the concessionaire, plus a percentage of sales.
- Sport Fields: In comparing the preferred master plan layout to other regionally significant sport complexes (Delta Park, Sunset Park Sports Complex, Terpenning Recreation Complex and Salem's Wallace Marine), the new layout will provide added potential for non-local tournament play, and the installation of synthetic turf fields will maximize usage and improve revenue recovery. However, the number of fields, lighting and parking may continue to be limiting factors. In assessing the revenue potential for the park, the presumed scenario is that this mix of fields will be utilized for local and metro area tournaments. The complex may not be large enough to generate increased utilization of local hotels (in other words, there may be no net increase in "heads in beds" as a local economic driver). To assess the potential for regional or statewide tournament play, a more in-depth market study should be completed, and this is outside the scope of the current project.

Revenue Scenarios

Expanding upon the assumptions noted above and using the 2014 actual park revenues as a baseline, a series of revenue alternatives were generated. Three scenarios were calculated to include the following:

- High-growth option, which includes an 80% peak period utilization for shelters and barn, the installation of a water-based concessionaire, and increased usage of sport and event facilities.
- Moderate-growth option, which is primarily driven by a 50% peak period utilization for shelters and barn, along with modest increases in the usage of sport and event facilities.
- No-growth option, which maintains the utilization of facilities from the 2014 season, in addition to the third picnic shelter and community gardens.

Table 4 outlines the estimated revenues by scenario and park amenity. Percentage increases in revenue by line item are also noted for each scenario.

Table 4: Revenue Scenarios by Facility

Source	2014 (Actuals)	Revenue Potential					
		High Growth	% Incr	Moderate Growth	% Incr	No Growth	% Incr
River Shelter	\$ 8,870.82	\$ 26,112.50	194%	\$ 16,465.00	86%	\$ 11,225.00	27%
Forest Shelter	\$ 7,678.50	\$ 21,886.25	185%	\$ 13,800.00	80%	\$ 4,843.75	-37%
Splash Shelter	\$ 848.00	\$ 1,450.00	71%	\$ 1,080.00	27%	\$ 875.00	3%
Maintenance Barn Shelter	NA	\$ 26,112.50		\$ 16,465.00		\$ 11,225.00	
Stein-Boozier Barn	\$ 10,815.00	\$ 95,933.25	787%	\$ 60,789.00	462%	\$ 40,221.00	272%
Murase Plaza	\$ -						
Fields: Reduced Fee Youth	\$ 8,001.50	\$ 10,000.00	25%	\$ 9,000.00	12%	\$ 8,000.00	0%
Fields: Other	\$ 2,664.75	\$ 3,200.00	20%	\$ 3,000.00	13%	\$ 2,700.00	1%
Special Events	\$ 8,812.50	\$ 4,400.00	-50%	\$ 4,000.00	-56%	\$ 3,400.00	-61%
Community Gardens - raised bed	\$ 375.00	\$ 750.00	100%	\$ 750.00	100%	\$ 375.00	0%
Community Gardens - in-ground	\$ 2,178.00	\$ 2,640.00	21%	\$ 2,640.00	21%	\$ 2,178.00	0%
Watercraft Concessionaire	NA	\$ 4,500.00		\$ -		\$ -	
	\$ 50,244.07	\$ 196,984.50		\$ 127,989.00		\$ 85,042.75	

The primary intent of these scenarios is to illustrate the revenue potential for the park, given its wealth of reservable and rentable facilities. It must be noted that a number of factors may influence the City's potential to generate these revenues, and these factors include the City's capacity to promote availability and capture reservations, competition from other venues, seasonality, and the state of the overall local economy and people's willingness to spend.

As noted above, the shelters and the barn are expected to remain as the park's highest revenue generators. During the 2014 season, these facilities contributed over 56% of the total revenue from the park. As shown in Table 4, these facilities are assumed to generate approximately 80% of potential revenues, which is partly driven by the addition of the third shelter and by higher utilization rates. Regarding sport fields, the projected revenues are restrained by the assumption about local usage and the City's existing policy to offer discounted field fees for youth athletics.

Operating Expenses

The annual operations and maintenance of Memorial Park are a significant on-going expense, and the pace of future park improvements will be informed, in part, by the likely operations impacts to the City budget. Table 6 illustrates the current maintenance expenses for Memorial Park by major work area and shows an annual outlay of approximately \$286,000 for the park.

Table 5: Operations and Maintenance Expenses by Major Work Area/Feature (2014)

Park Feature	Units	Labour Hours per Year per Unit	No. Worker	Labour Hours per Year	Labour-related Cost per Year	Maintain & Services per Yr	Total Cost per Year
<b>Labour-related costs</b>							
Large turf areas	per acre	52.0	18.0	936.0	\$ 18,900	\$ 3,000	\$ 22,500
Small-turf turf areas	per acre	52.0	3.0	156.0	\$ 3,900	\$ 600	\$ 4,500
Disc golf	per 1000sf	33.0	12.0	396.0	\$ 15,000	\$ 500	\$ 15,500
Flower beds	per 1000sf	28.0	2.0	56.0	\$ 1,500	\$ 250	\$ 1,500
Planted trees	per tree	13.0	12.0	156.0	\$ 3,600	\$ 1,000	\$ 4,600
Hard surfaces	per 1000sf	3.0	20.0	60.0	\$ 15,000	\$ 250	\$ 15,250
Soft-surface pathways	per 1000sf	3.0	50.0	150.0	\$ 2,500	\$ 500	\$ 3,000
Turf multi-use fields	per field	52.0	3.0	156.0	\$ 3,900	\$ 2,000	\$ 5,900
Turf softball fields	per field	95.0	5.0	475.0	\$ 10,625	\$ 1,000	\$ 11,625
Irrigation system	per acre (irrigated)	19.0	28.0	532.0	\$ 7,000	\$ 9,000	\$ 15,000
Structures: clean/maint/repair	per structure	35.0	5.0	175.0	\$ 4,375	\$ 250	\$ 4,625
Restrooms - clean & re-supply	per restroom	80.0	4.0	320.0	\$ 8,000	\$ 5,000	\$ 13,000
Play equipment - inspect & repair	per structure	48.0	2.0	96.0	\$ 2,400	\$ 1,000	\$ 3,400
Leaf removal	per acre (days)	7.0	30.0	210.0	\$ 5,250	\$ 1,800	\$ 6,750
Storm debris	per acre (days)	3.0	35.0	105.0	\$ 2,260	\$ 1,000	\$ 3,260
Security check & litter removal	per total acre	38.0	1.0	38.0	\$ 850	\$ 100	\$ 750
Empty trash cans	per can	30.0	30.0	900.0	\$ 22,500	\$ 1,000	\$ 23,500
Non-routine projects	per total acre	120.0	1.0	120.0	\$ 3,000	\$ 500	\$ 3,500
<b>Contracted costs</b>							
Water service	per acre (irrigated)	\$ 3,900	25.0		\$ 77,000	\$ 77,000	
Solid waste service	per bin	\$ 1,800	1.0		\$ 1,800	\$ 1,800	
Electricity service	per acre (days)	\$ 1,400	20.0		\$ 20,000	\$ 20,000	
Parks/potty service	per trash	\$ 800	0.5		\$ 4,000	\$ 4,000	
Contract repairs	per acre (days)	\$ 250	1.0		\$ 250	\$ 250	
Landscape maintenance service	per acre (days)	\$ 500	1.0		\$ 500	\$ 500	
Equipment rental	per acre (days)	\$ 750	0.0		\$ -	\$ -	
Equipment rental & maintenance	per acre (days)	\$ 1,500	0.0		\$ 0	\$ 5,000	\$ 5,000
<b>Totals</b>				<b>5286</b>	<b>\$ 131,700</b>	<b>\$ 154,800</b>	<b>\$ 286,400</b>

The development of the preferred master plan will result in additional maintenance obligations for the City, and the following list itemizes the major quantity changes for park amenities.

- 35,000 sq.ft. new parking lot landscape
- 240,000 sq.ft. of disc golf
- 31,000 sq.ft. of pump track
- 2,400 sq.ft. skate spot
- 1 new picnic shelter with 5,400 sq.ft. lawn area
- 2 new restroom facilities
- 2 new tennis courts
- 2 new pickleball courts
- 270,500 sq.ft. synthetic turf (replaces natural turf)
- 650 lf of new terraced seating at amphitheater and fountain

- 4,000 sq.ft. additional community gardens
- 5,400 lf additional paved trails
- 12,000 sq.ft. additional concrete/asphalt hardcape
- 105,000 sq.ft. additional parking lot asphalt

Recognizing that the full master plan may not be implemented all at one time and that options exist for incremental enhancements to the park, the following operations cost estimate assumes full build-out of the park as shown in the master plan.

Table 6: Operations and Maintenance Expenses for Preferred Master Plan

Park Feature	Unit	Labor Hours per Year per Unit	No. Units	Labor Hours per Year	Labor-related Cost per Year	Materials & Services per Yr.	Total Cost per Year
<b>Labor-related costs</b>							
Large turf areas	per acre	52.0	14.1	733.2	\$ 18,330	\$ 3,050	\$ 21,380
Small/medium turf areas	per acre	52.0	3.4	176.8	\$ 4,420	\$ 700	\$ 5,120
Shrub beds	per 1000sf	52.0	47.0	2444.0	\$ 81,100	\$ 1,500	\$ 82,600
Flower beds	per 1000sf	28.0	3.0	78.0	\$ 1,950	\$ 400	\$ 2,350
Planted trees	per tree	13.0	49.0	627.0	\$ 13,000	\$ 1,000	\$ 14,000
Hard surfaces	per 1000sf	3.0	382.7	1148.1	\$ 28,703	\$ 1,500	\$ 30,203
Soft-surface paths/walkways	per 1000sf	2.0	90.0	180.0	\$ 3,500	\$ 500	\$ 4,000
Turf/mulch use fields	per field	52.0	1.0	52.0	\$ 1,300	\$ 2,500	\$ 3,800
Turf football fields	per field	85.0	3.0	255.0	\$ 6,375	\$ 900	\$ 7,275
Synthetic turf fields	per field	42.0	3.0	126.0	\$ 3,150	\$ 500	\$ 3,650
Irrigation systems	per acre (irrigated)	10.0	22.0	220.0	\$ 5,500	\$ 8,000	\$ 13,500
Structures - clean/inspect/repair	per structure	35.0	7.0	245.0	\$ 6,125	\$ 400	\$ 6,525
Restrooms - clean & re-supply	per restroom	85.0	8.0	680.0	\$ 12,000	\$ 7,000	\$ 19,000
Rail equipment - inspect & repair	per structure	48.0	4.0	192.0	\$ 4,800	\$ 2,000	\$ 6,800
Leaf removal	per acre (div)	7.0	36.0	252.0	\$ 6,125	\$ 1,500	\$ 7,625
Storm debris	per acre (div)	3.0	36.0	108.0	\$ 2,625	\$ 600	\$ 3,225
Security check & tree removal	per total acre	38.0	1.0	38.0	\$ 950	\$ 100	\$ 1,050
Empty trash cans	per can	25.0	36.0	900.0	\$ 27,000	\$ 1,000	\$ 28,000
Miscellaneous projects	per total acre	25.0	1.0	25.0	\$ 6,200	\$ 500	\$ 6,700
<b>Contracted costs</b>							
Water service	per acre (irrigated)	\$ 3,080	22.0		\$ 67,760	\$ 67,760	
Solid waste service	per ton	\$ 1,800	2.0		\$ 3,600	\$ 3,600	
Electricity service	per acre (div)	\$ 1,400	25.0		\$ 49,000	\$ 49,000	
Portability service	per field	\$ 600	3.0		\$ 1,800	\$ 1,800	
Contract repairs	per acre (div)	\$ 250	1.0		\$ 250	\$ 250	
Landscape maintenance services	per acre (div)	\$ 500	1.0		\$ 500	\$ 500	
Equipment rental	per acre (div)	\$ 700	6.0		\$ 4,200	\$ 4,200	
Equipment repair & maintenance	per acre (div)	\$ 1,000	8.0		\$ 8,000	\$ 8,000	
<b>Totals</b>				<b>8436</b>	<b>\$ 216,900</b>	<b>\$ 172,500</b>	<b>\$ 389,400</b>

The annual operating costs for the preferred master plan are estimated to be approximately \$383,000 and approximately \$100,000 higher than the current maintenance costs. The largest impacts to the costs for the preferred master plan are due to increased quantities for hard surfaces

(parking, sport courts, trails), play equipment and landscape maintenance (shrubs and trees). With the installation of synthetic field turf, decreases in annual costs are anticipated for large turf areas, irrigation, and field sport maintenance.

As the City considers incremental or phased improvements to Memorial Park, the projected maintenance costs should be re-evaluated.

**Additional Considerations**

Other municipalities have sought and leveraged partnerships to either help offset maintenance costs or conditionally expand facilities. Such arrangements are best suited toward single-use or special purpose facilities. In advance of implementing the preferred master plan, the City should consider reaching out specifically to user groups for three facilities: off-leash area, pump track and disc golf.

- Advocates for off-leash areas in other cities have successfully organized into non-profit (501C3) entities to create a vehicle for fundraising for off-leash area maintenance and acting as a source of volunteers to clean-up days or special fundraising events.
- One option to help offset maintenance costs for the pump track is to develop a volunteer base of cyclists for seasonal work parties, clean-ups and (re)construction activities.
- Similarly, the City can seek the support of local disc golf enthusiasts and clubs for assistance in laying out, installing and maintaining the disc golf course.

These alternatives should be considered in addition to and in coordination with the City's ongoing maintenance standards, protocols and staffing - with the recognition that volunteer support for maintenance activities will not diminish the need for and role of park maintenance staff.

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<b>Memorial Park Master Plan</b> Wilsonville, Oregon Walker Macy Portland, Oregon Master Plan Probable Cost Estimate 1.3	<b>Architectural Cost Consultants, LLC</b> Stanley J. Piszczkowski, AIA 8060 SW Platte Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0078 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-May-15 Document Date: 18-Feb-15 Print Date: 06-May-15 Print Time: 11:28 AM Constr. Start: Today's Cost
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**DIRECT CONSTRUCTION COST SUMMARY**

Component	Area	\$ / SF	Total
Masterplan Estimate	5,494,582 sf	\$ 2.10 /sf	\$11,560,950
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>5,494,582 sf</b>	<b>\$ 2.10 /sf</b>	<b>\$11,560,950</b>
Budget			0
Indicated Surplus / (Deficit)			(11,560,950)
<b>ALTERNATES</b>	- None Indicated for Pricing		

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: Today's Cost. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 4% to 5% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

LP15-001  
Exhibit A

<b>Memorial Park Master Plan</b> Wilsonville, Oregon Walker Macy Portland, Oregon Master Plan Probable Cost Estimate 1.3		<b>Architectural Cost Consultants, LLC</b> Stanley J. Pazzcolowski, AIA 8060 SW Platte Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-May-15 Document Date: 18-Feb-15 Print Date: 06-May-15 Print Time: 11:28 AM Const. Start: Today's Cost		
Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>02   EXISTING CONDITIONS</b>						
Site Demolition						
misc demo - allowance	1	sum	\$15,000.00	\$15,000		
removal of invasive species - allowance	1	acre	1,500.00	0		acreage TBD
remove trails	1	sum	500.00	500		
remove basketball court	1	sum	6,278.44	6,278		
remove skate park	1	sum	3,000.00	3,000		
remove restroom	1	sum	500.00	500		
remove ac paving	20,000	sf	0.55	11,000		
remove gravel parking areas	60,000	sf	0.50	30,000		
remove fencing at community garden	700	lf	3.50	2,450		
remove utilities	1	sum	5,000.00	5,000		
remove lighting	1	sum	35,000.00	35,000		
haul & disposal	1	sum	16,310.00	16,310		
Sub-total	5,494,582	sf	0.02 /sf	\$125,038		
<b>SUB-TOTAL 02   EXISTING CONDITIONS</b>				<b>0.02 /sf</b>	<b>\$125,038</b>	

<b>31   EARTHWORK</b>						
Clearing & Grubbing						
clear & grub	715,000	sf	0.05	35,750		
haul & disposal	1	sum	5,360.00	5,360		
Sub-total	5,494,582	sf	0.01 /sf	41,110		
Stripping & Stockpiling						
strip & stockpile, assume 4"	5,250	cy	6.00	31,500		
Sub-total	5,494,582	sf	0.01 /sf	31,500		
Grading / Site Excavation & Fill						
mobilization / demobilization	1	sum	30,000.00	30,000		
construction staking	1	sum	7,500.00	7,500		
cut (assume dry weather conditions)	6,100	cy	8.00	48,800		from forest shelter
cut (assume dry weather conditions)	7,524	cy	8.00	60,189		from ballfields # 1 & 2
fill (assume dry weather conditions)	1,355	cy	10.00	13,550		
haul excess material off-site	12,269	cy	12.00	147,228		
level / grade / proof roll	715,000	sf	0.30	214,500		
flagging / temp barricade / cleanup	1	sum	20,000.00	20,000		
Sub-total	5,494,582	sf	0.10 /sf	541,762		
Erosion & Sedimentation Controls						
allowance for work not shown	1	sum	75,000.00	75,000		
Sub-total	5,494,582	sf	0.01 /sf	75,000		
<b>SUB-TOTAL 31   EARTHWORK</b>				<b>0.13 /sf</b>	<b>\$689,372</b>	

