

# MELDRUM BAR PARK SITE PLAN UPDATE

Prepared for  
The City of Gladstone

October 2022





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# SECTION 1

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## Introduction

### 1.1 Project Background & Purpose

Meldrum Bar Park is the City of Gladstone’s largest and most popular park. In 2017, the City of Gladstone developed a Citywide Parks Master Plan to manage the growth of the City’s park system. This strategic plan recommended the development of an updated site plan for Meldrum Bar Park to determine the park’s future and build-out of improvements. The City of Gladstone hired Environmental Science Associates (ESA) to develop a Site Plan Update for the park and solicit feedback from the community.

The purpose of this Site Plan Update is to explore ways to improve the park for all users and ensure that it supports a vibrant and sustainable future. The plan identifies thoughtful improvements to the existing park that will honor the current uses of the park while adding recreation value. It is a framework to guide the preparation of detailed design documents for future improvements of the park.

### 1.2 Planning Process

The planning process builds on the foundation of the Citywide Parks Master Plan and was a collaboration between the City of Gladstone, community members, and stakeholder groups. The process involved an analysis of the existing condition of the park, community outreach and engagement, followed by the development of Preliminary Design Concepts and a Preferred Conceptual Site Plan. The planning process was conducted over the course of 10 months in 2021 and 2022.

### 1.3 Project Goals

Meldrum Bar Park will benefit from strategic improvements to better serve the community. This planning effort builds on goals and opportunities identified in the Citywide Parks Master Plan. The key goals of the Meldrum Bar Park Site Plan Update are to provide:

- Americans with Disabilities Act (ADA) Accessible routes to amenities throughout the park.
- Additional pedestrian and bicycle routes and connections.
- Access to the riverfront while protecting habitat.
- Clearly defined parking areas throughout the park.
- Improvements to the recreation value and habitat value of the park.

# SECTION 2

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## Site Analysis

### 2.1 Existing Conditions and Inventory

Meldrum Bar Park is located on the banks of the Willamette River and offers an array of popular amenities that draw patrons from both the City and the region at large. Recreational access to the Willamette River extends from the popular boat ramp upstream to Dahl Beach Park and the confluence of the Clackamas River and Willamette River. Roughly half of the 85.4-acre park is natural vegetation, which includes the cottonwood grove, native garden area, the Rinearson Natural Area, and riparian areas along the riverfront.

The three most popular uses of the park include the boat ramp and parking, the extensive community garden, and the programmed sports fields. Other uses include a Radio Controlled Car (RC) car track, BMX track, staging/stockpile area, enjoying the riverfront, fishing from the banks, walking trails, bicycling, jogging, and a playground. The Existing Conditions depicted in Appendix A provide an overview of park amenities and locations, which include:

- Playground
- Baseball Fields (2) and Softball Fields (3) with Bleachers and Dugouts
- Soccer Fields
- Paved Paths (1.25 miles)
- Native Habitat Nature Trail
- Picnic Shelter
- Picnic Tables
- Benches
- RC Track
- BMX Course
- Community Garden (5 acres, 134 lots)
- Open Lawn
- Riverfront Fishing Access
- Boat Launch and Floating Dock
- Entry Sign
- Restrooms (2 structures, 4 total stalls)
- Portable Restrooms (1)
- Trash Receptacles
- Dog Waste Station
- Drinking Fountains
- Staging/stockpile Area for Storage and Overflow Parking (Compost, Crushed Rock, etc.)
- Formalized Parking Areas that Provide:
  - 154 Standard Parking Spaces
  - 5 ADA Accessible Parking Spaces
  - 35 Trailer Parking Spaces
  - 1 ADA Trailer Parking Spaces

The main entrance is located at Meldrum Bar Park Road. The City has installed a parking fee station here for non-residents to help pay for park maintenance and improvements. This entrance can back-up with traffic as patrons line up to use the pay station during peak hours. Gladstone

residents and annual passholders, who are exempt from the parking fee, are stuck waiting in this line.

Two additional pedestrian entrances are located at the Jensen Road bike path and Dahl Beach Park via a trail connection at an apartment complex. Chained bollards at the Jensen Road entrance restrict vehicle access, but no signage announces it as a park entrance for pedestrians and cyclists.

Pedestrian paths are located around the sports fields and through a portion of the cottonwood grove. Portions of the paths are upheaving and have trip hazards or slopes that do not meet ADA accessibility standards. These paths are also segmented and terminate at roadways with no crosswalks or sidewalk connections. Pedestrians often use the shoulders of roads to move throughout the park.

The 12-acre sports field area includes baseball, softball and soccer fields. The baseball and softball fields are lawn with clay infields and simple chain-link fence backstops. Spectator bleachers are provided but the fields lack player dugouts, adequately sized backstops and foul ball fencing. The soccer fields share space and overlap with the baseball outfields. No ADA accessible paths connect the parking areas to the sports fields.

The playground is in a central location and works well adjacent to parking, picnic tables, restrooms, and the sports fields. However, the play equipment and surfacing are good candidates for replacement and modernization. Improvements to the play area would improve safety, ADA access, and most importantly, make it even more fun for kids.



The existing playground and picnic area

A staging/stockpile area is located along Meldrum Bar Park Road. The gravel area is occasionally used to store equipment for City projects and as overflow parking during sporting events. There are currently no recreational activities in this 2.5-acre open area of the park.

## 2.2 Zoning

Meldrum Bar Park is located in the City of Gladstone. Most of the park is zoned as Open Space (OS), with the exception of a small parcel at the Meldrum Bar Park Road entrance that is zoned as Multi-family Residential (MR). The City will need to consider re-zoning this parcel as OS to allow for future park development in the parcel.

## 2.3 Constraints and Regulatory Overlays

Meldrum Bar Park is located along the Willamette River, which comes with certain local, state, and federal regulatory overlays. The park also contains large portions of native riparian vegetation, which is an important habitat feature along the river supporting wildlife and clean

water. The Constraints shown in Appendix A depict areas of the park with specific regulatory overlays that were considered during the planning and design process.

### **2.3.1 Flood Management Area**

Most of the park is located within flood management area as described in Gladstone Municipal Code 17.29. This area includes the Federal Emergency Management Agency (FEMA) 100-year floodplain, the extents of the 1996 flood, and the floodways of the Willamette and Clackamas rivers. These areas are subject to periodic flooding. Development opportunities are restricted and must be reviewed by local and federal authorities.

### **2.3.2 Floodways**

Floodways are a component of the larger Flood Management Area District described in Gladstone Municipal Code 17.29. They protect the river's ability to convey floodwaters downstream. Development in the floodway is restricted and requires hydrologic modeling to fully understand potential impacts on river flows.

### **2.3.3 Willamette River Greenway**

The Willamette River Greenway helps protect the functions and values of the Willamette River corridor, as described in Gladstone Municipal Code 17.28. Development in this area must comply with standards to protect, maintain, preserve, or enhance the natural, scenic, historic, and recreational qualities of the greenway.

### **2.3.4 Wetlands**

Wetlands are important habitat and water quality features. They are protected by local, state, and federal regulations. Development impacts on wetlands should be avoided or minimized, and any unavoidable impacts must be mitigated with approval from reviewing agencies.

### **2.3.5 Water Quality Resource Areas**

The Water Quality Resource Areas protect wetlands, rivers, and streams by providing a vegetated buffer around the water resources to protect water quality. Development in these areas is restricted and guided by Gladstone Municipal Code 17.27.

### 2.3.6 Habitat Conservation Areas

The Habitat Conservation Areas (HCA) protect wildlife habitat, and development restrictions are guided by Gladstone Municipal Code 17.25. Natural areas within Meldrum Bar Park are characterized as High-Value Habitat Conservation Areas, while the open recreation areas in the park are generally classified as Moderate-Value Habitat Conservation Areas. Habitat mitigation for new development may be required, depending on how much impact is occurring and what zone it is occurring in.



An existing paved path provides access to a cottonwood forest.

## 2.4 Opportunities

Meldrum Bar Park is a well-established park but offers opportunities to enhance recreational uses and to provide better access for visitors. ESA reviewed the opportunities identified in the 2017 Citywide Parks Master Plan and performed a site analysis to identify additional opportunities. These opportunities, as shown in Appendix A, include:

- Provide ADA access to key recreation amenities.
- Add and enhance pedestrian and bicycle routes and connections, both at a regional scale and within the park itself.
- Provide access to the riverfront while protecting habitat.
- Provide clearly defined parking areas throughout the park. Parking is abundant, but many areas could be better defined for safety and efficiency.
- Re-envision the staging/stockpile area to provide recreation value to the park.
- Provide better signage at entrance locations, specifically the Jensen Road bike and pedestrian entrance.
- Consider relocating the RC car track and BMX track away from High Value Habitat Conservation Areas.
- Update the playground with new equipment that meets modern safety and accessibility standards, and provides additional play value that children of all ages can enjoy.

## SECTION 3

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# Community Engagement

### 3.1 Engagement Process

The public engagement process shaped the outcome of the Preferred Conceptual Site Plan. The community has enjoyed the park for many generations, and it was essential to hear their voices at every step of the process. The community engagement process included the following:

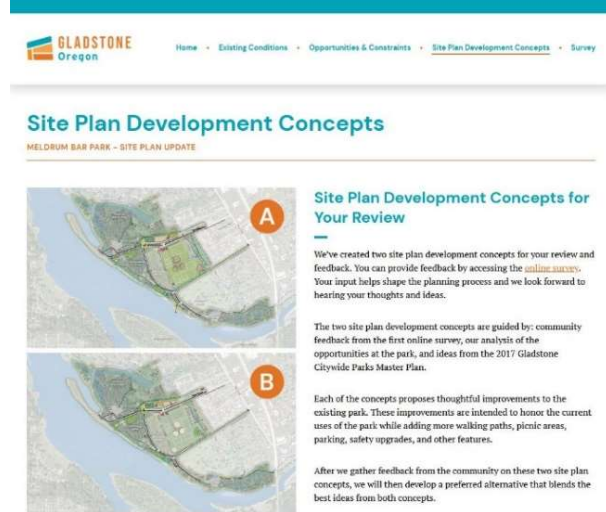
- Park Website Development – November 2021.
- Stakeholder Interview: Gladstone Community Garden Association – December 2021.
- Stakeholder Interview: Youth Sports Associations Stakeholder Interview – December 2021.
- Public Survey #1 – November 2021 through February 2022.
- Parks Board Meeting to review Survey #1 results and Preliminary Design Concepts – March 2022.
- Public Survey #2 – April 2022 through May 2022.
- Parks Board Meeting to review Survey #2 results and Preferred Conceptual Site Plan – July 2022.
- City Council Approval – August 2022.

### 3.2 Park Website Outreach Tool

The park website, [www.meldrumbarpark.org](http://www.meldrumbarpark.org), was created to share information and gather public feedback used to guide potential future improvements at the park. The website provided background information on the park, the planning process, two public surveys, and the Preliminary Design Concepts.



The website was designed to present clear and concise information, and be available and accessible to all members of the community. Surveys were open for multiple weeks to allow the community to review and respond at their convenience. 291 respondents accessed the surveys and provided comments. This high turnout shows how much the community cares about the future of their park.



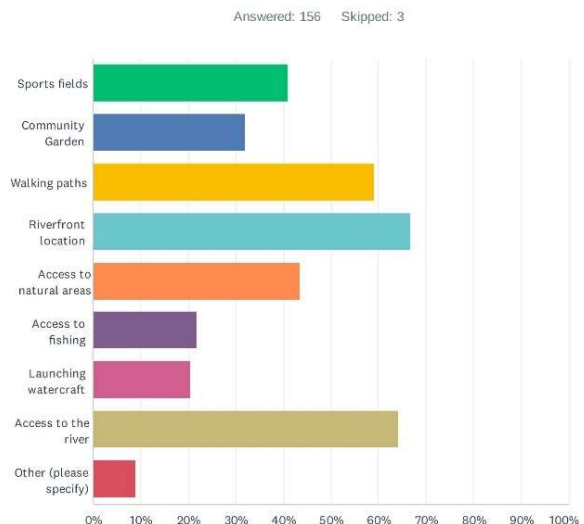
Example of the park website announcing Public Survey #2

### 3.2.1 Public Survey #1

Public Survey #1 was conducted to gain an understanding of what the community loves most about the park and what improvements they felt were needed.

The survey was announced on a sign at the park, on property water bills, and on the City newsletter and website. The survey response period was open for multiple weeks on the park website. It asked 12 questions and received 158 responses. The design team met with the Parks Board to review the survey results and Preliminary Design Concepts. The full survey results can be found in Appendix E.

Q2 What do you like the most about Meldrum Bar Park? (select all that apply)



Sample of results received at Public Survey #1

### 3.2.2 Public Survey #2

Public Survey #2 presented Preliminary Design Concepts A and B for the public to comment on and provide their preference for the future development of the park. The survey received 133 responses and showed a slight preference for Concept A, with strong support for a fenced off-leash dog area and walking paths. The responses also showed support for the events space and stage depicted in Concept B. The Preferred Conceptual Site Plan was developed from these survey results. The full survey results can be found in Appendix F.

### 3.3 Stakeholder Engagement

ESA and City staff met with stakeholder groups to gain insight on how the sports fields and community garden function within the park. The stakeholder meetings occurred prior to developing the Preliminary Design Concepts. Stakeholder groups interviewed include:

- The Gladstone Community Garden Association provided input on how the garden functions within the park.
- Gladstone Junior Baseball Association, Gladstone Softball Association, and Gladstone Soccer Association to discuss the function of the programmed sports fields and opportunities for improvements.

### 3.4 Park & Recreation Board Meetings

ESA and City staff met with the Gladstone Park & Recreation Board (Parks Board) twice during the planning process. The first meeting was held in March 2022. During this meeting, the Parks Board reviewed the survey results from Survey #1 and provided input on the development of the Preliminary Design Concepts. The second Parks Board meeting was held in July 2022. During this meeting, the Parks Board reviewed the results of Survey #2 and provided input on the development of the Preferred Conceptual Site Plan.

### 3.5 City Council Adoption

ESA staff presented the Meldrum Bar Park Preferred Conceptual Site Plan to City Council on August 9, 2022. The presentation also included an overview of the planning process, community engagement, and summary of construction costs. City Council voted to approve and adopt the Preferred Conceptual Site Plan as presented.



ESA staff presenting at Gladstone City Council

# SECTION 4

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## Site Plan Development

### 4.1 Preliminary Design Concepts

Preliminary Design Concepts A and B (Appendix B) were developed based on ESA's analysis of the opportunities at the park, community feedback from Public Survey #1, and from ideas in the 2017 Gladstone Citywide Parks Master Plan. Each of the concepts proposed thoughtful improvements to the existing park. These improvements are intended to honor the current uses of the park while adding more walking paths, picnic areas, parking, safety upgrades, and other features. These concepts were presented and reviewed by the Parks Board, and then shared with the community in Public Survey #2.

Both concepts included the following park-wide improvements:

- Expansion of ADA accessible walking and bicycling path system throughout the park.
- Pedestrian safety improvements, including raised crosswalks in several locations.
- Entrance and wayfinding signage improvements.
- Improved access to the river shoreline with picnic tables and access paths.
- Playground renovation.
- Clearly defining parking areas throughout the park.
- Relocating the BMX bicycle track and the RC car track out of the High-Value Habitat Conservation Area and Water Quality Resource Areas and restoring the landscape.

Concept A included the following additional improvements:

- Updates to the layout of the sports fields to provide regulation-size fields and improve drainage (this layout requires the removal of the current Field 4).
- Riverfront pathway connecting from Dahl Beach Park to the boat ramp.
- Creating a river confluence overlook.
- Adding three new picnic shelters.
- Adding three new restroom facilities.
- Fenced-in, off-leash dog area.
- Developing the staging/stockpile area to include a BMX pump track, RC car track, picnic area, and overflow parking.
- Adding a storage trailer for sports equipment near the overflow parking.

Concept B included the following additional improvements:

- Adding a small stage for music and movies in the park.

- A pathway connecting from Dahl Beach Park to the boat ramp.
- Creating a river viewpoint with picnic tables.
- Adding three new picnic shelters.
- Adding one new restroom facility.
- Developing the staging/stockpile area to include a BMX pump track, an RC car track, picnic area, and overflow parking.
- Adding a storage trailer for sports equipment near the park entrance.

## 4.2 Preferred Conceptual Site Plan

The Preferred Conceptual Site Plan (Appendix C) was developed after reviewing results and responses from Public Survey #2. That survey asked community members which concept they preferred and what they thought of specific elements on each plan. The results showed a slight preference for Concept B, with overall support for additional paved paths, picnic shelters, restrooms, and riverfront improvements. ESA reviewed the results with City staff and the Parks Board to develop the Preferred Conceptual Site Plan. The plan incorporates elements from both of the Preliminary Design Concepts. Key areas of site plan improvement are described below.

### 4.2.1 Park Entrance Improvements

The proposed entrance improvements at Meldrum Bar Park will reinforce the gateway entrances and improve traffic congestion. The site plan proposes a pay station bypass lane at the Meldrum Bar Park Road entrance. This will allow annual pass holders to bypass traffic build-up at the pay station during peak use hours. To develop this lane expansion, a parcel of park property zoned as Multi-family Residential (MR) needs to be rezoned as Open Space (OS) to allow for park use.

ESA recommends a gateway monument entrance sign at Meldrum Bar Park Road and a smaller gateway entrance sign at the Jensen Road bike path entrance. The existing entrances are not highly visible, and the pay station currently serves as the only indicator of park arrival. The Jensen Road bike path has two chained bollards and is not visible to vehicles, cyclists or pedestrians. Gateway signs at both entrances will announce and reinforce the entrance of the park.

