



COMPREHENSIVE PARK PLAN

OCTOBER 2023



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PORT OF LONGVIEW BOARD OF COMMISSIONERS

- Jeff Wilson, District 1
- Doug Averett, District 2
- Allan Erickson, District 3

SPECIAL THANKS

Thank you to the hundreds of community members and Willow Grove residents who participated in surveys, meetings and polls throughout the planning process since 2016 and again in 2023.



Photo generously donated by community member and Willow Grove Park patron, Stephen James Nesbit.

MISSION

To provide a direct connection for local communities to recreational and educational opportunities on the Columbia River.

GOALS AND OBJECTIVES

1. Provide diverse and safe upland recreational opportunities

- Expand recreational opportunities
- Create a safe environment for recreation and play
 - Fenced dog park area
 - Play activities appropriate for children and adults with disabilities
 - Upland water park
- Create gathering spaces for indoor/outdoor events
 - Additional picnic shelters
 - Food carts and concessions area

2. Provide direct access to the Columbia River

- Enhance existing boat launch capabilities
 - Continue to maintain and improve facilities
- Create and enhance fishing opportunities
 - Fishing pier(s) with ADA accessible adjacent parking
- Provide space for quiet enjoyment
- Enhance infrastructure to meet park user needs
 - Increase outdoor user enjoyment through additional plants and irrigation

3. Provide educational opportunities

- Infuse cultural and historical information into varied aspects of the park
 - Expand educational signage
 - Provide educational opportunities to local groups and schools
- Inform, educate and ensure safety protocols are well identified for safe use of the park's amenities through signage and deployment of life vest stations
- Partner with local organizations for educational and cultural opportunities



Educational Signage Throughout the Park

Life jacket safety educational signs are stationed around the Park (left) along with interpretive signs about the Columbia River (below).



CAPITAL IMPROVEMENT PROGRAM (OCTOBER 2023)

The Capital Improvement Program, updated in October 2023, gives a snapshot of what improvements are planned at Willow Grove Park over the next seven years and beyond.

| | |
|--------------|--|
| 2024 | Dedicated Dog Park |
| 2025 | Additional inclusive play structures with handicap swing |
| | Food carts and concessions area |
| 2026 | Additional picnic structures and benches |
| 2027 | West end additional outdoor recreation area, i.e. disc golf or similar |
| 2028 | Additional play area |
| | West Fishing Pier |
| 2030+ | Construct East Fishing Pier in coordination with the USACE |
| | Construct Water Park |
| | Construct Community Center |

See Appendix C for additional details



INTRODUCTION

The Port of Longview (Port) is located at River Mile 66 on the deep-draft Columbia River, in Longview, in southwest Washington State. The Port was established under Revised Code of Washington Title 53 in 1921, operating as a unit of local government. The Port is overseen by a locally elected, three-member board of commissioners and is considered a local taxing district comprised of three districts encompassing approximately 830 square miles. Port Commissioners oversee the adoption of plans and policies at the Port, including park plans.

The Port acquired its first and only public park and boat launch in 2016 through acquisition of Willow Grove Park and Boat Launch (Willow Grove Park or Park), located at River Mile 60, from Cowlitz County. In 2019, the Port amended its Ports Management Agreement to include the Washington State Department of Natural Resources aquatic lands, which includes area that is now uplands (Figure 1).

The Port’s intent in updating the Comprehensive Park Plan is to recognize the capital improvements made since acquiring the park, update statistical information, reevaluate the timing of future capital improvements and to refresh the Park concept map with constructed improvements and modifications. The Port has observed a continued desire by Port Commissioners, the public and recreational users to carry on with capital improvements at the park. In response, the Port engaged the public in its planning process for the Park Plan update along with possible future public access at Barlow Point.

Figure 1 Port owned property and Port managed property within the Port Management Agreement with Washington State Department of Natural Resources





SCOPE

Willow Grove Park and Boat Launch is one of two public parks in Cowlitz County offering pedestrian and boat access to the Columbia River. Willow Grove is one of the more popular, high traffic parks due to its unique setting adjacent to urban centers, with beach and boating recreation available directly on the Columbia River.

Barlow Point, separate from the park property, is a planned heavy industrial development on the Columbia River which may include an element of riverfront viewing access and educational opportunities.

The Port of Longview’s Comprehensive Park Plan (Plan) follows guidelines established by the Washington State Recreation and Conservation Office (RCO). The Plan’s purpose is to qualify the Port to receive grant-in-aid funding for park projects and to strategically organize the Port’s proposals and permitting processes.

The RCO required components for a park and recreation plan include:

- Goals and Objectives;
- Description of Planning Area;
- Evaluation of Existing Facilities;
- Public involvement;
- Demand and Needs;
- Action Program; and,
- Capital Improvement Program.

This plan will describe existing and future conditions in the community of park users, existing conditions at the park and proposed park improvements.

LOCAL RECREATION INVENTORY

Summary of Parks & Recreation in Cowlitz County

The Port Districts, 1 through 3, encompass all of Cowlitz County north of Kalama. Cowlitz County has 891.7 acres set aside for its parks including developed and undeveloped land. Cities and other entities own and manage an additional 357.58 acres of public parks.