LP15-001  
Exhibit A

<b>Memorial Park Master Plan</b> Wilsonville, Oregon Walker Macy Portland, Oregon Master Plan Probable Cost Estimate 1.3		<b>Architectural Cost Consultants, LLC</b> Stanley J. Pazzcolowski, AIA 8060 SW Platte Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-May-15 Document Date: 18-Feb-15 Print Date: 06-May-15 Print Time: 11:28 AM Const. Start: Today's Cost		
Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS</b>						
Northeast Parking Lot						
4" ac pavement, drive aisles	116	ton	95.00	11,020		4,640 sf
6" base course	167	ton	20.00	3,335		
2" leveling course	56	ton	23.50	1,306		
2" ac pavement, parking stalls	82	ton	95.00	7,760		6,535 sf
4" base course	157	ton	20.00	3,131		
2" leveling course	78	ton	23.50	1,840		
geotextile fabric	1,242	sy	1.65	2,049		
concrete curb, vertical	600	lf	12.50	7,500		
4" base course	29	ton	20.00	575		
pavement markings						
ada logo	2	ea	85.00	170		
diagonal striping	90	sf	2.25	203		
parking stall striping	25	ea	18.00	450		
ada sign, post & footing	2	ea	200.00	400		
Sub-total	5,494,582	sf	0.01 /sf	39,739		\$3.56 /sf
East Parking Lot						
4" ac pavement, drive aisles	627	ton	95.00	59,527		25,064 sf
6" base course	901	ton	20.00	18,015		
2" leveling course	300	ton	23.50	7,056		
2" ac pavement, parking stalls	288	ton	95.00	27,313		23,000 sf
4" base course	551	ton	20.00	11,021		
2" leveling course	276	ton	23.50	6,475		
geotextile fabric	5,340	sy	1.65	8,812		
concrete curb, vertical	1,185	lf	12.50	14,813		
4" base course	57	ton	20.00	1,136		
pavement markings						
ada logo	4	ea	85.00	340		
diagonal striping	180	sf	2.25	405		
parking stall striping	105	ea	18.00	1,890		
ada sign, post & footing	4	ea	200.00	800		
bike racks	18	ea	325.00	5,850		
Sub-total	5,494,582	sf	0.03 /sf	163,453		\$3.40 /sf
Southwest Parking Lot						
4" ac pavement, drive aisles	603	ton	95.00	57,309		24,130 sf
6" base course	867	ton	20.00	17,343		
2" leveling course	289	ton	23.50	6,793		
2" ac pavement, parking stalls	271	ton	95.00	25,709		21,650 sf
4" base course	519	ton	20.00	10,374		
2" leveling course	259	ton	23.50	6,095		
geotextile fabric	5,087	sy	1.65	8,393		
concrete curb, vertical	620	lf	12.50	7,750		
4" base course	30	ton	20.00	594		
pavement markings						
ada logo	5	ea	85.00	425		
diagonal striping	270	sf	2.25	608		
parking stall striping	96	ea	18.00	1,728		
crosswalk striping	100	lf	5.50	550		
ada sign, post & footing	5	ea	200.00	1,000		
Sub-total	5,494,582	sf	0.03 /sf	144,671		\$3.16 /sf

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<b>32   EXTERIOR IMPROVEMENTS - Continued</b>						
Gravel Road	11,150	sf				
8" base course	534	ton	20.00	10,685		
2" leveling course	134	ton	23.50	3,139		
geotextile fabric	1,239	sy	1.65	2,044		
barrier arm gate at south prkg	1	ea	2,500.00	2,500		@ gravel road access
bollard type barriers	17	ea	250.00	4,250		allowance, verify
Sub-total	5,494,582	sf	0.00 /sf	22,618		\$2.03 /sf
Asphalt Trails						
2" ac pavement	1,767	ton	95.00	167,883		141,375 sf
4" base course	3,387	ton	20.00	67,742		
2" leveling course	1,694	ton	23.50	39,799		
geotextile fabric	15,708	sy	1.65	25,919		
stairs on grade, 8' wide	352	lf	45.00	15,840		allowance, verify type
railings	104	lf	65.00	6,760		
benches	9	ea	1,200.00	10,800		allowance, verify type
Sub-total	5,494,582	sf	0.06 /sf	334,743		\$2.37 /sf
Rock Trails	91,482	sf				
4" base course	2,192	ton	20.00	43,835		
2" leveling rock course	1,096	ton	28.25	30,959		
geotextile fabric	10,165	sy	1.65	16,772		allowance
nature based playground areas	5	areas	5,000.00	25,000		allowance, verify type
benches	16	ea	1,200.00	19,200		
boardwalk	2,224	sf	45.00	100,080		
lookout stone walls, assume 2' ht.	181	lf	150.00	27,150		
Sub-total	5,494,582	sf	0.05 /sf	262,996		\$2.87 /sf
Synthetic Turf Ballfields #1 & 2						
cement amended subgrade, 12" depth	30,094	sy	2.35	70,722		allowance, verify
synthetic turf, ball fields	270,850	sf	4.20	1,137,570		
shock pad underlayment	270,850	sf	1.00	270,850		
4" base course	6,489	ton	30.00	194,673		
2" leveling course	3,245	ton	35.00	113,560		
geotextile fabric	36,113	sy	1.65	59,587		
concrete curb at synthetic turf perimeter	2,440	lf	16.00	39,040		
2x nailer board	2,440	lf	7.80	19,032		
1.5"x12" adfs flat drain pipe @ 20' oc	12,900	lf	15.00	193,500		
8" perff pipe, collector	1,375	lf	55.00	75,625		
10" perff pipe, collector	475	lf	60.00	28,500		
cleansouts, 8"	13	ea	600.00	7,800		
1,200 sf (4 each), 10"x30"	1,200	sf	79.00	94,800		allowance, verify size/type
baseball backstops	2	ea	75,000.00	150,000		@ baseball base lines
black vinyl chainlink fence, 6' ht.	200	lf	40.00	8,000		
baseball / softball diamond equipment	2	set	800.00	1,600		NIC, verify
bull pen equipment, pitcher-home plates	4	ea	2,700.00	10,800		
20' baseball foul pole with wing	1,100	lf	78.00	85,800		Sportafence or similar
soccer goals	4	ea	2,500.00	10,000		
Sub-total	5,494,582	sf	0.47 /sf	2,571,459		\$9.49 /sf

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS - Continued</b>						
Natural Turf Ballfields #3, 4 & 5						
renovate natural turf	215,000	sf	0.75	161,250		allowance
dugouts (4 each), 10'x30'	1,200	sf	79.00	94,800		
baseball backstops	2	ea	75,000.00	150,000		allowance, verify size/type
black vinyl chainlink fence, 6' ht.	200	lf	40.00	8,000		@ baseball base lines
baseball / softball diamond equipment	2	set	800.00	1,600		
bull pen equipment, pitcher-home plates	4	ea	2,700.00	10,800		NIC, verify
portable outfield fencing, 6' ht. x 10'	1,100	lf	78.00	85,800		Sportafence or similar
soccer goals	4	ea	2,500.00	10,000		
Sub-total	5,494,582	sf	0.09 /sf	517,250		\$2.41 /sf
Pickleball Courts						
2" ac pavement, at bleachers	57	ton	95.00	5,415		4,560 sf
2" ac pavement, ball courts	73	ton	95.00	6,931		5,903 sf
4" base course	248	ton	20.00	4,965		
2" leveling course	124	ton	23.50	2,917		
geotextile fabric	645	sy	1.65	1,064		
1/2" court surfacing + striping	5,803	sf	5.00	29,013		
pickleball court nets	4	ea	750.00	3,000		
alum. bleachers, 5 rows	96	lf	320.00	30,720		
covered structure, 20' ht.	6,100	sf	77.46	472,500		allowance, verify construction
Sub-total	5,494,582	sf	0.10 /sf	556,485		
Tennis Courts						
complete construction - allowance	1	sum	250,000.00	250,000		
Sub-total	5,494,582	sf				



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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS - Continued</b>						
Bike Park pump track construction- allowance Sub-total	1,030 5,494,582	cy sf	30.00 0.01 /sf	30,900 30,900		fill from forest shelter
Amphitheater fill from forest shelter stone retaining walls steps on grade 2" stone wall at stage back stage platform area Sub-total	325 765 88 340 990 5,494,582	cy lf lf sf sf sf	12.00 125.00 45.00 145.00 25.00 0.03 /sf	3,900 95,625 3,949 49,300 24,750 177,524		assume 3' ht. assume 4' ht. assume raised concrete
Maintenance Facility building, complete - allowance Sub-total	1,500 5,494,582	sf sf	190.00 0.05 /sf	285,000 285,000		
Restroom Facilities CXT building, 2 stalls CXT building, 2 stalls CXT building, 2 stalls CXT building, 4 stalls renovate building + add 2 stalls Sub-total	520 520 520 1,400 2,088 5,494,582	sf sf sf sf sf sf	158.00 158.00 158.00 123.00 160.00 0.14 /sf	82,160 82,160 82,160 172,200 334,080 752,760		@ dog park area @ new east parking lot @ new south parking lot @ tennis courts north of ballfield #1
Concession Area building, complete Sub-total	400 5,494,582	sf sf	175.00 0.01 /sf	70,000 70,000		@ new south parking lot
Community Garden black vinyl chainlink fence, 8' ht. double gate, 12' man gate, 42"-48" topsoil-18" at plots (imported) crushed granite pathways water spigots & piping kiosk - allowance Sub-total	27,950 690 1 1 1,452 1,814 1 1 5,494,582	sf lf ea ea cy sf sum sum sf		35,880 1,800.00 450.00 40,656 907 3,000.00 2,500.00 85,193		for 6 acres
Frisbee Golf Course course layout & development concrete pads, 4x8' disc catchers, (9 set) rules sign tee signs Sub-total	1 27 1 1 9 5,494,582	sum ea set ea ea sf	4,500.00 320.00 7,150.00 166.25 166.25 0.00 /sf	4,500 8,640 7,150 166 1,496 21,952		allowance
Playground Area (south of tennis courts) black vinyl chainlink fence, 4' ht. man gate, 36" Sub-total	270 1 5,494,582	lf ea sf	30.00 350.00 0.00 /sf	8,100 350 8,450		
Miscellaneous Site Furnishings allowance for other site signage allowance for trash receptacles Sub-total	1 30 5,494,582	sum ea sf	10,000.00 1,000.00 0.01 /sf	10,000 30,000 40,000		allowance

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS - Continued</b>						
Dock Launch Versi launch, Gatordock Sub-total	3 5,494,582	slips sf	14,000.00 0.01 /sf	42,000 42,000		@ existing dock system
Landscape Irrigation new planting beds new lawn areas only pumps, controllers, etc - allowance Sub-total	36,200 35,000 1 5,494,582	sf sf sum sf	1.25 0.75 15,000.00 0.02 /sf	45,250 26,250 15,000 86,500		@ parking lots
Planting trees, 1.5" cal. repair lawn area new lawn area, seeding new planting beds, minimal establishment maintenance Sub-total	455 90,000 35,000 36,200 1 5,494,582	ea sf sf sf sum sf	250.00 0.50 1.25 2.75 5,000.00 0.06 /sf	113,750 45,000 43,750 99,550 5,000 307,050		allowance @ parking lots
<b>SUB-TOTAL 32   EXTERIOR IMPROVEMENTS</b>				1.29 /sf	<b>\$7,095,113</b>	
<b>33   UTILITIES</b>						
Water Utilities allowance for piping to new restrooms Sub-total	1 5,494,582	sum sf	35,000.00 0.01 /sf	35,000 35,000		
Sanitary Sewerage Utilities allowance for piping to new restrooms Sub-total	1 5,494,582	sum sf	28,500.00 0.01 /sf	28,500 28,500		
Storm Drainage Utilities site drainage systems see athletic surfacing above allowance for site & parking lot Sub-total	1 5,494,582	sum sf	0.00 0.01 /sf	0 50,000 50,000		for sub-base drainage

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Masterplan Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>33   UTILITIES - Continued</b>						
Electrical Utilities service/controls/distribution site lighting ballfields #1, 2, 3 & 4 existing walkway, 12' poles @ 40'oc pickleball, at structure parking lots main walkway, 12' poles @ 40'oc Sub-total	1 15 12 1 10 32 5,494,582	sum ea ea sum ea ea sf	50,000.00 48,000.00 5,000.00 24,000.00 15,000.00 5,000.00 0.21 /sf	50,000 720,000 60,000 24,000 150,000 160,000 1,164,000		exist. pkg lot to ballfields between south & east pkg lots
<b>SUB-TOTAL 33   UTILITIES</b>				0.23 /sf	<b>\$1,277,500</b>	
<b>SUB-TOTAL</b>				1.67	9,187,023	<b>\$9,187,023</b>
Estimating Contingency			10.00%	918,702		
Index To Construction Start			0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			10.00%	1,010,573		
General Contractor OH & Profit			4.00%	444,652	2,373,927	25.84%
<b>TOTAL DIRECT CONSTRUCTION COST</b>						
<b>Masterplan Estimate</b>	5,494,582	sf	\$2.10 /sf	\$11,560,950		126.14 acres

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**LP15-0001**  
**Memorial Park Master Plan Update**  
**Planning Commission Record Index**

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**April 8, 2015 Planning Commission Work Session**

- PC Minutes Excerpt
- Powerpoint shown at the Work Session
- Memorial Park Master Plan Staff Report for the April 8, 2015 Planning Commission Work Session with the following attachments:

Attachment A: Preferred Design Rendering

Attachment B: Open House Attendees

Attachment C: Public Input Notes from Open Houses

Attachment D: Online Survey Final Results

Attachment E: Memorial Park Master Plan Update Executive Summary

**PLANNING COMMISSION  
WEDNESDAY, APRIL 8, 2015  
6:00 P.M.**

**Wilsonville City Hall  
29799 SW Town Center Loop East  
Wilsonville, Oregon**

Approved  
May 13, 2015

**Minutes Excerpt**

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**I. CALL TO ORDER - ROLL CALL**

Chair McGuire called the meeting to order at 6:00 p.m. Those present:

Planning Commission: Marta McGuire, Eric Postma, Al Levit, Peter Hurley, Jerry Greenfield, and Simon Springall. City Councilor Charlotte Lehan arrived during Item VI. Phyllis Millan was absent.

City Staff: Chris Neamtzu, Barbara Jacobson, Nancy Kraushaar, Kerry Rappold, and Stan Sherer

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**VII. WORK SESSIONS**

A. Memorial Park Master Plan (Stan Sherer, Parks Director and Walker Macy)

Chris Neamtzu, Planning Director, introduced Parks Director Stan Sherer, who had been working on many projects, including construction of the new playground at Murase Plaza, the aquatics project, and skate park projects, and many parks being built in Villebois, as well as the master planning process for Wilsonville's 100-acre treasure, Memorial Park. The process had involved a lot of citizen engagement, including online open houses and a couple physical open houses. He noted Walker Macy Landscape Architects was a Portland firm who did the first plan for Memorial Park in 1989, so Mr. Zilis knew the community, had seen it grow, and had been involved in the early park planning at the master planning level in Villebois. He explained that Memorial Park Master Plan would come before the Planning Commission for a public hearing next month.

Stan Sherer, Parks Director, stated the Memorial Park master planning process was initiated early last fall pursuant to City Council's goal and direction. Once Walker Macy was selected as the consultant firm to manage the project, things got underway in October. Based on stakeholder participation, input from Staff and the first open house, Walker Macy developed three conceptual alternatives to the Master Plan. These alternatives were presented at the second open house, where further input was received from community. With that input, as well as the results of 617 responses to the online survey, Walter Macy developed the preferred conceptual design being presented to the Commission tonight.

Mike Zilis and Ian Holzworth, of Walker Macy Landscape Architecture, Portland, presented the Memorial Park Master Plan via PowerPoint, reviewing the process involved, public outreach and input received, the three options that lead to the Preferred Option, which was provided on Page 3 of 59 of the meeting packet, and the improvements proposed for Memorial Park.

Mr. Sherer explained that a waterfront park was not desirable from Staff's standpoint because creating an attractive amenity would require the City to secure it, specifically lifeguarding the area. He would never want to be involved in guarding open water, especially given the bad visibility and swift current along that section of the Willamette River which would limit the potential for rescue. He had worked for a city that lost someone in open water and he did not ever want to be part of that again. Open water was just too risky.

Mr. Zilis noted that the community agreed; they did not want a place to swim, but rather a place to connect with the river visually.