### 4.2.2 Parking Improvements

The parking improvements will improve safety for visitors and the efficiency of parking areas. The site plan includes updating the layout of the existing parking lots at the river overlook and at Dahl Beach Park, and providing additional parking along the roads. These improvements consist of striped angled parking layouts, ADA accessible stalls, visitor drop-off areas, and stormwater basins. The plan also recommends adding ADA parking stalls at the sports fields parking lot and adding a second ADA-accessible trailer parking stall at the boat ramp parking lot. The plan maintains a portion of the overflow parking at the staging area to provide additional parking during peak use and during large events.

The site plan includes parking pods along roads throughout the park. Parking pods are small clusters of angled parking that allow visitors to park closer to the amenities they have come to enjoy. The pods will also alleviate parking demand at the main parking lots during peak-use. The parking pods will be striped and signed, include ADA accessible stalls, and provide stormwater basins for runoff.

### 4.2.3 Paved Paths and Crossings

The site plan includes nearly 1.5 miles of newly paved paths. These paved paths are recommended to be ADA accessible and 8–10 feet wide. They will link activity areas throughout the park and create looping opportunities for joggers, walkers, and cyclists. They also provide safe corridor routes off the roadway and connect to raised crosswalks at roadway intersections. Sections of existing paths are recommended to be re-paved to remove trip hazards and provide ADA-accessible slopes.



Existing paths that will benefit from connections to a larger looping path system

Raised crosswalks are proposed to improve pedestrian safety at key crossings. The current park has no marked crossings for pedestrians, and vehicles often speed through the park. The new raised crosswalks will improve motorists' visibility of pedestrians and also serve to calm traffic of speeding vehicles. These crosswalks will be ADA accessible with striping and signage to improve visibility.

The City has a planning vision for a regional riverfront trail along the Willamette and Clackamas Rivers. There is an existing segment of this trail at Dahl Beach Park, with future plans to extend upstream to Cross Park, High Rocks Park, and beyond. The Preferred Conceptual Site Plan includes an extension of the regional trail northward through Meldrum Bar Park to the main entrance and boat ramp. This trail will link park amenities, including the sports fields, restrooms, river access points, and confluence overlook, to the riverfront trail system.

### 4.2.4 Sports Field Improvements

Sports field improvements will improve safety and ADA access. The baseball backstops do not meet modern field standards, and there is not adequate space to expand the backstops. Sports field netting is proposed at the backstop and along the infield fencing to contain errant balls and protect spectators.

There are currently no ADA-accessible paths to the baseball, softball or soccer fields, and the pavement around the bleachers is in disrepair. A paved path from the existing ADA parking will provide access to the sports fields, picnic shelter, playground, and the existing restroom. The path will be 8 feet wide and ADA accessible. The path around the bleachers and backstop also needs to be repaved to remove any trip hazards and provide clear access.

An equipment storage container will be installed near the existing restroom by the sports fields. The storage container will provide secure storage of sports field equipment, such as soccer goals and baseball bases. The Youth Sports Associations will manage the storage container.

#### **4.2.5 Events Space and Stage**

The events space and stage will provide a space for visitors to gather for awards ceremonies, small performances, and movies in the park. The space includes a small covered stage, open lawn, and accessible path connection to the sports field parking lot. The events space will also include a power connection and drainage improvements in the lawn. The stage orientation and location at the base of the slope take advantage of the existing hillside, which will buffer sound and project it away from the residential area at the top of the embankment.

#### **4.2.6 Off-leash Dog Area**

An off-leash dog area was identified as a consideration in the Citywide Parks Master Plan, and the idea received strong support during the community engagement process. The site plan includes an off-leash dog area at the top of an embankment to take advantage of an existing open lawn. The fenced off-leash area will provide accessible paved paths, a dog bag station with waste receptacle, portable restroom, and a water spigot. It will be accessed from Meldrum Bar Park Road and include a small ADA-accessible parking area with stormwater basin. A planted screening buffer between the neighboring residential properties is also provided.

#### **4.2.7 Playground Renovation**

The recommended playground renovation will update equipment to meet modern safety standards and provide more inclusive play activities for all age groups. The 2017 Citywide Parks Master Plan recommended only maintaining the surfacing and adding play equipment for children between 2 and 5 years old; however, the existing equipment is also due for replacement. The site plan includes all new equipment, safety surfacing, curbing, and ADA-accessible ramps. The new play equipment will provide play value for all ages of children and provide a variety of inclusive play features.

#### **4.2.8 Riverfront Improvements**

The community identified access to the river and natural areas as experiences they enjoyed the most at Meldrum Bar Park. The riverfront improvements will transform outdated parking lots into a riverfront experience that can be enjoyed by everyone. The recommended improvements include:

- Replacing the lower parking area with a picnic shelter, picnic tables, benches, improved river access paths, and native plantings. This will provide significantly more river access for fishing, kayaking, paddleboarding, and viewing.
- Modifying the upper parking lot to provide space for picnic area viewpoints along the river bank.



- Developing an overlook viewpoint of the Willamette River and Clackamas River confluence. The overlook will be paved, ADA accessible, and potentially support small ceremonial gatherings.



A conceptual illustration of the riverfront improvements

#### 4.2.9 RC Car Track Relocation

The proposed RC car track relocation to the staging/stockpile area will relieve impacts on the Habitat Conservation Area and Water Quality Resource area at the current track location. The new location will take advantage of an existing hillside to create a unique track layout. The RC car track includes an elevated covered area that will provide drivers with an overview of the track. Additional amenities at the track include a water spigot, signage, and stormwater basins. Parking is provided in the parking pods along Meldrum Bar Park Road and in the overflow parking lot. A fenced evergreen planting buffer along the Rinearson Natural Area will reduce noise and visual stress on wildlife. The old RC track area will be removed and restored with native plantings.

#### 4.2.10 BMX Pump Track Relocation

Relocating the BMX pump track to the staging/stockpile area will relieve impacts on the Habitat Conservation Area and Water Quality Resource area at the track's current location. The new BMX pump track will be paved and designed to allow both beginner and advanced users to enjoy the track. It includes a small picnic shelter, benches, and raingardens to manage stormwater runoff. ADA-accessible paths and crosswalks will connect the track to restrooms, activity areas in the park, and parking pods along the road. A fenced evergreen planting buffer along Rinearson Natural Area will reduce noise and visual stress on wildlife. The old BMX track area will be removed and restored with native plantings.



A conceptual illustration of the BMX pump track and intersection improvements

#### 4.2.11 Restroom (Dahl Beach)

The site plan recommends a permanent restroom at Dahl Beach Park. This popular river access area is underserved by the single portable restroom currently on-site. The new pre-fabricated restroom includes two stalls and will require utilities, water, and sanitary connections.

#### 4.2.12 Wayfinding Signage

The site plan includes new wayfinding signage to assist pedestrians and vehicles getting around the park. Pedestrians and vehicles will benefit from wayfinding signage at several key locations:

- Intersection of Meldrum Park Road and Dahl Beach Road.
- Intersection of Jensen Road bike path and Dahl Beach Park Road.
- Trail entry points of the cottonwood grove paths.
- Dahl Beach Park.



### 4.2.13 Picnic Shelters

Public Survey #2 showed strong support for providing additional picnic shelters for visitors to gather and enjoy views at the park. In addition to the existing shelter, the site plan includes five new picnic shelters at key areas. These new shelters vary in size and shape, depending on their location. They include picnic tables, ADA access, and adequate parking nearby. Three of the new shelters would be reservable, allowing community members to plan events at the park and potentially generate revenue for the City. The size and locations of the shelters include:

- Medium sized picnic shelter next to the playground and sports fields.
- Medium sized picnic shelter at the open lawn area next to the cottonwood grove.
- Medium sized picnic shelter at the riverfront access area.
- Small size shelter at the BMX pump track.
- Small rectangular shelter at the RC car track.
- Maintain the existing shelter at the river overlook.

## 4.3 Summary of Construction Costs

The Opinion of Probable Construction Costs for implementing the Preferred Conceptual Site Plan can be found in Appendix D. Below is a summary of those costs, prepared in 2022.

**TABLE 1  
SUMMARY OF IMPROVEMENT COSTS**

<b>Item</b>	<b>Estimated Cost</b>
Park Entrances	\$ 185,000
Parking Improvements	\$ 542,000
Paved Paths and Crossings	\$ 520,000
Sports Field Improvements	\$ 450,000
Event Space and Stage	\$ 395,000
Off-leash Dog Area	\$ 470,000
Playground Renovation	\$ 350,000
Riverfront Improvements	\$ 595,000
RC Car Track Relocation	\$ 310,000
BMX Pump Track Relocation	\$ 590,000
Restroom (Dahl Beach)	\$ 575,000
Wayfinding Signage	\$ 14,000
<b>Total</b>	<b>\$ 4.99 Million</b>

# SECTION 5

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## Next Steps and Funding Opportunities

### 5.1 Phasing Improvements

The next steps involve the City of Gladstone exploring funding options available and prioritizing park improvements for phased implementation. Prioritized improvements will need to leverage cost efficiencies and pursue grants and funding opportunities that work together between project phases.

### 5.2 Funding Opportunities

At this time, immediate funding is not available for the proposed improvements at Meldrum Bar Park. The City Council has approved the Preferred Conceptual Site Plan, which can be used to apply for grants and solicit partnerships to help complete the improvements.

#### *Grants*

Grants can supplement or match City funds for programs, planning, design, seed money, and construction. Grants are best for funding specific ventures as cities cannot depend on them as a continuous source of funding. Potential grants opportunities may include:

- The Recreational Trails Program (RTP) is a federally funded grant program administrated by the Oregon Parks and Recreation Department.
- METRO Nature in Neighborhoods Grants – Nature in Neighborhoods grants support community projects and programs across the region, from local park improvements to stream restoration to hands-on nature education for people of all ages and backgrounds.
- Oregon Parks and Recreation Department local government grant.

#### *Ticket Sales/Admissions*

A city may charge fees to access facilities for activities such as splash parks, ballparks, entertainment, tours, entrance or gate admission, and other activities. Reservable picnic shelters, stages, and ceremony areas could also be a potential revenue generator. These user fees offset operational costs or contribute to new projects.

#### *Philanthropic Programs*

Philanthropy is voluntary giving by an individual or group to promote the common good and to improve the quality of life. Philanthropy generally takes the form of donor programs, capital campaigns, and volunteers/in-kind services. The time commitment to initiate a philanthropic campaign can be significant. In some communities, a separate non-profit or private agency experienced in managing community-based capital fund-raising campaigns administers the donor program.

### *Volunteer Programs*

Volunteers assist the community in providing a product or service, donating time on an hourly basis. This reduces the City's cost in providing the service, plus it builds advocacy for the system. To best manage a volunteer program, an agency typically dedicates a staff member to oversee it. Adopt-a-Park/Adopt-a-Trail Programs involve residents, businesses, and/or organizations in improving and maintaining parks and related facilities, in the community in which they live.

### *Corporate Sponsorships*

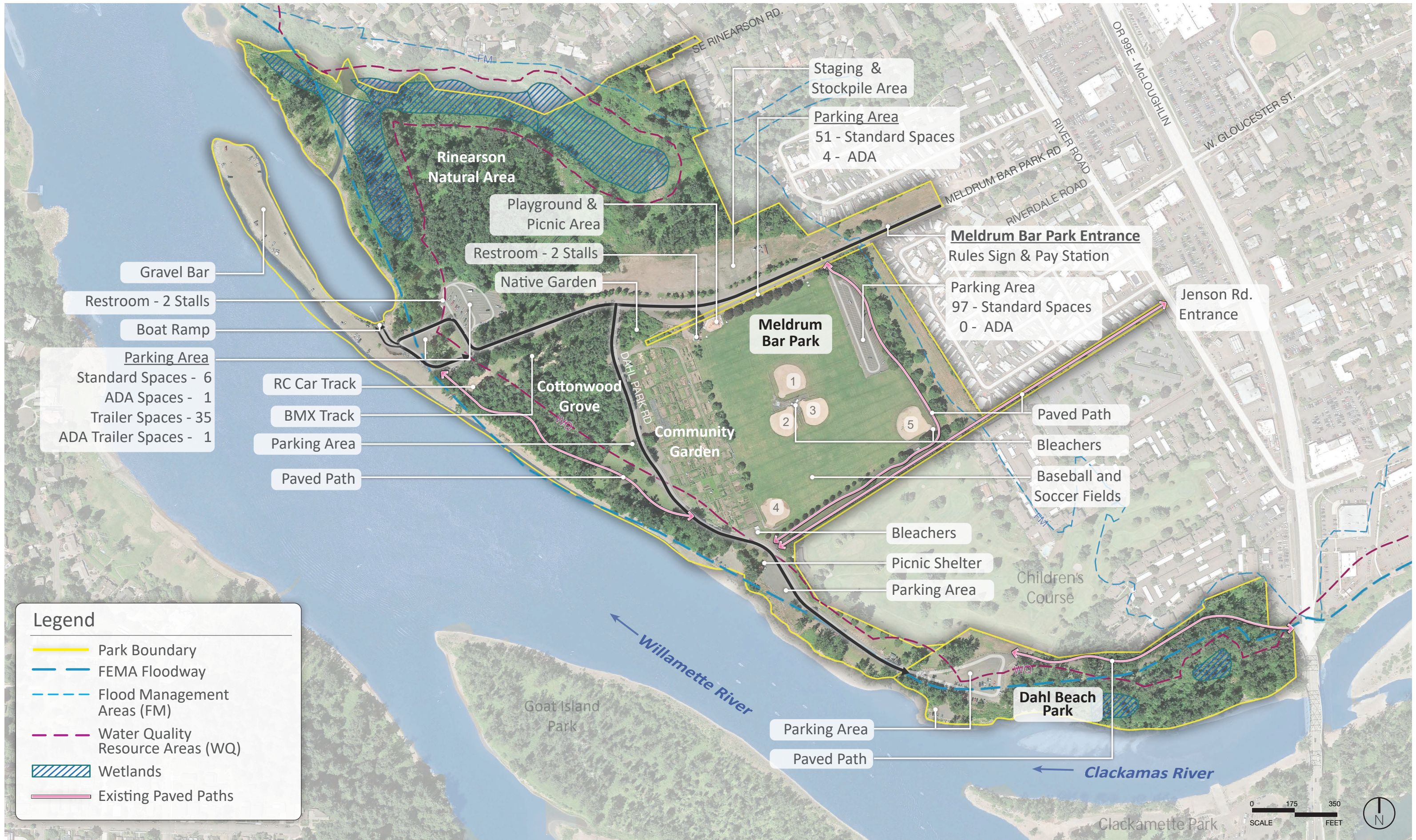
The City can solicit sponsorships itself or work with agencies that pursue and use them to fund programs and events. Corporate sponsorships can often be used to support sports field improvements, active recreation improvements, and restoration efforts.

# Appendix A

## Site Analysis







Gravel Bar  
 Restroom - 2 Stalls  
 Boat Ramp  
 Parking Area  
 Standard Spaces - 6  
 ADA Spaces - 1  
 Trailer Spaces - 35  
 ADA Trailer Spaces - 1

RC Car Track  
 BMX Track  
 Parking Area  
 Paved Path

Staging & Stockpile Area  
 Parking Area  
 51 - Standard Spaces  
 4 - ADA

**Meldrum Bar Park Entrance**  
 Rules Sign & Pay Station  
 Parking Area  
 97 - Standard Spaces  
 0 - ADA

Jenson Rd. Entrance

**Meldrum Bar Park**

Cottonwood Grove

Community Garden

Paved Path  
 Bleachers  
 Baseball and Soccer Fields

Bleachers  
 Picnic Shelter  
 Parking Area

Children's Course

**Dahl Beach Park**

Parking Area  
 Paved Path

**Legend**

- Park Boundary
- FEMA Floodway
- - - Flood Management Areas (FM)
- - - Water Quality Resource Areas (WQ)
- ▨ Wetlands
- Existing Paved Paths

0 175 350  
 SCALE FEET

December 2021

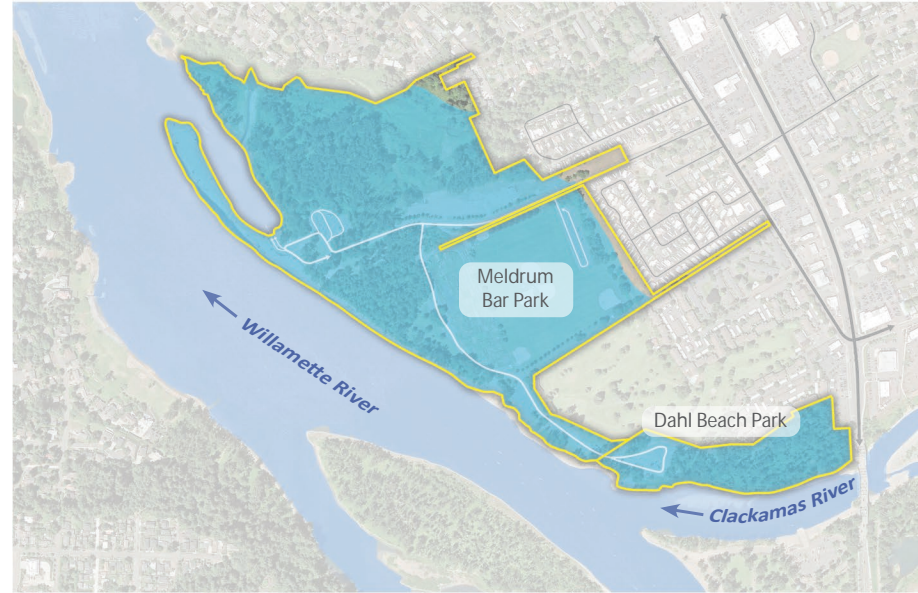
**ESA**





### Wetlands

Wetlands are important habitat and water quality features. They are protected by local, state, and federal regulations. Development impacts to wetlands should be avoided or minimized and any unavoidable impacts must be mitigated with approval from reviewing agencies.



