

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT**  
**District Advisory Board**  
**Wednesday, May 11, 2011 – 5:30 p.m.**  
**Oak Lodge Sanitary District**  
**14611 SE River Road, Milwaukie OR 97267**

- I. Call to Order
- II. Citizen Participation \*
- III. Approval of Minutes from April 7, 2011
- IV. Action Item:  
Nominating Committee for Chair and Vice Chair – Michael Morrow
- V. Discussion Items:
  - A. Capital Project Review – Michelle Healy
  - B. Trolley Trail – 17<sup>th</sup> Ave connection – Katie Dunham
  - C. Maintenance video – Kevin Cayson
- VI. Division Reports – Gary Barth
- VII. Executive Session in accordance with ORS 192.6602(e) to discuss real property negotiations.
- VIII. Director's Comments
- IX. Board Members' Comments
- X. Adjournment

\* Public comment will be limited to three (3) minutes per individual.

\*\*The agenda and related documents are posted on the NCPRD Web site at [www.clackamas.us/nccprd](http://www.clackamas.us/nccprd)

**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT**  
**District Advisory Board meeting**  
April 7, 2011 – 5:30 p.m.  
Clackamas County Development Services Building, Oregon City

**DAB members present:**

Michael Morrow, Chair  
Bill Bersie, Vice Chair  
Susan McCarty  
David Noble  
Mike Miller  
Marylee Walden  
Lynn Fisher  
Renee King

**Budget Committee members present:**

Macy Gast  
Eric Shawn

**Staff present:**

Gary Barth, Director	Kandi Ho, Aquatic and Recreation Manager
Laura Zentner, Administrative Services Manager	Beth Meyer, Recreation Supervisor
Emily LaLonde, Administrative Assistant	Joe Loomis, Recreation Supervisor
Michelle Healy, Parks Manager	Kevin Cayson, Parks Maint. Supervisor
Pam Girtman, Community Relations	Jason Kemmerich, Aquatic Supervisor
Joan Young, Milwaukie Center Director	Katie Dunham, Planner

**Guests:** Dick Shook, Resident

**1. Call to Order**

Michael Morrow, Chair, called the District Advisory Board meeting to order at 5:42 p.m.

**2. Citizen Participation**

Shook invited the DAB to participate in the Earth Day Celebration on April 16. The group is meeting in the Aquatic Park parking lot and volunteers will clean up trash and cut blackberries. There will also be a tour of the Three Creeks area from 11 a.m. to 1 p.m. Oak Lodge Green Day will begin that same day at 8 a.m. at the old GI Joe location. They will be sharing a booth with Water Environment Services.

**3. Approval of minutes from Feb. 10, 2011**

*King made a motion to approve the minutes of Feb. 10, 2011. Morrow seconded the motion. APPROVED unanimously.*

**4. NCPRD Budget Review**

Refer to PowerPoint, presented by Barth and Zentner.

Highlights of the PowerPoint presentation include:

- An overview of the budget process timeline
- Five-year forecast update; the DAB will get a full presentation in June/July
- DAB will also start to get quarterly updates on budget and annual updates on the five-year forecast.
- General budget goals
- Sources and uses of funds
- The following was covered for each NCPRD Operating Division:  
Accomplishments/objectives and FTE/operating expenses

Other highlights:

- NCPRD will not be sharing services with County Parks next year.
- Milwaukie Center will have a larger carryover this year which will help with potential budget concerns.
- Capital project funds have \$400,000 in contingency for the Trolley Trail. If this money isn't needed for the Trolley Trail the DAB will need to have a discussion on past commitments for those funds and possibly reprioritize what project(s) that money should be dedicated to.
  - Healy expects a decrease in expenses for the Trolley Trail since the Light Rail project may be paying for a part of the trail construction.
- 
- Walden mentioned the need for more year-to-date information. She added that last year's estimated carryover was \$1.3 million but ended up being \$2.8 million. Staff explained that this was due to an early payment of \$980,000 received by the school district. Zentner will send the DAB a spreadsheet showing the year-end projections on Monday.
- Bersie asked if the DAB has a set policy to have a certain reserve set aside each year.
- The \$1.27 million in contingency would be a source of funding in case of an emergency.
- The capital fund in 2010-11 was at \$595,725 and is going down to \$195,000 because of Trolley Trail construction.
- Fixed assets have gone up to \$332,000 because there needs to be an increase in reserve funds for asset capital improvements. This money is from general fund, North Clackamas Aquatic Park fees and more.
- Bersie requested that the DAB receives budget information with the agenda, before the budget meetings.
- King would like more information and details on this year's budget.
- McCarty asked if any staff had concerns about the budget. Cayson stated that parks maintenance could use more resources, but the budget is manageable. The maintenance facility needs improvement.
- NCPRD pays Happy Valley about \$200,000 to take care of NCPRD parks within the district. This year the payment is shown in the maintenance budget rather than in administration.
- Those who use the online registration and pay with a credit card are charged a credit card processing fee. This is for the reimbursement to the merchant vendor costs.
- The website has helped promote the rock climbing wall and gives real-time availability with programs and classes.

- Field light expenses come out of the park maintenance budget.
- The Energy Trust of Oregon pays for the energy audit that was done at the Aquatic Park and the one proposed to be done at the Milwaukie Center.
- Milwaukie Center is seeking National Senior Center Accreditation. There are currently two centers in Oregon with this accreditation and one on its way. Accreditation is becoming more beneficial to receiving grant funds. The Center already has a lot of the pieces in place to get accredited and will probably take 12 to 18 months to complete.

*Shawn moved to approve the 2011-2012 budget. King seconded the motion. APPROVED unanimously.*

**5. Other**

- Healy announced that NCPRD received \$35,000 to do energy efficiency upgrades to the house at Stringfield Family Park and the grant application for Risley Park will be submitted tomorrow.
- The next DAB meeting will be Wednesday, May 11. The location is to be confirmed.