Table 1 Summary of Cowlitz County Owned Park Land

| Park Name | Acreage | Amenities |
|---------------------------------|--------------|--|
| Riverside Park | 58 | Three youth baseball fields including the primary Little League fields, three soccer fields, four restroom buildings, trails and walking pathways, playground equipment, open space, picnic shelters and tables, basketball, tennis courts |
| County Line Park | 5.5 | Day and overnight use, electrical hook-ups, picnic sites, 1 restroom building, fishing platform, trails and open space, 20-unit campground |
| Woodbrook Park | 5 | Neighborhood park, playground equipment, shelter/gazebo, open space |
| Hoffstadt Bluffs Visitor Center | 30 | Spacious building with meeting rooms, viewpoints, trails, overlooks, picnicking, parking, restrooms, a restaurant and displays of the 1980 volcanic eruption of Mount St. Helens |
| SRS Viewpoint | 5 | Day use tourist viewpoint of sediment retention dam, restrooms and walking trails |
| Hog Island Access | 10 | Day use park with primitive boat launch and wayside. Includes fishing access to the Cowlitz River, parking and undeveloped areas |
| Coal Creek Boat Launch | 2 | Boat launch with concrete single lane ramp on Coal Creek Slough. Parking and undeveloped areas |
| Catlin Cemetery | 2 | Historical cemetery and natural area located on Columbia Heights Road between Longview and Kelso |
| Finn Hall Wayside | 4 | Wayside with picnic area and open space managed as a cultural and historic area near Woodland on SR 503 |
| Cougar Wayside | 0.2 | Rest area with picnic tables and restroom |
| Cook-Ferry | 250 | Dredge spoil depository. A 2.5-mile trail runs along the Cowlitz River with three trail heads & parking lots. The center parking area provides restroom facilities. Three rest areas are included in the trail, featuring interpretive signs picnic tables and barbecues |
| LT-1 Toutle Park | 500 | Cowlitz Game & Anglers shooting range on a dredge spoil depository |
| Harry Gardner Park | 17 | 24 camping sites, blackwater dump site |
| Carrolls Road | 3 | Undeveloped |
| Total | 891.7 | (753.5 acres undeveloped) |

POPULATION TRENDS

Over three quarters of Cowlitz County’s population lives in or within five miles of the Longview/Kelso area. The population in Cowlitz County grew approximately 17% between 2000 and 2021. Cities in the southern section of the County might experience a more rapid growth rate as more people move north from Vancouver and Portland for lower land and housing costs. As Table 2 indicates, Woodland and Kalama have experienced growth of approximately 24% and 33% since the 2000 census. In contrast, the populations of Longview and Kelso have seen lower growth.

Table 2 Population Trend Summary

| Location | 2000 | 2010 | 2014 | 2021 |
|-----------------------|--------|---------|---------|---------|
| Total County | 92,948 | 102,410 | 102,133 | 111,524 |
| Unincorporated County | 38,700 | 44,002 | 43,667 | 48,145 |
| Longview | 34,660 | 36,648 | 36,483 | 37,824 |
| Kelso | 11,895 | 11,925 | 11,788 | 12,719 |
| Woodland | 3,790 | 5,509 | 5,708 | 6,540 |
| Castle Rock | 2,130 | 1,982 | 2,140 | *2,446 |
| Kalama | 1,783 | 2,344 | 2,347 | 2,959 |

*Census Estimate of total population 2021

Population Cohorts

Age Group Breakout: The median age of the population of Cowlitz County increased by 0.9 years since the 2010 census, to 41 years. The national increase was also 0.9 years. The 2020 census reported that Cowlitz County demographics consisted of 22.5% of the population aged 0 to 19 years, 58% aged 20 to 64 years, and 19% aged 65 and older. This is comparable to national statistics in the same time period. This indicates that the population of Cowlitz County is aging, similar to the national trend widely attributed to aging Baby Boomers.

Key Issues:

- The population under 18 is shrinking, although total population remains roughly similar due to increased population overall.
- Senior population is growing slowly and its percentage of the total population has remained similar to 2010 percentages.
- There will be a continuing need for youth services such as day care, family friendly parks and youth sports opportunities.
- Opportunities for quality-of-life improvements throughout the county are needed to fulfill the county’s Pathways 2020 vision for

Ethnicity: Cowlitz County has experienced a shift in its demographic make-up. The Hispanic population increased significantly between 2000 and 2020. The 2000 and 2020 censuses reported the following ethnicity breakdown:

Table 3 Cowlitz County Ethnicity Summary

| Population Group | 2000 Percentage | 2020 Percentage |
|------------------------|-----------------|-----------------|
| White | 94.27 | 67.7 |
| Hispanic | 0.96 | 13.2 |
| Black | 0.56 | 3.9 |
| Asian/Pacific Islander | 1.47 | 9.7 |
| Native American | 1.55 | 1.2 |
| Two or More Races | 2.15 | 4.3 |

Economic & Social Characteristics: The 2000 Census reported that the median household income was \$41,500 based on 1999 dollars. The 2010 Census reported a median income in Cowlitz County of \$46,568, an increase of 17.01%. In 2020 the median income had climbed to \$58,791.

The 2000 census reported that 10.3% of Cowlitz County families were below the federal poverty level. The 2010 census reported that 12.63% of Cowlitz County families were below the federal poverty level. In 2020 the rate had declined to 11.9%. The federal poverty rate, for comparison, was 11.4% in 2020.