### Flood Management Areas

Gladstone Municipal Code 17.29 - This mapped area includes the FEMA 100-year floodplain, the extents of the 1996 flood, and the floodway. These areas are subject to flood impacts. Development opportunities are restricted and must be reviewed by local and federal authorities.



### Floodway

Gladstone Municipal Code 17.29 - Floodways are a component of the larger Flood Management Area District. They protect the river's ability to convey floodwaters downstream. Development in the floodway is restricted and requires hydrologic modeling.



### Water Quality Resource Areas

Gladstone Municipal Code 17.27 - These mapped areas protect wetlands, rivers, and streams by providing a vegetated buffer around the water resource. Development is restricted and guided by City code to protect water quality.



### Habitat Conservation Areas

Gladstone Municipal Code 17.25 - These mapped areas protect wildlife habitat. Development is restricted and guided by City code and habitat mitigation for new development may be required.



### Willamette River Greenway

Gladstone Municipal Code 17.28 - This mapped area helps protect the functions and values of the Willamette River corridor. Development in this area must comply with standards that are intended to protect, maintain, preserve, or enhance the natural, scenic, historic, and recreational qualities of the greenway.





Reconsider use and size of staging/stockpile area, and screen views into the area

Improve wayfinding signage at intersection

Improve the BMX track design to make it more accessible for beginners and younger riders

Reconsider ADA parking arrangement for vehicles and trailers

Review location of the RC car track in relation to the Water Quality Resource Area District and the other recreational opportunities along the river bank

Renovate playground and improve ADA access around playground, restroom, and picnic areas

Provide a safe pathway for pedestrians and bicyclists and improve the parking areas along the roadway

Improve park entrance with signage, pass-through lane, and a recognizable gateway feature

Improve park entrance for pedestrians and bicyclists

Provide ADA parking and improve accessibility of existing paved paths

Improve ADA access to ballfields, parking, and restroom. Provide amenities such as water bottle station and shade.

Improve ADA access around backstop and dugout


Cottonwood Grove  
Protect existing habitat

Provide a safe pathway for pedestrians and bicyclists and improve the small parking areas

Improve river bank access, provide picnic areas, update parking, and enhance riparian habitat

Improve pedestrian and bicyclist safety, connect paved paths, provide a river confluence overlook, and improve parking areas

**Legend**

- Park Boundary
- FEMA Floodway
- - - Flood Management Areas (FM)
- - - Water Quality Resource Areas (WQ)
- ▨ Wetlands
- Existing Paved Paths
-  Gateway and Wayfinding Opportunities
- - - Roadway Corridor Improvements
- - - Improvement Areas
- - - Active Recreation Facility Improvements



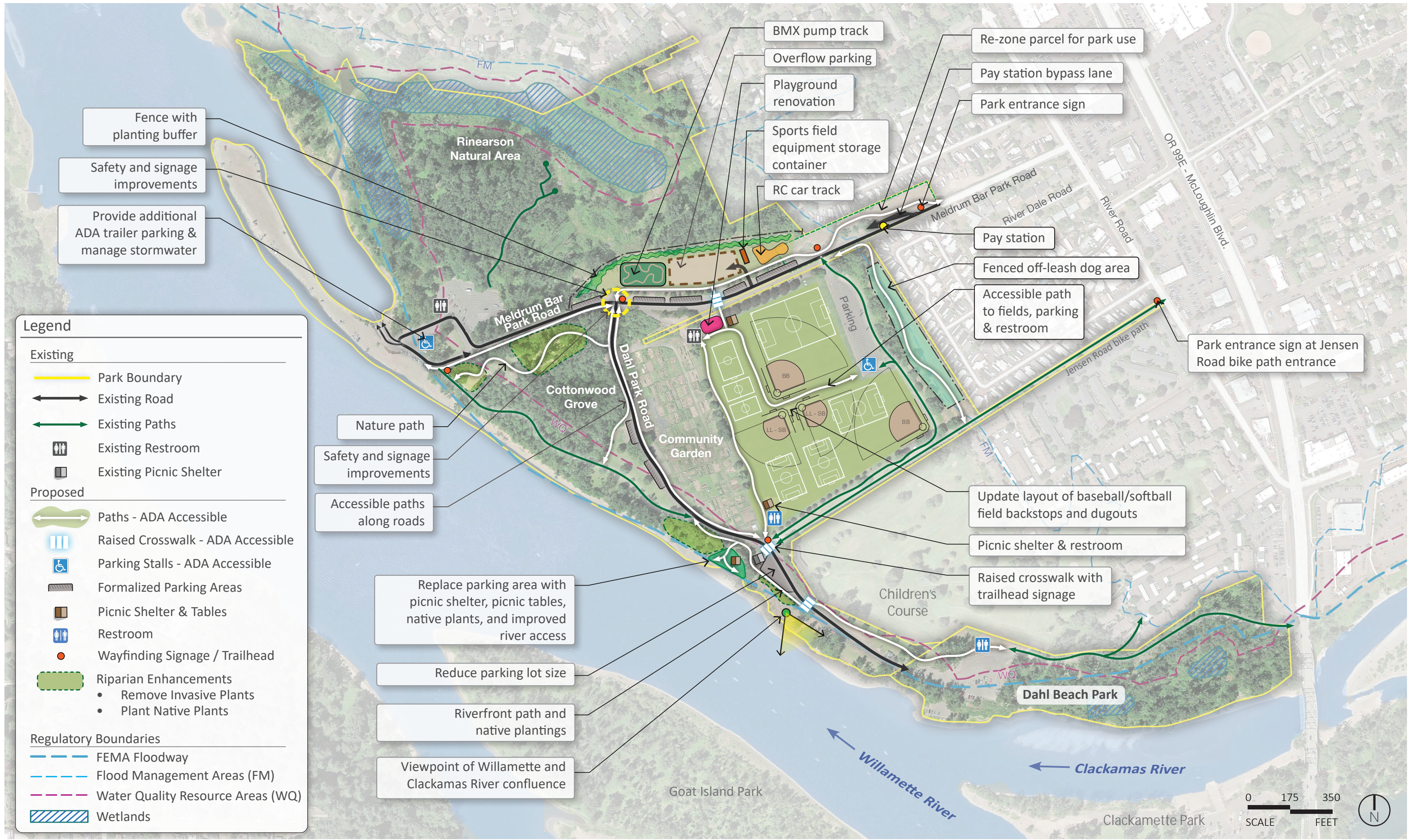


# Appendix B

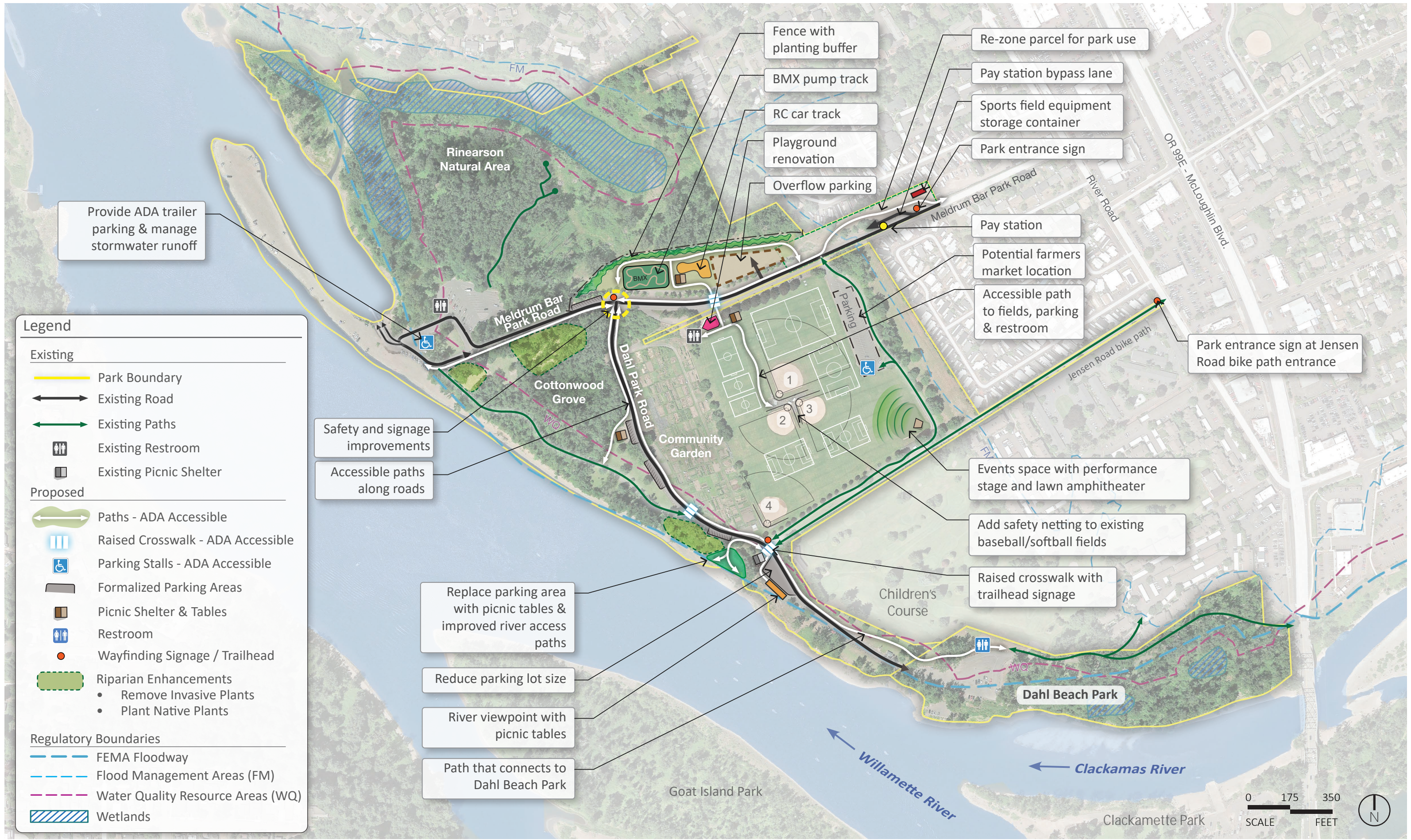
## **Preliminary Design Concepts**











Provide ADA trailer parking & manage stormwater runoff

**Legend**

**Existing**

- Yellow line: Park Boundary
- Black arrow: Existing Road
- Green arrow: Existing Paths
- Restroom icon: Existing Restroom
- Picnic shelter icon: Existing Picnic Shelter

**Proposed**

- Green arrow with white center: Paths - ADA Accessible
- Blue crosswalk icon: Raised Crosswalk - ADA Accessible
- Blue wheelchair icon: Parking Stalls - ADA Accessible
- Grey rectangle: Formalized Parking Areas
- Brown rectangle: Picnic Shelter & Tables
- Blue wheelchair icon: Restroom
- Red circle: Wayfinding Signage / Trailhead
- Green dashed line: Riparian Enhancements
  - Remove Invasive Plants
  - Plant Native Plants

**Regulatory Boundaries**

- Blue dashed line: FEMA Floodway
- Light blue dashed line: Flood Management Areas (FM)
- Pink dashed line: Water Quality Resource Areas (WQ)
- Blue hatched area: Wetlands

Safety and signage improvements

Accessible paths along roads

Replace parking area with picnic tables & improved river access paths

Reduce parking lot size

River viewpoint with picnic tables

Path that connects to Dahl Beach Park

Fence with planting buffer

BMX pump track

RC car track

Playground renovation

Overflow parking

Re-zone parcel for park use

Pay station bypass lane

Sports field equipment storage container

Park entrance sign

Pay station

Potential farmers market location

Accessible path to fields, parking & restroom

Park entrance sign at Jensen Road bike path entrance

Events space with performance stage and lawn amphitheater

Add safety netting to existing baseball/softball fields

Raised crosswalk with trailhead signage





# Appendix C

## **Preferred Conceptual Site Plan and Illustrations**







**Legend**

**Existing**

- Yellow line: Park Boundary
- Black arrow: Existing Road
- Green arrow: Existing Paths
- Restroom icon: Existing Restroom
- Picnic Shelter icon: Existing Picnic Shelter

**Proposed**

- Green double arrow: Paths - ADA Accessible
- Blue double arrow: Raised Crosswalk - ADA Accessible
- Blue wheelchair icon: Parking Stalls - ADA Accessible
- Grey rectangle: Formalized Parking Areas
- Brown rectangle: Picnic Shelter & Tables
- Green rectangle: Portable Restroom
- Blue wheelchair icon: Restroom
- Red circle: Wayfinding Signage / Trailhead
- Green dashed line: Riparian Enhancements
  - Remove Invasive Plants
  - Plant Native Plants

**Regulatory Boundaries**

- Blue dashed line: FEMA Floodway
- Blue dashed line: Flood Management Areas (FM)
- Pink dashed line: Water Quality Resource Areas (WQ)
- Blue hatched area: Wetlands

Proposed safety and signage improvements

Proposed multi-use paved paths

Proposed sports field equipment storage container with screening vegetation

Proposed parking areas

Replace parking area with picnic shelter, picnic tables & improved river access paths

Reduce parking lot size

Proposed river viewpoint with picnic tables

Viewpoint of Willamette River and Clackamas River confluence

Proposed path that connects to Dahl Beach Park

Proposed fence with planting buffer

Proposed BMX pump track

Overflow parking

Proposed playground renovation

Proposed RC car track

Re-zone parcel for park use

Proposed pay station bypass lane

Proposed park entrance sign

Existing pay station

Proposed accessible path to fields, parking & restroom

Preserve existing parking, potential farmers market location

Off-leash dog area (1.25 acres)

Planting buffer

Proposed park entrance sign at Jensen Road bike path entrance

Improve hillside vegetation for buffer and habitat

Proposed event space with performance stage

Add safety netting to existing baseball/softball fields

Proposed raised crosswalk with wayfinding signage













# Appendix D

## **Opinion of Probable Construction Costs**



**OPINION OF PROBABLE CONSTRUCTION COSTS - Preferred Concept**

Item	Quantity	Unit	Unit Price	Cost	NOTES
<b>Park Entrances</b>					
Temporary Traffic Control	1	LS	\$2,500.00	\$2,500	
Construction Survey & Staking	1	LS	\$2,000.00	\$2,000	
Erosion & Sediment Controls	1	LS	\$1,000.00	\$1,000	
Clearing and Grubbing	9,800	SF	\$0.25	\$2,450	footprint of all paving (bypass lane, path)
Excavation	375	CY	\$15.00	\$5,625	12" at bypass lane and path
Asphalt Paving (with 8" base)	5,400	SF	\$5.50	\$29,700	Bypass lane
Concrete Curb	300	LF	\$20.00	\$6,000	Bypass lane
Stormwater Basin	600	SF	\$8.50	\$5,100	Excavation and plantings
Striping	300	LF	\$1.00	\$300	
Paved Paths (asphalt w/8" base)	4,400	SF	\$5.00	\$22,000	8' width, extends to crosswalk
Entry Signage	1	EA	\$12,000.00	\$12,000	
Entry Signage (at Jensen Rd Bike Path)	1	EA	\$8,000.00	\$8,000	
Seeding	20,000	SF	\$0.15	\$3,000	Disturbed areas
Trees	8	EA	\$400.00	\$3,200	Includes 8 trees on entrance path
Irrigation	10,000	SF	\$1.75	\$17,500	Tree plantings and along path/road
				<b>\$120,375</b>	
<b>BMX Pump Track Relocation</b>					
Construction Survey	1	LS	\$1,000.00	\$1,000	
Erosion & Sediment Controls	1	LS	\$1,500.00	\$1,500	
Pump Track Construction	30,000	SF	\$5.50	\$165,000	
Rehab of Existing BMX Area	30,000	SF	\$1.50	\$45,000	
Picnic Shelter	1	EA	\$60,000.00	\$60,000	
Signage	4	EA	\$600.00	\$2,400	
Stormwater Basin	3,000	SF	\$8.50	\$25,500	Excavation and plantings
Water Line and Spigot	180	LF	\$75.00	\$13,500	
Benches	6	EA	\$1,500.00	\$9,000	
Waste Receptacles	1	EA	\$1,800.00	\$1,800	
Fencing (screening)	560	LF	\$50.00	\$28,000	
Landscape and Screening	7,000	SF	\$2.50	\$17,500	
Irrigation	7,000	SF	\$1.75	\$12,250	
				<b>\$382,450</b>	
<b>RC Car Track Relocation</b>					
Construction Survey	1	LS	\$500.00	\$500	
Erosion & Sediment Controls	1	LS	\$1,500.00	\$1,500	
Track Construction	12,000	SF	\$3.50	\$42,000	
Rehab of Existing Track Area	12,000	SF	\$1.50	\$18,000	
Picnic Shelter	1	EA	\$60,000.00	\$60,000	
Signage	4	EA	\$600.00	\$2,400	
Stormwater Swale and Plantings	1,200	SF	\$4.50	\$5,400	
Water Line and Spigot	150	LF	\$75.00	\$11,250	
Benches	6	EA	\$1,500.00	\$9,000	
Waste Receptacles	1	EA	\$1,800.00	\$1,800	
Fencing (screening)	480	LF	\$50.00	\$24,000	
Landscape and Screening	6,000	SF	\$2.50	\$15,000	
Irrigation	6,000	SF	\$1.75	\$10,500	
				<b>\$201,350</b>	
<b>Off-Leash Dog Area</b>					
Construction Survey	1	LS	\$1,500.00	\$1,500	
Erosion & Sediment Controls	1	LS	\$1,000.00	\$1,000	
Asphalt Paving (with 8" base)	8,000	SF	\$5.50	\$44,000	Parking lot
Striping	2,000	LF	\$1.00	\$2,000	
Signage	8	EA	\$600.00	\$4,800	
Stormwater Basin	800	SF	\$8.50	\$6,800	
Concrete Pad for Portable Toilet	300	SF	\$8.50	\$2,550	
Fencing and Gates	1,200	LF	\$18.00	\$21,600	