**6. Adjournment**

*Morrow moved to adjourn the DAB meeting at 8:30 p.m. McCarty seconded the motion. APPROVED unanimously.*

*This DAB meeting was recorded. Tapes of this meeting are available for the cost of duplication and handling. To order tapes, contact Robin Bruce at 503-794-4348 or by e-mail at [robinbru@co.clackamas.or.us](mailto:robinbru@co.clackamas.or.us).*

*Meeting minutes will be posted as soon as they are completed on the District's website: [www.ncprd.com/district-advisory-board/meeting-minutes](http://www.ncprd.com/district-advisory-board/meeting-minutes).*

## **Chair and Vice-Chair Positions Policy #2**

### Chair Position:

1. Election of the Chair's position will be held by the DAB during the regular meeting each June.
2. An individual may not hold the position for more than two years consecutively.
3. The position will normally alternate between a neighborhood representative and an at-large representative.
4. The chair will preside at the regular monthly meetings of the Board.
5. The Chair will receive copies of pertinent correspondence from the Director and other material that the Director believes to be important in keeping the Chair apprised and updated.
6. The Chair will be or appoint a representative of the Board at various community meetings when appropriate.
7. The Chair will serve as the official spokesman for the Board whenever there is an issue or statement required when it is inappropriate for the Director to make that response or statement.
8. The Chair may appoint special committees or ask the Board to appoint special committees on issues or topics where a committee is deemed to be needed or appropriate.

### Vice-Chair Position:

1. The election of the Vice-Chair will be held at the same meeting as that of the election of the Chair.

## Chair and Vice-Chair Positions

### Policy #2

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2. The position of Vice-Chair will be held by a neighborhood representative when the Chair's position is held by an at-large member and vice versa.
3. The Vice-Chair will serve as the presiding officer at the Board meetings when the Chair is absent.

#### Procedure:

1. The Chair will appoint a three member Nominating Committee at the May meeting and designate one member as a Chair.
2. The Chair of the Nominating Committee will hold a meeting and the Committee will submit recommendations for DAB Chair and Vice-Chair at the June meeting.
3. The Committee Chair will contact nominees in advance of the June meeting to determine their willingness to serve.
4. After the report of the Committee to the DAB, the Board Chair will call for other nominations.
5. Voting will be by voice unless a member requests a secret ballot.

Manager's Approval \_\_\_\_\_ Date \_\_\_\_\_

Director's Approval \_\_\_\_\_ Date \_\_\_\_\_

DAB Approval (RPAB) Date 7-9-92

**North Clackamas Parks and Recreation District**  
**Division Reports**  
**May 2011**

**Administration Report**

**Community Relations**

The new website is being created by a consultant with staff assistance. Staff oversaw the NCPRD site's creation. [www.ncprd.com](http://www.ncprd.com) has been a long time in the making.

*Citizen News*, in a new format, featured a spring page of the Trolley Trail and for Stone Creek Golf Club. Staff has prepared the next Trolley Trail information for e-mail distribution.

Public and Government Affairs and Community Relations met with recreation to discuss the summer programming guide. It has been proofed, printed, will be distributed through the schools and mailed to those who requested it.

Staff trained on e-mail communication and met with other staff to discuss NCPRD and the North Clackamas School District cooperation. Staff also cooperated with Water Environment Services to do doggie bags in the parks. Maintenance added their logo to the doggie bags to reduce costs.

Staff promoted the Going Green event on Earth Day and surrounding weekends. NCPRD information was handed out at the Oak Lodge Sanitary District. They also promoted the March for Mutts event, the countywide March for Meals breakfast in the Clackamas County Development Services Building and the Burgerville/Gladstone fund-raiser for March for Meals.

Materials were prepared for the District Advisory Board orientation and pictures were taken at the session. Video footage was also taken for the lead-in to the Board of County Commissioners weekly business meetings.

Community Relations staff met with an Eagle Scout to consider his project for volunteering. Staff also met with county cable staff to produce an NCPRD maintenance crew show and then one about the NCPRD natural resources program.

Staff met with Oak Grove Elementary School principal Kevin Spooner to discuss the Trolley Trail project. Future meetings are planned with staff from Metro, who plans to invest in the opening ceremony, Clackamas County Arts Alliance, individual faculty members and other students who plan to organize the Oak Grove Elementary portion of the program.

**Marketing**

Recruitment is underway for a Marketing Program Manager to develop comprehensive marketing and advertising strategies to effectively promote the District's services, as well as strengthen community awareness of the District's brand. Applications for this position will be accepted until May 9. Interviews will begin soon after.

## **Finance**

### **Budget – Fiscal Year 2011-2012**

The budget for fiscal year 2011-12 will be presented to the Budget Committee on May 25, 2011. The Budget Committee for NCPRD includes the County Commissioners and five citizen members - Macy Gast, Eric Shawn, Marylee Walden, Renee King, and Rick Frank. Oregon Budget Law requires that the budget committee consist of the elected officials and an equal number of citizen members.

The Budget Committee meeting is scheduled for **Wednesday, May 25, 2011 at 9:20 a.m.** All budget committee members need to **arrive 30 minutes early.** The meeting will take place at the Clackamas County **Development Services Building – Room 115.**

The budget is scheduled to be adopted by the County Commissioners on June 23, 2011.

### **Financial Analyst Update**

The interviews for the Financial Analyst position will be conducted on May 9 and 10, 2011. A panel, including Laura Zentner and Michelle Healy, will interview 17 candidates. Additional interviews will be held to narrow down the candidate pool. Laura Zentner would like to have the position filled by mid-June. This position will be a resource for all divisions of Business and Community Services, including NCPRD. The Financial Analyst will assist Laura Zentner with budget preparation and monitoring, forecasting, quarterly reports, the external audit and drafting/review of financial statements. In addition, this position will assist with analyzing the cost of programs as well as preparing a model to systematically set aside funds for the replacement and repair of NCPRD capital assets.

### **Forecast/Budget to Actual Comparison Fiscal Year 10-11**

As promised, Laura Zentner will be presenting the forecast for NCPRD at the July 2011 District Advisory Board (DAB) Meeting. She will also hand out financial information for fiscal year 2010-2011 (budget to actual comparison). Filling the Financial Analyst position will give Laura the ability to present quarterly updates for the DAB as well as presenting an annual NCPRD forecast update.



## **Planning and Natural Resources**

### **Anderegg Property**

Staff met with City of Damascus staff in late March to discuss partnership opportunities for development of the 7.67 acre Anderegg property. Staff is awaiting more information from the City. The property is owned by NCPRD, and is within the City. Development of the site is limited by topography and a creek.

### **Hawthorne Park**

Planning and maintenance staff is assisting the Development Agency in developing plans for the 1-acre park at SE King Road and SE 75<sup>th</sup> Avenue. The project is partially funded through the Metro Nature in Neighborhood capital grant program, and will provide elements of nature play for children. The Development Agency plans to construct the park this summer/fall.

### **Mill Park**

Staff worked with Water and Environment Services (WES), Johnson Creek Watershed Council, Waldorf School and others to organize community events to plant and install split rail fencing to protect the restored habitat along Johnson Creek within Mill Park. This project was funded through the WES sewer project mitigation in the Overland Park neighborhood.