Comments and feedback from the Planning Commission were as follows with responses to Commissioners' questions from Mr. Sherer and the consultants as noted:

- The decision to not continue the synthetic turf around Ball Fields 3 and 4, but add a fourth soccer field at Ball Field 4 was partially financially-based, as it would be a very expensive endeavor. The sports groups believed this would be a much improved condition for soccer, in particular, given the fall, winter, and spring use, so it appeared to be a good balance. The other fields would be improved as far as drainage, back stops, etc.
  - Payments received for use of the fields was not sufficient to fund such a project.
  - Lighting was also an issue. One field could only be used for younger age groups because the light fixtures were mounted 25 feet below standard, so the ball could be hit over the lights, making catching it very difficult.
  - They also did not want to detract from the natural turf feel.
  - If demand continued to escalate, synthetic turf could always be a future consideration. Artificial turfing the two top fields would provide the programmable hours of three fields and eliminated rescheduling for inclement weather because it recovered faster so the surface was playable nearly all year round.
    - With the drainage, the synthetic turf could take over an inch of rain an hour without standing water, increasing the flexibility in use as well.
  - Having synthetic turf was not outside the realm of possibility on Ball Fields 3 and 4. Synthetic turf was much more flexible as it provided opportunity for variable distances and baselines, from 60 ft to 90 ft for base paths. Portable fencing enhanced the flexibility provided by synthetic fields.
  - Not being able to do other events, such as tournaments or jamborees due to the lack of facilities was a huge loss for Wilsonville; however, the City currently was not close to meeting the existing demand for recreation services. Mr. Sherer agreed it would be a great improvement if the other two fields were synthetic.
- Only minor grading would be needed for the terraced seating areas, which would essentially be nestled into the existing hillside; no new berm would be needed.
  - The terracing closest to the water feature near Wilsonville Rd was as much a convenience enhancement as a maintenance requirement because mowing the slopes was impossible if any moisture was present. The terraces would be 10 ft to 12 ft wide, which would still allow for tents to provide some shading on the level spots.
- The Regional Trail would connect with Boeckman Creek to the north, west under the Boone Bridge into the neighborhood, and eventually to the Tonquin Trail. The purchase of the property along the river east of Boones Ferry Park would enable the City to provide an accessible trail through that area.
  - The recommendation would be to reroute the existing trail as there was no way to make it ADA accessible, but with the new property, the trail could run along the flat area, making it accessible for everyone. Currently, some enhancements were being made to the trail going under the bridge.
- The Preferred Option was a huge improvement over the early alternatives presented.
- Currently, only the Preferred Option map was available online. The public had no access to the quality information presented at tonight's meeting. Publishing the full presentation on the Parks and Recreation Department's web page was suggested.
- The combination of soft, hard, and running trails resulted in trail usage being the dominant feature of the park. Ball fields and other active uses were important, but the trails were appreciated by the community and extremely important, especially given the pedestrian connections they provide.
- The possibility of a regional trail was exciting and the new property purchased by the City would provide a better location for river access than Boones Ferry Park.
- More details were requested in the natural resources report of the Master Plan, including documentation on tree preservation, such as how many trees would be removed for the view points and whether any bigger trees could be preserved.

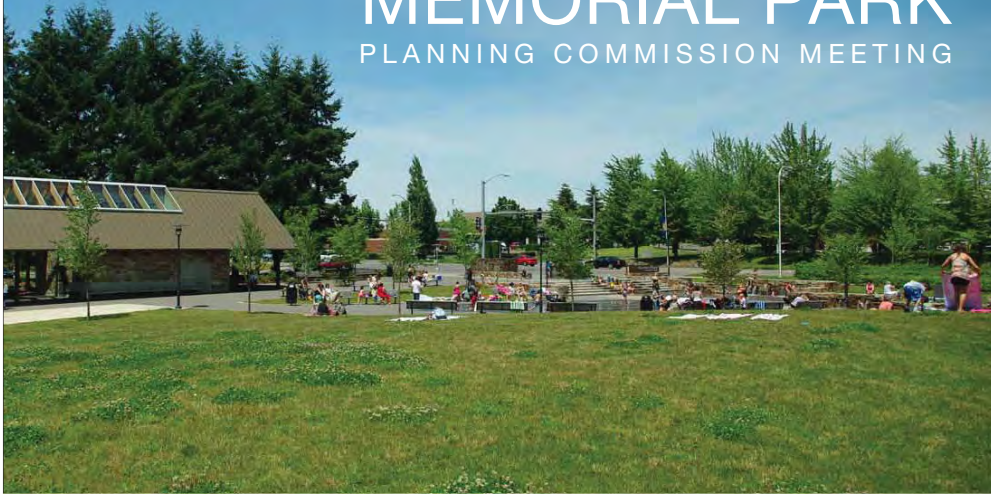


- Access, traffic, and parking were big problems, particularly during games or events at the park. Managing access in and out of the park with the limited access road was a major problem and something to consider especially with regard to major events.
- Pickle ball courts had increased from 0 to 6 to meet demand, but basketball courts had decreased from 1.5, which had been inadequate, to 1 basketball court. Younger, smaller children tend to get excluded because larger children or adults are playing leaving younger children no opportunity to get in and play and no other place to go.
  - The number of basketball and volleyball courts was inadequate, so the fact that volleyball and basketball facilities were not increasing, but decreasing should be reconsidered, especially with volleyball where concrete and the extent of equipment was not required.
  - Further consideration should be given about where more basketball facilities could be placed.
- The distance from the turnaround near the light watercraft access to the ramp at the water was not more than 25 yards.
  - The challenge with the proposed access was that no changes could be made to the existing set up until the agreement the City had with the Oregon Marine Board expired.
- The tourism group might be considering the feasibility of a regional sports park of larger size. Was that a consideration or were the plans mutually exclusive?
  - The time frame for installing the synthetic turf was uncertain because cost estimates for the conceptual design still needed to be determined, and then funding options could be considered.
  - Currently, the existing demand for active recreation services was not being met. Many more facilities were needed to meet even the current demand for service, including for soccer, baseball, softball, and lacrosse, etc. Some programs were practically being excluded, such as the adult softball programs whose hours were drastically diminished.
  - Because the time frame was uncertain, further adjustments could be made based upon need.
  - The synthetic turf fields could be lined for lacrosse and other sports because removable paint could be used to temporarily line the fields. The portable fencing concept also played into making the fields truly multipurpose.
- The need for half basketball courts or even smaller slabs with hoops located near the other playground equipment was emphasized for small kids.
- Many comments had been heard about playing in the dark. It was assumed that lighting improvements would be part of the park's upgrades.
- The skate park proposed in Memorial Park did not replace the concept of having a larger skate park in Wilsonville. The conceptual designs for a significant skate park located across the street from City Hall had been finalized and now funding options were being explored for the approximately \$800,000 needed.
- A significant skate facility was needed in the community as it was difficult to push skateboarders out when the City might be delinquent in providing a proper facility for them. The City was working with Jim Barnes, who has been advocating for a skate park forever and leads an active group doing so in the community, to explore ways to bring the skate park to fruition.

\*\*\*\*\*

# MASTERPLAN FOR WILSONVILLE MEMORIAL PARK

PLANNING COMMISSION MEETING



WALKER | MACY

APRIL 8TH 2015

[1]

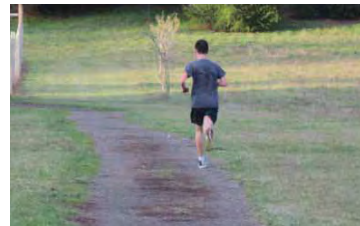


- Increase Trails
- Embrace the River
- Balance Active and Passive Opportunities
- Balance Natural Preservation and Recreation
- Provide Field Sports for Growing Population
- Provide Alternative Recreational Activities

2005 CITY PARKS AND REC PLAN  
[2]

Park Amenities												
Boones Ferry Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Canyon Creek Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Courtside Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Edelweiss Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Engelmann Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Graham Oaks (METRO)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Hathaway Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
<b>Memorial Park</b>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
<b>Murase Plaza</b>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Palermo Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Park at Merryfield	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Picadilly Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
River Fox Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Sofia Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Town Center Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Tranquil Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Water Treatment Plant Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Willow Creek - Landover Park	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆

WILSONVILLE PARKS SYSTEM  
[3]



- Update Fields for Extended Use and Flexibility
- Parking Quantity & Quality
- Restroom Facilities
- Potential Concessions
- Security
- Covered Court Sports
- Accessible Trails

STAKEHOLDERS  
[4]





Vegetation

Circulation

Regulations

OPEN HOUSE 1- November 5th  
[5]



Option 1

Option 2

Option 3

OPEN HOUSE 2- December 16th  
[6]



### Nov. 5th comments

- Increase Flexibility of Ball Fields
- Enhance River Connection
- Maintain Adjacent Privacy
- Safety
- Increase Trail Access and Types
- Increase Pickleball and Skateboard
- Clarify Circulation
- Improve Parking
- Increase Seating
- Improve Accessibility
- Enhance Passive Recreation
- Embrace History



OPEN HOUSES  
[7]

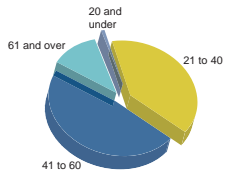


### Dec. 16th comments

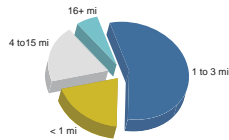
- Visual Access to River
- Minimize Removal of Trees
- Memorial Drive Crossing
- Active and Passive Uses
- Park Edge Buffers
- Light Watercraft Access
- Variety of Trails
- Explore Synthetic Turf Fields



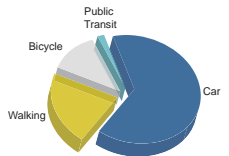
OPEN HOUSES  
[8]



**WHAT IS YOUR AGE**



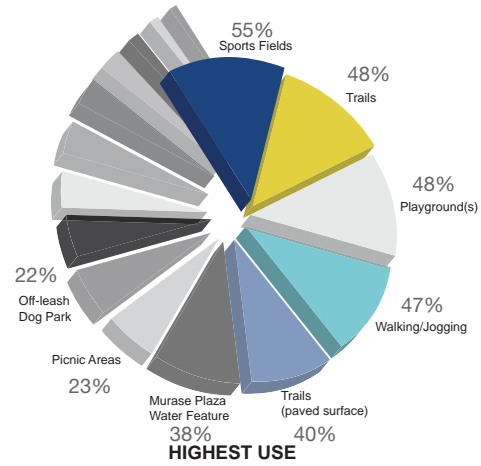
**HOW FAR DO YOU LIVE FROM MEMORIAL PARK?**



**HOW DO YOU GET TO THE PARK?**

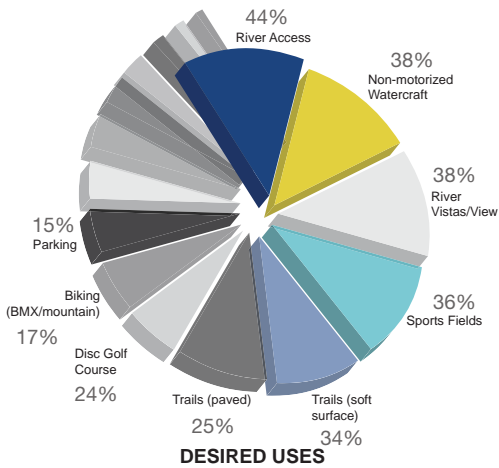
- Mix of Ages
- Youth Sports Aged Children
- Majority Travel by Car
- 40% Use Park Weekly
- Highest Use:  
Weekend Afternoons  
Weekday evenings

**PARK SURVEY**  
[ 9 ]



- Highest Use:  
\*Sports Fields  
\*Trails (soft and paved)  
\*Playgrounds  
\*Murase Plaza Water feature  
\*Picnic Areas  
\*Off Leash Dog Park

**PARK SURVEY**  
[ 10 ]



- Desired uses:  
\*River Access  
\*Lauch Watercraft  
\*River Views  
\*Sports Fields  
\*Trails (soft and paved)  
\*Disc Golf  
\*Biking

**DESIRED USES**

**PARK SURVEY**  
[ 11 ]



Size:  
126 Acres

**MEMORIAL PARK**  
[ 12 ]

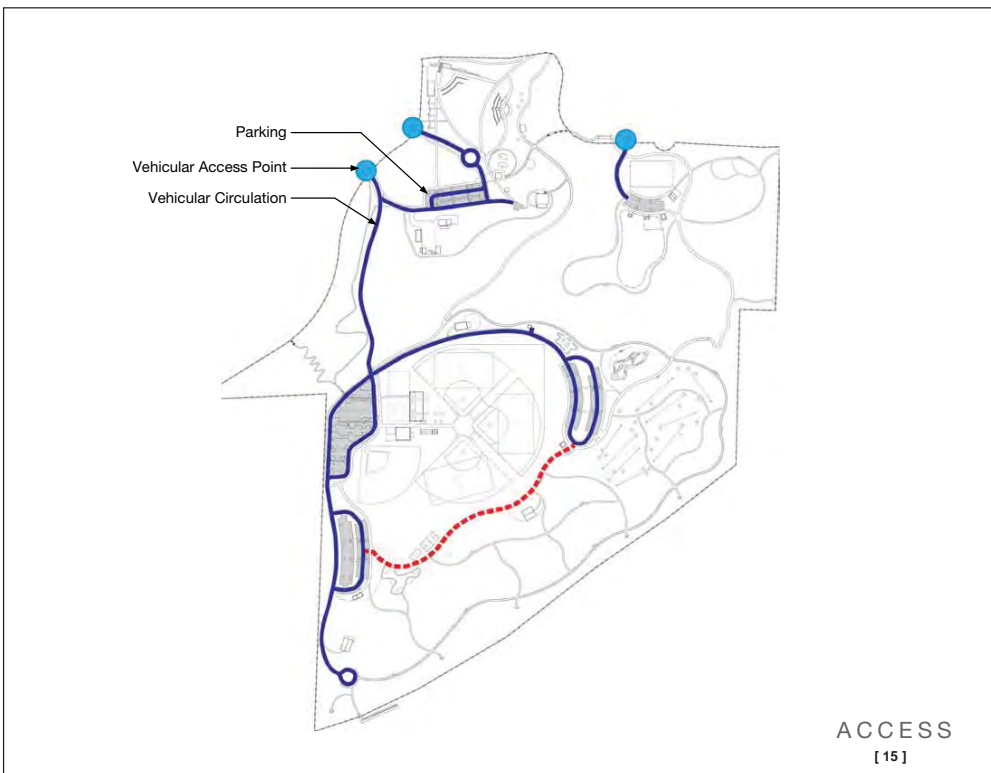




DRAFT MASTERPLAN [13]



ACCESS [14]



ACCESS [15]



TRAILS [16]

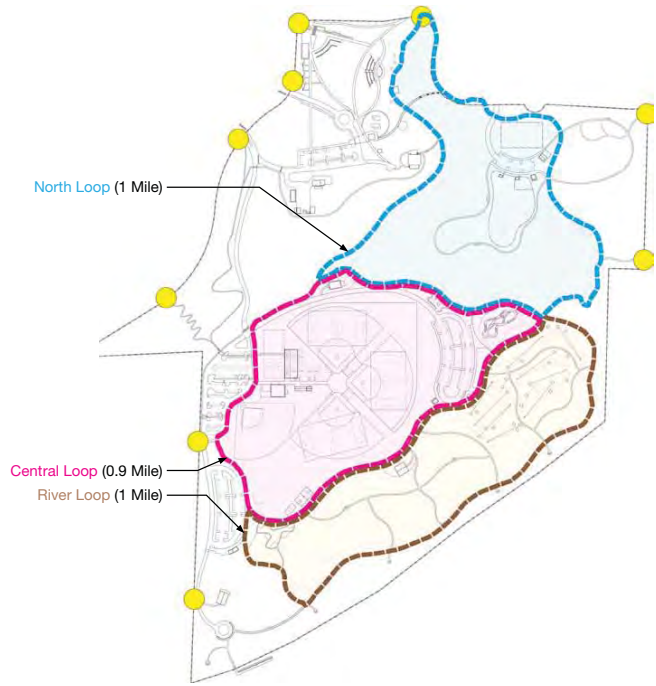




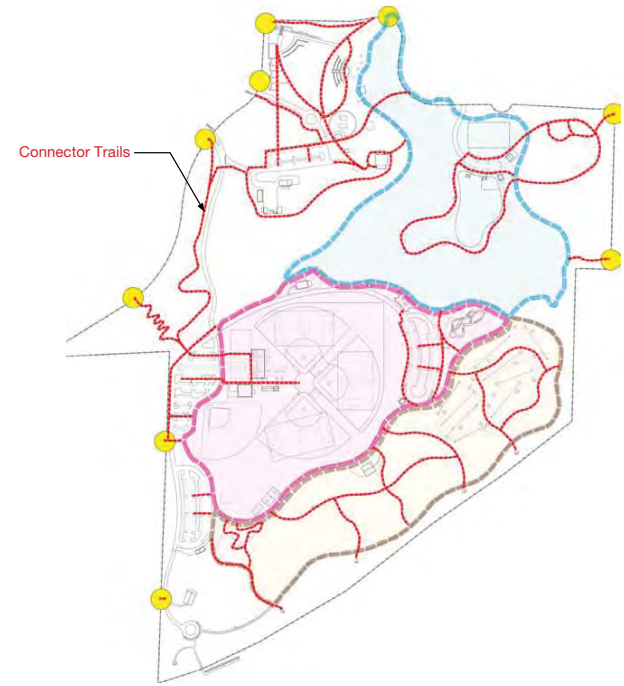
REGIONAL TRAIL  
[17]



TRAILS  
[18]



TRAILS  
[19]



TRAILS  
[20]

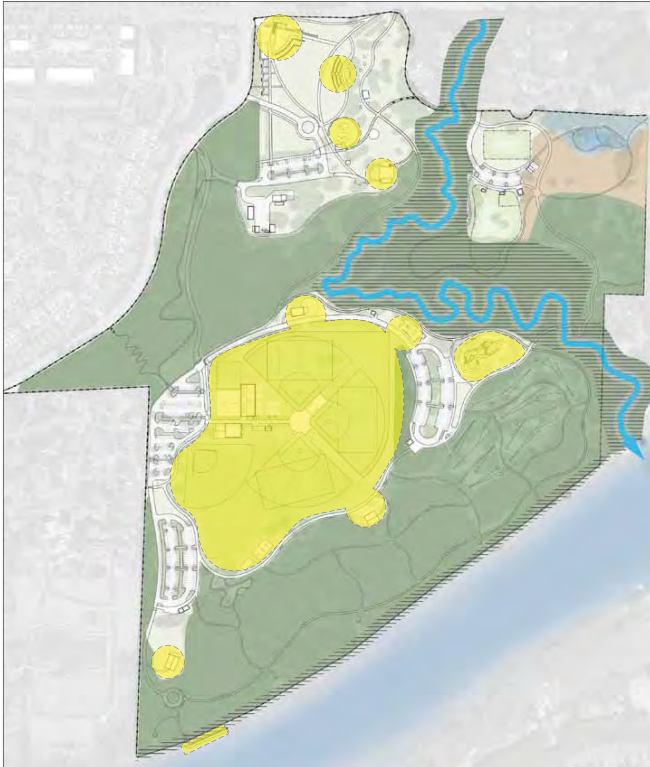




ENVIRONMENT  
[21]