The 2000 census noted that 32% of the population 25 years and older had at least a high school diploma that 8.3% had an associate degree and 8.4% had a bachelor’s degree. In 2010, the reported 30.14% of the population 25 years and older had at least a high school diploma, 41.15% had some college or an associate degree, and 15.44% had a bachelor’s degree or higher.

In 2020, 89.90% of residents had a high school degree or higher, with 17% holding a bachelor’s degree or higher level of education.

Key Issues:

- A relatively significant percentage of families are below the federal poverty level.
- Housing affordability will continue to attract middle and low-middle income families who will want access to parks, community facilities and services.
- Future parks or park improvements will need to consider access issues so that disabled and elderly persons have access to facilities.

WILLOW GROVE PARK INVENTORY

Willow Grove Park is located on the shoreline of the Columbia River between river miles 59 and 60, approximately 5 miles west and downstream of the City of Longview, in Cowlitz County, Washington (Figure 2). The park consists of 95 acres of total area including approximately 15 acres of Columbia River beach along 0.75 miles of waterfront.

Figure 2 Vicinity Map



The Park is bounded on the south by the Columbia River and to the north by Willow Grove Road. Park and boat launch amenities include three restrooms, playground equipment, picnic shelters and tables, fire pits, walking trail loop, benches, educational signage, beach access, overlook, life jacket loaner boards, paved parking and roadways and a boat launch with two lanes. Figure 3 shows updated current conditions map.

Figure 3 Willow Grove Park Existing Conditions



Port staff conducted a walk-through of conditions at Willow Grove Park’s facilities in September 2022. The Port has invested in significant upgrades, in partnership with the RCO through the Aquatic Lands Enhancement Account (ALEA) and the Boating Facilities Program (BFP) grant programs. ALEA funded upgrades included new picnic structures, furnishings, signage, educational signage, restroom remodel, 1.4 miles of ADA accessible path and an overlook. BFP also contributed to restroom restoration, reconfigured boat queue, kiosks, signage, lighting and new boat launch floats and walkways. The

Port completed boat launch dredging, added new playground equipment, updated the existing picnic structures and repaved the parking areas.

The Port’s visual observations and general assessments of the primary infrastructure are provided below. The infrastructure is classified using a qualitative scale running from Good – to – Fair – to – Poor. These qualifiers are used to generally identify the relative condition of the infrastructure. These qualifiers are provided to generally rank overall condition.

Table 4 Park Facility Conditions 2018 & 2023

| | 2018 | 2023 |
|--------------------|------|------|
| Park Area | | |
| Parking | Fair | Good |
| Curbs and Paint | Poor | Good |
| Walking Trail | Poor | Good |
| Picnic Tables | Poor | Good |
| Benches | Poor | Good |
| Shelters | Fair | Good |
| Restrooms | Fair | Good |
| Playground Area | Fair | Good |
| Boat Launch | | |
| Parking | Fair | Good |
| Curbs and Paint | Fair | Good |
| Restroom | Fair | Good |
| Boat Ramp | Fair | Good |
| Stormwater Basin | Good | Good |

Parking Areas

Parking areas are surfaced with asphalt pavement and edged with extruded concrete curbs in most areas. The asphalt appears to be of varying ages and condition, but overall in good repair.

The two parking areas in the public park are in varying condition. Pavement has been patched where it was previously in poor condition. The curbs are in good condition and were in the process of being repainted during the site visit. Throughout all parking areas, the curbing and wheel stops have been repaired and are being maintained.



Patched asphalt in central parking area



Freshly painted curbs



Example of previous condition, broken wheel stop



Existing condition of repaired curb and wheel stop

Walking Trail

The park contains a gravel trail along much of the length of the beach and looping back along the park's northern perimeter to the boat launch area. The 8-foot wide trail was constructed in 2019 and is in good condition.



8-foot-wide trail near the waterfront



Path after construction with new bench

Picnic Tables, Fire Pits and Shelters

The picnic areas were constructed between 2019 and 2021 except for one remaining, refurbished original structure. Shelters are post and beam style, with good access to paths and parking areas. Accessible picnic tables are available at 15 shelters. The two largest shelters are now reservable online.



Medium Shelter (4)



Large Shelter (2)



Small Shelter (4)

Restrooms

The three restrooms have been restored to a like-new condition. Although they get heavy use during summer weekends, the restrooms are regularly maintained and appear in good condition.



Playground Areas

The playground area has been largely reconstructed, with two swing sets remaining from the original set of structures. The play area now consists of several smaller structures appropriate for younger and older children and expressive play.



Expressive Play Area



Younger Children's Play Area

Overlook

The overlook was completed in 2022, adding an entirely new structure to the Park. This feature has been particularly popular and has a broad, accessible area immediately adjacent to the water for viewing, fishing, picnicking and other activities. In addition to the structure, two educational panels were added to the overlook.



Interpretive Panels

Throughout the park, standalone interpretive panels add to the visitor experience by describing common birds, fish, ships and the historical context of the Columbia River area.



Cowlitz Tribe panel



Columbia River panel



Columbia River Fish panel



Columbia River Birds panel



Columbia River Ships panel



Lower Columbia River panel

BOAT LAUNCH INVENTORY

Parking Areas

In the boat trailer parking area, the asphalt is generally in fair to good condition.