## Meldrum Bar Park Conceptual Site Plan - Preferred Concept

Item	Quantity	Unit	Unit Price	Cost	NOTES
Water Line and Spigot	350	LF	\$75.00	\$26,250	
Benches	4	EA	\$1,500.00	\$6,000	
Waste Receptacles	2	EA	\$1,800.00	\$3,600	
Fencing (screening)	825	LF	\$50.00	\$41,250	
Landscape and Screening	8,250	SF	\$2.50	\$20,625	
Irrigation	70,000	SF	\$1.75	\$122,500	
				<b>\$304,475</b>	
<b>Sports Fields Improvements</b>					
Construction Survey	1	LS	\$800.00	\$800	
Safety Netting and Poles	4	EA	\$40,000.00	\$160,000	One netting system for each of 4 fields
Picnic Shelter	1	EA	\$80,000.00	\$80,000	
Paved Paths (asphalt w/8" base)	9,000	SF	\$5.00	\$45,000	8' width, asphalt with 8" base, ADA
Storage Container	1	LS	\$6,000.00	\$6,000	
				<b>\$291,800</b>	
<b>Event Space and Stage</b>					
Construction Survey	1	LS	\$1,000.00	\$1,000	
Stage with Roof	1	LS	\$200,000.00	\$200,000	
Electrical Service	1	LS	\$10,000.00	\$10,000	
ADA Path Improvements	1,200	SF	\$5.00	\$6,000	
Drainage Improvements	1	LS	\$15,000.00	\$15,000	
Hillside Plantings for Buffering & Habitat	25,000	SF	\$1.00	\$25,000	
				<b>\$257,000</b>	
<b>Riverfront Improvements</b>					
Construction Survey	1	LS	\$2,000.00	\$2,000	
Erosion & Sediment Controls	1	LS	\$2,500.00	\$2,500	
Asphalt Demolition	4,000	SF	\$1.00	\$4,000	
Timber Guardrail	500	LF	\$29.00	\$14,500	
ADA Parking Signage	4	EA	\$600.00	\$2,400	
Parking Striping	500	LF	\$1.00	\$500	
Sidewalk (concrete with 4" base)	3,000	SF	\$8.50	\$25,500	Viewpoint and path to Confluence Overlook
Confluence Viewpoint	1	LS	\$20,000.00	\$20,000	
Signage - Intepretive	2	EA	\$3,000.00	\$6,000	
Native Riparian Plantings	20,000	SF	\$1.50	\$30,000	
Picnic Shelters	2	EA	\$80,000.00	\$160,000	Includes shelter at "orchard" area
Concrete Paths and Plaza	4,500	SF	\$8.50	\$38,250	At river access area
Picnic Tables	15	EA	\$800.00	\$12,000	
Steps and low walls	150	LF	\$400.00	\$60,000	
Landscape	3,000	SF	\$2.50	\$7,500	
Seeding	2,000	SF	\$0.15	\$300	
				<b>\$385,450</b>	
<b>Parking Improvements</b>					
Construction Survey	1	LS	\$4,500.00	\$4,500	
Asphalt Paving (parking pods)	45,000	SF	\$5.50	\$247,500	Includes 8" base
Striping	2,000	LF	\$1.00	\$2,000	
Signage	32	EA	\$600.00	\$19,200	
Stormwater Basins	4,500	SF	\$8.50	\$38,250	
Overflow Parking Area	1	LS	\$40,000.00	\$40,000	Guardrail and Gravel
ADA Parking Stall at Boat Launch	1	LS	\$1,000.00	\$1,000	Striping and signage
				<b>\$352,450</b>	
<b>Paved Paths and Crossings</b>					
Construction Survey	1	LS	\$5,000.00	\$5,000	
Paved Paths (asphalt w/8" base)	60,000	SF	\$5.00	\$300,000	10' width, asphalt with 8" base
Raised Crosswalk	4	EA	\$8,000.00	\$32,000	
				<b>\$337,000</b>	

**Meldrum Bar Park Conceptual Site Plan - Preferred Concept**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Cost</b>	<b>NOTES</b>
<b>Playground Renovation</b>					
Construction Survey	1	LS	\$800.00	\$800	
Excavation	75	CY	\$15.00	\$1,125	<i>enlarge by 1,000 SF</i>
Curbing	225	LF	\$40.00	\$9,000	
Concrete Paving (concrete with 4" base)	1,500	SF	\$8.50	\$12,750	
Drainage	1	LS	\$5,000.00	\$5,000	
Safety Surfacing	3,200	SF	\$28.00	\$89,600	
Benches	6	EA	\$1,500.00	\$9,000	
Play Equipment	5	EA	\$20,000.00	\$100,000	
Landscape	600	SF	\$2.50	\$1,500	
				<b>\$228,775</b>	
<b>Restroom (Dahl Beach)</b>					
Restroom (2 stall, plumbed)	1	EA	\$350,000.00	\$350,000	
Site Improvements	1	LS	\$25,000.00	\$25,000	
				<b>\$375,000</b>	
<b>Wayfinding Signage</b>					
Pedestrian Signage with post and foundation	3	EA	\$2,500.00	\$7,500	
Vehicular Signage	2	EA	\$800.00	\$1,600	
				<b>\$9,100</b>	

**CONSTRUCTION SUBTOTAL \$3,245,225**

**BONDING AND INSURANCE (2%) \$64,905**  
**MOBILIZATION / DEMOBILIZATION (8%) \$259,618**  
**CONTINGENCY (40%) \$1,427,899**

**GRAND TOTAL \$4,997,647**

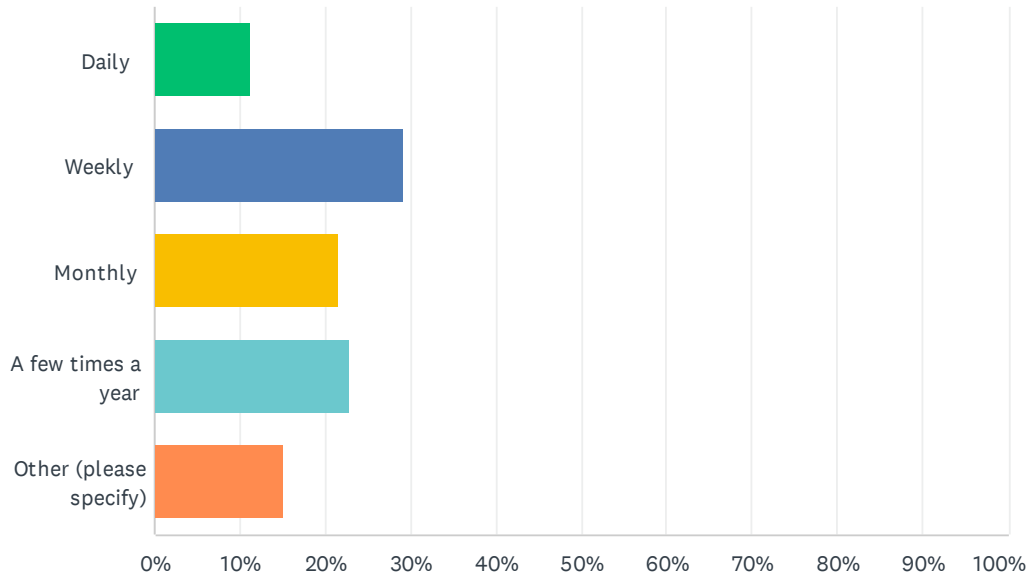
# Appendix E

## **Public Survey #1 Results**



## Q1 How often do you visit Meldrum Bar Park?

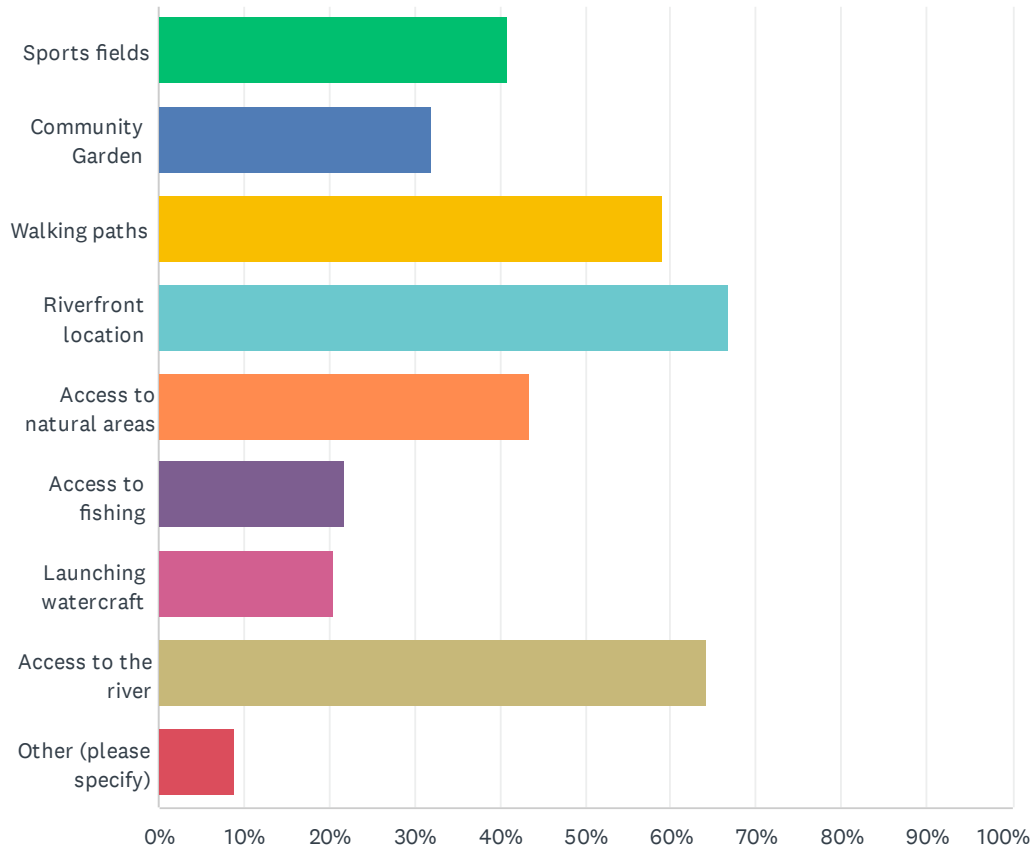
Answered: 158 Skipped: 1



ANSWER CHOICES	RESPONSES	
Daily	11.39%	18
Weekly	29.11%	46
Monthly	21.52%	34
A few times a year	22.78%	36
Other (please specify)	15.19%	24
<b>TOTAL</b>		<b>158</b>

## Q2 What do you like the most about Meldrum Bar Park? (select all that apply)

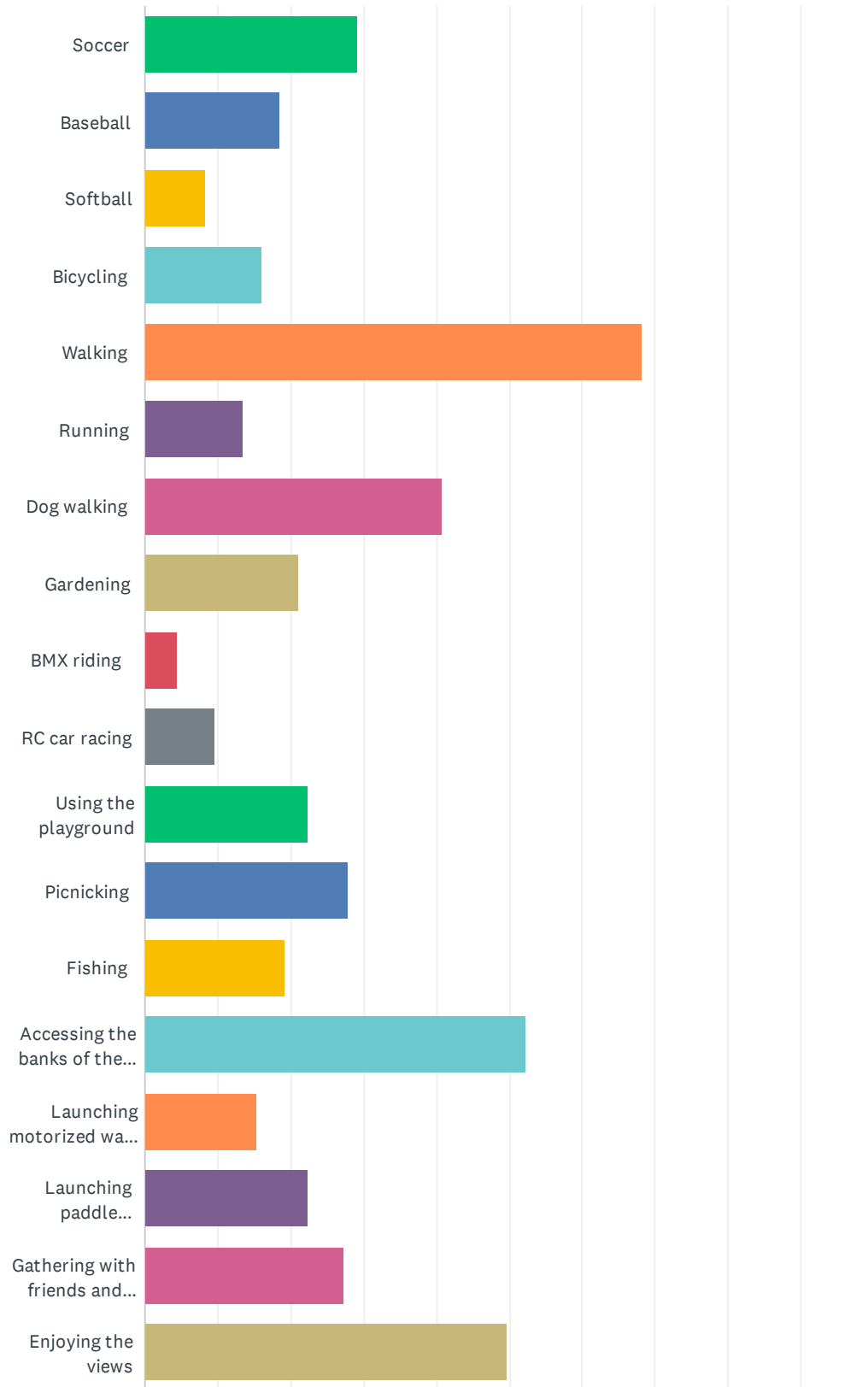
Answered: 156 Skipped: 3



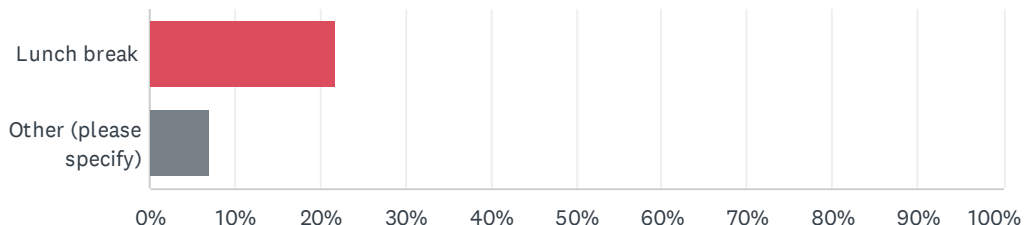
ANSWER CHOICES	RESPONSES
Sports fields	41.03% 64
Community Garden	32.05% 50
Walking paths	58.97% 92
Riverfront location	66.67% 104
Access to natural areas	43.59% 68
Access to fishing	21.79% 34
Launching watercraft	20.51% 32
Access to the river	64.10% 100
Other (please specify)	8.97% 14
Total Respondents: 156	

### Q3 What types of activities do you and your family like to do at Meldrum Bar Park? (select all that apply)

Answered: 157 Skipped: 2



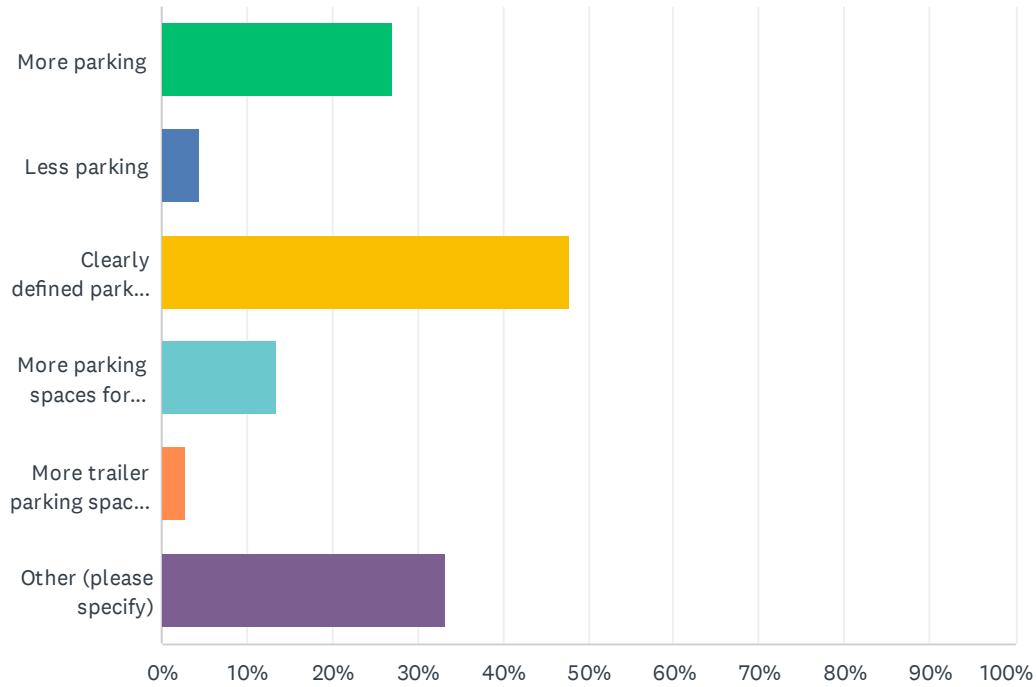
## Meldrum Bar Park Plan Survey



ANSWER CHOICES	RESPONSES	
Soccer	29.30%	46
Baseball	18.47%	29
Softball	8.28%	13
Bicycling	15.92%	25
Walking	68.15%	107
Running	13.38%	21
Dog walking	40.76%	64
Gardening	21.02%	33
BMX riding	4.46%	7
RC car racing	9.55%	15
Using the playground	22.29%	35
Picnicking	28.03%	44
Fishing	19.11%	30
Accessing the banks of the river	52.23%	82
Launching motorized water craft	15.29%	24
Launching paddle boards/kayaks/canoes	22.29%	35
Gathering with friends and family	27.39%	43
Enjoying the views	49.68%	78
Lunch break	21.66%	34
Other (please specify)	7.01%	11
Total Respondents: 157		