ENVIRONMENTAL  
& PASSIVE AREAS  
[22]

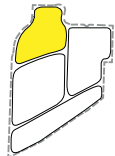


ACTIVE AREAS  
[23]

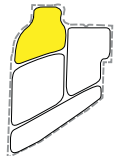


PARK AREAS  
[24]

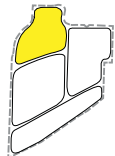




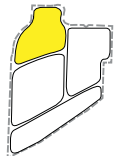
MURASE PLAZA  
[25]



MURASE PLAZA  
[26]

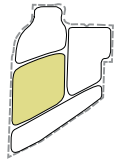


FOUNTAIN SEATING  
[27]

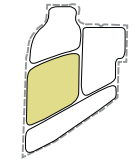


AMPHITHEATER  
[28]

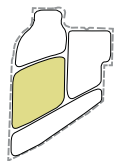




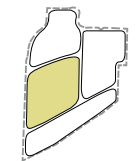
WEST  
[ 29 ]



WEST  
[ 30 ]

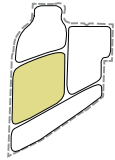


FIELD SPORTS  
[ 31 ]

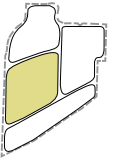


OPEN LAWN  
[ 32 ]

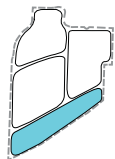




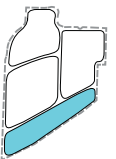
NATURE BASED  
PLAY  
[33]



BARN  
[34]

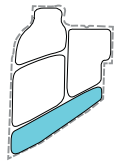
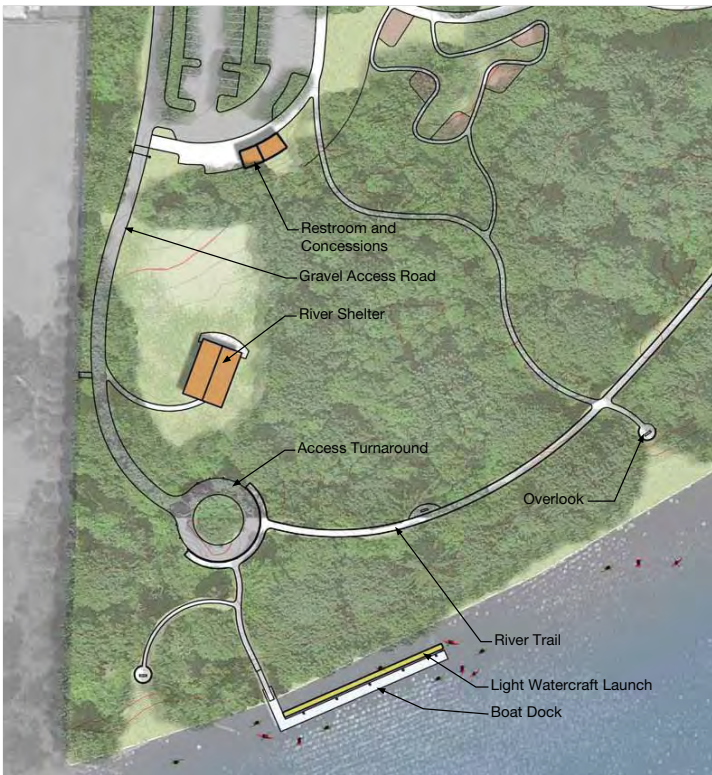


RIVERFRONT  
[35]



RIVERFRONT  
[36]

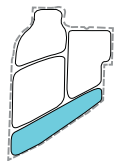




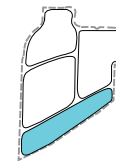
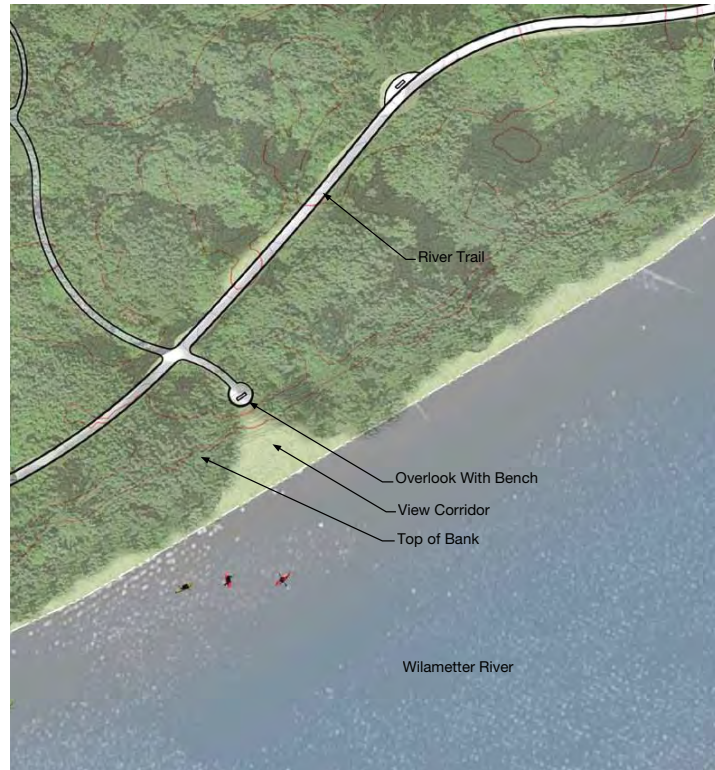
WATER ACCESS  
[37]



RIVER SHELTER  
[38]

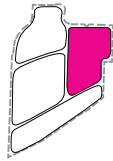


FOREST SHELTER  
[39]

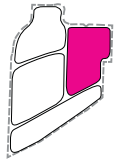


OVERLOOKS  
[40]

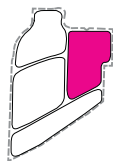




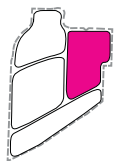
EAST  
[41]



EAST  
[42]

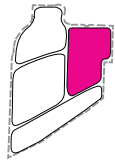


DISC GOLF  
[43]

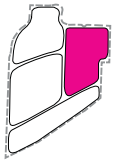


PUMP TRACK  
[44]

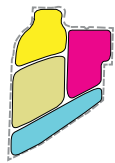




COMM. GARDEN/  
DOG AREA  
[ 45 ]



GARDENS  
[ 46 ]



PREFERRED OPTION  
[ 47 ]





**PLANNING COMMISSION  
WEDNESDAY, APRIL 8, 2015  
6:00 PM**

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**VII. WORK SESSIONS**

- A. Memorial Park Master Plan  
(Stan Sherer, Parks Director and Walker Macy)

## PLANNING COMMISSION MEETING STAFF REPORT

<b>Meeting Date: April 8, 2015</b>	<b>Subject: Memorial Park Master Plan</b>
	<b>Staff Member: Stan Sherer</b> <b>Department: Parks and Recreation</b>
<b>Action Required</b>	<b>Advisory Board/Commission Recommendation</b>
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> N/A  <b>Comments:</b>

<b>Staff Recommendation:</b> This item is a review of the conceptual plan for Memorial Park and for information and discussion only.
<b>Recommended Language for Motion:</b> N/A

<b>PROJECT / ISSUE RELATES TO:</b>		
<input checked="" type="checkbox"/> Council Goals/Priorities Community Amenities and Recreation	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

**ISSUE BEFORE COMMISSION:** The City of Wilsonville initiated the master planning process for Memorial Park in October 2014. The process has taken us to the stage of a preferred conceptual design that will be presented for review and discussion.

**EXECUTIVE SUMMARY:** The City of Wilsonville solicited proposals from qualified landscape architectural and planning firms to update the long-range plan for the development and restoration of the 126-acre Memorial Park. Walker-Macy of Portland was chosen to manage the master planning process. The scope of work consisted of analyzing existing park uses and demographics of the existing participation base, developing a conceptual design for improvements, developing an operations and programming model, calculating cost estimates for the proposed enhancements, improving Willamette River access, and balancing the active and passive recreational opportunities to ensure respect of the natural environment while meeting the increasing demand for recreation services.

The kick-off meeting was held on October 3, 2014. Since that time, three open houses were held and a survey was conducted to solicit input from the community. Three conceptual designs were presented at the second open house. The survey elicited six hundred and seventeen responses. The consultant and staff developed the preferred conceptual design based on community input from the first two open houses and data collected from the online survey. The preferred plan was presented to the community at the third open house. Minor changes from the preferred plan were incorporated into the plan being presented to the Commission on April 8<sup>th</sup>. Attached to the staff report are attendee lists for the open houses and their comments, the complete survey findings, and the preferred conceptual design.

**EXPECTED RESULTS:** The consultant team will present the preferred design and review the processes used to date. Staff is looking for discussion and input from the Commission on the merits and/or concerns of the proposed improvements.

**TIMELINE:** Pending approval from the Parks and Recreation Advisory Board and the Planning Commission, the preferred plan will go to the City Council in June for approval.

**CURRENT YEAR BUDGET IMPACTS:** N/A

**COMMUNITY INVOLVEMENT PROCESS:** Open houses were held on November 5<sup>th</sup>, December 16<sup>th</sup> and February 18<sup>th</sup>. An online survey was available from December 12<sup>th</sup> to January 20<sup>th</sup>. Six hundred and seventeen surveys were completed.

**POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:** Benefits to the community include:

- Rehabilitation of Existing Infrastructure
- Enhanced Existing Amenities or Additional Amenities Added to the Site in an Effort to Satisfy the Existing and Perceived Demand for Recreational Services
- Access to the Willamette River
- Protected Natural Resources

**ALTERNATIVES:** Three conceptual designs were prepared by the consultant and were presented during the open houses. The preferred plan represents elements of the original drafts and modifications based on input obtained during the public process.

#### **ATTACHMENTS**

- A. Preferred Design Rendering
- B. Open Houses Attendees
- C. Public Input Notes from Open Houses
- D. Online Survey Final Results
- E. Memorial Park Master Plan Update Executive Summary





Area Quantities	
Amphitheater	200 Seats
9 Hole Disk Golf	5.6 Acres
Community Garden	0.6 Acres
Off Leash Dog Area	1.5 Acres
Nature Play	4,000 SF
Skate Park	6,000 SF
Bicycle Pump Track	14,000 SF
Baseball Fields	5
Soccer Fields	3
Tennis Courts	2
Pickleball Court	6
Basketball Court	1
Sand Volleyball Court	1

Parking	
East	130 (10 Existing)
West	236 (286 Existing)
Murase Plaza	68 (66 Existing)
<b>Total</b>	<b>434 (362 Existing)</b>

## Preferred Option

Memorial Park Master Plan  
City of Wilsonville | 2/18/15



# Memorial Park Master Plan Update

## PUBLIC OPEN HOUSE #1 ATTENDEES

NOVEMBER 5, 2014

	NAME:	REPRESENTING:	PHONE NO.:	E-MAIL:
1.	ROGER PORZIG	Pickleball		
2.	Anne Smith	Pickleball		
3.	Kerry Smith	"		
4.	Kew Rice			
5.	Jim Bruzeau	Willamette United Soccer		
6.	Thomas Fincher	WM		
7.	Steve Benson	P+R adv. board/runners		
8.	Kenyon & Mary Wolfe	Wilsonville Walkers		
9.	Rich DOUGALL	pickleball		
10.	CATHIE GLEESON			
11.	Cathy & Katherine Gleeson			
12.	Paul Rands			
13.	Dan Pauly	self		
14.	Heather Ward	Wilsonville Lacrosse		
15.	Jerry Greenfield	Planning Comm.		

# Memorial Park Master Plan Update

## PUBLIC OPEN HOUSE #1 ATTENDEES

NOVEMBER 5, 2014

NAME: \_\_\_\_\_ REPRESENTING: \_\_\_\_\_ PHONE NO.: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

16. Kate Johnson City of Wilsonville

17. Paul Diller resident

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

25. \_\_\_\_\_

26. \_\_\_\_\_

27. \_\_\_\_\_

28. \_\_\_\_\_

29. \_\_\_\_\_

30. \_\_\_\_\_



Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

December 16, 2014

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please <input checked="" type="checkbox"/> if yes)
IAN HILZWORTH WALKER MACY Crista Gleason			
Kerry Smith			
ROBERT A THOMPSON			
ROGER W PORZIG			
Kenton Wolfe			
Linda Ingalls			
Gloria Krohn			
BRAD MOORE			
MARTIN BROWN			

## Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

December 16, 2014

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please ✓ if yes)
Barbara Weiser (Girl Scouts)			
Forella Kassab			
Chaz Hilch			
Andrew Kassab			
Raymond Good			
Jerry Greenfield			
Mike Carr			
Steve Benson			
Paul Rands			
Robert Eschaffel			

# Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

December 16, 2014

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please ✓ if yes)
MARJORIE MEEK			
Tim KNAPP			
Chris OWEN			



## Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

February 18, 2015

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please ✓ if yes)
Tommy Reeder			
Kenton Wolfe			
Fiorella Kassab			
Andrew Kassab			
Simon Springall			
Ryan CIFT			
Leslie Hildum			
CLARK HILDUM			
Bruce Swanson			
Jim Cessna			

Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

February 18, 2015

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please <input checked="" type="checkbox"/> if yes)
Tim Knapp			
Kate & Jerry Greenfield			
ERIC BOHARD			
Kate Johnson			
Tessa Fiamengo			
Alison Fiamengo			

## Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

February 18, 2015

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please ✓ if yes)
JIM BRAZEAU Willamette United Soccer			
BRIAN MATTHEWS WILSONVILLE YOUTH SPORTS			
Anne Smith Wilsonville Pickleball			
MARGE MEEK			
ROGER PORZIG			
Dan Smith			
Adam Rahmlow The Hershey Company			
ROBERT THOMPSON			
David Aman			
Paul Edwards			



Wilsonville Memorial Park Master Plan Open House

PEOPLE IN ATTENDANCE

February 18, 2015

Name and Company (please print)	Mailing Address (including zip code)	Email Address	Place on <b>email</b> list for future notices? (Please <input checked="" type="checkbox"/> if yes)
Kerry SMITH			
Tom Aichele			
Jesse Parry			
Mike Hixie			
Mason Aman			
Guy Richards			
Charles Jaroby			
Ken Rice			
Cray Morrison			
Nels Ericson WYS			

OPEN HOUSE #1 MEETING NOTES

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**Time: 7:00pm- 9:00pm****Topic: Public Open House Meeting #1****Meeting Date: 11/5/2014****Location: Wilsonville City Hall****Project: Memorial Park Master Plan****Project #: P3062.01**

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- 1 No synthetic" turf upgrades requested at sports fields.
- 2 Infield distance increase to 60' mound / 90' base to support adult softball leagues
- 3 No adult specific ball fields available in Wilsonville? People go elsewhere
- 4 Lighting is a safety issue throughout park
- 5 Flat NE meadows area becomes inundated in winter/spring, undevelopable?
- 6 Some concerns expressed about quantity of parking available if community garden is expanded
- 7 Community garden could be moved elsewhere to accommodate additional use, or used as a buffer itself around parking on East side
- 8 Skate park is well used despite its small size and lack of features. Should be enlarged.
- 9 A large skate park project is planned elsewhere in Wilsonville
- 10 A trail system/trailhead layout was suggested, consisting of 3 trail lengths which would be color coded for easy recognition, i.e.: green 3/4mi, blue 1.5mi, red 3mi loops
- 11 A trailhead/kiosk providing trail information route length etc is needed
- 12 Waterfountains are needed throughout, nowhere to fill up your water bottle, difficult to fill bottles at existing fountains
- 13 Re-vegetating informal trails in Riverfront area may not be beneficial since kids still ride their bikes there regardless, moving tree limbs or riding over them
- 14 Residents do not want increased development on the East side
- 15 Not much concern was expressed for a pedestrian connection from Murase plaza to the East side
- 16 Pickle ball tournaments can attract 75-100 people, along with concessions etc, (USAPA.com)
- 17 Residents enjoy walking in the dog park and East side because of natural areas
- 18 Walking through the river front area at night can be "sketchy"
- 19 Benches are needed throughout the entire park, additional seating needed at water feature area during high use

- 20 Bus access needed into site. Park is large for only 1 planned stop
- 21 Basketball is used a lot
- 22 Trail lighting is needed
- 23 Loop road concerns originated from kids racing around it, thus its original removal
- 24 The trail from Murase plaza to lower park is steep and not ADA compliant
- 25 Guided history trips could be a use for the water trail. Park could be a stop along the way
- 26 At the West parking area the vehicular gate blocks pedestrian walkway
- 27 The amount of bicycle use on un-paved paths is not currently and issue
- 28 The playground located at west area near fields could be doubled in size, heavily used to ease of access and adjacency to parking
- 29 Pickle ball in barn - ?
- 30 A rhododendron or wetland garden were suggested
- 31 Passive uses suggested for the East side
- 32 More trails in the East side suggested
- 33 A route to the dock would be beneficial
- 34 It was suggested that there is no need to re-connect the loop road
- 35 Loop trail in the wood suggested
- 36 All fields need new lighting
- 37 All fields need better drainage
- 38 There could be a small concert stage on the East side
- 39 Interest in having concessions for tournaments
- 40 Could the pump station go in the old Nike wellhouse?
- 41 Turf fields (infields?) suggested
- 42 Possible restroom by forest shelter suggested
- 43 Users would like to see more pickle ball courts