Parking Area Stormwater

The main boat trailer area parking includes catch basins and a storm water piping network draining to an infiltration swale located on the south side of the parking area. The drainage system is relatively modest and consists of two lateral lines – the western line has three catch basins; the eastern line has five catch basins. Both of these lines consist of 15” diameter pipe and terminate in the infiltration swale.

The storm system functions as a closed system without direct connection to a receiving water body. All other paved areas drain via surface flow directly to adjacent pervious areas.

Boat Ramp

The boat launch ramp pavement is in good condition and shows minimal signs of wear. The floating docks are in good condition. The docks surfaces were replaced in 2019 and the basin dredged, completing long overdue maintenance in 2016. The new dock structures are open grated and have new floats.



Boat Ramp Pavement



Level decking post-dredge

Table 5 Infrastructure Condition Summary (September 2022)

| Infrastructure Element | Approximate Quantity | General Condition | Comments |
|------------------------|--|-------------------|---|
| Parking Areas | 300,000 SF | Good | Asphalt generally in good condition. Striping is an ongoing maintenance activity. |
| Roadway Areas | 137,000 SF | Good | Asphalt generally in good condition. |
| Playground Areas | 1 main play structure, 2 swing sets | Good | Play area was redesigned and installed in 2017. Play area consists of modern, interactive play suitable for kids ages 3 to 17. |
| Trash Dumpsters | 2 | Fair to Good | Trash receptacles were in good condition. |
| Gravel Trail | 7444 LF | Good | Gravel surfaced walking trail that circles the perimeter of the park and the waterfront. |
| Picnic Tables | 10 covered, 11 uncovered | Good | Picnic tables are in good repair. Picnic tables noted as uncovered are separate from the picnic tables located under small, medium, and large shelters. |
| Fire Pits | 5 | Good | Pit enclosures are generally in good condition. |
| BBQ Stations | 5 | Good | BBQ stations are associated with shelters |
| Shelters | 10 | Good | Ten new structures constructed, 2 large, 4 medium, and 4 small. Reservation system in place to ensure community access. |
| Benches | 24 | Good | All weather surfaced benches, throughout the park area and walkways. |
| Restrooms | 3 | Good | In working order, on septic systems and City of Longview water (PVC pipe connections) |
| Boat Launch Ramp | 26,000 SF PCC pavement | Good | Concrete boat launch in good condition |
| Floating Docks | 3 @ 160' x 6' 1 @ 40' x 8' 1 @ 100' x 8' | Good | Docks and decking restored in 2019 with dredging completed in 2016. |
| Irrigation | 2 systems | Unknown/ Good | Existing sprinkler systems are being upgraded, and new lines installed in the park section. |

PUBLIC INPUT

2016 Results of Public Involvement

Significant information was gathered in 2016 for the development of the Park Plan. The Port solicited public input from surveys and focus groups. The results indicated that most people desired improvements to, and expansion of, existing amenities including trails, open space, picnic facilities and fishing and boating access.

Recreation Opportunities

Most important to respondents were trails, open grass areas and benches. Second, were playground equipment for various age groups, a water feature, volleyball and a dog park. Less popular recreational activities were disc golf, tether ball, basketball, horse trails, tennis courts and bike and skate parks.

Event Space

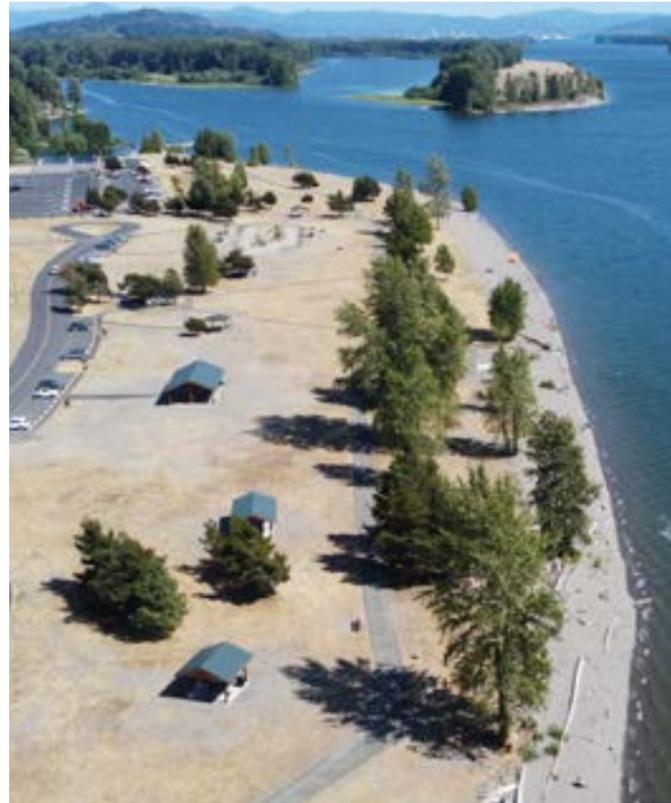
Nearly half of respondents preferred additional picnic tables, picnic pavilions and barbecues. Approximately 1/3 of respondents wanted camping available for short term events, kitchens, amphitheater and outdoor facilities for markets and other organized events. Public opinion of the amphitheater was approximately 50% positive and 50% negative in the Conceptual Plan review.