## Q4 What parking improvements would you like to see? (select all that apply)

Answered: 111 Skipped: 48

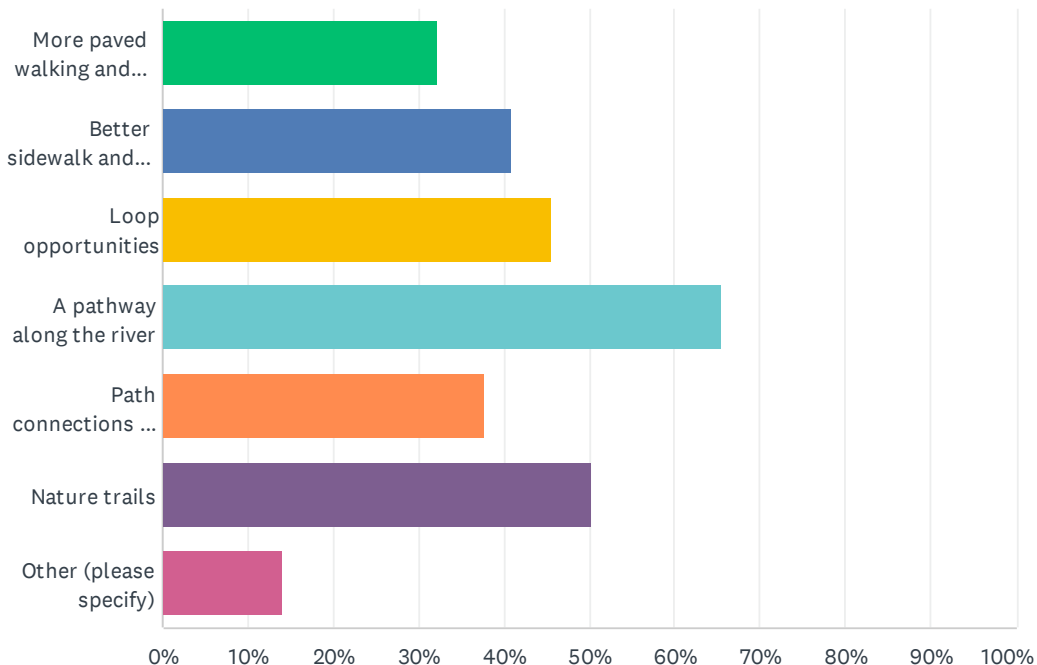


ANSWER CHOICES	RESPONSES	
More parking	27.03%	30
Less parking	4.50%	5
Clearly defined parking areas	47.75%	53
More parking spaces for people with disabilities	13.51%	15
More trailer parking spaces for people with disabilities	2.70%	3
Other (please specify)	33.33%	37
Total Respondents: 111		



### Q5 Are there walking path and bike path improvements that you would like to see? (select all that apply)

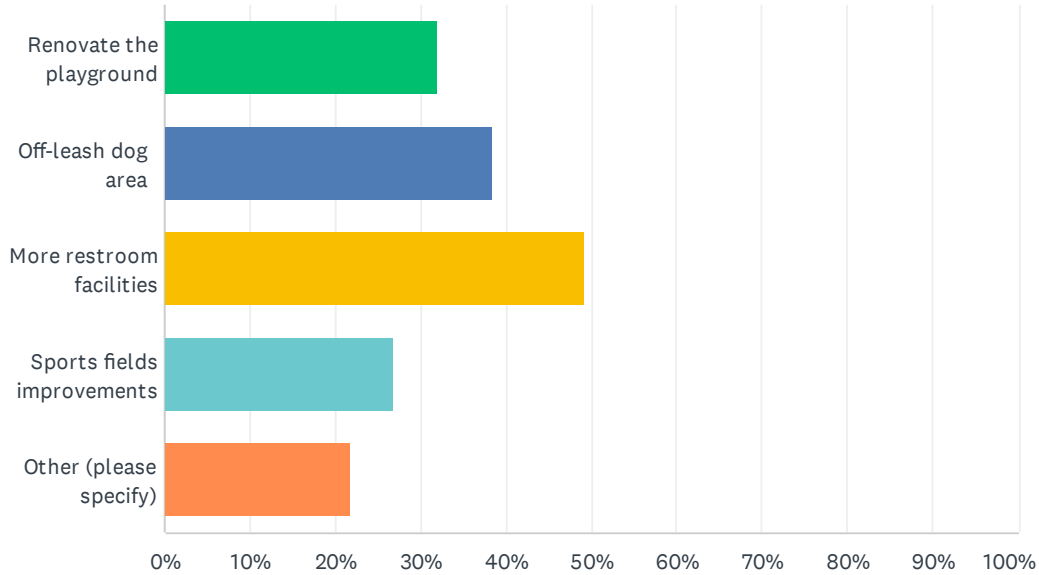
Answered: 127 Skipped: 32



ANSWER CHOICES	RESPONSES	
More paved walking and biking paths in the park	32.28%	41
Better sidewalk and path connections along the roadways	40.94%	52
Loop opportunities	45.67%	58
A pathway along the river	65.35%	83
Path connections to other parks and neighborhoods	37.80%	48
Nature trails	50.39%	64
Other (please specify)	14.17%	18
Total Respondents: 127		

### Q6 What new features or renovations would you like to see? (select all that apply)

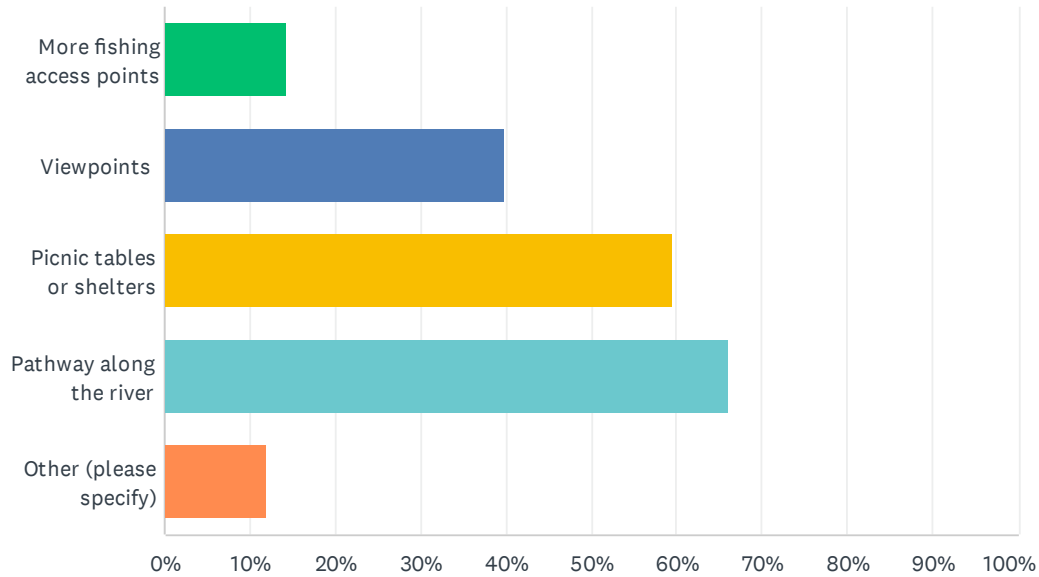
Answered: 138 Skipped: 21



ANSWER CHOICES	RESPONSES
Renovate the playground	31.88% 44
Off-leash dog area	38.41% 53
More restroom facilities	49.28% 68
Sports fields improvements	26.81% 37
Other (please specify)	21.74% 30
Total Respondents: 138	

## Q7 What types of riverfront amenities would you like to see? (select all that apply)

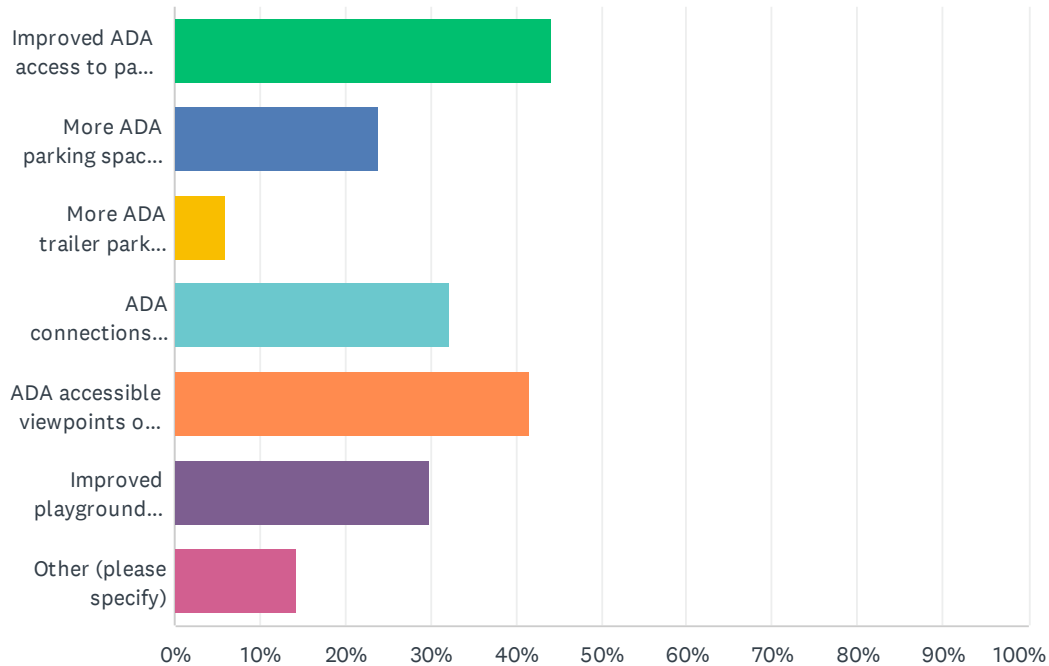
Answered: 133 Skipped: 26



ANSWER CHOICES	RESPONSES
More fishing access points	14.29% 19
Viewpoints	39.85% 53
Picnic tables or shelters	59.40% 79
Pathway along the river	66.17% 88
Other (please specify)	12.03% 16
Total Respondents: 133	

## Q8 What ADA (Americans with Disabilities Act) accessibility improvements would you like to see? (select all that apply)

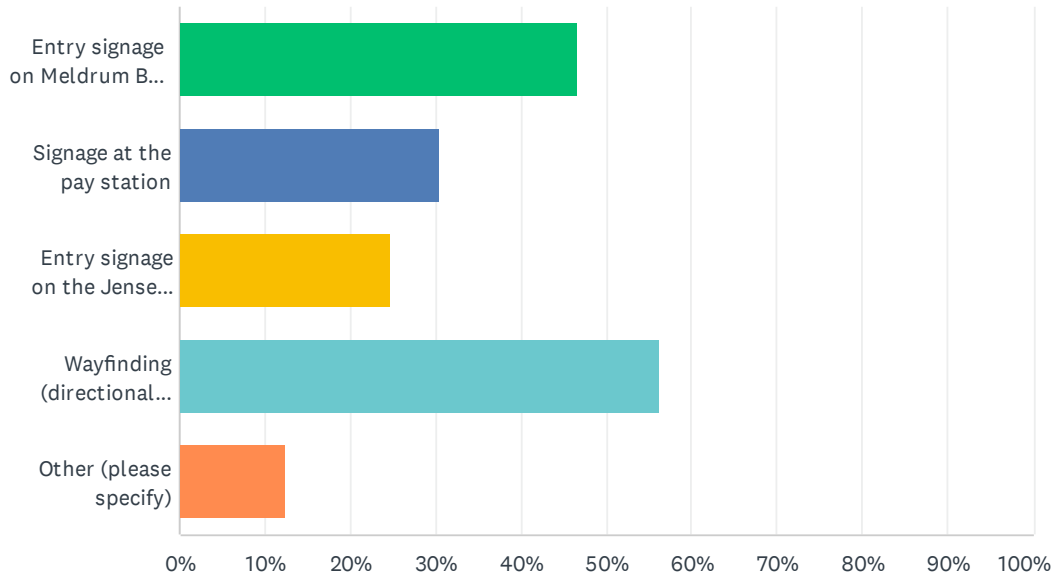
Answered: 84 Skipped: 75



ANSWER CHOICES	RESPONSES
Improved ADA access to park features	44.05% 37
More ADA parking spaces at sports fields	23.81% 20
More ADA trailer parking spaces near boat ramp	5.95% 5
ADA connections from the sports fields to the restroom	32.14% 27
ADA accessible viewpoints or nature trails	41.67% 35
Improved playground access	29.76% 25
Other (please specify)	14.29% 12
Total Respondents: 84	

### Q9 What signage improvements would you like to see? (select all that apply)

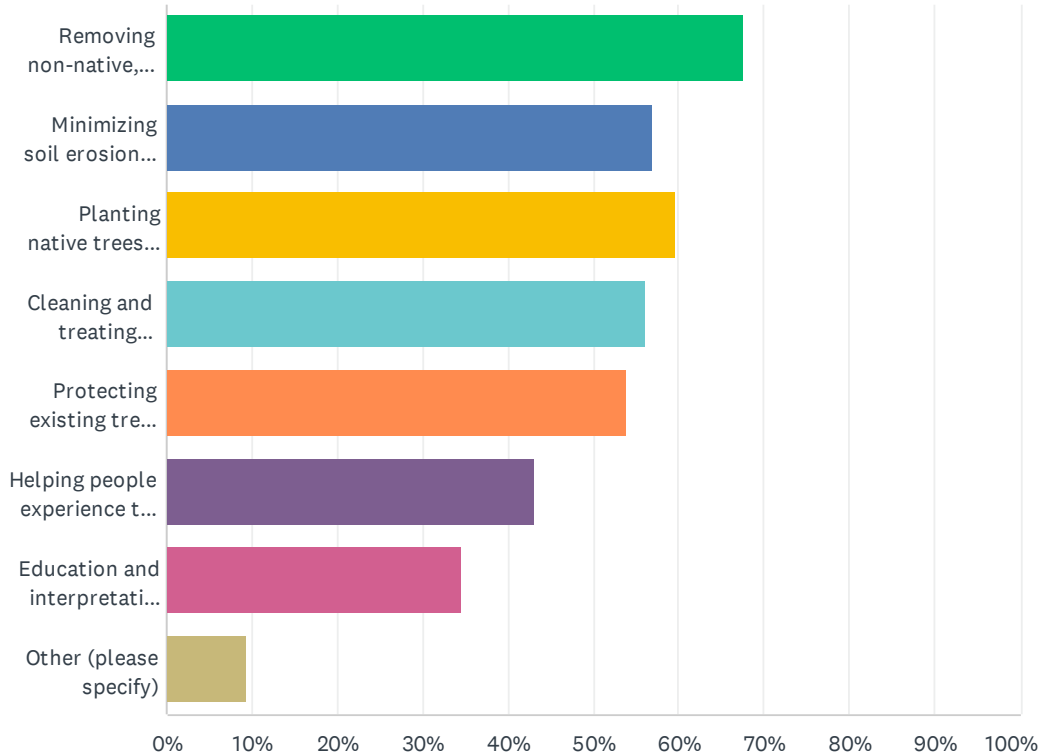
Answered: 105 Skipped: 54



ANSWER CHOICES	RESPONSES	
Entry signage on Meldrum Bar Park Road	46.67%	49
Signage at the pay station	30.48%	32
Entry signage on the Jensen Road Bike Path	24.76%	26
Wayfinding (directional) signage at intersections within the park	56.19%	59
Other (please specify)	12.38%	13
Total Respondents: 105		

**Q10 The Park is an important part of the Willamette River riparian ecosystem. What are the most important ways that the Park can support a healthy Willamette River? (select all that apply)**

Answered: 139 Skipped: 20



ANSWER CHOICES	RESPONSES	
Removing non-native, invasive plant species near the river	67.63%	94
Minimizing soil erosion into the river	56.83%	79
Planting native trees and shrubs	59.71%	83
Cleaning and treating stormwater runoff from paved areas	56.12%	78
Protecting existing tree groves	53.96%	75
Helping people experience the river environment	43.17%	60
Education and interpretation programs	34.53%	48
Other (please specify)	9.35%	13
Total Respondents: 139		

**Q11 Are there any other important opportunities for the Park that we haven't considered?**

Answered: 51 Skipped: 108



Q12 Do you have any other thoughts that you'd like to share about the park?