## OPEN HOUSE #2 MEETING NOTES

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**Time: 6:00pm- 8:00pm****Topic: Public Open House Meeting #2****Meeting Date: 12/16/2014****Location: Wilsonville City Hall****Project: Memorial Park Master Plan****Project #: P3062.01**

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- 1 An overview of the Wilsonville park system would help the public understand and validate proposed program and enhancements
- 2 Covered pickleball courts would enhance play and increase seasonal usability
- 3 Easier kayak launching would be beneficial
- 4 The river is not an attractive swimming destination
- 5 Trees should not be cleared in order to create a waterfront
- 6 The existing maintenance barn could serve well as a shelter supporting events such as dances and arts and crafts events for kids
- 7 Tournament field configuration (option 3) is too large and does not cater to the primary users who live in Wilsonville
- 8 Road adjacent to the river shelter could be improved to provide waterfront access
- 9 There are safety concerns crossing Wilsonville Rd and Memorial Dr to access Murase Plaza
- 10 There is a need for more buffer at existing parking areas (West?)
- 11 There should only be passive uses on the East side
- 12 25% min. more community gardens are needed
- 13 Option 2 West side could be blended with Option 1 East side
- 14 Pickle Ball additions on Option 1 work well
- 15 Bus and RV turning space is potentially needed
- 16 Positive responses received for Option 3 amphitheater
- 17 Zip lines could be considered
- 18 There is a drainage issue at the River Shelter
- 19 Positive response to overlooks – tree removal could be minimized
- 20 Option combinations – OPT 3 North / OPT 2 West / OPT 2 East / OPT 1 River
- 21 More benches should be provided
- 22 Existing dock needs modification for easier access

- 23 Storage could be provided for light watercraft near existing dock
- 24 Basketball can be kept in place
- 25 Concerns that the skate park is too remote
- 26 Concerns about concessions and revenue
- 27 The intertwining trails in the forest are good
- 28 'Movies in Parks' need open space for viewing – currently use sloping lawn
- 29 A backboard for tennis would enhance the court for individual practice
- 30 Normal high water is above the boat ramp and makes current access to existing dock difficult during portions of winter time
- 31 East buffer is important
- 32 Available space is not enough to create regional draws
- 33 Park should be geared towards existing resident's preferred uses
- 34 There should not be any parking off Rose Ln
- 35 Large Girl Scout groups prefer parking options 1 and 2 for forest access
- 36 Schools, boy and girl scout groups would use a developed amphitheater
- 37 Girl Scouts use variety of trails, would prefer a trail connection between River and Forest Shelters
- 38 Privacy of River Shelter space before trees to west were removed is preferred
- 39 Some form of buffer between Forest Shelter and fields is preferred for noise mitigation
- 40 One main paved path through the Forest and the rest un-paved would be preferred
- 41 River overlooks could be historically thematic or otherwise to provide diverse experiences
- 42 More buffer needed on West edge
- 43 Turf infields would be very beneficial
- 44 Current dog park size is sufficient
- 45 The "waterfall" and water wheel have not been mentioned, could be destinations
- 46 Bicycle skills course and skate park could be adjacent
- 47 Overlooks work well but waterfront beach is not necessary

## OPEN HOUSE #3 MEETING NOTES

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**Time: 6:00pm- 8:00pm****Topic: Public Open House Meeting #3****Meeting Date: 2/18/2015****Location: Wilsonville City Hall****Project: Memorial Park Master Plan****Project #: P3062.01**

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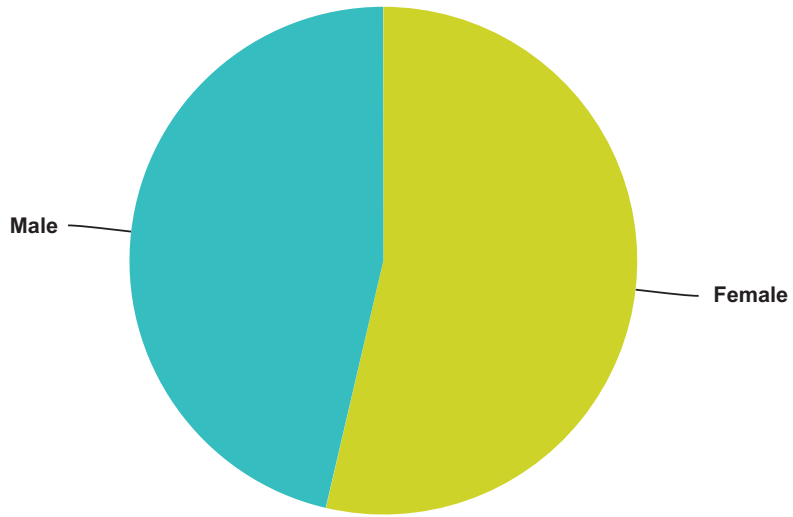
- 1 Existing dock is overloaded currently. Could be conflicts with light watercraft, motorized watercraft and dock users.
- 2 Maintain Motorized Boat access to dock.
- 3 Provide places for kids to connect to river.
- 4 Existing grade to dock is too steep.
- 5 Light watercraft access at current dock will be difficult due to narrow gangway
- 6 Section of Willamette along Memorial Park is better to waterski in than kayak due to motorized traffic
- 7 Light watercraft should utilize Boones Ferry Park.
- 8 Regional Trail West option was preferred. Comments such as better connection to town center, more gradual climb were noted.
- 9 Both regional trails should be major trails in the park.
- 10 Additional trees for shade were requested for Murase plaza.
- 11 City needs more dog parks.
- 12 Put money into other parks first.
- 13 Provide services for citizens of Wilsonville, not people from the region.
- 14 Retain more trails in forest along the river.
- 15 Park needs more trash cans.
- 16 Existing field 5 is for kids and girls softball with an outfield need of 225' and 60'&70' base paths
- 17 Single tees better than multiple tees for disc golf. Single tees often allow for difficult pin placements.
- 18 Disc golf course as shown would be targeted as a family friendly course
- 19 Disc Golf: High school aged throw 200'-275', pro's throw 350'-400'
- 20 9 hole disc golf preferred over 6 long holes.
- 21 Synthetic fields a good idea.



- 22 Provide area at pickleball courts for a paddle que.
- 23 Provide lighting at pickleball canopy and full concessions with electricity at concession area near pickleball.
- 24 Provide small building for ballfield maintenance equipment.
- 25 One citizen expressed no concerns about running or walking through disc golf area when course is actively being used. Others expressed safety concern of being near disc golf.
- 26 Provide at least 1 ada trail to overlook.
- 27 Park needs year around drinking fountains.
- 28 Bicycle pump track is a good idea and will provide kids an alternative method of recreation

### Q1 What is your gender?

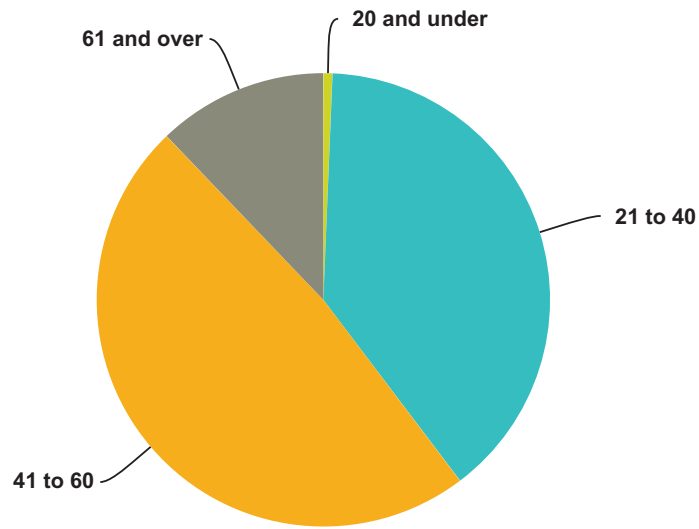
Answered: 617 Skipped: 0



Answer Choices	Responses	
Female	53.65%	331
Male	46.35%	286
<b>Total</b>		<b>617</b>

### Q2 What is your age?

Answered: 617 Skipped: 0

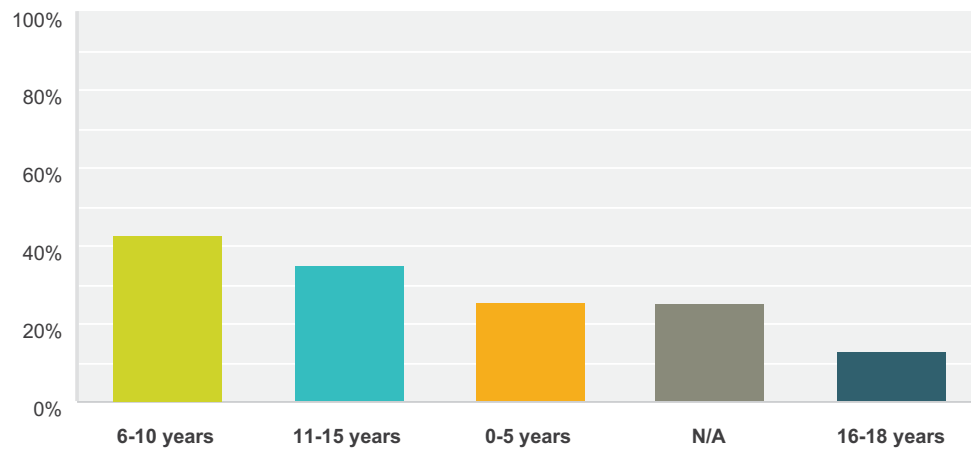


Answer Choices	Responses
20 and under	0.65% 4
21 to 40	39.06% 241
41 to 60	48.14% 297
61 and over	12.16% 75
<b>Total</b>	<b>617</b>



### Q3 If any, what are the ages of the children in your household?

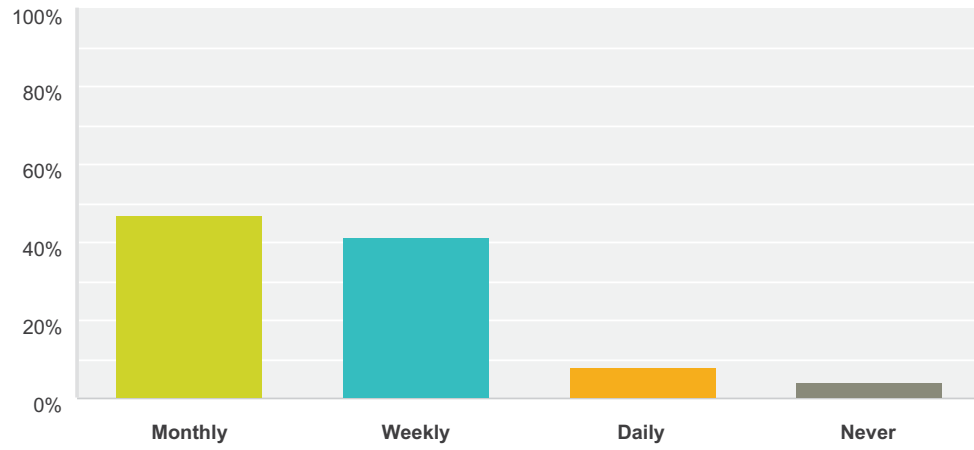
Answered: 617 Skipped: 0



Answer Choices	Responses	
6-10 years	42.63%	263
11-15 years	34.68%	214
0-5 years	25.45%	157
N/A	25.12%	155
16-18 years	12.80%	79
<b>Total Respondents: 617</b>		

### Q4 How often do you use Memorial Park?

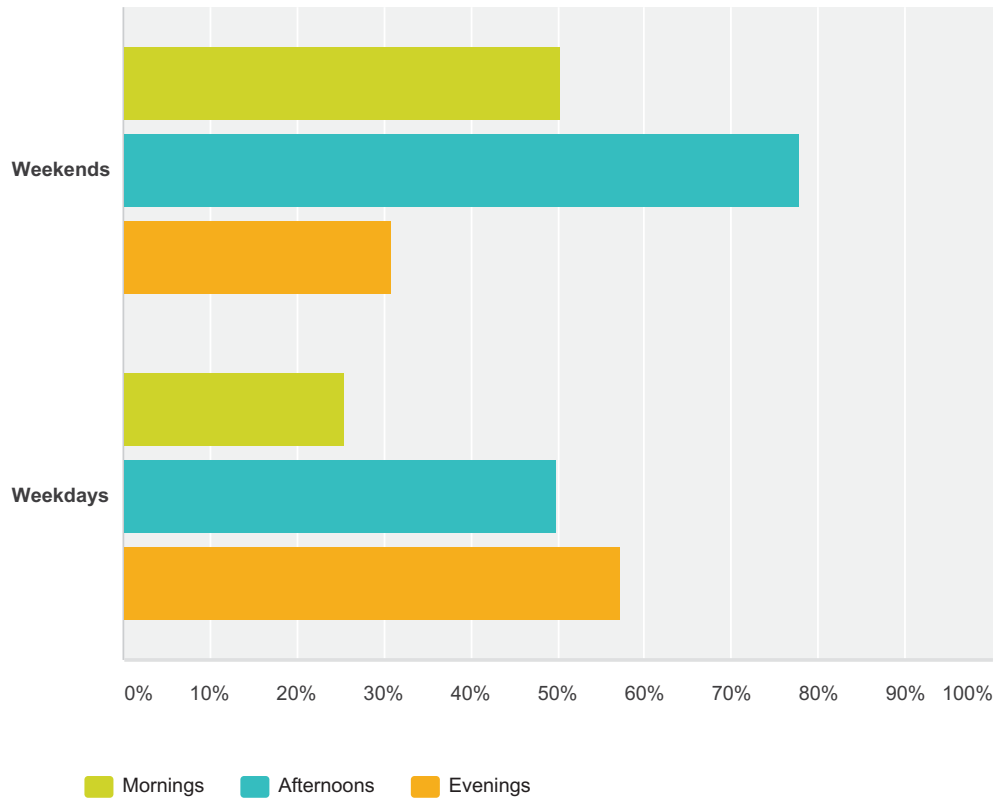
Answered: 592 Skipped: 25



Answer Choices	Responses
Monthly	46.79% 277
Weekly	41.22% 244
Daily	7.77% 46
Never	4.22% 25
<b>Total</b>	<b>592</b>

### Q5 What days and times do you most use the park?

Answered: 592 Skipped: 25

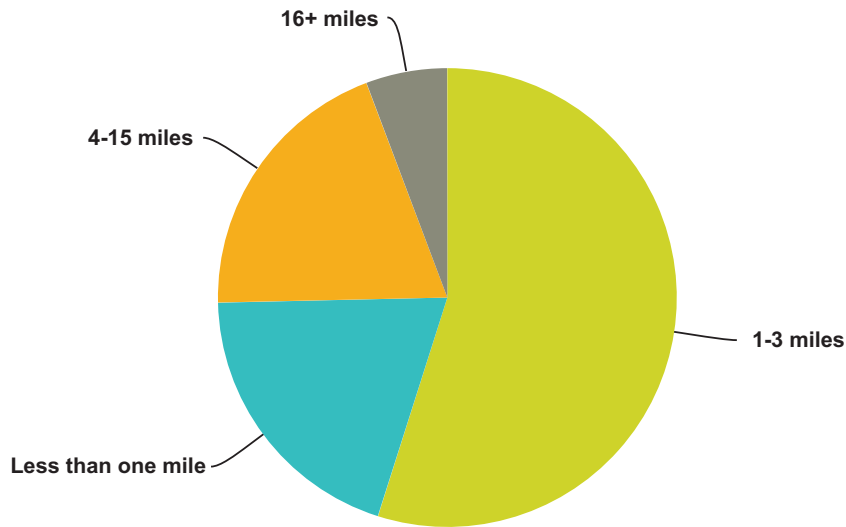


	Mornings	Afternoons	Evenings	Total Respondents
Weekends	50.30% 254	77.82% 393	30.89% 156	505
Weekdays	25.56% 125	49.90% 244	57.26% 280	489



### Q6 Where do you live in relation to Memorial Park?

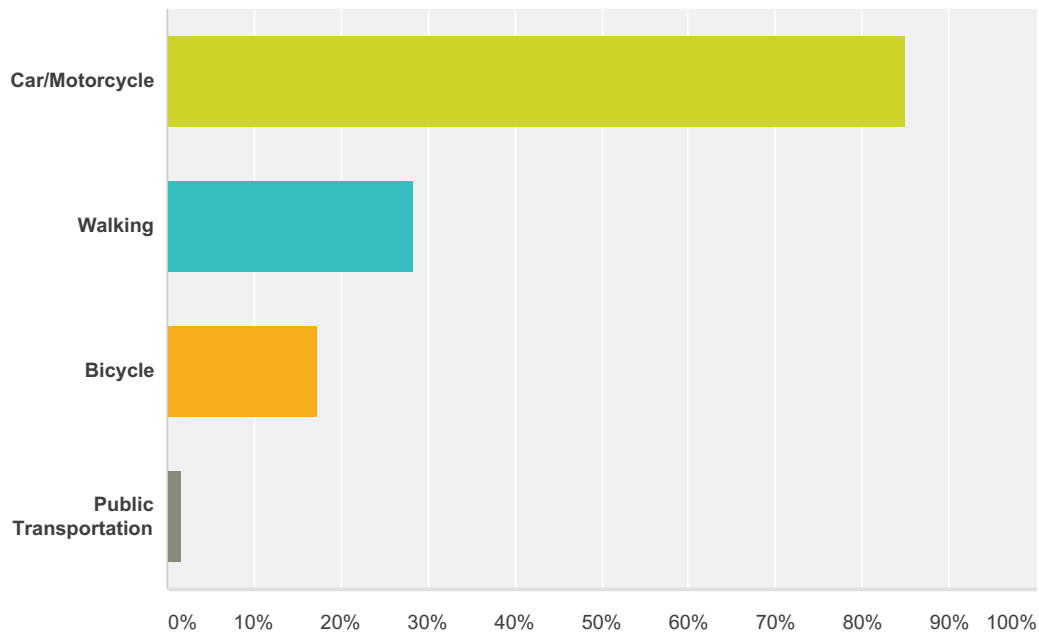
Answered: 592 Skipped: 25



Answer Choices	Responses	
1-3 miles	54.90%	325
Less than one mile	19.76%	117
4-15 miles	19.59%	116
16+ miles	5.74%	34
<b>Total</b>		<b>592</b>