Columbia River Access

A major offering of the Park is direct access to the Columbia River. Respondents were more consistent in their desires for river access opportunities, with approximately 1/3 of respondents positively responding to each of the eight options offered: Swimming area, piers for fishing and viewing, boat launch upgrades, canoe/kayak launch, fish cleaning stations, waterfront seating, riverfront trails and riverfront parking for the mobility impaired. Largely, the public was in favor of keeping boat launch fees of \$5 and of adding enforcement of fees. However, in 2019 the Port Commission decided it was beneficial for the community to discontinue launch fees.

An additional outcome of public comments and discussion was the need for a park host to help deter vandals and enforce park rules. The relative remoteness and the size of the park have allowed misuse of and damage to the amenities in the past.

Since 2015, the Port has addressed several of the responses through capital improvements and grant opportunities. These include, but are not limited to, a park host, picnic structures, a trail, benches, picnic tables and boat launch upgrades.



2023 Public Survey

During the 2023 Park Plan update, the Port worked with its Park Advisory Committee to refine the capital expenditures for upcoming years. First, staff gathered input on modifications to the Park Concept. The next step was conducting a survey to better understand what the public would like developed next and what modifications should be made to enhance the park.

The survey ran from May 8 through 26, 2023 and obtained 302 total survey responses. The survey asked respondents to select their top three priorities for the next five years and ten years. The survey options were previously identified project ideas, plus options identified within the parks committee. The survey results found that many people were interested in water-related recreation, disc golf and a dog park.

Table 6 2023 Survey Results

| 5 Year Survey Results - Top Five | % | 10 Year Survey Results - Top Five | % |
|----------------------------------|----|-------------------------------------|----|
| Disc Golf | 13 | Fishing Pier and parking (west end) | 16 |
| Water Play Area | 12 | Disc Golf | 11 |
| Additional Play Structures | 11 | Fishing Pier (central) | 9 |
| Dedicated Dog Park | 9 | Community Center | 9 |
| Other | 9 | Dedicated Dog Park | 9 |

Additional comments included:

- basketball
- horseshoe pits
- skateboarding
- preserving the park in its current state
- handicap accessibility for play equipment (wheel chair swing)
- accessible beaches
- infrastructure additions (campground, paved walking paths)
- amphitheater
- food carts/concessions
- restroom (west end)
- fish cleaning station
- additional dock space
- loaner life jacket stations on beach

Public comments were also sought during a SEPA public notice period followed by a public meeting with the Port Commission on November 8, 2023. No comments were received. Comments were accepted both in-person, electronically and by mail during SEPA and Commission meetings.



DEMAND AND NEED ANALYSIS

The Port has an interest in enhancing safety and cleanliness in the park in the long term to minimize maintenance needs and maximize public safety. The Port places priority on maintaining existing facilities and providing opportunities for public enjoyment of the Columbia River.

During initial park plan development in 2015, three separate options for park layout and amenities were prepared, from which Port staff created one plan which was subjected to public review. Options for park improvements considered by the Port included recreational opportunities, event spaces, river access and educational activities.

The 2023 plan update solicited public input into what activities were desired at the park. This information is reflected in an updated concept plan map that was reviewed by the Park Committee and the Port Commission in public work sessions.

Through public outreach, in both 2018 and 2023, the Port identified potential future amenities at Willow Grove Park. As a whole, the community was in favor of enhanced fishing and boating access through the park and improving facilities to accommodate large numbers of patrons during peak seasons. Initial maintenance, safety and performance improvements have been made. The Port now proposes an updated list of priority improvements and capital projects in line with the public input. Improvements and full build-out of the proposed improvements will occur over many years as the budget allows.

Park Use

Usage monitoring systems showed an increase in visitation. Traffic counts during July rose from 8,638 in 1993 to 9,055 in 2008 to 25,304 in 2020. There were 36,413 uses of the boat launch during 2008 and 99,447 in 2021. Traffic into the park in 2014 was 67,436 and in 2021, it was 89,191. Peak usage for the park occurred in 2020, with 91,583 vehicle trips.

The Port has seen a consistent rise in usage since it began improvements alongside the COVID-19 pandemic, which increased usage of outdoor areas tremendously throughout the area. However, it is particularly encouraging that usage remains high. The two large, reservable shelters are reserved most weekends for birthday parties, reunions, community groups and weddings. The improved infrastructure, in particular the clean picnic shelters and revamped bathrooms make gatherings at this location desirable.



Park Visitation

Park visitation was measured by the quantity of vehicles entering the park and boat launch.