Answered: 61 Skipped: 98

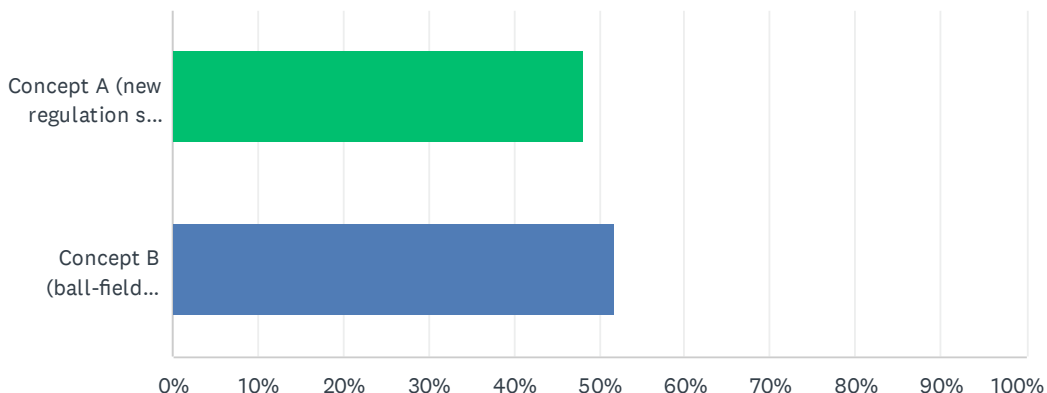
# Appendix F

## **Public Survey #2 Results**



# Q1 Each concept proposes updates to the sports fields layout; which approach do you prefer?

Answered: 131 Skipped: 9



ANSWER CHOICES	RESPONSES
Concept A (new regulation size ball-fields, removal of one ball-field, maintain soccer field layout)	48.09% 63
Concept B (ball-field sizes stay the same, add safety netting, replace Field 5 with an amphitheater, maintain soccer field layout)	51.91% 68
TOTAL	131

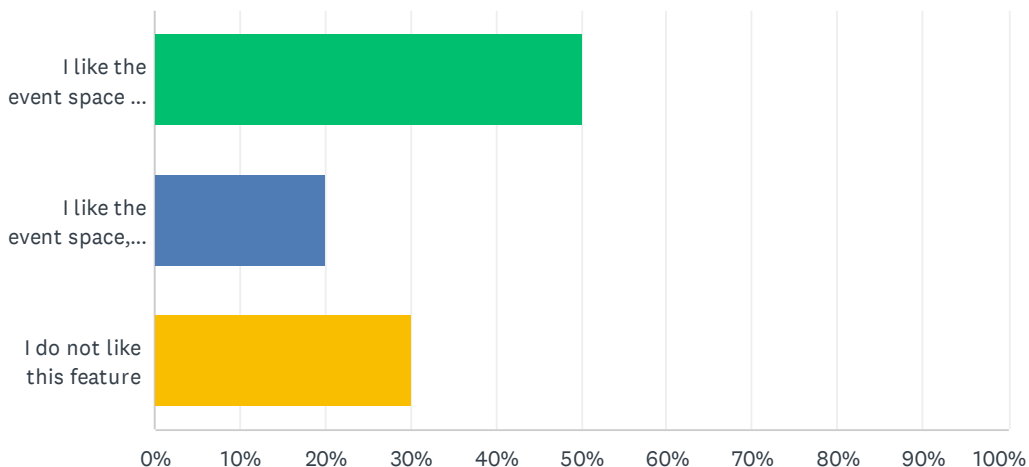
#	ADDITIONAL COMMENTS	DATE
1	Both have good points - regulation size ball fields with safety netting, maintaining soccer fields. Not sure about removing fields.	5/30/2022 8:04 PM
2	Adding the Amphitheater makes updates the parks usability making it more than a sports park. I feel Concept B is the most forward thinking plan of the options and would love to see how the new park would be used for years to come.	5/26/2022 3:43 PM
3	The dog park would be a great resource for the community.	5/20/2022 9:08 AM
4	An off-leash dog park is a MUST! I do not foresee an amphitheater being used very often.	5/20/2022 8:19 AM
5	Access to restrooms is a top priority.	5/15/2022 10:15 AM
6	Neither- it appears that the native plants garden near playground and lack of plan for future restoration work makes this park a contributor to river and wildlife health decline health	5/9/2022 7:36 PM
7	If we were to go with option A - It would make sense to add a snack shack area so we could rent out the field for softball tournaments	5/9/2022 3:58 PM
8	Love the Amphitheater!	5/9/2022 10:25 AM
9	I would like to suggest some improvements to the Rinearson Natural Area for access with paths for hikers and bikers to enjoy the wildlife and flora. The area, I realize is prone to flooding and is inaccessible much of the time, but it is a huge part of the park. It should remain as a wildlife sanuary but be accessible. It would be a very useful teaching opportunity for the schools to use for outdoor classes, much as Oaks Bottom is for Portland Schools.	5/7/2022 1:56 PM
10	Make a fish cleaning station	5/4/2022 8:52 PM
11	Keep the rc track its the only one in portland	5/2/2022 1:46 AM

## Meldrum Bar Park Web Survey

12	2 Regulation size ball fields is plenty considering that the parking is not adequate to support 2 large events at one time.	5/1/2022 11:18 AM
13	Still replace the Field 5 with the ampitheater. Three baseball/softball field that are fixed will be plenty. And you can remove one of the soccer fields. They don't need seven soccer fields.	4/30/2022 7:50 PM
14	Format made it very hard to compare two concepts. Also, hard to evaluate without costs.	4/30/2022 2:36 PM
15	Add off-leash dog park from Concept A to Concept B Move sports field equipment storage container from Concept B location to Concept A location	4/27/2022 12:57 PM
16	Safety netting is important. Also, keeping the parking area near the play structures make the most sense	4/26/2022 2:50 PM
17	We need the off leash area so badly	4/19/2022 4:48 PM
18	Gladstone lacks the cultural and artistic draw of places like downtown oregon city. Having an amphitheater is a move in the right direction for adding a bit more artistry and event schedules to the area. I believe there are plenty of fields for sports in this location and rarely are they all in use at the same time. Keep in mind that for us lower residents, the amphitheater planned for the new apartments by the cove has not come to fruition so i think adding our own would be nice.	4/13/2022 8:11 AM
19	I like both ideas, if we could do both that would be great for medium bar. And bring more people to town.	4/12/2022 10:23 AM
20	Would be concerned that residents might complain about the noise from the amphitheater.	4/11/2022 6:40 PM
21	Our Meldrum softball fields are very outdated and minimal compared to other districts. I'd like to see vast improvements to this area of the park for the sake of our children. Better facilities create more interest, which in turn helps our children and community's future.	4/11/2022 1:52 PM
22	What is the impact of not having a regulation size ball field? Is this a second one in that there is one currently. Y or N	4/10/2022 2:03 PM
23	Dog park ftw!	4/10/2022 11:42 AM
24	Please add more lights around the fields!	4/9/2022 12:25 PM
25	As the only outdoor sports venue for Gladstone youth teams I believe it is vital to prioritize the improvement and maintenance of this infrastructure. I love farmer's markets and outdoor concerts, but not at the expense of the other. Thank you for taking feedback.	4/9/2022 9:34 AM
26	Farmers market great idea	4/8/2022 3:07 PM
27	One of the fields needs to be full sized for use by Senior level players (90ft base paths) and or adults. Additionally field 4 is the best field in the park, it needs to stay in that area of the park.	4/7/2022 12:54 PM

## Q2 Concept B proposes a new event stage and lawn amphitheater; do you like this proposed use and location?

Answered: 130 Skipped: 10



ANSWER CHOICES	RESPONSES	
I like the event space and I like this location	50.00%	65
I like the event space, but I prefer a different location	20.00%	26
I do not like this feature	30.00%	39
<b>TOTAL</b>		<b>130</b>

#	ADDITIONAL COMMENTS	DATE
1	Too close to the apartments I live on and am concerned about noise as it's ready easy to hear people I'm the park at night.	5/27/2022 8:34 PM
2	I like the idea of an event space but believe that space/location would be used more and benefit our families more as a ball field.	5/26/2022 1:14 PM
3	I just wonder if placing an amphitheater that close to homes will create an issue for those residents.	5/25/2022 9:04 AM
4	I do not think an event stage and lawn amphitheater are as beneficial to the community as the regulation-size sports fields.	5/20/2022 8:19 AM
5	What the fuck is wrong with you.	5/18/2022 8:08 AM
6	I like the idea of an event space but feel the park near the elementary school would make more sense for a feature like this.	5/15/2022 10:15 AM
7	Plans for light and noise mitigation?	5/9/2022 7:36 PM
8	I think its would be better where field 4 is. Closer to bathrooms and river.	5/9/2022 3:58 PM
9	Residential area. Need to respect noise levels.	5/2/2022 3:58 PM
10	Can't imagine this feature to be used enough to dedicate space and add additional maintenance cost year round.	5/1/2022 11:18 AM
11	With the new stage/amphitheater being proposed for the new Milwaukie Waterfront Park, I don't	4/30/2022 3:02 PM

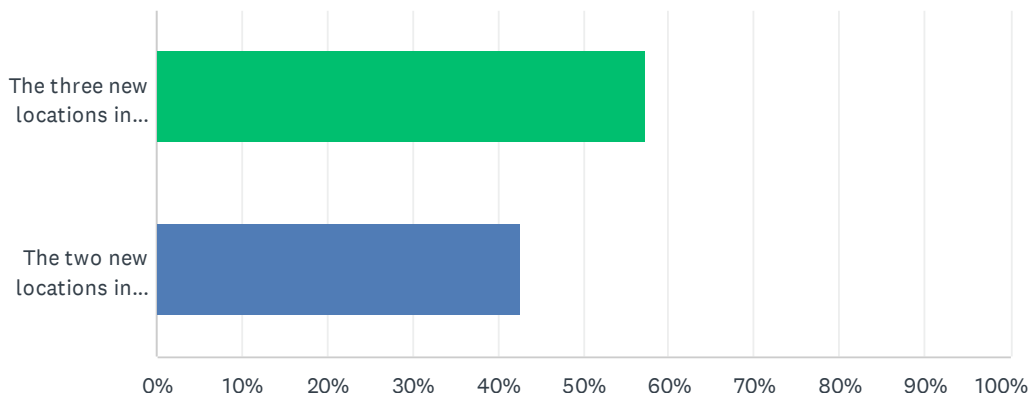
## Meldrum Bar Park Web Survey

think an additional one is necessarily needed here. However, maybe there will be better availability here for whatever productions are planned. I'm not 100% opposed; I just wasn't sure if this was needed here.

12	While the event space would be great, our family would get much greater use of the off-leash dog area.	4/29/2022 11:50 PM
13	Only concern is fowl feces and gets mossy in that area	4/27/2022 12:57 PM
14	Amphitheater or Event Space would be much more suitable near the river shoreline such as in the Orchard area across from the Community Gardens.	4/26/2022 2:50 PM
15	Event space could be a real highlight to the park if it was relocated to near the river (river view possible?). This would allow for boaters to enjoy any events that involved music.	4/25/2022 1:24 PM
16	I'm concerned that the restrooms are so far away and there would only be 2 total.	4/20/2022 3:57 PM
17	Its not a bad location. Makes me concerned about the folks that live in that trailer park and how the noise could affect them though. I think placing the theater on the more southern field might be a good location. Yes, its further from the parking lot but that isnt always a bad thing.,	4/13/2022 8:11 AM
18	It would be amazing to have something that offers views of the water.	4/11/2022 4:59 PM
19	A more central located theater would be much more convenient.	4/11/2022 1:52 PM
20	have there been any consideration regarding the residents in close proximity of the of the amphitheater?	4/11/2022 9:37 AM
21	If you don't have 4 fields, Gladstone will lose out on tournaments.	4/11/2022 8:59 AM
22	Event stage/lawn amphitheater, proposed Farmer's Market should be at Max Pat.	4/10/2022 11:06 PM
23	Great idea and nicely placed	4/10/2022 2:03 PM
24	Would love to see the amphitheater at Max Patterson on the hill by Exeter. Easier access for the locals who can walk to an event.	4/10/2022 12:04 PM
25	I like this idea, however, I think this should be at Max Patterson	4/9/2022 4:41 PM
26	Amphitheater's rarely get used. It should not take over sports which is a main use of this park.	4/8/2022 3:16 PM

### Q3 Each concept proposes new picnic shelter locations; which locations do you prefer?

Answered: 122 Skipped: 18

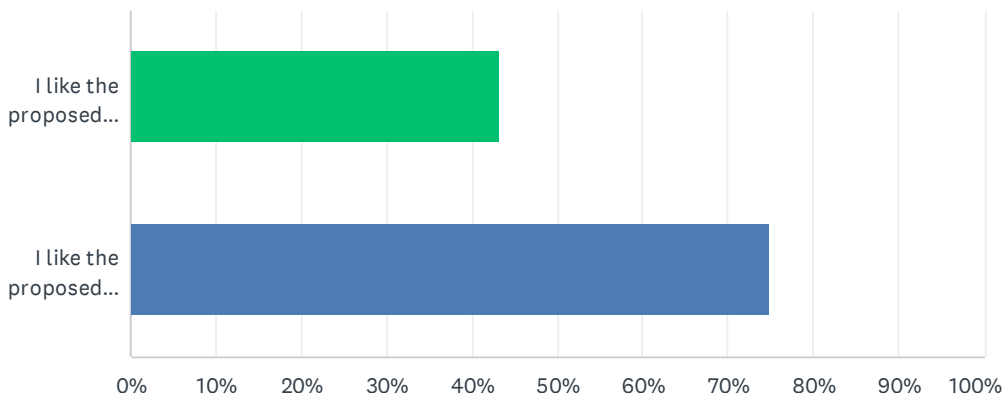


ANSWER CHOICES	RESPONSES
The three new locations in Concept A	57.38% 70
The two new locations in Concept B	42.62% 52
TOTAL	122

#	ADDITIONAL COMMENTS	DATE
1	Both Concept A & Concept B propose three new locations. I prefer the three new locations in Concept B.	5/20/2022 8:19 AM
2	More picnic facilities is best. We need shelters that can be reserved for family parties and events.	5/9/2022 10:25 AM
3	Keep rc track good community place	5/2/2022 1:46 AM
4	Need to maintain adequate parking for added picnic areas and not eliminate the option to fish at the riverbank.	5/1/2022 11:18 AM
5	Picnic tables should be far enough away from RC car area to avoid all the dust.	4/30/2022 12:36 PM
6	The location in of shelters gives more space between user groups and would alleviate congestion including parking	4/26/2022 2:50 PM
7	Concept B allows for less congestion if all shelters are used at one time.	4/25/2022 1:24 PM
8	You totally missed the assignment here,those picnic areas must have river views.	4/11/2022 8:59 AM
9	I only see notations for two new picnic table sites on Concept A. Where's the third?	4/10/2022 11:06 PM
10	More is better. It's hardly enough as is.	4/8/2022 3:16 PM

## Q4 Each concept proposes new restroom locations; which locations do you like? (select all that apply)

Answered: 127 Skipped: 13



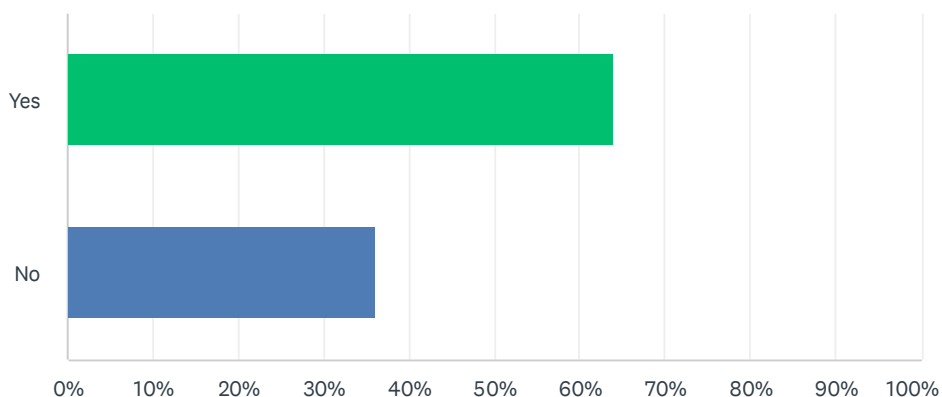
ANSWER CHOICES	RESPONSES	
I like the proposed restroom location at Dahl Beach Park	43.31%	55
I like the proposed restroom location near the sports fields in Concept A	74.80%	95
Total Respondents: 127		

#	ADDITIONAL COMMENTS	DATE
1	The proposed location at Dahl Beach Park is where I would put the dog run.	5/31/2022 5:23 PM
2	We definitely need more bathrooms and PLEASE put stall doors on the existing bathroom! I drive home if we need to use the restroom during games because it feels unsafe and dirty in there.	5/26/2022 1:14 PM
3	I would also like to see one closer to the parking lot near field 5 so we wouldn't have to use portapotties.	5/22/2022 12:14 AM
4	I think there should be multiple restroom locations.	5/15/2022 10:15 AM
5	Maybe have portable restrooms in Dahl Park.	5/7/2022 1:56 PM
6	Keep the rc track	5/2/2022 1:46 AM
7	I'm assuming the location at Dahl beach is due to possible flooding which occasionally occurs?	4/29/2022 9:46 PM
8	Best use during the entire year and accommodates families with children. Dahl beach should have a seasonal porta potty	4/26/2022 2:50 PM
9	We need both	4/11/2022 8:59 AM
10	Very poorly notated legends. Difficult to ascertain new proposals from existing amenities.	4/10/2022 11:06 PM
11	I like both of them!	4/10/2022 2:03 PM
12	Absolutely need something near the beach unless that park can be renovated for it in the near future.	4/8/2022 3:16 PM