### Q7 When you visit the park, how do you arrive?

Answered: 585 Skipped: 32

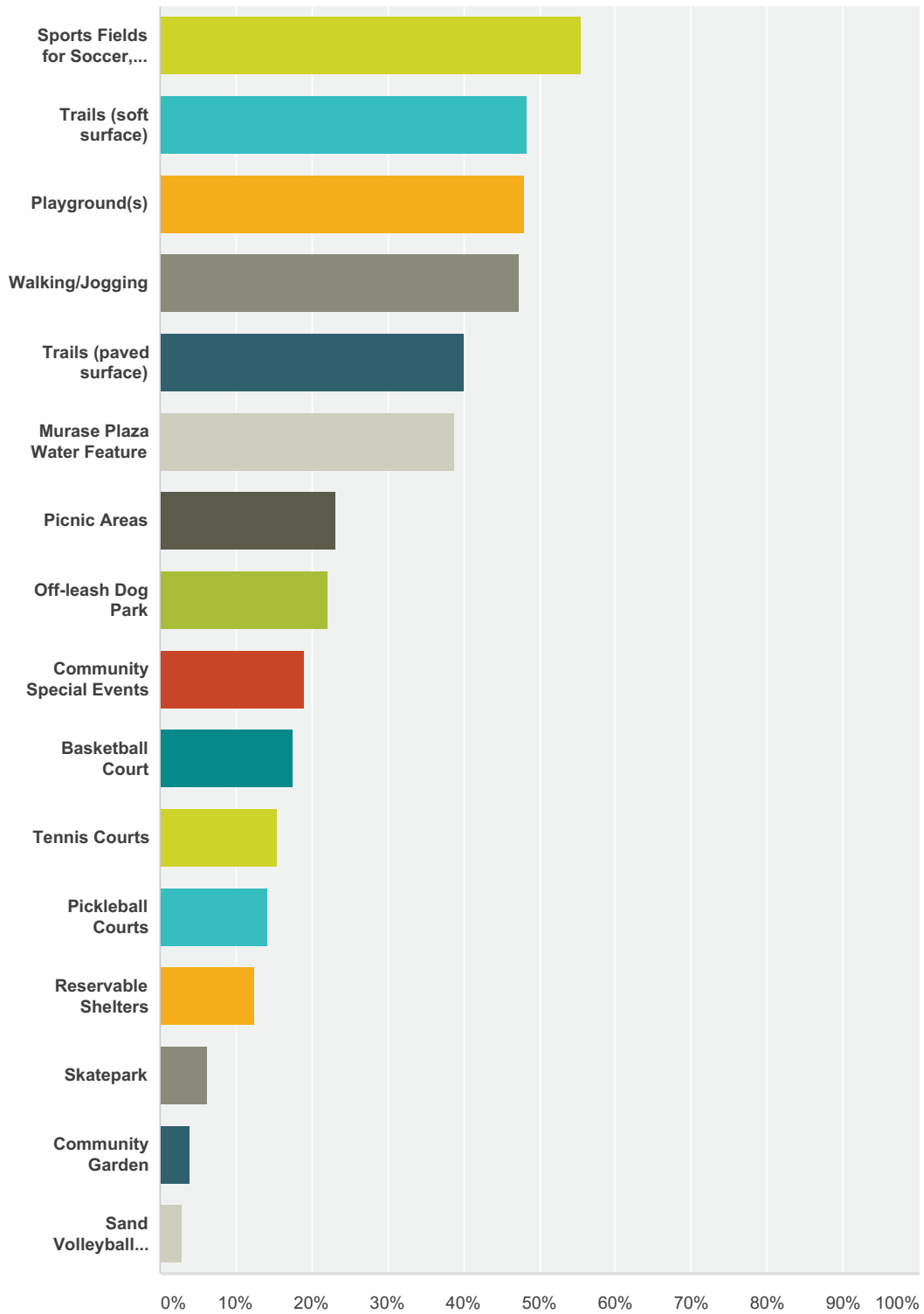


Answer Choices	Responses
Car/Motorcycle	84.96% 497
Walking	28.38% 166
Bicycle	17.26% 101
Public Transportation	1.71% 10
<b>Total Respondents: 585</b>	

#	Other (please specify)	Date
1	Running	1/8/2015 8:29 AM
2	Space ship	1/8/2015 4:14 AM
3	stroller	12/26/2014 3:44 PM
4	Jogging	12/25/2014 3:56 PM
5	running	12/22/2014 3:48 PM
6	skateboard	12/19/2014 12:43 PM
7	Youth Sports	12/19/2014 12:41 PM
8	Do not use the park to many parks in Wllsonville already	12/19/2014 9:02 AM
9	Dont use	12/19/2014 8:13 AM
10	Don't	12/17/2014 5:02 PM
11	Hiking and jogging	12/16/2014 4:14 PM

**Q8 Which (5) activities/resources do you most utilize when at Memorial Park?**

Answered: 579 Skipped: 38



Answer Choices	Responses
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Sports Fields for Soccer, Baseball, or Softball	55.44%	321
Trails (soft surface)	48.53%	281
Playground(s)	48.01%	278
Walking/Jogging	47.32%	274
Trails (paved surface)	40.07%	232
Murase Plaza Water Feature	38.86%	225
Picnic Areas	23.14%	134
Off-leash Dog Park	22.11%	128
Community Special Events	19.00%	110
Basketball Court	17.44%	101
Tennis Courts	15.54%	90
Pickleball Courts	14.16%	82
Reservable Shelters	12.44%	72
Skatepark	6.22%	36
Community Garden	3.97%	23
Sand Volleyball Court	2.94%	17
<b>Total Respondents: 579</b>		

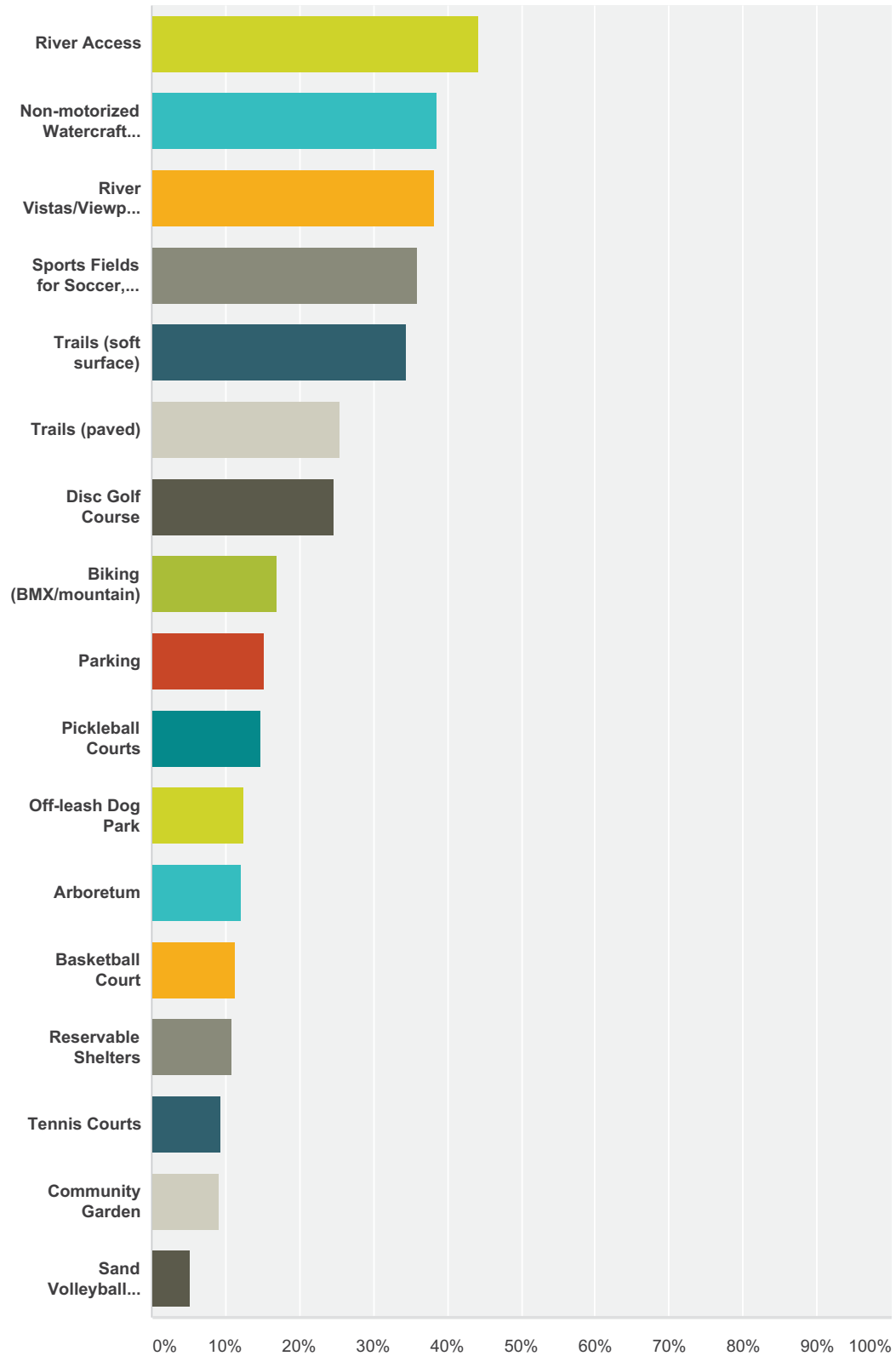
#	Other (please specify)	Date
1	Sports Fields to throw discs (disc golf driving practice)	1/16/2015 2:28 PM
2	RC cars, airplanes	1/4/2015 12:43 PM
3	disc golf	1/2/2015 9:46 AM
4	the dock	12/30/2014 8:54 PM
5	river view, wildlife viewing	12/26/2014 10:52 PM
6	Birding	12/19/2014 2:40 PM
7	dock	12/19/2014 12:44 PM
8	Natural areas	12/19/2014 10:48 AM
9	Do not use any of these services never go to Memorial Park	12/19/2014 9:03 AM
10	None	12/19/2014 8:13 AM
11	River Access	12/17/2014 8:15 PM
12	none	12/17/2014 5:02 PM
13	open space	12/16/2014 7:43 PM
14	walking dog on leash	12/15/2014 4:31 PM
15	how about Disc Golf ???	12/15/2014 10:57 AM
16	natural areas since you planted the meadow in trees not a lot of that left	12/15/2014 10:49 AM

17	River Boat Dock	12/14/2014 8:54 PM
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**Q9 Which (5) amenities would you like to see added and/or current quantities increased?**

Answered: 550 Skipped: 67





Answer Choices	Responses
River Access	44.18% 243
Non-motorized Watercraft (kayaks, canoes, paddleboards, etc.)	38.55% 212

River Vistas/Viewpoints	38.18%	210
Sports Fields for Soccer, Baseball, or Softball	36.00%	198
Trails (soft surface)	34.55%	190
Trails (paved)	25.45%	140
Disc Golf Course	24.73%	136
Biking (BMX/mountain)	16.91%	93
Parking	15.27%	84
Pickleball Courts	14.91%	82
Off-leash Dog Park	12.55%	69
Arboretum	12.18%	67
Basketball Court	11.27%	62
Reservable Shelters	10.91%	60
Tennis Courts	9.45%	52
Community Garden	9.09%	50
Sand Volleyball Court	5.27%	29
<b>Total Respondents: 550</b>		

#	Other (please specify)	Date
1	more running/walking paths	1/16/2015 4:40 PM
2	like movies in the park and would like to see other art events here. Gets crowded trying to get out however	1/14/2015 9:51 PM
3	don't need much more - leave the open space unimproved as they currently are	1/14/2015 2:11 PM
4	more protection of natural areas, less tree cutting	1/11/2015 3:01 PM
5	Concession stands for events to be run by non-profits, turf fields	1/9/2015 10:12 PM
6	Concession stand for baseball	1/9/2015 8:38 PM
7	Work on the improving the Wood fields or adding to Lowrie and leave Memorial as is	1/9/2015 6:12 PM
8	Closer bathrooms and water facilities to all sports fields.	1/9/2015 5:59 PM
9	Creation of a batting facility with concessions for Wilsonville youth softball and baseball programs	1/9/2015 4:23 PM
10	Playground	1/9/2015 9:19 AM
11	bigger skate/bike park	1/8/2015 5:47 PM
12	Skatepark	1/8/2015 4:51 PM
13	Covered pickleball	1/8/2015 7:40 AM
14	P	1/8/2015 4:24 AM
15	Turf baseball fields, mountain bike trail system	1/7/2015 10:54 PM
16	Lights for baseball field that is not lighted currently.	1/7/2015 10:35 PM
17	Snack Stand for Kids sports	1/7/2015 7:00 PM
18	Skateboarding	1/7/2015 5:56 PM

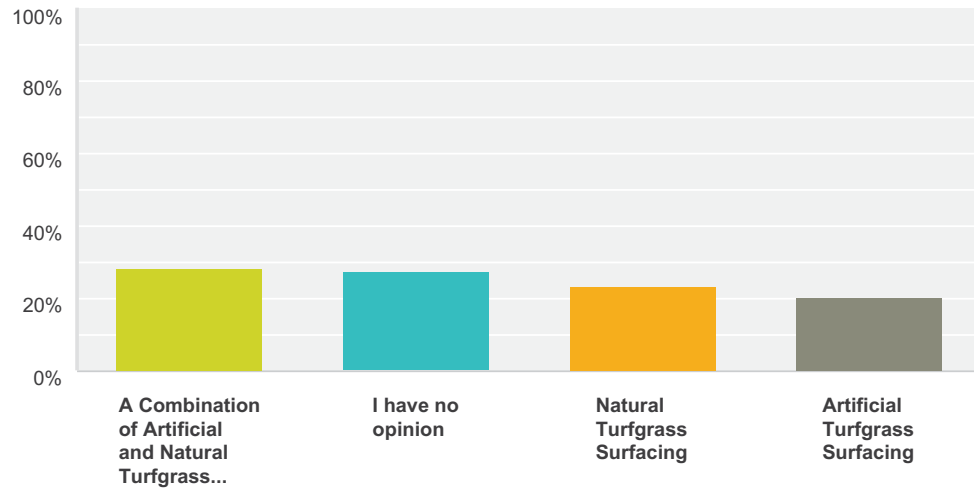
19	More practice fields.	1/7/2015 5:39 PM
20	Gated area for the 6 or younger playground.	1/7/2015 5:18 PM
21	Snack shack during games	1/7/2015 4:57 PM
22	Improved/real Skateboard park	1/7/2015 10:47 AM
23	Please don't destroy any more wilderness and trees!	1/6/2015 11:29 AM
24	Conceptual Plan #2 is the best of the 3 plans.	1/6/2015 10:07 AM
25	More playground areas	1/5/2015 5:10 PM
26	decrease horse activities in the park, riding, trails, corral.	1/4/2015 12:46 PM
27	Beach	1/3/2015 7:35 PM
28	Much improved skate park with runs/fly-outs for scooters	12/31/2014 8:54 PM
29	more fishing access, smaller docks along the river	12/30/2014 8:56 PM
30	Keep it open and natural please. The more grass and trees the better.	12/30/2014 5:37 PM
31	parking has to be fixed!	12/28/2014 12:12 PM
32	lighted basketball area expanded	12/28/2014 10:43 AM
33	Fields for soccer whith artificial grass.	12/26/2014 10:25 AM
34	River access that would include an area where dogs could swim.	12/24/2014 4:50 PM
35	I think the existing 'passive' use trails are very good and sufficient; no need to add more. I want to avoid unnecessary development in this 'passive use' area	12/22/2014 3:08 PM
36	I can not think of one more activity that our park needs. It is full of people, animals and activities already.	12/21/2014 1:51 PM
37	Beach and swim please!	12/20/2014 1:07 PM
38	Swimming beach	12/20/2014 12:57 PM
39	Turf as it gets so muddy. Lights for safety	12/20/2014 11:21 AM
40	Artificial turf for soccer field / covered soccer areas	12/19/2014 8:43 PM
41	Turf baseball field	12/19/2014 7:56 PM
42	swim pool	12/19/2014 2:59 PM
43	another water feature? outdoor amphitheater for events?	12/19/2014 1:41 PM
44	A river "loop" running along the length of waterfront property with views of river.	12/19/2014 1:16 PM
45	lights	12/19/2014 12:54 PM
46	More lights for sports fields. Not limited to just baseball fields.	12/19/2014 12:50 PM
47	skatepark improvement	12/19/2014 12:46 PM
48	None These would entail more revenue, people are taxed enough in Wllsonville property taxes are through the roof.	12/19/2014 9:04 AM
49	Skateboard park. Concrete one.	12/18/2014 6:53 PM
50	Bike path leading across town	12/18/2014 6:41 PM
51	Baseball field with men's dimensions -- 90 ft. basepaths	12/18/2014 10:59 AM
52	backboard in tennis court so one player could hit the tennis ball to practice.	12/18/2014 10:49 AM
53	Turf soccer fields	12/18/2014 10:46 AM
54	We need multi use sports fields like for tournaments for lacrosse, football & soccer	12/18/2014 10:42 AM
55	Indoor tennis	12/18/2014 6:30 AM