### **Mount Scott-Scouter Mountain Trail**

NCPRD met with Metro, Happy Valley and Oregon Department of Transportation (ODOT) in April to evaluate proposals for a contractor for trail master planning. Metro is working with ODOT to complete the contract with the chosen contractor. The study is being funded with Federal Transportation funds awarded to Metro.

### **Mount Talbert**

Staff is working with Metro to rehabilitate the north loop trail in the park. This trail is in disrepair and needs a total overhaul. Work is scheduled to commence as soon as conditions dry up, and hopefully work will be completed by the end of June. This segment of trail remains closed pending repairs.

Staff has worked with school groups and volunteers to control invasive plants and a trail maintenance event to work on the four miles of trails in the park.

Staff is commencing conversations and negotiations to acquire an additional two parcels with about 17 acres of land in the north side of the park. NCPRD has an option to purchase the property and has budgeted funds in the 2011-12 proposed capital budget.

### **North Clackamas Park**

#### *Nature in Neighborhoods Capital Grant*

The Nature in the Neighborhoods Capital Improvement (NIN) grant submitted by Water Environment Services (WES) with support from NCPRD and Milwaukie for instream and educational improvements was approved by Metro. WES funding will be used to match NIN

grant funding to finish designs and implement the project. The goal is to implement the project in the summer of 2012.

#### *Nature in Neighborhoods (NIN) Restoration Project*

Staff has worked with several school groups and other volunteers to implement the NIN restoration project. Staff provided almost 200 students with natural resources education and more than 400 hours of volunteer service.

#### *North side master plan*

Staff recently met with the Milwaukie Center Community Advisory Board, the NCP Stewardship Committee, and members of the Milwaukie Planning Commission to discuss the application. Staff is scheduling additional meetings to discuss the plan with members of these groups before proceeding with the next Milwaukie Planning Commission hearing.

#### **Risley Park**

Staff is working with Oak Lodge Sanitary District and Clackamas County Soil and Water Conservation District to implement a natural area enhancement project along River Forest Creek through Risley Park. A second public meeting will be held in May or June.

In conjunction with the natural area enhancement project, NCPRD has also applied for \$60,000 in Oregon Parks and Recreation Department Local Government Grant funding to renovate the trail, basketball courts and tennis courts in the park. The grant will be presented to the grant committee the week of June 6 in Central Oregon. Final grant approval will be July 20, 2011.

#### **Trolley Trail**

Elting Northwest of Gladstone is currently working on construction along section 4 of the Trail, on Arista from Courtney to just north of Creighton Avenue. The contractor will be in direct contact with residents as they proceed with street improvements. Grading of curbs, sidewalks and driveways will be proceeding in the coming weeks on the east side of Arista. Crews will be completing about 300 feet a day. Work is proceeding, but has been slowed by the rainy weather. Please visit the project website for updates at <http://www.hhpr.com/trolleytrail/>.

#### **Fire Management Plan**

NCPRD and CCP have been awarded an additional \$425,000 in Title III Federal funding through Clackamas County to produce additional plans and begin implementation. This spring and summer staff will host public meetings to inform the community about the project. See the project website for additional information: <http://www.clackamasparkswildfire.org/>

#### **NCPRD Master Plan update/strategic plan**

Staff continues to research updating the NCPRD Master Plan. More information will be provided at future meetings.

#### **Service sharing/Clackamas County Parks**

Through the service sharing agreement with Clackamas County Parks, staff is working on the following projects:

- Boring Station Trailhead Park design development
- Development of the last two miles of the Springwater Trail, from Rugg Road to Boring
- Metzler Park - planning, design and implementation of a Clear Creek in-stream restoration project.
- Barlow Trail Park - continuing trail building, natural resources enhancement and interpretive signage.

## **Aquatics and Recreation**

### **North Clackamas Aquatic Park**

Extended Big Surf! swims during Washington's spring break were held April 4, 6 and 8. More than 1,600 people took advantage of these swims, making them profitable.

There were 290 children participated in the first swim lesson session this spring. The next sessions begin May 2 and 3.

The Aquatic Park hosted and assisted in the training of the Parks Maintenance staff's annual CPR and AED training.

West Linn PE visited the Aquatic Park this month for their spring Advanced PE coursework. A total of 40 students attended.

Clackamas High School aerobics PE class visited this month with 96 students enjoying an energetic aquatic exercise class.

NCPRD's Piranhas recreational swim team develops competitive swimming skills, introduces training techniques and builds enthusiasm for the sport. Newcomers and current competitive swimmers in grades 3-12 are welcome. To join the team, all swimmers must be able to swim two consecutive lengths of the pool, 25 yards freestyle and 25 yards backstroke. Parent/swimmer orientation is mandatory for new participants. Participants should bring a bathing suit to orientation and be prepared to swim. Orientation is held at the Aquatic Park on Saturday, May 21, at 10 a.m. or Wednesday, May 25, at 6 p.m.

New online registration NCPRD RecConnect is now available. To browse classes and programs click the RecConnect button on the website [www.ncprd.com](http://www.ncprd.com).

### **Recreation**

Co-ed youth volleyball kicked off their third season with games that began on Saturday, April 16, at Mt. Scott Elementary gym. There are 100 volleyball players in grades 3-7 in this co-ed recreation program. The season runs through Saturday, May 21.

The new Vegetarian Cooking classes, Cooking with Greens and Tofu drew a total of 27 students.

We are currently recruiting summer recreation leaders to run the RecMobile, Movies in the Park and assist with fields and facilities.

### **Fields**

#### **North Clackamas Park**

North Clackamas Park (NCP) is busy with baseball/softball practices and games. Seven local youth organizations will keep the fields at NCP bustling with games every night and on the weekends in the spring. Milwaukie Junior Baseball officially kicked off the 2011 tournament season on April 16. Despite the extremely wet April not only was MJBA able to squeeze in their

tournament, Putnam Youth Baseball and Happy Valley Softball Association were also hosted their April weekend jamborees.

April standings: Youth tournaments 3 Mother Nature 0

### **Hood View Park**

Hood View Park (HVP) has been an invaluable resource for the three local high schools; Clackamas, Milwaukie and Rex Putnam's softball and baseball programs. The extremely wet April has left the fields at the high schools unplayable for the majority of the month. The three high school softball programs have played more games at HVP than on their own school field this spring.

In addition to providing a place for local schools to play games we were able to accommodate other area teams when field space was available. Concordia University, Central Catholic High School and Barlow High School have all played softball games at HVP this April.

Mornings and afternoons are becoming busier at HVP as Rock Creek Middle School utilizes two fields during the day for physical education classes.