Table 7 Park Visitation Summary

| Month | 2008 | 2015* | 2019 | 2020 | 2021 | 2022 |
|--------------|---------------|----------------|----------------|----------------|----------------|----------------|
| January | 3,453 | 3,707 | 3,376 | 5,882 | 10,051 | 6,804 |
| February | 5,747 | 4,559 | 4,784 | 7,267 | 8,882 | 8,104 |
| March | 6,772 | 6,754 | 7,550 | 10,872 | 17,333 | 12,281 |
| April | 7,506 | 7,354 | 8,229 | 14,977 | 18,917 | 10,773 |
| May | 11,984 | 8,556 | 15,272 | 19,441 | 20,012 | 16,364 |
| June | 10,589 | 12,794 | 17,643 | 19,178 | 26,855 | 22,181 |
| July | 13,649 | 11,182 | 17,806 | 25,304 | 19,411 | 24,995 |
| August | 12,881 | 9,020 | 18,184 | 20,062 | 18,177 | 19,537 |
| September | 11,262 | 5,266 | 8,265 | 13,374 | 14,339 | 12,445 |
| October | 5,173 | 4,549 | 6,226 | 9,204 | 10,334 | 9,539 |
| November | 5,138 | 222 (2.4 days) | 7,110 | 6,361 | 7,125 | 5,730 |
| December | 3,139 | No Data | 4,720 | 8,374 | 6,202 | 5,234 |
| Total | 97,293 | 73,963 | 119,165 | 160,296 | 177,638 | 153,987 |

*Data for park use only

CAPITAL IMPROVEMENTS

Since assuming ownership of the Park in 2016, the Port has expended \$5.1M in capital and maintenance improvements at its facilities. The Port will continue maintaining and improving the Park, ensuring it remains in good operating condition. Future capital improvements identified through the 2023 update include:

- Handicap-Accessible Fishing Pier
- Water Park
- Community Center
- Recessed Beach Access
- Additional Inclusive Play Structures
- Handicap-Accessible Central Pier

Overall, Willow Grove Park’s main attraction is its direct access to the Columbia River. However, the Park also has an upland area that could offer new stimulating activities for multiple age groups. The 2016 and 2023 Conceptual Plan handles site issues like accessibility, parking, pedestrian circulation and safety, while providing a unique and enriching experience for a wide range of users. The 2023 updated Conceptual Plan can be found in Appendix A.



PROPOSED PARK AMENITIES

Water Access

Fishing Pier(s) / Recessed Water Access

- West and central piers are proposed to be built at the west end of the park and on the existing pile dike. Both piers will be ADA compliant.
- Recessed water access area for direct access to the public, additionally helping control beach erosion.
- Further study is needed to understand the Columbia River’s tidal fluctuation and current systems before implementation.

Play

Open Play Area / Water Play Area / Disk Golf / Pickleball

- The park has multiple spaces geared towards active usage by multiple age groups.
- Water play area to be designed so that it can be used even when water play is out of season. Open layout with a playground feel.
- Water play area creates a great opportunity for younger park users to enjoy being in the water while helping to minimize safety concerns compared to swimming in the river.
- Disc golf and/or pickleball areas in the central and west portions of the park.
- Active outdoor play areas.

Aesthetics

Trees / Landscaping / Shade / Views

- The current landscaping is drought resistant and provides passive, scenic vistas throughout the park. However, the park area is largely grass only which does not provide shade during the heavy summer use period.
- The Port proposes to develop a well on the property which will be used to establish additional trees and maintain grass in some areas of the park.

BARLOW POINT INVENTORY

The Barlow Point property consists of approximately 300-acres located at the west end of the City of Longview, within Cowlitz County, Washington. The site is located approximately eight miles west of Interstate 5 and five miles west of a Class One rail corridor. Washington State Route (SR) 432 is immediately to the north, the Columbia River to the south, and provides access to approximately 4,000 linear feet waterfront. The site is zoned Heavy Industrial and has a matching Comprehensive Plan designation primarily of Heavy Industrial.

The Port completed its master planning of the property to determine future development of marine dependent facilities. The plan includes public riverfront access and educational opportunities. In relation to the site's potential industrial development and existing shoreline character, the preferred location for public access is in the northwest area of the site. This location could potentially be accessed through Barlow Point Road which would separate public traffic from industrial traffic and provide an opportunity for a connection to the Columbia River over the levee. This connection to the river is located adjacent to the property owned by Barlow Point Land. Amenities may include a trail, picnic tables and/or viewing of the River.

Figure 4 Barlow Point Aerial View



Record of Adoption

PORT OF LONGVIEW BOARD OF COMMISSIONERS RESOLUTION NO. 2023-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF LONGVIEW RESCINDING RESOLUTION 2016-11 AND ADOPTING AN UPDATE TO THE COMPREHENSIVE PARK PLAN

WHEREAS, the Port adopted the Comprehensive Park Plan in 2016 by Resolution 2016-11;

WHEREAS, the Port has updated the Comprehensive Park Plan to reflect current demographic information, improvements made to the Willow Grove Park facility, capital outlay for projects, and the Comprehensive Park Plan concept map;

WHEREAS, the Port collaborated with the Port's Park Committee and gathered public input on said updates;

WHEREAS, the Port continues to believe in providing a direct connection for the community to the Columbia River at the Willow Grove Park facility for recreational and educational opportunities, and at all other Port owned property, as allowed;

WHEREAS, the Port continues to be committed in implementing the Comprehensive Park Plan at the Willow Grove Park facility, and at all other Port owned property, as allowed;

NOW, THEREFORE BE IT RESOLVED, that Resolution 2016-11 is hereby rescinded and replaced in full with Resolution 2023-09.

ADOPTED by the Port of Longview Port of Longview Commissioners 8th day of November 2023.