## Q5 Do you support the relocation of the BMX bicycle track?

Answered: 125 Skipped: 15



ANSWER CHOICES	RESPONSES
Yes	64.00% 80
No	36.00% 45
TOTAL	125

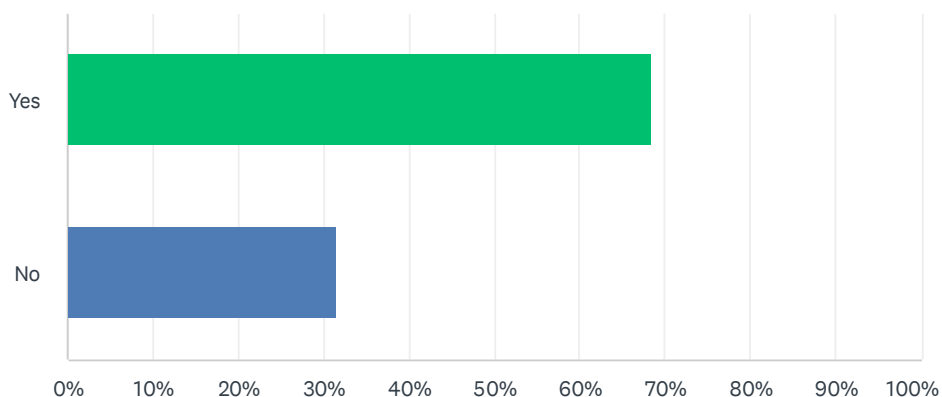
#	ADDITIONAL COMMENTS	DATE
1	The BMX track should be eliminated altogether. The track was constructed without permission and to my knowledge its users have never consulted with the City nor the Parks Board. That area of the cottonwood grove should undergo restoration. Of course, without proper policing the BMX users will likely reconstruct the track in its current or other location in the park. With that in mind, perhaps a BMX track should be included as the very last item the list, should it need to be cut.	5/31/2022 5:23 PM
2	I have been using and maintaining the Bike Jump lines for several years. I have met folks from all over the country who stop in just to ride there. This makes Meldrum absolutely unique, replacing this feature with a walking trail (that is only 20 yards off the road) would be tragic. Assuming it is going to happen anyway, a quality pump track (asphalt) would be better than nothing. I couldnt imagine Meldrum without the jumps.	5/31/2022 2:11 PM
3	It has been OK where it is. Another option is to relocate it to the Restoration Demonstration Area at the Entrance Road and Dahl Beach Road intersection. The restoration area was built years ago by Wilderness International but it is not being maintained nor serves as an restoration model anymore. The track would be a better use. Also, the track should not be located next to the Natural Area because prohibited public access to the Natural Area would occur. A fence with planting buffer would help with that problem but a better solution would be not to have the track next to the Natural Area at all. Millions of dollars have been invested in the Natural Area though collaboration between the City, our Association, the developer and the Portland Harbor Superfund - lets not damage it.	5/30/2022 8:04 PM
4	I'm neutral as I don't use it.	5/27/2022 8:34 PM
5	Please read my response to question #6.	5/25/2022 9:04 AM
6	I support this if those who utilize it most support it.	5/20/2022 8:19 AM
7	The bmx track has been there forever do not move it we work hard to keep it there. We will have a full blown bike rally and protest against this if it continues. Thank you.	5/18/2022 8:08 AM

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8	Concerns about noise management, runoff, and the possibility of decreased use due to lack of shade or shelter from rain.	5/9/2022 7:36 PM
9	Nothing is going where the current track is located Correct? So why send the time and money to move it?	5/9/2022 3:58 PM
10	I support removal of both the BMX and the RC tracks. They've destroyed the habitat of a lovely spot near the river.	5/9/2022 10:25 AM
11	What's wrong with the old locations? Seems like a lot of additional expense to move them if there is nothing wrong with where they are now. The ground has already been exposed to the worst traffic and will take time and money to be repurposed.	5/7/2022 1:56 PM
12	The present location is perfect, well designed, doesn't interfere with any other amenity the park has to offer. The proposed new location will leave it more exposed to the climate elements causing excessive erosion during the rainy seasons and more upkeep.	5/1/2022 11:18 AM
13	Allow current location to be a natural area	4/27/2022 12:57 PM
14	TO CLOSE TO NATURAL AREA FOR PEOPLE TO GET INTO NATURAL AREA	4/27/2022 10:04 AM
15	This feature needs to move from where it is currently located. Not sure that it should be considered as an amenity. The user group built this without permission and has failed to appear in person or comment during planning sessions.	4/26/2022 2:50 PM
16	Eliminate pump track....it's rarely used or move towards entrance along with RC track which should be up by River road....I think both designs are encroaching on the Rinearson natural area and will scare away waterfowl, beaver and will disturb the peace and quiet in the natural area in addition to disturbing the peace and quiet of the surrounding neighbors. I personally live directly across from the staging area and would be extremely upset by its sudden development and the increased noise, traffic and I see RC car people at Meldrum now day and night and they are at least out of sight in their current location. If they are to be moved I suggest up by River Rd near entrance in the parcel to be rezoned and the same for the BMX pump track, then why not add the staging area to the natural area, add native etc to increase the natural areas size rather than encroach with more development.	4/24/2022 10:09 AM
17	I like concept A and the spacing between the BMX and RC areas.	4/20/2022 3:57 PM
18	I think there could be a new location for this, so family's can safely walk on the path.	4/12/2022 10:23 AM
19	BMX has no reason to be in the park	4/11/2022 8:59 AM
20	?	4/10/2022 2:17 PM
21	Moving off the river front area is a great idea.....	4/10/2022 2:03 PM
22	This is a great use of this space!	4/9/2022 4:41 PM
23	Current has no parking and the jumps are way too intense for all ages.	4/8/2022 3:16 PM

## Q6 Do you support the relocation of the RC car track?

Answered: 127 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	68.50% 87
No	31.50% 40
TOTAL	127

#	OTHER (PLEASE SPECIFY)	DATE
1	The RC folks have been waiting patiently to be granted a different location for their track. I support the location proposed in Concept A. A more substantial fence needs to be included bordering the Rinearson Natural Area.	5/31/2022 5:23 PM
2	Those guys have worked really hard on that spot.	5/31/2022 2:11 PM
3	Do not support for the same reasons stated above in respect to the bicycle track. It is not wise to place it next to the Natural Area, moreover for the car track because of the noise impacts on wildlife in the Natural Area. The car track was originally located in a place that later became the Natural Area, and it was moved to its current location because of noise impacts on wildlife and neighbors. Nonetheless, the track is a valuable asset to the Park and needs a good location, perhaps such as the Restoration Demonstration Area.	5/30/2022 8:04 PM
4	Hi, I am an experienced RC enthusiast that uses the RC track at Meldrum Bar Park on a regular basis, I am one of the few users that maintains the track and am one of the few users that has experience building RC tracks. I assume that most park planners know about as much about RC tracks as I know about bioswales and invasive species mitigation, which is not much, so I'm writing to offer my perspective on the proposed relocation of the RC and BMX tracks. I have reviewed the proposed Site Plans and I see several issues with the proposed location/s for the RC track in both Site Plan Development Concepts but I will refrain from detailing all of those issues because I believe that relocating the track is not a good idea to begin with and I will explain why via the following five points. I am not a user of the BMX track but I believe most of the following five points will apply to the BMX track as well. First, if the track were relocated, where would the dirt come from? The dirt from the track has to be from the park, you cannot bring in outside dirt, if you introduce soil from elsewhere it will not bond with the existing soil, it acts sort of like an improperly mixed confection and falls apart. I've seen attempts to introduce outside soils and I've never seen it work. If you bring in outside soil for the track you will have major durability issues (the track will break apart more quickly and/or will become extremely muddy, depending on soil composition and current weather at any given time) and you will likely have drainage issues as well. Building a new track (on flat ground) would require many dump truck loads of dirt and I can only scratch my head wondering	5/25/2022 9:04 AM

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where that much dirt could be taken from within the park. The current track did not require large amounts of dirt because it was built on a hillside. Second, building a track in the proposed area, on flat ground, would require a "Driver's Stand" (typically a raised deck) in order to provide an adequate view of the track for the drivers. A track with a Driver's Stand would not be welcoming to children and beginners and would limit the capacity for RC drivers which would cause ingress/egress issues for them. The current track does not require a Driver's Stand and has excellent ingress/egress for the drivers because it is built on a hillside. Third, another huge logistical hurdle to relocating the RC track is the question of who will build it and over what timeline? Many people use the track but there are only a few of us that maintain the track and understand the do's & don'ts to track building & maintenance. You're not going to be able to find any professionals with the skills & knowledge to build an RC track like you would be able to with a baseball field or a basketball court. Perhaps you could get construction workers to lay the initial groundwork with heavy machinery but the lion's share of the work would need to be completed by hand by the few of us that have such specialized skills and experience. The amount of man hours required would be HUGE and I cannot begin to estimate a timeline for completion considering it would need to be completed by volunteers. Fourth, with no tree cover, the track will dry out badly under the sun for about half of the year. This will equate to needing more water and more maintenance. The flip side is that during the wetter season the track would be useful more often since it will dry out faster but since the new location would require more constant, ongoing resources (water) I believe the current location of the track wins in that regard. Fifth, why spend money moving the track? The RC track has been sitting in an ideal location for the past 14+ years in which, to the best of my knowledge, requires little or no money from the city. In conclusion, I believe the logistical hurdles to relocating the track would be immense and the proposed location/s would be a significant disbenefit to the track. If you have any questions I can be reached at ianboltz@gmail.com or at 971-255-2558. Thank you for taking the time to read this and good luck in your park planning process! - Ian Boltz

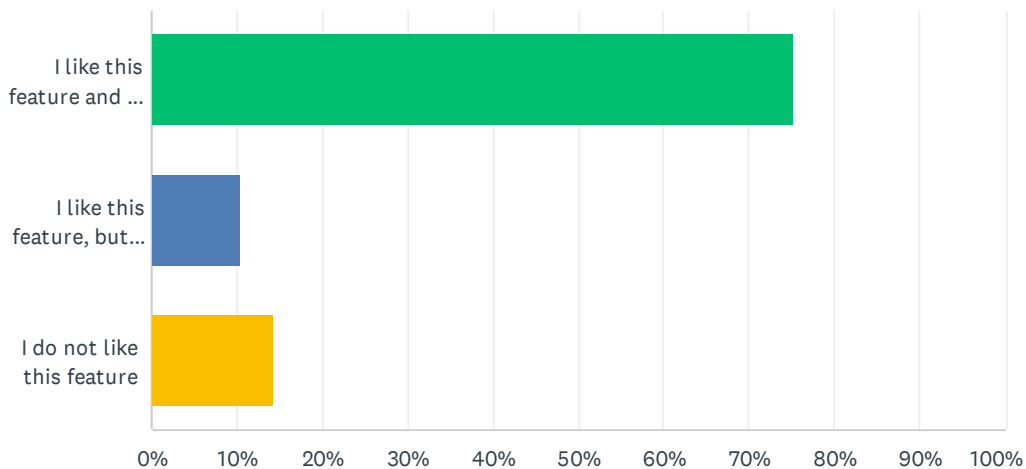
5	I like concept B's location	5/22/2022 12:14 AM
6	I support this if those who utilize it most support it.	5/20/2022 8:19 AM
7	Would like to see more native plantings to surround all proposed changes.	5/9/2022 7:36 PM
8	Nothing is going where the current track is located Correct? So why send the time and money to move it? Also there is a large group who have built and maintained this...	5/9/2022 3:58 PM
9	Removal please. There are many indoor RC track locations now.	5/9/2022 10:25 AM
10	Noise is way too much with housing so close. Was horrible when the the model cars were in the forest east of the wetlands. Sounded like being in a perpetual dentist's chair.	5/2/2022 3:58 PM
11	Where will it be relocated to?	5/2/2022 1:46 AM
12	RC track has a good location, however if it does move, the proposed location for the BMX track in option "A" would work great.	5/1/2022 11:18 AM
13	Again, allow current location area to become natural area	4/27/2022 12:57 PM
14	THE REASON YOU WERE MOVING IT IS FLOODING LAST TIME THAT HAPPENED WAS IN THE 90'S i THINK IT WORKS WELL WHERE IT IS NOW.	4/27/2022 10:04 AM
15	This should be moved ASAP and the suggested area should be ideal.	4/26/2022 2:50 PM
16	Eliminate RC car track or move towards entrance.....I think both designs are encroaching on the Rinearson natural area and will scare away waterfowl, beaver and will disturb the peace and quiet in the natural area in addition to disturbing the peace and quiet of the surrounding neighbors. I personal live directly across from the staging area and would be extremely upset by it's sudden development and the increased noise, traffic and I see RC car people at Meldrum now day and night and they are at least out of sight in their current location. If they are to be moved I suggest up by River Rd near entrance in the parcel to be rezoned and the same for the BMX pump track, then why not add the staging area to the natural area, add native etc to increase the natural areas size rather then encroach with more development.	4/24/2022 10:09 AM
17	To a different state	4/11/2022 8:59 AM
18	Again moving this off the river front and hidden from view is a great idea	4/10/2022 2:03 PM
19	This will help with the congestion down by the river - great idea	4/9/2022 4:41 PM

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20	Also currently no parking so moving is better but I wonder if the track would be as fun on flat.	4/8/2022 3:16 PM
21	Just because our Parks Board Members do not like the RC Track users does not mean this are should not be kept. There are ways to manage this area effectively and we should not let members that are out of touch with what park users want to influence the fate of a couple of our user groups.	4/7/2022 12:54 PM

## Q7 Concept A proposes a fenced, off-leash dog area; do you like this feature?

Answered: 133 Skipped: 7



ANSWER CHOICES	RESPONSES
I like this feature and I like this location	75.19% 100
I like this feature, but I prefer a different location	10.53% 14
I do not like this feature	14.29% 19
<b>TOTAL</b>	<b>133</b>

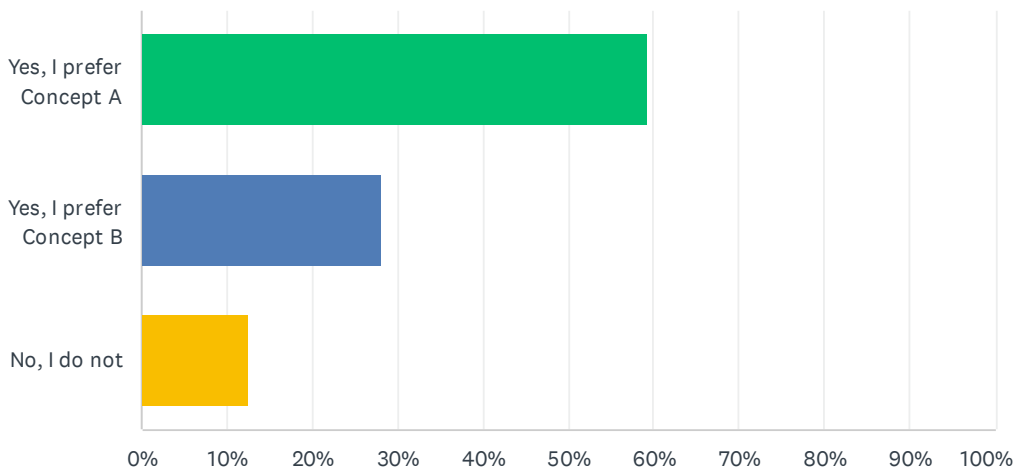
#	ADDITIONAL COMMENTS	DATE
1	The proposed location may be met with objections from those living in the adjacent mobile home park. A better location is the grassy area adjacent to the Dahl Beach parking lot, along the fence of the children's golf course (where a bathroom is also being proposed). I do realize, though, there may a safety concert with this location in that it could be subjected to errant strokes from golfers.	5/31/2022 5:23 PM
2	Love the dog park! If it doesn't work out here I'd love to see one somewhere in Gladstone, preferably closer in to town/downtown.	5/27/2022 8:31 AM
3	I like that the location is away from the field with the kids.	5/26/2022 3:43 PM
4	I love the feature, it is necessary. The location is problematic due to not having easy access to the parking area. Walking up the hill to that location could be difficult for some people who regularly exercise their dogs on the soccer fields now.	5/26/2022 1:14 PM
5	The only thing I ever see people doing in that area is walking their dogs so this makes sense.	5/25/2022 9:04 AM
6	I would recommend adding a two sections, one for larger dogs, and one for smaller dogs.	5/16/2022 3:07 PM
7	LOVE the idea of bringing in a fenced, off-leash dog area.	5/16/2022 3:02 PM
8	This is AWESOME!	5/15/2022 10:15 AM
9	Keep it away from River and manage drainage— pet waste is a large contributor to non point source pollution of waterways.	5/9/2022 7:36 PM
10	The proposed location could be a tent camping area. It has enough space for a park host as	5/9/2022 10:25 AM

## Meldrum Bar Park Web Survey

	well.	
11	We would LOVE to see an off-leash area in the park! This location makes sense but other areas with the park could work as well.	4/29/2022 11:50 PM
12	Users can park below and walk up the hill using the street or perhaps a set of developed stairs. While a Farmer's Market concept is unique in concept, it really belongs near Portland Ave. in the core area of Gladstone	4/26/2022 2:50 PM
13	Yes. For the love of all that is holy give us a fenced dog park. Just think of all the poo-mines that we can avoid in the fields!	4/13/2022 8:11 AM
14	I live near this location and my concern is people not cleaning up after there pets. Would there be anything done to help make this happen ?	4/11/2022 1:30 PM
15	This would be the only off leash dog park in Gladstone and would be a huge benefit	4/10/2022 5:53 PM
16	This is an important feature for many people. Has it been dropped off of concept B due to funds or just looking at options	4/10/2022 2:03 PM
17	Nearest the park entrance is good for those of us who would prefer to walk to the dog park.	4/10/2022 12:04 PM
18	Amazing idea!!!!	4/9/2022 4:41 PM
19	Unfortunately some dog owners will use the baseball and soccer fields for off leash use, and not clean up after their dogs. I would not recommend allowing any off leash areas.	4/9/2022 12:25 PM
20	Please we desperately need a dog park in this city. If not here please consider somewhere else like the unused field of John Wetton. It's already being used like a dog park all the time anyway. May as well make it nice.	4/8/2022 4:56 PM
21	Definitely needed in this town.	4/8/2022 3:16 PM