NCPRD now has three senior softball teams practicing during the day at HVP. NCPRD is planning to generate enough interest among the seniors to offer a mid-day league in the future. Senior moment - during batting practice a 70 year-old player hit a homerun that bounced off the side of HVP house, which is over 300 feet away.

The second year of NCPRD's adult softball Spring Fever League ended on April 22. The eight-week doubleheader league grew from 26 teams in 2010 to 46 teams in 2011. The league offered a variety of levels of play for men and women on Tuesday, Wednesday, Thursday and Friday evenings. Staff is anticipating the league will continue to grow in popularity and will reach capacity in 2012.

Monday nights were busy with youth soccer, baseball and softball practices.

Tri-City Softball is coordinating the spring/summer adult softball leagues at HVP. The season began April 25 and will conclude on July 22.

### **Pfeifer Park**

Pfeifer Park is busy seven days a week with youth soccer and lacrosse practices and games. The maintenance staff continues to keep the field playable and safe despite the extremely wet weather.

### **NCPRD/North Clackamas School District Partner Fields**

#### **Alder Creek Middle School, Milwaukie and Rex Putnam High School Turf Fields**

The fields have been packed with the six local youth soccer /lacrosse organizations practices and games. Unfortunately for the students at Alder Creek Middle School (ACMS), North Clackamas School District eliminated middle school track this year. While unfortunate for the students

ACMS, it freed up more hours of community use time on the ACMS field, which helped ease the shortage of field space in the spring for the soccer and lacrosse organizations.

With the closure of many of Portland Parks and Recreation sports fields in April due to the poor condition of their fields, the demand for NCPRD fields increased dramatically. NCPRD was not able to accommodate any of the Portland area users during the week but was able to take care of some of their weekend needs. ACMS was home to the Portland men's rugby playoffs and Rex Putman was host to the Portland women's rugby playoffs.

**Extended Hours on Memorial Day**

North Clackamas Aquatic Park will offer extended Big Surf! swim from 1 to 5 p.m. on Monday, May 30.

**Upcoming June Events**

Golden Wedding Celebration for couples married 50 years or longer on Friday, June 10, at the Milwaukie Center beginning at 11 a.m.

Summer daily Big Surf! begins on June 10. RecMobile program begins on Monday, June 20.

Movie in the Park at Milwaukie Covenant Church, sponsored by Linwood Neighborhood Association on Friday, June 17, will be "*Back to the Future.*"

## **Milwaukie Center**

### **Programs/Services**

The Milwaukie Center hosted a very successful volunteer recognition event for its volunteers, with over 225 people attending. Volunteers were entertained by a local comedian and staff performed a creative, entertaining skit. Staff and local businesses provided 30 door prizes. The Milwaukie Center could not do all that it does without the hundreds of volunteers who generously donate their skills and time.

Spring class registrations were very successful, with many classes at capacity. The new vegetarian cooking classes, Cooking with Greens, and Tofu, drew 27 students. The new Wednesday Mahjong interest group has 12 regular participants. Participants in a new digital photography class will learn everything from getting started to special effects and how to make a great photo.

Milwaukie Center Social Services is a training site for three students from Linfield School of Nursing for six weeks. The nursing students spend one day at the Center each week, learning about community-based services and participating in volunteer opportunities. In May, the students will host a drop-in event focused on nutrition and managing chronic diseases such as arthritis, diabetes, hypertension and digestive function.

There are 15 Meals on Wheels routes in our forty-two square mile service area, organized to provide noon meals to nearly 200 clients. On Thursdays and Fridays, an additional 100 frozen meals are delivered to participants who require nutritional support on weekends. Approximately 27 different volunteers are needed on a daily basis to assist the program staff with getting Meals on Wheels out to eligible homebound clients.

Through the combined effort of 18 skilled and dedicated volunteers, supported by IRS, the State of Oregon Department of Revenue and AARP, the Milwaukie Center's Tax Aide service ended another successful year. Volunteer tax consultants completed 1,385 returns this year. \$13,040 in donations was received by the Friends of the Milwaukie Center from grateful patrons.

On April 23, the Transportation Program provided a bus for shuttles for the Clackamas County annual Easter Egg Hunt at Barton Park. Buses can be rented for both county business and private events. Contact Marty Hanley for rates and availability.

### **Fund-raising**

March for Meals 2011 fund-raising efforts were very successful this year. Many area businesses and community members helped ensure the sixth annual effort's success, with funds totaling nearly \$28,000. Our grateful thanks to Clackamas Federal Credit Union, Bob's Red Mill, Dave's Killer Bread and many others!

The Milwaukie Center Transportation Program See's Easter candy sale grossed \$1,090. All proceeds directly support the daily operations of the Transportation Program.

The Friends of the Milwaukie Center received a bequest of \$20,000 in April. Added to the existing Endowment Funds, the total will be over a half million dollars. Income from the funds provide support for class scholarships, the Rose Garden, APAC (A Place At the Center), nutrition, transportation and other special needs.

### **Coming Up**

**“Powerful Tools for Caregivers,”** Wed, May 4 through June 8, 1 to 3 p.m., pre-registration required.

**Wine & Roses Dinner, Casino Night & Fundraising Auction,** Gray Gables Estate, Sat, May 14, 5 p.m., \$45 per ticket – BUY NOW!

**Housing Fair:** Thu, May 5, 10 a.m. to noon

**2<sup>nd</sup> Annual Spring Plant and More Sale,** Fri, May 20, 10 a.m. to noon. Supports Sara Hite Memorial Rose Garden

### **Healthy Aging Workshops**

Optimizing Health through Improved Nutrition, Thu, May 12, 9:30 am -12:30 pm, drop-in event

Staying Engaged in Life, Mon, May 16, 10 to 11:30 a.m.

Aging in Place, Growing Older & Not Having to Move Out, Tue, May 24, 1:30 to 2:30 p.m.



## **Parks Maintenance**

### **Projects**

Cutting edge field maintenance techniques are being implemented for trial at Pfeifer Park, this included:

- Aeration, slice seeding and fertilizer, and
- Root treatment with Micorrhiza (**my·cor·rhi·za/**, m·k·' r·z·/Noun: A fungus that grows in association with the roots of a plant in a symbiotic or mildly pathogenic relationship.)

Mycorrhiza fungi redirect plant carbohydrates (including the sugars glucose and sucrose) to the roots, where the fungus eats it, generating more of itself. The host plant's roots make use of the fungus, taking advantage of the fungus' surface area to absorb what it needs from the ground.

Through this symbiosis the host plant's mineral absorption is increased, chemically and physically. Also, pathogen resistance is better in colonized plants than in non-colonized plants, and drought resistance is better. Without a mycorrhizal fungus colony, plants grown in artificial environments (such as a growth media) or in nutrient-deficient soil, such as sand, fair poorly.