56	Archery range	12/17/2014 8:36 PM
57	Replace the grass fields with turf and add lights for all the fields so they can be used year round and at night.	12/17/2014 1:56 PM
58	Skatepark	12/17/2014 1:11 PM
59	Nothing. Park is complete. Anything more would encourage more use and more crowding.	12/16/2014 6:07 PM
60	natural areas	12/15/2014 10:50 AM
61	An additional 4 courts would be very welcome. Demand is growing.	12/14/2014 8:44 PM
62	covered and/or indoor pickleball	12/14/2014 4:27 PM
63	Better lighting on pickle ballcourts/ benches	12/14/2014 2:46 PM
64	batting cage, covered pickleball, turf infields for baseball softball	12/14/2014 10:43 AM
65	more room for play	12/12/2014 3:16 PM
66	Concession stands and nets between baseball fields 1, 2 & 3	12/12/2014 2:38 PM
67	River Access for NON-Motorized water craft only.	12/12/2014 2:37 PM
68	Artificial Turf (Soccer, Lacrosse) too much mud!	12/12/2014 2:34 PM

**Q10 If investments were made to existing athletic fields and/or new fields were incorporated, would you prefer:**

Answered: 574 Skipped: 43



Answer Choices	Responses
A Combination of Artificial and Natural Turfgrass Surfacing	28.40% 163
I have no opinion	27.70% 159
Natural Turfgrass Surfacing	23.34% 134
Artificial Turfgrass Surfacing	20.56% 118
<b>Total</b>	<b>574</b>

## Q11 Do you have any additional comments?

Answered: 152 Skipped: 465

#	Responses	Date
1	More covered picnic area options with bbq feature. Clear signage for walking paths Availability of maps or a kiosk with a map posted for walkers and biking.	1/18/2015 4:05 PM
2	Leave the park alone for now, I dont know why any new improvements are required at this time the City doesnt keep the current park up as well as it should. Maybe wait until the next population milestone of the city if reached >25K and do something then. Dont just spend money on new stuff when you arent really keeping up the the current improvements as well as you should.	1/14/2015 2:13 PM
3	Softball is very important part of the adult community. The events, leagues, practices, etc. bring money to local business such as Lamb's Thrift way, Wankers, Ram, Oswego Grill, etc. I heard that soccer fields may be expanded and displace the softball fields and I believe that is a big mistake. There is a design that can increase soccer space while keeping the same amount of space for Softball and Baseball.	1/13/2015 4:40 PM
4	Turf on the infields for baseball would be a great idea	1/13/2015 6:59 AM
5	None	1/12/2015 4:22 PM
6	Concessions stands that could be operated by non-profit groups such as baseball and softball	1/12/2015 9:16 AM
7	I would like to see improvements to the baseball facilities, ie: overhead netting, concession area. I think this would increase Wilsonvilles ability to draw tournaments to the area which could increase revenue. Artificial turf would also make the fields more usable during our "rainy season"	1/12/2015 8:50 AM
8	Please keep it on the natural side. Wildlife have so few places to live. No big parking areas. No golf and no increase in ball fields. More natural planting and less manicured landscaping. Ball parks can be elsewhere, this is a special place with proximity to trees and river -- doesn't need to be Bullwinkle's Fun Center. Existing roads are fine, people can walk, it's good for us.	1/11/2015 3:05 PM
9	Replace red slide with something even better	1/10/2015 9:14 PM
10	Artificial turf fields are my highest priority	1/10/2015 8:03 PM
11	If you were going to build new fields, could we have some of the fields dedicated to baseball for younger kids have pitchers mounds?	1/9/2015 7:36 PM
12	Improve Wood, spend the money on fields there and at Lowrie instead of at Memorial.	1/9/2015 6:13 PM
13	A concession stand, batting cages and additional overhead nets for baseball/softball fields would be a nice addition to Memorial Park.	1/9/2015 6:01 PM
14	Addition of turf surface would be nice	1/9/2015 5:56 PM
15	Snack bar for sporting events.	1/9/2015 5:25 PM
16	a concession stand for sporting events would be great.	1/9/2015 5:19 PM
17	We need support youth sports more and allow them to have vending area and allow them to utilize turf fields in Oregon.	1/9/2015 4:55 PM
18	Turf infields and grass out fields would be a good solution to maintain grass outfields for soccer.	1/9/2015 4:26 PM

19	Great work. Options and ideas are well thought out. Thanks for doing this. It is very needed. Thoughts about options: I would like a long, mostly unpaved path through the park. I run, and I see many others. Soft surfaces are prized. Connecting existing paths seem... doable, at least. A 2+ mile loop (with shorter options) would be awesome. The river is a real prize. I love the option that has a 'beach'. It would be nice to have the dock incorporated. Emphasize the river. Although my son doesn't do skate/bmx, there is a real need to have those areas in this city. Long overdue. I see them on the plans, but separated. Might those be nested together, with a 'hangout' place between them. There is an irrational fear of teens in our society. What they need is to be together and be respected. We have the opportunity to do that here. Disk golf. Sure. Why not. Something for the 20/30 somethings. Take a look at Greenway Park in Beaverton. The disk golf is not a large 9-hole golf area, but incorporated along the path that wanders through the park. Bikers and runners and kids and families right next to the disk golfers.. Nice model. Bus stop by Murase entrance rather than Memorial entrance so that it is easy for folks to go to either/both. Great Job! Keep at it!	1/9/2015 9:08 AM
20	Better skatepark for the kids!	1/8/2015 4:51 PM
21	My family and all of my children have benefited from Memorial Park through use of the sports fields and the amenities. MP is a treasure for the citizens of Wilsonville.	1/8/2015 8:37 AM
22	We have extra space to make skate play are on the others park next to city hall,they say long time ago that they will build a skate park there but no plans yet :( .... We need a big skate park ... Many kids skate in town !!!! Bring the kids to the park again :)	1/8/2015 8:01 AM
23	Batting cages and concessions	1/7/2015 10:06 PM
24	I think it would be great for Wilsonville to have a public indoor or outdoor swimming pool.	1/7/2015 9:37 PM
25	Love the concerts in the park and that allows beverages to be consumed	1/7/2015 9:01 PM
26	Fishing access!!!!	1/7/2015 8:19 PM
27	It would be great to have a sports complex that would allow for softball tournaments for adults and children.	1/7/2015 8:06 PM
28	Artificial turf for softball or baseball, not for soccer.	1/7/2015 7:47 PM
29	no	1/7/2015 7:01 PM
30	The River is right there and such a shame that the park does not utilize that amazing opportunity, ie water access, views, trails, etc...much of the park is waterfront and you can't even see it/enjoy it...	1/7/2015 6:35 PM
31	I would love to see Wilsonville capitalize on the river more than it currently does. Living in Rivergreen neighborhood where we have a dock I know how special the river is to our community and not enough people have access to it! Paddleboat, kayak, paddleboard rentals would be a fantastic addition to our already great community.	1/7/2015 5:46 PM
32	Lots of our kids play sports and synthetic turf keeps things on schedule if there is bad weather.	1/7/2015 5:42 PM
33	More wilsonville city events held at Memorial Park and not at Town Center. Covered playgrounds so rainy days we can play!	1/7/2015 5:19 PM
34	This community needs more sports fields/complexes for the kids.	1/7/2015 4:51 PM
35	We need an indoor recreational area like a pool because most of the months are raining.	1/7/2015 4:49 PM
36	oh please keep those big trees!	1/6/2015 11:29 AM
37	Conceptual plan #3 places the court sports (including pickleball) closer to residential housing. This is a location that will cause conflict and should not be considered.	1/6/2015 10:09 AM
38	Natural turf is fine, yes we know the fields are sometimes so water soaked as to be unusable but we always manage a work around. Increase police patrols at night, limit use after dusk, periodically sweep the forest for transits, vagrants, bums, illegal campers. Make the trails more safe for our kids, wife's, walkers & joggers.	1/4/2015 12:53 PM
39	A little beach for kids to play would be awesome!	1/3/2015 7:36 PM
40	Lights for the soccer fields so that they are better utilized in the winter months when it gets darker earlier. If grass fields are to be developed make sure adequate DRAINAGE is addressed so that the fields are able to be used in the winter months with minimal damage to the turf.	1/3/2015 3:05 PM
41	My business is a disc golf supporter, and have sponsored tournaments. We would love to have a park here in Wilsonville to have a "home field" and bring more customers to all local businesses.	12/30/2014 6:13 PM



42	Please don't pave over what it there with more courts, parking ect. The park is just right now. Also, please don't add add lame sculptures like they do downtown. Some of the soft trails back in the woods could be kept up better. They get very muddy.	12/30/2014 5:40 PM
43	how about a swimming pool.	12/29/2014 1:10 PM
44	I coach youth soccer, and by the end of the season, it's pretty muddy. I enjoy playing on grass, so I definitely don't want the grass fields to all be turf, but if there's a way to get better drainage, that would be wonderful. It's tough, though, I know. Also, my family loves disc golf - we play 6-10 times per year and find ourselves driving to Champoeg, Fanno Creek, Pier Park, Herbert Hoover, or Milo McGiver parks to play. I'd love to have a 9-hole course at Memorial Park. It's a beautiful park! You have done a wonderful job to provide a variety of activities for people - we certainly use many of them!	12/29/2014 11:40 AM
45	Please add a Discgolf course to this Park, for information or help contact stumptowndiscgolf.org	12/28/2014 8:04 PM
46	adult baseball fields with lights 90 foot bases	12/28/2014 5:25 PM
47	Concession stand needed for sports events.	12/28/2014 12:20 PM
48	I'd like a walking/jogging path (paved or gravel) around the main park separate from the lanes for cars. Especially from the main entrance to the dog park. Sign(s) are needed in Murase Plaza pointing out the path connecting it to the main park. A sign is needed on Memorial Drive that clarifies which entrance accesses the dog park.	12/27/2014 2:55 PM
49	Cover the pickleball area. We get a lot of rain!	12/27/2014 1:47 PM
50	Indoor or covered/sheltered Pickleball courts to facilitate year-round play.	12/26/2014 11:04 PM
51	Having more access where you can see the river would be nice. But I love the trails and especially the unpaved trails through the forested part of the park.	12/26/2014 10:54 PM
52	Thank you for considering the support for the fastest growing sport in North America ( Pickleball ) it will only continue to grow and become a must have option for the local community of all ages.	12/26/2014 3:23 PM
53	Pickleball is the fastest growing sport in America, so I've heard. A few covered courts would be great!	12/26/2014 9:45 AM
54	Memorial Park is one of the best things about living in Wilsonville	12/26/2014 8:18 AM
55	The park is perfect as it is - adding a boat ramp/river access would be a mistake and detract from the character/tranquility of the park setting	12/25/2014 4:03 PM
56	Highest priority: Soccer on turf during rainy season.	12/25/2014 11:25 AM
57	The current off-leash dog park is barely large enough for busy times - could it be expanded to the east? Alternatively, having a second off-leash park in that area would permit rotating the usage - ie. allowing one park to recover with re-grading and seeding a couple times a year. The off-leash park is a wonderful resource that is heavily used. Thank you.	12/24/2014 4:55 PM
58	Should be set up with amenities for baseball and softball tournaments,such as concessions and scoreboards.	12/24/2014 4:20 PM
59	more lights are needed on the fields	12/24/2014 8:03 AM
60	Pickleball is the main interest of myself and my husband. The open times are when we participate. Expanding the times and increasing the amount of courts would be our preference.	12/23/2014 9:59 AM
61	would LOVE artificial turf as long as it's not the newer version of recycled tires that has shown to have caused 36 cases of blood born cancers...34 of which are goalies. Don't laugh this off...do the research.	12/22/2014 8:32 PM
62	We use the park weekly during good weather, less often during rainy seasons. It is great to have athletic practices and games there.	12/22/2014 3:48 PM
63	What is the impetuous for these proposed changes? I don't see the need for any of it, even with our expanding population. The passive use and soft trails areas of the park are a valuable resource. I have been investing time with Friends of Trees on planting a pollinator hedgerow in the riparian area close to the Community Garden which seems to be a symbiotic benefit. I do not want to see a lot of development in the east park area or greatly increased parking; the soft trails in this area are used by runners, hikers and dog-walkers and provide a valuable resource in a central location. Parking and hard trails or 'active' sports areas in the east park location would be damaging and take away a major attraction of the passive use. The forested area adjacent to the waterfront between the river and forest shelters has some old-growth trees and the woodland has also been under restoration by volunteer efforts; clearing trees in this area would be objectionable and counter-productive, reducing multiple benefits of the valuable natural area and the ecosystem within it.	12/22/2014 3:18 PM

64	Yes, I have lived in Wilsonville for over 35 years and walk in the park daily. I have watched it grow and change, most for the positive. Memorial Park is one of the most wonderful mixed use parks in the metro area. There are activities to accommodate all citizens, often those from other areas. The ball parks especially are used primarily by teams outside Wilsonville, therefore we really don't need more. It has been carefully developed to provide wonderful activities for all without adversely affecting the wildlife habitat in the area. I see deer in the park regularly and deer beds are spotted throughout the passive area of the park. Due to the huge increase of commercial and residential development, there is less and less area for wildlife, if anything they need more areas like memorial park. It has always been the view of the city and its citizens, wildlife is of primary importance. We have several new parks in the city that could provide more ball fields, skate park, courts ect., if needed. Much money and time has been spent planning Memorial Park carefully for everyone and I think the plan is working. I run into people all the time that say "what a wonderful park your city has, there are not many like it". Why ruin something for a few when it is now working for so many? Leslie Hildum Wilsonville	12/22/2014 1:29 PM
65	Thank you for your work on this.	12/22/2014 1:12 PM
66	It would be nice to have a concession stand that the sports teams could use during tournaments. It would also be nice to have covered dugouts for Baseball.	12/22/2014 10:56 AM
67	Do not make expansions that effect Rose Lane and Montgomery Way. Increased trails and community gardens in this area would be fine. Do something about the owners who think they can walk their dogs any where off lease.	12/22/2014 8:12 AM
68	The river and all of its glory is an extremely under-utilized asset of the City. Even when you walk in the trails, the foliage covers the river so much you can barely see it.	12/22/2014 7:48 AM
69	I would like to see some concern for proximity of Rose Lane residents -we have had people in our yard, on our deck, running in our lower creek area, walking in from park side to lunch in our front yard, and on our dock. I see you have noted neighborhoods on the other side of the park but not this side? We deserve to have our privacy and safety addressed too. With the addition of Villebois etc there are plenty of areas for "activities" but very little left truly natural along the river area--the eagles have just started back to our area again. I beleive keeping an area "in town" along the river where people might see them is crucial, and there are an amazing amount of people that simply walk or run daily thru this area, next to us in the lower tree'd portion of the park.Please once again consider an Arboretum and natural use of this area, there are none left and so accessible to the many people who simply want a quiet run or walk. Please consider Option 1 with some modifications for privacy for "edge of park" dwellers. Pics of eagles in yard available. Thank you	12/22/2014 7:29 AM
70	Increased lighting at ball field areas especially soccer fields	12/21/2014 4:58 PM
71	We do not wish to see any additional parking added to this park. We want to preserve the natural ambiance that this sensitive ecosystem area deserves. If we keep paving paradise it won't be worth walking to. Keep the balance.	12/21/2014 1:54 PM
72	These are wonderful parks that I use daily rain or shine! Thank you for keeping them safe, up and running and looking so beautiful!	12/21/2014 8:32 AM
73	better baseball and softball facilities. Such as covered dougouts for some of the fields, baseball mounds for tournament regulations, better grass maintenance, homeruns fences if feasible for certain fields, why not a hitting / batting center ? ect ect.....our baseball / softball resources in Wilsonville are kind of weak in my opinion.	12/20/2014 9:43 PM
74	Not sure if the river is too fast near the park, but it would be nice to have a swimming area.	12/20/2014 12:54 PM
75	Water acess and use as a swimming area would be excellent.	12/20/2014 12:11 PM
76	Beautiful Park! We are lucky to have it in Wilsonville!	12/20/2014 9:00 AM
77	More covered shelters near sports area would be a great addition as well.	12/20/2014 7:15 AM
78	Keep the park green. Leave trees and green spaces for nature walks and animals. Quit cutting down trees!!! We have plenty of fields, playground equipment and skateboard areas.	12/20/2014 7:02 AM
79	Please invest in artificial turf as the community and neighboring communities will continue to enjoy the great town of Wilsonville.	12/20/2014 5:22 AM
80	Indoor areas to be used during winter/ Indoor pool	12/19/2014 8:44 PM
81	I appreciate the city making this investment. I really think we need artificial fields so our kids' practices and games will get cancelled less.	12/19/2014 7:59 PM
82	Large interactive zen garden	12/19/2014 7:49 PM