## Q8 Do you like the addition of new walking and bicycling paths throughout the park?

Answered: 128 Skipped: 12



ANSWER CHOICES	RESPONSES
Yes, I prefer Concept A	59.38% 76
Yes, I prefer Concept B	28.13% 36
No, I do not	12.50% 16
<b>TOTAL</b>	<b>128</b>

#	ADDITIONAL COMMENTS	DATE
1	Leave the jumps alone please. The walking trail we already have here is populated with transients, and feels unsafe (Wouldn't let my kids walk down it).	5/31/2022 2:11 PM
2	mixed bag. Like more paths generally and, as a walker, specifically paths along the roads that protect walkers better. Do not like path alongside the Natural Area for the same reasons given above in respect to the BMX and car tracks. Putting a nature path through the prior BMX and car track locations doesn't make much sense given how the land has been disturbed, unless an effort is made to make it a Restoration Demonstration Area like the one cited before.	5/30/2022 8:04 PM
3	I do not like the placement of the paths through the sports fields. They chop up the fields, cut into where parents and teams collect to watch games and aren't placed in positions that would be of great help to wheelchair access and strollers trying to watch games.	5/26/2022 1:14 PM
4	I like the addition of new paths, but it is unclear where the proposed new paths are.	5/20/2022 8:19 AM
5	Request permeable, but quiet material for optimal wildlife viewing- wood chips?	5/9/2022 7:36 PM
6	The idea to add Raised crosswalks is not necessary and an extreme waste of money. Not to mention the visual appearance. Add crosswalks with proper signage will add more than enough adequate safety, in a 15 MPH zone.	5/1/2022 11:18 AM
7	I am very supportive of more walk/bike paths in either concept.	4/30/2022 9:23 AM
8	We would enjoy either option.	4/29/2022 11:50 PM
9	I like paths around the grassy fields but not through them don't cut out grass...	4/29/2022 1:36 PM

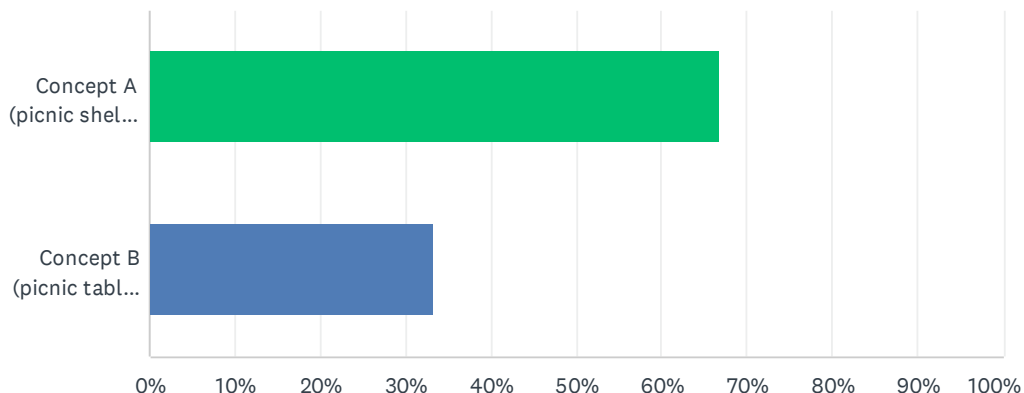


## Meldrum Bar Park Web Survey

10	Trails and walkways tend to be the biggest draw to large parks and allows for safe pedestrian and bike passage	4/26/2022 2:50 PM
11	I liked the path that was up on the bluff area.... Not sure you need the one along the overflow parking	4/10/2022 2:03 PM
12	The Dahl beach pathway to lead somewhere, not just dead end. It's a safety hazard back there with transients.	4/8/2022 10:26 PM
13	I like the path through the fields. Just yesterday I wasn't sure the safest route with all the baseball and thick grass was hard to walk in. I like a wooded walk to the river.	4/8/2022 3:16 PM

## Q9 Each concept proposes riverfront improvements; which approach do you prefer?

Answered: 126 Skipped: 14

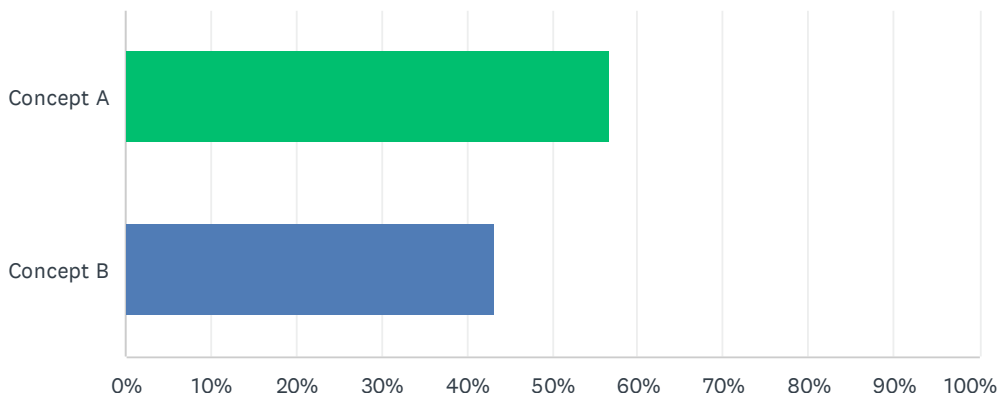


ANSWER CHOICES	RESPONSES	
Concept A (picnic shelter and tables, confluence viewpoint, access paths)	66.67%	84
Concept B (picnic tables, river viewpoint, access paths)	33.33%	42
TOTAL		126

#	ADDITIONAL COMMENTS	DATE
1	I believe no picnic shelter should occupy the grassy area just south of the cottonwood grove. I propose instead that a gazebo or platform be constructed in that area, overlooking the river and that it be rented out as a wedding destination. It's a lovely area that might serve such purposes.	5/31/2022 5:23 PM
2	Seems to lack erosion prevention or addition of native plants— only small areas slated for restoration work.	5/9/2022 7:36 PM
3	Need to maintain adequate parking for added picnic areas and not eliminate the option to fish at the riverbank.	5/1/2022 11:18 AM
4	Neither is sufficient	4/29/2022 1:36 PM
5	Event space utilizing the Orchard area and river front views would be most advantageous for family-oriented movies, music, and special programs for the community	4/26/2022 2:50 PM
6	Confluence viewpoint needs a bench.	4/10/2022 11:06 PM
7	Picnic shelters allows the park to be open to a larger audience besides just boating and sports fields	4/10/2022 2:03 PM
8	Please continue to maintain shaded riverfront parking for non mobile residents so that they can enjoy the river too.	4/9/2022 12:26 PM
9	The south end of the park is always sketchy, improving the area would hopefully push the stoner people out. That's a good thing.	4/9/2022 12:25 PM

## Q10 Each plan proposes additional parking areas; which approach do you prefer?

Answered: 113 Skipped: 27



ANSWER CHOICES	RESPONSES
Concept A	56.64% 64
Concept B	43.36% 49
TOTAL	113

#	ADDITIONAL COMMENTS	DATE
1	Permeable surface to limit runoff, discounts and charging stations for electric vehicles.	5/9/2022 7:36 PM
2	It looks like you've removed parking near the playground. I know parents like to park there and watch their kids. Old habits dye hard. I wouldn't remove that.	5/9/2022 10:25 AM
3	In either concept, it seems like the Dahl Beach area might get congested with such little parking at that end and how busy it can get.	4/29/2022 11:50 PM
4	Continue existing parking with reduction in areas noted	4/26/2022 2:50 PM
5	If you cannot restore staging area to a natural state, I think overflow parking only available for occasional farmers market would be acceptable with extra plantings and fencing so it's impact on the Rinearson natural area is very minimal...	4/24/2022 10:09 AM
6	It doesn't look like a lot more parking.	4/20/2022 3:57 PM
7	B seems to remove the parking to the south which i prefer. I'd rather keep a more natural bank area and be required to walk a bit further. This is nature first and foremost and i think it should look like it, keep the parking lots and things set back from the bank area.	4/13/2022 8:11 AM
8	Again I like them both	4/12/2022 10:23 AM
9	I think you need to go back and redo the parking. For starters the lot at Dahl beach could be much bigger and better if improved. And you are adding parking along the road but not more picnic shelters in front of them. Not sure of your strategy????	4/11/2022 8:59 AM
10	If this refers to overflow parking, it doesn't make a lot of dofference.	4/10/2022 11:06 PM

## Q11 Are there any other park improvements that you would like to see?

Answered: 52 Skipped: 88

#	RESPONSES	DATE
1	As mentioned above, I would like to see a gazebo or platform overlooking the river in the grassy area just south of the cottonwood grove.	5/31/2022 5:23 PM
2	Both Concepts fail to display properly the eastern boundary of the Park and the Rinearson Natural Area. Please look at Figure 2 of the RNA's Habitat Development Plan which shows a parcel that has been excluded from the Concepts, a parcel that was donated to the City and included in the Park. I am not sure if the parcel was ever included within the City Limits, but it is part of the RNA. Adding the parcel in the Concept will show how much more natural area could be impacted by placing activities within the staging area that will bring more people close to the natural area. Thank you for your work and for your survey. By the way, thank you for removing from the earlier Concepts the idea of adding paths within the Natural Area. Bill Dugan, Manager of the Rinearson Natural Area on behalf of the Robinwood Riviere Property Owners' Association.	5/30/2022 8:04 PM
3	Increase security	5/27/2022 8:34 PM
4	Better sports fields. There needs to be enough room for the baseball fields to not back up to soccer fields.	5/27/2022 1:21 PM
5	Take out the pay meter!! No reason for it at all	5/26/2022 8:38 PM
6	Dog park!!	5/26/2022 4:29 PM
7	Better playgrounds for ages 2-12... so some for young kids and maybe a separate area for older kids... big slides and little slides, baby swings.	5/26/2022 4:14 PM
8	Yeah stop charging those of us that are involved in sports with our kids..	5/26/2022 3:44 PM
9	Sports storage container like in A..... in B it's by the entrance. So stupid	5/26/2022 1:43 PM
10	Priorities of the plan should be sports fields, boat access and community garden. Additions should be a dog park. These are the key users of the park in my opinion.	5/22/2022 8:09 PM
11	I would like to see what you have planned for the playground. I would like to see more toddler friendly play structures along with more for the older kids then what's there now.	5/22/2022 12:14 AM
12	More parking for the boat launch.	5/19/2022 7:26 PM
13	I think you should add a snack shack that the youth sports organizations can manage.	5/15/2022 10:15 AM
14	History of the location, land acknowledgment, environmental focus, noise management, limitation on light pollution.	5/9/2022 7:36 PM
15	--Bicycle camping would be a nice addition to the park. It's low-impact and would serve the nearby trolley trail, that is popular for touring bikers. --The Farmer's Market is a nice idea, but where would people park if that was held in the main parking area? Gladstone tried Farmer's market in downtown for awhile. I don't think it would fly at Meldrum, given the isolation of the park from shoppers and the \$5 parking fee. --The city has pondered having a campground host for awhile. I did not see that in either plan. --Not sure what a raised crosswalk is in plan B. -- Love the viewpoint concept and the proposed amphitheater. Great options.	5/9/2022 10:25 AM
16	Designation as Rinearson as a wildlife sanuary and access with walking and biking paths to view the plants and animals like Oaks Bottom and the Rhododendron Gardens have. Maybe a area inside here could be a rental space used for weddings and other important events. It could be a huge profit for the upkeep of the whole park budget.	5/7/2022 1:56 PM
17	Light the pay station	5/4/2022 8:52 PM
18	Better Upkeep of the natural areas. It's full of invasive plants/weeds which make the area very unattractive. Property values suffer because of this. Newly planted red current plantings	5/2/2022 3:58 PM

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survived and were beautiful. Need more variety and volume.

19	Keep all baseball fields and improve field 5 so it is actually usable.	5/2/2022 8:43 AM
20	Better rc track	5/2/2022 1:46 AM
21	I love the park the way it is, don't want to see more asphalt added so please keep this in mind when adding pathways. Raised crosswalks are absolutely not necessary. 2 Regulation size ball fields and 1 soccer field is more than adequate. Off lease dog area will add additional maintenance. I don't see the benefits of adding an amphitheater.	5/1/2022 11:18 AM
22	I couldn't tell from the design diagrams, but I'm hoping either option will provide adequate accessible parking for van that deploy ramps which require the access space next to the parking space. Also, the closer the accessible paths can get to the water, the better. If funds were available, it'd be great to have beach wheelchair mats that can allow wheelchair users to get right to the water.	4/30/2022 3:02 PM
23	Boat ramp closest to the gravel bar needs to be cleared of debris. Maybe removing some of the gravel to allow for debris to have a place to collect vs on or at the ramp.	4/30/2022 1:25 PM
24	I love the idea of a Farmer's market in concept B.	4/30/2022 9:23 AM
25	A bike track/pump track that is more young kid friendly; splash pad; lots of garbage bins to promote clean parks.	4/29/2022 11:50 PM
26	Something like a high covered area/ sun block in between the through ways of the center baseball fields. And if you wanted to Really make it nice for low cost is even a few misters set up on the unit. This would Really make a huge difference in the hot summers.	4/29/2022 9:46 PM
27	Community swimming pool	4/29/2022 1:36 PM
28	Add electricity for additional uses of the park - such as the community festival, farmer's market, and other events, etc.	4/27/2022 12:57 PM
29	1.) Availability of electrical power outlets in the Dahl Beach area. This would be a kiosk for use of vendors licensed by the city and with permission to utilize. 2.) Flatten the current BMX area and repair it back to a natural state with a walking path and a view of the river that would lead to the demolished (existing RC track) area where an amphitheater or grassy area would allow for picnicking or picnic tables.	4/26/2022 2:50 PM
30	Developing the staging area only with native plantings and fencing, and then put overflow and farmers market parking up in area to be rezoned by road, and the current staging area could have a nature path in it overlooking the Rinearson natural area...I would keep the area as parking minimal and again closer to the entrance and be only used for the occasional farmers market.... and if the RC track is to be kept put it up by main road and make it accessible only during daytime hours.	4/24/2022 10:09 AM
31	Barhrooms with doors on the stall!	4/20/2022 3:57 PM
32	Not really, like all the new ideas. Just love this park and look forward to enjoying any and all upgrades. Thank you.	4/19/2022 8:02 PM
33	A visitor's gazebo or pavilion with local information on the plants and wildlife. Perhaps a business could sponsor it every month.	4/19/2022 4:48 PM
34	Improved kid area, fenced and secure from outsiders with picnic and shelter set up	4/12/2022 10:23 AM
35	Dock to launch kayaks from would be cool	4/11/2022 4:59 PM
36	Cheaper day passes	4/11/2022 4:33 PM
37	Improvements to field backstops, dugouts (covered dugout) Turf infields and snack shack at new restroom facility. Better facilities can draw more activities like regional tournaments and field rentals creating more revenue for the city	4/11/2022 1:52 PM
38	Gate at entrance of park to lock at night. This park becomes a racetrack and car drifting almost every night	4/11/2022 1:30 PM
39	archery range.	4/11/2022 9:37 AM
40	This park MUST have Park hosts, where is their RV parking and hookups? Oh, you gave it to	4/11/2022 8:59 AM

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the BIKE people who have made a complete mess of the area and never come to clean it up!  
Stop listening to the employees and start listening to the residents!!!!

41	Maintain existing amenities. Pathway east of ballfields is crumbling. Mud accumulates on pathway near existing RC park. Sandbag has been there for a few years now. Does it ever get moved?	4/10/2022 11:06 PM
42	I like the concept of having a farmers market there however if it's something to really consider that you would be losing a parking area for the farmers market and then where would everyone park while still making sure there would be parking for trucks with boat trailers	4/10/2022 5:53 PM
43	The parking pass for non-resident is a pain. The kiosk is at a bad height and many get out of the car to purchase. Needs to be extended and lowered for ADA access. Why not issue a placard to be displayed. Make the placard available to those who may be inclined to pay a extra, the true cost, on top of the \$40. We purchase a pass daily on our \$40 and would like to see even a tiny bit of enforcement. The one restroom is overused and needs to be upgraded along with a couple other new ones. Dahl Beach is the filthy mess of a porta-potty. We probably have passed through the daily chore of getting our pass used almost daily and see so many cars by-passing and I really don't think they are all resident users. Thanks, Rodger and Darlene Sanman, Milwaukie	4/10/2022 2:17 PM
44	A huge area for the dogs to play!	4/10/2022 12:04 PM
45	Community pool	4/9/2022 9:00 PM
46	Potable water access.	4/9/2022 12:26 PM
47	Get rid of the ridiculous entry fee.	4/9/2022 12:25 PM
48	Better river access for families with young children.	4/9/2022 10:37 AM
49	More native plants, a farmers market location for both plans, walking and running paths that connect to the rest of the city or follow along and bridge to Clackamette park.	4/8/2022 10:26 PM
50	I would be nice if the roads were a bit wider.	4/8/2022 4:56 PM
51	The playground needs complete changes. It's very unsafe at the moment and the teeter totter situation should be addressed immediately.	4/8/2022 3:16 PM
52	It would be nice to add lighting for the sports fields, at least for the baseball fields. youth teams are not able to use the high school fields, this would allow for more field use for sports but if done right you could use it for other events as well.	4/7/2022 12:54 PM