Other tasks included:

- Tilling and planting new turf at Scott Park in Milwaukie.
- Installing ballast rock at Hood View Park to divert water and dress up some drainage problem areas.
- Spreading new bark and planting multiple park sites.
- Installing a new pet/human drinking fountain at Stringfield Family Park.

### **Maintenance**

- North Clackamas Park fields are back in full use and being maintained.
- Seasonal staff is in place and in full swing with mowing and landscaping.
- Restrooms in all parks have reopened for the year.
- Drinking fountains are all operational.
- Artificial turf fields at Hood View are being swept weekly.
- Irrigation systems are being charged and evaluated.
- Annual backflow tests are being tested in house.

### **Vandalism/Damages**

- Graffiti at Minthorn park.
- Fence damage at Neighborhood, Homewood and Mill parks.

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT  
DAB MEETING SCHEDULE

2011

Each meeting begins at 5:30 p.m.

February 10	Oak Lodge Sanitary District 14611 SE River Road, Oak Grove 97267
March 10	Happy Valley City Hall 16000 SE Misty Drive, Happy Valley 97086
April 7	Budget meeting at the DSB, rooms 119 and 120 150 Beaver Creek Road, Oregon City 97045
April TBD	As needed, at the DSB
May 12	Oak Lodge Sanitary District
June 9	Happy Valley City Hall
July TBD	Joint board meeting with BCC at Hoodview Park 16233 SE Stadium Way, Happy Valley 97015
August 11	Aquatic Park 7300 SE Harmony Road, Milwaukie 97222
September 8	Happy Valley City Hall
October 13	Milwaukie Center 5440 SE Kellogg Creek Drive, Milwaukie 97222
November 9	Oak Lodge Sanitary District
December 8	Happy Valley Library 13793 SE Sieben Parkway, Happy Valley 97086

This should be considered a tentative schedule.

Updated 5/2/11

## District Advisory Board

<p style="text-align: center;"><b>Marylee Walden</b>            11881 SE Timber Valley Drive            Clackamas, OR 97015            (W) 503-783-3800            (C) 971-570-2224  <a href="mailto:maryleew@ci.happy-valley.or.us">maryleew@ci.happy-valley.or.us</a>            Term expires: 6/30/14</p>	<p style="text-align: center;"><b>Kristin Mitchell</b>            12830 SE Crest Drive            Happy Valley, OR 97086            (H) 503-761-7877  <a href="mailto:Kristinmitchell@comcast.net">Kristinmitchell@comcast.net</a>            Term expires: 6/30/11</p>
<p style="text-align: center;"><b>Mike Miller</b>            4206 SE Somewhere Drive            Milwaukie, OR 97222            503-654-8058  <a href="mailto:millerm@ci.milwaukie.or.us">millerm@ci.milwaukie.or.us</a>            Term expires: Ongoing, appt'd by Milwaukie            City Council</p>	<p style="text-align: center;"><b>Susan McCarty</b>            11055 SE 77<sup>th</sup> Avenue            Milwaukie, OR 97222            (W) 503-653-2680            (H) 503-794-9573  <a href="mailto:Soccermom1507@comcast.net">Soccermom1507@comcast.net</a>            Term expires: 6/30/13</p>
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To: District Advisory Board (DAB)  
From: Michelle Healy and Katie Dunham  
Date: May 11, 2011  
Re: NCPRD Capital Program Summary

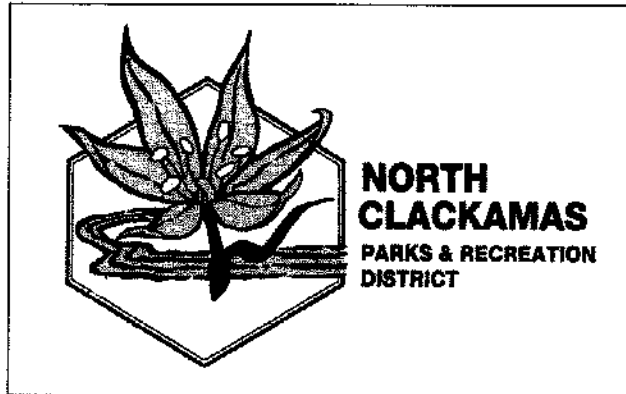
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Over the past few months there have been a number of questions from the DAB and public regarding the District's capital program. There are three documents that guide the District's program:

1. NCPRD Master Plan – This document lays out the overall park and recreation needs in the District. It includes an extensive list of projects totaling close to \$200 million. Through the master plan public process these projects were divided into three categories for implementation – priority 1 (2003-2013), priority 2 (2013-2023) and priority 3 (for future consideration). The Master Plan was provided to all members of the DAB at the March orientation.
2. NCPRD System Development Charge (SDC) Capital Improvement Plan (CIP) – SDCs are the primary source of revenue for capital projects in the District. SDCs are regulated by state law and the CIP is required for determining SDC rates. Not all of the projects included in the Master Plan are listed in the CIP. When the SDCs rates were updated in 2007, some projects were removed and the length of the CIP was extended to 2030 in order to reach a reasonable SDC rate. This was completed through a public process. The SDC methodology and CIP document is attached to this memorandum.
3. 5-Year Capital Project List (2007/8 - 2012/13 fiscal years) – This working document guides the budgeting of capital projects on a five year basis. No new projects have been added or removed from this list since 2008; however, staff has updated estimated costs and project descriptions to reflect current conditions. This list is attached to this memorandum.

Staff also maintains a list of all capital projects within the Master Plan including the projects from the CIP and 5-year capital project list. All of the projects are reviewed when the CIP is updated or changed, or as other funding opportunities arise. This spreadsheet is also attached.

These documents are being provided to the DAB for information only. Staff is not requesting any action or decision by the DAB at this time.



**PARKS AND RECREATION  
SYSTEM DEVELOPMENT CHARGES**

**UPDATE METHODOLOGY REPORT**

revised as of  
September 28, 2007

Adopted -  
Oct 25, 2007  
Effective -  
Feb 1, 2008

**Don  
Ganer &  
Associates, Inc.**

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# **NORTH CLACKAMAS PARKS AND RECREATION DISTRICT**

## **Parks and Recreation System Development Charges Update Methodology Report**

### **1.0 INTRODUCTION**

System Development Charges (SDCs) are one-time fees charged to new development to help pay a portion of the costs associated with building capital facilities to meet needs created by growth. SDCs are authorized for five types of capital facilities including transportation, water, sewer, stormwater, and parks and recreation. The North Clackamas Parks and Recreation District adopted parks and recreation SDCs in 1994 and updated the SDCs methodology in 2004.