PORT OF LONGVIEW BOARD OF COMMISSIONERS

By: Allan Erickson
Allan Erickson, President
Commissioner, District 3

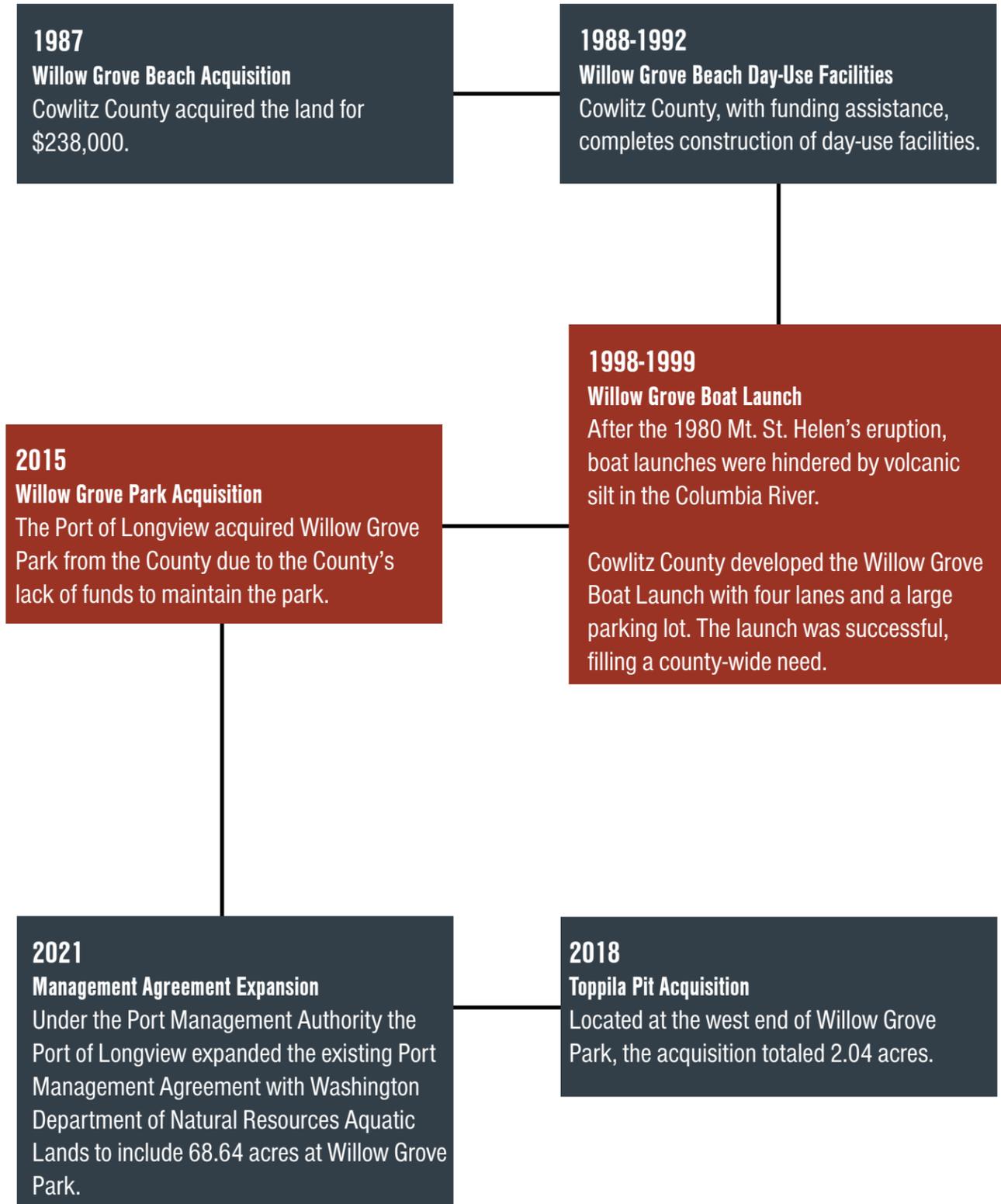
By: Jeff Wilson
Jeff Wilson, Vice President
Commissioner, District 1

By: Doug Averett
Doug Averett, Secretary
Commissioner, District 2

APPENDIX A: WILLOW GROVE CONCEPTUAL PLAN



APPENDIX B: WILLOW GROVE PARK HISTORY



APPENDIX C: PUBLIC INVOLVEMENT RECORD



2015 - 2016 Initial Park Comprehensive Plan Public Involvement

Public input was gathered through public meetings, surveys and focus groups during the Port's acquisition process in 2015-16.

Trade Show: The Port attended a Home and Garden Show at the Cowlitz County Expo Center and provided note pads for the public to provide open-ended input on what they would like to see at the Park.

Park Use Survey: A survey soliciting public input on current and potential future amenities at Willow Grove Park was made available online at the Port's web site and in print. The survey was advertised in local libraries, post office, storefronts and on the radio. More than 100 responses were received in addition to 11 comments sent to a dedicated email address.

Focus Groups: Three open, public focus groups were held at Port offices, along with one focus group for each the sitting Cowlitz County Parks Board and Willow Grove neighborhood residents. Attendees were asked to complete the survey and to place marks on an aerial photograph indicating preferred uses throughout the park. A presentation was given explaining the goals and objectives of the Park Plan and a discussion was held over how they should be changed and achieved. Seven people attended the open public focus groups and approximately 13 people attended the Willow Grove neighborhood meeting.