83	The addition of at least one artificial turf soccer field is long overdue. You can't do without in this climate and with such a large soccer community.	12/19/2014 7:03 PM
84	More parking and more fields.	12/19/2014 5:36 PM
85	I would like to have lights available for all of the sports fields.	12/19/2014 3:09 PM
86	More lights on soccer field; add a swim pool	12/19/2014 3:08 PM
87	I hope that a great majority of the park is left with unpaved trails and in its natural state.	12/19/2014 3:05 PM
88	I don't want anymore ball fields. Preserve natural habitat. Forest has been degraded because there is ivy and the lack of second story plants.	12/19/2014 2:51 PM
89	No.	12/19/2014 2:50 PM
90	Please keep the turf natural. I've been reading information about artificial turf that scares me. Let's keep our kids on grass and dirt as long as possible. Thank you!!	12/19/2014 2:45 PM
91	The plan that makes a grouping of 4 ball fields is a waste of money. It means moving many of the current play areas, courts, and even some of the parking lot. Use the plan that improves the ball field next to the parking lot. That still gives you 4 fields.	12/19/2014 2:44 PM
92	Nice job upgrading the parking lot. However, the grass fields become too soggy in the rainy season season, so it would be great if you invested in a drainage system, so soccer and other sports can be played. Thank you!!!!	12/19/2014 2:37 PM
93	No	12/19/2014 2:32 PM
94	Please no artificial turf. Natural grass is best! <a href="http://www.nbcnews.com/news/investigations/how-safe-artificial-turf-your-child-plays-n220166">http://www.nbcnews.com/news/investigations/how-safe-artificial-turf-your-child-plays-n220166</a>	12/19/2014 2:01 PM
95	Thank you so much for working with the community on this! It is so wonderful to be able to give an opinion!	12/19/2014 1:42 PM
96	The kids need a covered skatepark especially in the fall/winter months	12/19/2014 12:55 PM
97	Soccer is a growing sport and although there is current space, the natural turf drainage is poor and the fields become swampy. Evening us in the Fall is poor due to current lack of adequate lighting. Artificial turf fields would make the sports fields more desirable and attract more usage and tournaments.	12/19/2014 12:53 PM
98	The Park needs to be redesigned to better manage the space. There is too much area that is not utilized at all. Ball parks need to be clustered and confined better, soccer/lacross fields need to be separate from baseball diamonds	12/19/2014 12:48 PM
99	If fields are left as natural turf better drainage needs to be done so the fields are playable for soccer into the fall season	12/19/2014 12:46 PM
100	These questions are slanted to provide what your looking for which is more revenue to build more unnecessary stuff. The people that live here cannot afford a penny more property tax or we could stand to loose our homes. Lets take care of what we have and make it better first and foremost. And for heavens sakes do not put in a pool in Wilsonville it would be insane. NO pools have ever paid for themselves just look around we have pools in every community in Wilsonville now plus work out rooms and all the neighboring Cities do as well so not sure who would want to join.	12/19/2014 9:09 AM
101	I would like to see a way to 1) Attract tourism and recreation down by the River 2) Preserve as much natural habitat and wildlife for those of us who love to hike around the Park.	12/19/2014 8:52 AM
102	Gosh, I wish Wilsonville had a community outdoor (and indoor) pool!	12/19/2014 8:10 AM
103	I would play disc golf all the time!	12/19/2014 6:14 AM
104	Even though I would never use it, i think we need to build a world class skate park on th lot across the street from city hall. I cannot think of anything that could be done to improve Memorial park. It is one of the nicest and most multifunctional parks in the metro area	12/18/2014 10:57 PM
105	It's a great park, but really lacking in access to the river. It almost feels like you are not suppose to go down that trail. I've talked to people who didnt know you could get to the river. The parking is okay. Little tough when backing out to see clearly around you which is essential because of children.	12/18/2014 10:35 PM
106	Wonderful amenity for Wilsonville with a great variety of activities to accommodate all ages!	12/18/2014 9:53 PM
107	A disc golf course would be a fabulous addition to this awesome park! Please make it happen!!	12/18/2014 7:16 PM

108	The playground is especially important to us - equipment that will push our children to use gross motor skills and that won't coddle them.	12/18/2014 5:47 PM
109	Would love to see improvements to the dog park area (more shade). Would also love to see a volleyball court installed!	12/18/2014 3:42 PM
110	The new plan should consider the possibility of the French Prairie Bridge spanning the river from Charbonneau to Memorial Park.	12/18/2014 1:47 PM
111	While water access is important, keeping the area around the river shelter the same should be highly considered. I don't like the idea of adding paved trails or roads in that area that would break up the natural area and grassy area around the river shelter. A paved path between the maintenance barn and Boozier barn should be a priority as this is the lowest slope from upper to lower portions of the park.	12/18/2014 11:23 AM
112	Please do not put in any turf fields! There are enough of them already at the high school. Baseball and soccer are so much better played on REAL grass.	12/18/2014 11:00 AM
113	Would most like to see a community aquatic center in the area.	12/18/2014 10:55 AM
114	keep the east side passive	12/18/2014 10:50 AM
115	Would be nice to see a tennis court or two be put in closer to Villebois community. Also I think wilsonville is missing the boat by not putting in a sports complex. Major business for local store and city.	12/18/2014 10:49 AM
116	With all the new construction and younger filies like ours, it would be nice if we had a multi-use sports fields so we didn't have to drive so far away to play games.	12/18/2014 10:44 AM
117	Add covered sports fields for more year round use but less expensive than full indoor facility.	12/18/2014 10:25 AM
118	The park needs to be safer for our children especially around the water feature near the road.	12/18/2014 9:07 AM
119	Develop that dark forested area by opening it up and expanding the one lane road to get down there.	12/18/2014 1:38 AM
120	I would love to see the skate park removed, it seems to cause trouble.	12/17/2014 8:35 PM
121	Nice Park. I like it.	12/17/2014 8:18 PM
122	My family really enjoys Memorial Park!	12/17/2014 6:03 PM
123	An improvement to the skatepark would also be something we would like to see so that scooters could more easily be utilized.	12/17/2014 4:33 PM
124	thank you!	12/17/2014 3:58 PM
125	Living in Day Dream Ranch the night lights when games are on blast through our windows. It would be nice to add some trees along the edge of both developments to help buffer the lights and increased traffic	12/17/2014 3:35 PM
126	I have to take my kids to Tualatin and Lake Oswego so they can practice soccer at night (after dark) and during the rainy season (October to May) when grass fields are often too wet to play on.	12/17/2014 1:58 PM
127	Build a new skatepark	12/17/2014 1:12 PM
128	I love this park! Keep the balance between active and passive uses. Need more parking and better fields, artificial turf. Would like to have vistas of the river. Keep the natural trails along the river, keep the natural beauty of this amazing asset! It makes Wilsonville very special.	12/17/2014 11:02 AM
129	Covered Pickleball courts are an excellent idea.	12/16/2014 7:23 PM
130	please no additional traffic on Rose Ln.	12/16/2014 6:06 PM
131	Memorial Park is a nice city asset. We need to continue to improve and update.	12/16/2014 6:03 PM
132	no parking off of rose ln.	12/16/2014 6:00 PM
133	no	12/16/2014 5:35 PM
134	I would like to see indoor or covered pickleball courts.	12/16/2014 4:38 PM
135	Permanent concession stand added in between baseball fields. Better dugouts for baseball fields. Better river access. Develop areas around dog park, river access, trails, picnic areas.	12/16/2014 12:02 PM
136	I have relatives in Willsonville and recently came to check out your PB courts. I was very impressed and liked your Open Play Protocols.	12/15/2014 10:21 PM



137	More pickleball.	12/15/2014 4:32 PM
138	how about 9 holes and 18 holes for beginners and pro DISC GOLF	12/15/2014 11:05 AM
139	i believe there is enough access that can be managed by police etc to water areas, I believe natural areas are quickly being lost in our area, and there are plenty of opportunities for heavy people use activities away from the natural area of memorial park. It is insane to think that boating and paddling would not become a huge issue for neighbors and our scanty police protection.	12/15/2014 10:54 AM
140	River Shelter area - water drainage, water faucet control, barrier to housing area (replace vegetation removed when built)	12/15/2014 9:10 AM
141	Thank you for the designated Pickleball courts! We are seeing steady use and growth.	12/15/2014 6:46 AM
142	Pickleball will draw from all over the County	12/15/2014 6:46 AM
143	We love walking around the paths in the park. The blackberries in the fall are delicious and we love the volcano! RIP Volcano. The park has huge potential with the river right there. I'd go for more the Cook Park in Tualatin style than the Willamette Park in West Linn style: there are plenty of motorboat ramps in the area. It would be nice to have easy canoe and kayak put-ins to the river.	12/14/2014 8:57 PM
144	Please keep the park grass. There is nothing better than going to the park and playing on fresh grass.	12/14/2014 8:56 PM
145	Wilsonville Memorial Park is a secret, all too well kept. Need massive art festival, public events to attract people from ALL surrounding / Portland-Vancouver, Woodburn, Salem communities.	12/14/2014 4:32 PM
146	Indoor pickleball courts also for year round play	12/14/2014 3:34 PM
147	Glad you support pickle ball and wish there were enough courts for a tournament. Line tennis courts for PB good start.	12/14/2014 2:47 PM
148	I've learned to play pickleball as a result of new courts and city equipment. It's great.	12/14/2014 10:14 AM
149	Adding more Pickleball courts would help to further the growth of the sport in the Willamette valley region. Area players really enjoy playing on our existing courts.	12/14/2014 10:06 AM
150	no opinion on the turf because most cost effective was not an option. whichever is the least expensive over the long term (not just installation costs) AND functions as well	12/12/2014 4:05 PM
151	Parking is horrible! It looks really nice but it seems to have decreased the overall amount of parking. It would be great to be able to have full sports tournaments at the park, but the parking is insufficient. It would be nice to have concession building put in by baseball fields and improve the quality of the restroom facilities. It would be great to have nets installed between baseball fields 1, 2 & 3. Sherwood-Hopkins elementary sports fields has those and it saves a lot of spectators from getting injured. North Clackamas Sports park has sun shades above the dug outs and the spectator stands and also has nets.	12/12/2014 2:43 PM
152	If River Access is considered - ie; boat launch, i would like to see it restricted to non-motorized craft only. this will help keep park users safe from traffic with large boats the park will still maintain a quiet atmosphere. There are enough other boat launches for motorized watercraft	12/12/2014 2:39 PM

**Q12 Enter your contact information below if you would like to get updates on the Memorial Park Master Plan.**

Answered: 176 Skipped: 441

Answer Choices	Responses	
Name	97.16%	171
Company	20.45%	36
Address	84.09%	148
Address 2	0.00%	0
City/Town	89.20%	157
State/Province	89.77%	158
ZIP/Postal Code	89.77%	158
Country	0.00%	0
Email Address	93.75%	165
Phone Number	0.00%	0

#	Name	Date
1	Steve Lemke	1/18/2015 9:08 PM
2	Craig Morrison	1/16/2015 2:30 PM
3	patty gohier	1/14/2015 9:51 PM
4	Andrea Lindsey	1/13/2015 7:43 PM
5	Aaron Slindee	1/13/2015 4:40 PM
6	Dart Family	1/13/2015 6:59 AM
7	Ken Carpenter	1/12/2015 4:22 PM
8	Jennifer Gutridge	1/12/2015 3:46 PM
9	Matt	1/12/2015 10:40 AM
10	Sara Soderlund	1/12/2015 8:50 AM
11	Matt Overholt	1/10/2015 9:07 AM
12	Megan Muth-Larson	1/9/2015 10:12 PM
13	Laura Ling	1/9/2015 5:50 PM
14	alicia dart	1/9/2015 5:19 PM
15	John Santiago	1/9/2015 4:26 PM
16	Jessica Rand	1/9/2015 1:06 PM
17	Jonelle Marquis	1/8/2015 1:29 PM
18	Bill	1/8/2015 12:44 PM

19	Ron	1/8/2015 11:49 AM
20	Angela Beckley	1/8/2015 9:38 AM
21	Natasha Haas-Williams	1/8/2015 8:46 AM
22	Gayland Forsberg	1/8/2015 8:37 AM
23	Tiffany Hurst	1/8/2015 8:34 AM
24	Dana ramsey	1/8/2015 8:26 AM
25	Sabina	1/8/2015 8:01 AM
26	Tony Ruvalcaba	1/8/2015 7:48 AM
27	Kevin Alford	1/8/2015 4:46 AM
28	Bryn Card	1/7/2015 10:55 PM
29	Wendy Collett	1/7/2015 9:28 PM
30	Molly burhop	1/7/2015 8:59 PM
31	Terry Hutchinson	1/7/2015 8:19 PM
32	Tom Aichele	1/7/2015 8:06 PM
33	Brenda Lee	1/7/2015 7:20 PM
34	Jeremy Doblle	1/7/2015 7:03 PM
35	Donna Parry	1/7/2015 6:35 PM
36	Mychelle Ashlock	1/7/2015 6:34 PM
37	Danyle Nguyen	1/7/2015 6:26 PM
38	Cameron Eby	1/7/2015 6:20 PM
39	Stacy Brittle	1/7/2015 5:58 PM
40	Timothy Clancy	1/7/2015 5:53 PM
41	Andrea Lowery	1/7/2015 5:46 PM
42	Mark Hansen	1/7/2015 5:42 PM
43	Jill	1/7/2015 5:36 PM
44	Scott Warrell	1/7/2015 5:23 PM
45	cathie	1/7/2015 5:22 PM
46	Lisa Krecklow	1/7/2015 4:58 PM
47	Veronica Gillas	1/7/2015 4:57 PM
48	Joe	1/7/2015 4:52 PM
49	Dean Downs	1/6/2015 5:10 PM
50	Angela Lazarean	1/5/2015 4:13 PM
51	Mike Nichols	1/5/2015 10:55 AM
52	Joy stahl	1/4/2015 8:55 AM
53	Blair Jensen	1/3/2015 3:02 PM
54	Joel & Melitsa McBride	12/31/2014 8:55 PM
55	Jessica Budeau	12/31/2014 11:47 AM
56	Dave McCormick	12/31/2014 7:48 AM

57	anthony kraft	12/30/2014 8:57 PM
58	Erin Telles	12/30/2014 6:13 PM
59	Jared Jensen	12/29/2014 11:40 AM
60	Josh Dearing	12/28/2014 8:04 PM
61	d wangenheim	12/28/2014 5:25 PM
62	Rob Bynum	12/26/2014 10:54 PM
63	SHELLEY ALSDORF	12/26/2014 6:28 PM
64	Caryl Thomas	12/26/2014 4:39 PM
65	Ashley	12/26/2014 3:47 PM
66	Tony Tollenaar	12/26/2014 3:23 PM
67	Roger McClurg	12/24/2014 4:55 PM
68	Ron Heberlein	12/24/2014 11:15 AM
69	Linda Gregg	12/23/2014 1:51 PM
70	Josh Ring	12/22/2014 9:34 PM
71	Michele Dempsey	12/22/2014 3:24 PM
72	Simon Springall	12/22/2014 3:18 PM
73	Leslie Hildum	12/22/2014 1:29 PM
74	Dennis Burke	12/22/2014 1:12 PM
75	Kristen Keswick	12/22/2014 10:56 AM
76	Kaylyn Martinez	12/22/2014 9:20 AM
77	Betsy Ann Yacob	12/22/2014 8:12 AM
78	Fred Robinson	12/22/2014 8:07 AM
79	Bonnie Dennis	12/22/2014 7:48 AM
80	Lissa Davis	12/22/2014 7:29 AM
81	Cynthia Kresge	12/21/2014 1:54 PM
82	Dorothy	12/21/2014 8:32 AM
83	Mark Kochanowski	12/20/2014 9:43 PM
84	Paul Wells	12/20/2014 12:29 PM
85	Carrie Roelofs	12/20/2014 9:00 AM
86	Cadence Fee	12/20/2014 7:15 AM
87	Bill Gagnier	12/20/2014 7:02 AM
88	James Crane	12/20/2014 5:22 AM
89	David Brogren	12/19/2014 10:58 PM
90	Bridget Miller	12/19/2014 7:59 PM
91	Martin glastra van loon	12/19/2014 7:03 PM
92	Grady Nelson	12/19/2014 5:36 PM
93	Candace Riggs	12/19/2014 3:25 PM
94	Ludwig Kaftan	12/19/2014 3:09 PM



95	Lisa Brice	12/19/2014 2:51 PM
96	Juliana	12/19/2014 2:45 PM
97	Jim Fitch	12/19/2014 2:09 PM
98	Josh Dalglish	12/19/2014 1:38 PM
99	Olivia	12/19/2014 1:33 PM
100	Mike Berry	12/19/2014 1:20 PM
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## Memorial Park Master Plan Update

Wilsonville Parks and Recreation Department

MARCH 2015



# Acknowledgments

## Wilsonville Parks and Recreation Department

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I. EXECUTIVE  
SUMMARY

## EXECUTIVE SUMMARY

Located in the heart of Wilsonville, Oregon Memorial Park has been a significant community resource for its citizens for decades. Often referred to as Wilsonville's jewel, the 126 acre Regional Park is bordered by Wilsonville Road, Memorial Drive and the Willamette River. Generations of residents have enjoyed the wide variety of active, passive, programed and non-programed recreational experiences the park has to offer. The park also provides distinctive natural resources including its riparian forest along the Willamette River and Boeckman Creek, open meadows and forested hillsides. These resources play an important role in shaping the park's character and providing important wildlife corridors. Community involvement was integral to the planning process, including a City wide survey, stakeholder meetings, website communications and a three part series of public open houses that provided neighbors and citizens an active role in planning for the parks future. Critical to the community was balancing passive and active uses with protection and enhancement of the parks natural areas. This integral public involvement process produced a plan that was derived directly from the community and enhances the quality of the park to be enjoyed for generations to come.

The Master Plan for Memorial Park consists of a mixture of improvements to existing facilities and development of new elements reflecting current demand and anticipating future community recreational needs. Elements of the Master Plan as identified by the community include; improvements to Murase Plaza, upgraded sports fields, additional and improved picnic facilities, improvements to vehicular, pedestrian and bicycle access, new parking areas, disc golf, relocation of the off leash area, restoration of natural areas and providing improved connections to the Willamette River. All of these modifications have been strategically located to preserve and enhance the natural features of the park and to minimize impacts to adjoining neighborhoods.

The proposed Master Plan is a strategic balance of improvements to help guide future development of the popular park, ensuring Memorial Park will continue being a landmark destination within the community of Wilsonville.





Figure 1 - Proposed Master Plan