In May 2006, citizens of the City of Happy Valley voted to become a part of the North Clackamas Parks and Recreation District, creating the need for an updated, single Capital Improvements Plan and SDCs methodology including projects for Happy Valley with those of the rest of the District. In addition, the new Damascus area plan and updated population and employment projections developed by Metro were used to reassess District growth needs. This report presents updated SDC methodologies based on the 2007 – 2030 CIP and documents the calculation of updated Parks and Recreation SDC rates.

Section 2.0 of this report presents authority and background information including (1) legislative authority for SDCs; (2) an explanation of “improvement fee” and “reimbursement fee” SDCs; and (3) requirements and options for credits, exemptions and discounts. Section 3.0 presents the methodologies used to develop the updated Parks and Recreation SDCs, Section 4.0 presents the calculation of Residential Parks and Recreation SDC Rates, and Section 5.0 presents the calculation of Non-Residential Parks and Recreation SDC Rates. The SDC Capital Improvements Plan that identifies projects that may be funded with SDC revenues is included as an Appendix to this report.

### **2.0 AUTHORITY AND BACKGROUND INFORMATION**

#### ***A. Authority***

The source of authority for the adoption of SDCs is found both in state statute and the District’s own plenary authority to adopt this type of fee. While SDCs have been in use in Oregon since the mid-1970’s, State legislation regarding SDCs was not adopted until 1989, when the Oregon Systems Development Act (ORS 223.297 - 223.314) was passed. The purpose of this Act was to “...provide a uniform framework for the imposition of system development charges..”. Additions and modifications to the Oregon Systems Development Act have been made in 1993, 1999, 2001, and 2003. Together, these pieces of legislation require local governments that enact SDCs to:

- adopt SDCs by ordinance or resolution;
- develop a methodology outlining how the SDCs were developed;



- adopt a capital improvements program to designate capital improvements that can be funded with “improvement fee” SDC revenues;
- provide credit against the amount of the SDC for the construction of “qualified public improvements”;
- separately account for and report receipt and expenditure of SDC revenues, and develop procedures for challenging expenditures; and
- use SDC revenues only for costs related to capital expenditures (operations and maintenance uses are prohibited).

### ***B. “Improvement fee” and “Reimbursement fee” SDCs***

The Oregon Systems Development Act provides for the imposition of two types of SDCs: (1) “improvement fee” SDCs, and (2) “reimbursement fee” SDCs. “Improvement fee” SDCs may be charged for new capital improvements that will increase capacity. Revenues from “improvement fee” SDCs may be spent only on capacity-increasing capital improvements identified in the required Capital Improvements Plan (CIP) that lists each project, and the expected timing and cost of each project. “Reimbursement fee” SDCs may be charged for the costs of existing capital facilities if “excess capacity” is available to accommodate growth. Revenues from “reimbursement fees” may be used on *any* capital improvement project, including major repairs, upgrades, or renovations. Capital improvements funded with “reimbursement fee” SDCs do not need to increase capacity, but they must be included in the list of projects to be funded with SDC revenues.

### ***C. Requirements and Options for Credits, Exemptions, and Discounts***

#### (1) Credits

A credit is a reduction in the amount of the SDC for a specific development. The Oregon SDC Act requires that credit be allowed for the construction of a “qualified public improvement” which (1) is required as a condition of development approval, (2) is identified in the Capital Improvement Plan, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project. The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (e.g., a parks and recreation improvement can only be used for a credit for a parks and recreation SDC), and may be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the District may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the Capital Improvement Plan, or provide a share of the cost of an improvement by other means (i.e., partnerships, other District revenues, etc.).

## (2) Exemptions

The District may exempt certain types of development, such as “affordable housing” from the requirement to pay parks SDCs. Exemptions reduce SDC revenues and, therefore, increase the amounts that must come from other sources, such as bonds and property taxes.

## (3) Discounts

The District may discount the SDC rates by choosing not to charge a reimbursement fee for excess capacity, or by reducing the portion of growth-required improvements to be funded with SDCs. A discount in the SDC rates may also be applied on a pro-rata basis to any identified deficiencies, which must be funded from sources other than improvement fee SDCs. For example, the District may charge new development an SDC rate sufficient to recover only 75% of identified growth-required costs. The portion of growth-required costs to be funded with SDCs must be identified in the CIP.

Because discounts reduce SDC revenues, they increase the amounts that must come from other sources, such as bonds or general fund contributions, in order to acquire the facilities included in the Capital Improvements Plan.

### **3.0 PARKS AND RECREATION SDC METHODOLOGIES**

The District’s Parks Master Plan, the Happy Valley Parks Master Plan, and the Damascus plan identify facilities needed to address District needs. A portion of the facility needs identified in these plans are included as projects in the District’s 2007 – 2030 SDC Capital Improvements Plan (appendix).

The District provides a variety of park and recreational facilities and a wide-range of services, including aquatics, community athletics, special events, and specialized recreation programs. District parks, facilities, and services are important community resources benefiting both existing and future District residents, businesses, non-resident employees, and visitors. The methodology used to update the District's Parks and Recreation SDCs establishes the required connection between the demands of growth and the SDCs by identifying specific types of parks and recreation facilities and analyzing the proportionate need of each type of facility for use by residents and non-resident employees. The SDCs to be paid by a development meet statutory requirements because they are based on the nature of the development and the extent of the impact of the development on the types of parks and recreation facilities for which they are charged. The Parks and Recreation SDCs are based on population and employment, and the SDC rates are calculated based on the specific impact a development is expected to have on the District's population and employment. For facilities that are not generally used by employees (e.g., neighborhood parks), only a residential parks and recreation SDC may be charged. For facilities that benefit both residents and employees (i.e., community parks, trails, etc.), parks and recreation SDCs may be charged for both residential and non-residential development.

**A. Population and Employment Growth**

The Parks and Recreation SDCs are based on costs per "capita" (person). Estimates of current and projected population and employment within the District were calculated using data from Metro. Metro has developed estimates and projections for population and employment for each Transportation Analysis Zone (TAZ) within the region. The most recent TAZ data were developed in 2005 for the years 2005 and 2030. Projected increases in population and employment between 2007 and 2030 are shown in Table 3.1, below.