Park Owner Survey: A survey was conducted with other public ports in Washington that own parks to gather information on how the parks are managed, maintained and funded. Seven ports responded.

Conceptual Park Plan Survey: A second open-ended survey was conducted on the Port's web site to solicit comment on the Draft Conceptual Park Plan created using information collected from focus groups and the previous public survey. Email notification of the Conceptual Plan's availability was sent to interested parties who shared their email addresses in previous park-related interactions. The site plan survey received 64 responses where respondents shared general comments and opinions and likes and dislikes of the Conceptual Plan.

Public Meetings: All regular Port Commission meetings are public and are open to public comment on any subject, including Willow Grove Park.

2023 Park Comprehensive Plan Update Public Involvement

The Port's update to the Comprehensive Park Plan was intended to primarily update the narrative, incorporate maintenance and capital improvements completed since 2016 and check in with the community to ensure that the plan elements were still relevant and community oriented. The Port facilitated the update through the Port's Park Committee during their public meetings, Port Commission public work sessions and a public online survey.

In 2023, a web-based survey was designed and released to the community on May 8 through 26, 2023 and obtained 302 total survey responses. The survey asked respondents to select their top three priorities for the next five years and ten years. The survey options were previously identified project ideas, plus options identified within the Park Committee. The survey results found that many people were interested in water-related recreation, disc golf and a dog park. The survey results are detailed in the table below.

The online survey was hosted on the Port's website and advertised on the Port's social media accounts. The Port's bi-annual newsletter, Port Talk, featured the survey during the period the survey was active. Port Talk is mailed to all Port district residents, which totals to approximately 41,000 residents.

Additional comments included basketball, horseshoe pits, skateboarding, preserving the park in its current state, handicap accessibility for play equipment such as a wheel chair swing and accessible beaches, infrastructure additions like a campground, paving the walking path, amphitheater, food carts and/or concessions, restroom on the west end of park, and fishing/swimming focused comments such as a fish cleaning station, more dock space and loaner life jacket stations on the beach.

| 5 Year Survey Results - Top Five | % | 10 Year Survey Results - Top Five | % |
|----------------------------------|----|-------------------------------------|----|
| Disc Golf | 13 | Fishing Pier and parking (west end) | 16 |
| Water Play Area | 12 | Disc Golf | 11 |
| Additional Play Structures | 11 | Fishing Pier (central) | 9 |
| Dedicated Dog Park | 9 | Community Center | 9 |
| Other | 9 | Dedicated Dog Park | 9 |

Based on the total results of the survey, priorities were identified as follows:

1. Fishing Pier (West)
2. Disc Golf
3. Water Play Area
4. Additional Play Areas
5. Dedicated Dog Park
6. Fishing Pier (Central)



The Park Committee evaluated staff recommendations, capital costs, timeline for development to construction, determined that the following park improvement timeline was consistent with the Port’s Park improvement budget and plans.

Port staff then updated the Park Comprehensive Plan, which was additionally vetted and revised through subsequent Park Committee and Port Commission public meetings and approved through the adoption of the Plan. The revised map is included in this document as Appendix A.

The Port primarily intends to apply for RCO funds for grant funding support. Other grants may be sought based upon each grant’s availability and consistency with granting agency priorities. Specific funding sources from RCO may include the Aquatic Lands Enhancement Fund (ALEA), Community Outdoor Athletic Facilities (COAF), Local Parks Maintenance Grants (LPMG), Recreation Projects – WWRP, and Youth Athletic Facilities (YAF).

The costs provided are based on a range of magnitude cost from the 2016 conceptual plan with escalator and contingency. For those items not identified in the 2016 conceptual plan, the estimate is based on best professional judgment. The actual cost of each element will be determined at the time of design.

| Project | Cost Estimate | Funding |
|------------------------|---------------------------|--|
| Fishing Pier (west) | \$2,000,000 - \$3,000,000 | Port, ALEA, COAF, Recreation Projects - WWRP, YAF |
| Disc Golf | \$30,000 - \$150,000 | Port, COAF, YAF |
| Water Play Area | \$150,000 - \$300,000 | Port, ALEA, COAF, Recreation Projects - WWRP, YAF |
| Additional Play Areas | \$5,000 - \$75,000 | Port, COAF, Recreation Projects - WWRP, YAF |
| Dedicated Dog Park | \$15,000 | Port |
| Fishing Pier (Central) | \$2,500,000 - \$3,500,000 | Port, USACE, ALEA, COAF, Recreation Projects - WWRP, YAF |

The Port has evaluated cost and complexity, compared it to Port’s projects scheduled across Port facilities and proposed a capital improvements plan. This proposal has been reviewed and approved by both the Park Committee and the Port Commission.

Proposed Willow Grove Park Improvements by Year

| Project Name | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030+ |
|--|------|------|------|------|------|------|-------|
| Dedicated Dog Park | x | | | | | | |
| Additional play structures, handicap swing | | x | | | | | |
| Food carts / concessions | | x | | | | | |
| Additional picnic structures & benches | | | x | | | | |
| West end recreation area, disk golf | | | | x | | | |
| Additional play area | | | | | x | | |
| Fishing pier (west) | | | | | | x | |
| Pier (central) | | | | | | | x |
| Water Park | | | | | | | x |
| Community Center | | | | | | | x |