**TABLE 3.1**

**PROJECTED POPULATION AND EMPLOYMENT  
INCREASES FROM NEW DEVELOPMENT (2007 – 2030)**

	<u>2030 (Projected)</u>		<u>Estimated 2007</u>		<u>Projected Increase</u>
District Population:	145,425	-	112,404	=	33,021
Zone 1 (Milwaukie) Population:	26,626	-	23,211	=	3,415
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Population:	51,674	-	49,827	=	1,847
Zone 3 (Sunnyside, Happy Valley) Population:	67,124	-	39,366	=	27,758
District Employment:	95,211	-	61,788	=	33,424
Zone 1 (Milwaukie) Employment:	14,831	-	11,957	=	2,874
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Employment:	23,286	-	17,688	=	5,598
Zone 3 (Sunnyside, Happy Valley) Employment:	57,094	-	32,142	=	24,952

**B. Persons Per Dwelling Unit**

The Residential Parks and Recreation SDCs are based on costs per capita and are calculated based on the number of persons per dwelling unit. To determine the appropriate number of persons per dwelling unit, data gathered for the North Clackamas School District for the 2005 American Community Survey (ACS) was analyzed, and the resulting calculations are displayed in Table 3.2, below. North Clackamas School District data was analyzed because the school district's boundaries are the closest approximation for which ACS data are available.

**TABLE 3.2**

**AVERAGE PERSONS PER DWELLING UNIT**

<u>Unit</u>	<u>2000 Census Avg. Persons Per Dwelling Unit</u>
Single Family (1 – 2 units)	2.77
Multi-Family (3 or more units)	2.23

### ***C. Benefit of Facilities***

Facility needs must consider the proportionate benefit each type of facility has for residents and non-resident employees. A resident is any person whose place of residence is within the District. An employee is any person who receives remuneration for services, and whose services are directed and controlled either by the employee (self-employed) or by another person or organization.

The parks and recreation facilities discussed in this report are identified in the SDC Capital Improvements Plan (appendix). Upon acquisition, all natural areas included in the SDC Capital Improvements Plan will be open to the public for use as parks and recreation facilities.

For purposes of this report neighborhood parks are considered to be used primarily by residents, rather than by non-resident employees. All other facilities including community parks, linear parks, special use facilities, etc., are considered to be used by both residents and non-resident employees.

The amount of time these facilities are available for use by employees is not the same as for residents. In order to equitably apportion the need for facilities between employees and residents, a non-resident-employee-to-resident demand ratio was developed based on the potential time these facilities are available for use.

First, estimates for the average number of hours per day these facilities are available for use were identified. Children's ages, adult employment status, work location (inside or outside the District), and seasonal variances were taken into account and are displayed in Table 3.3, page 6.

The Annual Weighted Average Hours of availability was calculated for each category of resident and employee using the following formula:

$$\begin{aligned} & \text{(Summer Hours/Day X 3 months)} \\ + & \text{ Spring/Fall Hours/Day X 6 months} \\ + & \text{ Winter Hours/Day X 3 months)} \\ \div & \text{ 12 months} \\ = & \text{ Annual Average Weighted Hours of Daily Availability} \end{aligned}$$

**TABLE 3.3**  
**ESTIMATES OF AVERAGE DAILY**  
**AVAILABILITY OF PARKS AND RECREATION FACILITIES**

	<u>Non-Employed Adult (18+)</u>	<u>5-17 Kids</u>	<u>Live In/ Work In</u>	<u>Live In/ Work Out</u>	<u>Live Out/ Work In</u>	<u>Total</u>
<b>Summer (June-Sept)</b>						
<u>Weekday</u>						
Before Work			1		1	2
Meals/Breaks			1		1	2
After Work			2		2	4
Other Leisure	12	12	2	2		28
Sub-Total	12	12	6	2	4	36
<u>Weekend</u>						
Leisure	12	12	12	12	0	48
Sub-Total	12	12	12	12	0	48
Summer Hrs/Day	12	12	7.71	4.86	2.86	39.43
<b>Spring/Fall (April-May, Oct-Nov)</b>						
<u>Weekday</u>						
Before Work			0.5		0.5	1
Meals/Breaks			1		1	2
After Work			1		1	2
Other Leisure	10	4	2	2		18
Sub-Total	10	4	4.5	2	2.5	23
<u>Weekend</u>						
Leisure	10	10	10	10	0	40
Sub-Total	10	10	10	10	0	40
Spring/Fall Hours/Day	10	5.71	6.07	4.29	1.79	27.86
<b>Winter (December-March)</b>						
<u>Weekday</u>						
Before Work			0.5		0.5	1
Meals/Breaks			1		1	2
After Work			0.5		0.5	1
Other Leisure	8	2	1	1		12
Sub-Total	8	2	3	1	2	16
<u>Weekend</u>						
Leisure	8	8	8	8	0	32
Sub-Total	8	8	8	8	0	32
Winter Hours/Day	8	3.71	4.43	3	1.43	20.57
<b>Annual Wtd. Avg. Hours</b>	<b>10</b>	<b>7.14</b>	<b>6.07</b>	<b>4.05</b>	<b>2.02</b>	<b>29.29</b>

Next, the Annual Weighted Average Hours (from Table 3.3, above) were applied to population and employment data for the District (2005 American Community Survey and 2005 Metro TAZ Data) to determine the Total Annual Weighted Average Hours for each category of Resident and Employee. The results are displayed in Table 3.4, page 7.

**TABLE 3.4**

**TOTAL ANNUAL AVAILABILITY  
OF PARKS AND RECREATION FACILITIES**

	<u>Non-Employed Adult (18+)</u>	<u>5-17 Kids</u>	<u>Live In/ Work In</u>	<u>Live In/ Work Out</u>	<u>Live Out/ Work In</u>	<u>Total</u>
Population & Emp. Data (2005 Amer. Community Survey and Metro TAZ data)	31,164	20,766	26,556	25,253	32,849	136,688
X Annual Wtd. Avg. Hours	<u>10</u>	<u>7.14</u>	<u>6.07</u>	<u>4.05</u>	<u>2.02</u>	<u>29.29</u>
<b>Tot. Annual Wtd. Avg. Hrs.</b>	311,640	148,329	161,233	102,215	66,682	790,098

Next, the available hours (from Table 3.4) were allocated between employment-related hours and residence-related hours, as displayed in Table 3.5, below.

**TABLE 3.5**

**TOTAL RESIDENT AND NON-RESIDENT EMPLOYMENT RELATED  
AVAILABILITY OF PARKS AND RECREATION FACILITIES**

	<u>Hours</u>
<u>Resident Demand</u>	
Non-Employed Adult	311,640
5-17 Kids	148,329
Live In/Work In	161,233
Live In/Work Out	<u>102,215</u>
Total Resident Hours	723,416
<u>Non-Resident Employment Demand</u>	
Non-Resident Employee Hours	66,682

Finally, the Non-Resident Employee to Resident Parks Demand Percentage was calculated by dividing the total non-resident employee hours by the total resident hours (from Table 3.5, above), with results summarized in Table 3.6, below.

**TABLE 3.6**

**NON-RESIDENT EMPLOYEE-TO-RESIDENT  
PARKS DEMAND PERCENTAGE**

<u>Weighted Average Hours/Non-Resident Employee</u>		<u>Weighted Average Hours Resident</u>		<u>Non-Resident Employee To Resident Demand Percentage</u>
66,682	÷	723,416	=	9.2%

**D. Facility Needs**

District parks and recreation facility needs for the period 2007 to 2030 are identified as projects in the SDC Capital Improvements Plan (appendix). Improvement fee SDC revenues must be used only for those facilities needed to serve growth, and may not be used to remedy existing deficiencies or to renovate or repair existing facilities.

**E. Growth-Required Facility Costs**

Table 3.7, below, shows the estimated total for each type of parks facility included in the SDC Capital Improvements Plan, the estimated growth required portion of costs, and a breakout between the residential and non-residential growth costs for these new facilities.

**TABLE 3.7**

**POPULATION AND NON-RESIDENTIAL  
GROWTH-REQUIRED SDC ELIGIBLE COSTS**

<u>Facility Type/Service Area</u>	<u>Total New Facility Costs</u>	<u>SDC-Eligible Growth Costs</u>	<u>Residential Growth Costs</u>	<u>Non-Residential Growth Costs</u>
<i>District-Wide Service Facilities</i>				
District-Wide Community Parks	\$60,975,000	\$32,624,328	\$29,853,883	\$2,780,445
District-Wide Natural Resource Areas	\$10,358,000	\$3,173,691	\$2,903,293	\$270,398
District-Wide Special Use Parks	\$3,000,000	\$2,489,100	\$2,277,029	\$212,071
District-Wide Linear Parks	\$12,844,000	\$6,713,932	\$6,141,905	\$572,027
District-Wide Other Facilities	<u>\$5,225,000</u>	<u>\$2,505,973</u>	<u>\$2,292,464</u>	<u>\$213,509</u>
Total for District-Wide Service Facilities	\$92,402,000	\$47,517,024	\$43,468,573	\$4,048,450
Less: Residential SDC Fund Balance	<u>(\$105,000)</u>	<u>(\$105,000)</u>	<u>(\$105,000)</u>	<u>\$0</u>
	\$92,297,000	\$47,412,024	\$43,363,573	\$4,048,450
<i>Zonal Service Facilities</i>				
Zone 1 (Milwaukie) Neighborhood Parks	\$1,882,000	\$1,347,700	\$1,347,700	\$0
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Neighborhood Parks	\$8,175,375	\$2,578,893	\$2,578,893	\$0
Zone 3 (Sunnyside, Happy Valley) Neighborhood Parks	<u>\$31,895,300</u>	<u>\$31,895,300</u>	<u>\$31,895,300</u>	<u>\$0</u>
<b>Total Required Funding</b>	<b>\$134,247,675</b>	<b>\$83,233,917</b>	<b>\$79,185,466</b>	<b>\$4,048,450</b>
Residential and Non-Residential Growth Portions (%) of Net Required Funding:			95.136%	4.864%

**F. Compliance/Administrative Costs**

The District incurs costs in the development and administration of the SDCs and may recoup a portion of those costs in accordance with ORS 223.307(5). Compliance/administrative costs during the 23-year collection period have been estimated as follows:

Clackamas County Collection Fees (@ 2.5% of SDC per unit):	\$525,000
Master Plan Updates (four @ \$200,000 each for consulting and staff services)	\$800,000
Annual CIP Management, Accounting and Reporting Costs (approximately \$25,000 per year for consulting, legal, audit, financial reporting and staff services)	\$575,000
SDC Methodology Reviews and Updates (four @ \$25,000 each for consulting legal and staff services)	<u>\$100,000</u>
<b>Total Estimated 23-year Compliance/Administrative Costs</b>	<b>\$2,000,000</b>

These costs are allocated between population and employment based on the growth share percentages included in Table 3.7, page 8, and are shown in Table 3.8, below.

**TABLE 3.8**

**COMPLIANCE/ADMINISTRATIVE COST ALLOCATIONS**

<u>Type of Development</u>	<u>Share of Growth Costs</u>	<u>Estimated 23-year Compliance/ Administrative Costs</u>	<u>Compliance/ Administrative Cost Allocation</u>
Population (Residential)	95.136%	\$2,000,000	\$1,902,721
Employment (Non-residential)	4.864%	\$2,000,000	\$97,279

**4.0 RESIDENTIAL PARKS AND RECREATION SDC RATES**

The District's Residential Parks and Recreation SDC rates are calculated using a series of sequential formulas which, when completed, yields the total SDC rate for each new dwelling unit in the District. The formulas identify:

- a) the service area residential improvements cost per capita (Formula 4a, below),
- b) the service area residential improvement fee per dwelling unit (Formula 4b, page 10),
- c) the total improvement fee per dwelling unit (Formula 4c, page 11),
- d) the residential tax credit per dwelling unit (Formula 4d, page 11), and
- e) the residential SDC per dwelling unit (Formula 4e, page 12).

The Residential SDC is an "improvement fee" only, and does not include a "reimbursement fee" component.

***A. Formula 4a: Service Area Residential Improvements Cost Per Capita***

The residential improvements cost per capita for each service area is calculated by dividing the residential portion of net SDC-Eligible Costs (identified in Table 3.7, page 8) and Compliance/Administrative Costs (Table 3.8, above) by the increase in the population expected to be created by new development during the planning period (from Table 3.1, page 5).

$$4a. \quad \begin{array}{l} \text{Residential} \\ \text{SDC-Eligible} \\ \text{Improvement Costs} \end{array} \div \begin{array}{l} \text{Population} \\ \text{Increase} \end{array} = \begin{array}{l} \text{Residential} \\ \text{Improvements Cost} \\ \text{Per Capita} \end{array}$$



Table 4.1, page 10, presents the calculation of the residential improvements cost per capita for each service area (District-Wide and Zones).

**TABLE 4.1**

**SERVICE AREA RESIDENTIAL IMPROVEMENTS COST PER CAPITA**

<u>Service Area</u>	<u>Residential SDC Eligible Costs</u>		<u>Population Increase</u>		<u>Residential Improvements Cost Per Capita</u>
District-Wide Facilities	\$43,363,573	÷	33,021	=	\$1,313
District-Wide Compliance/Administrative Costs	<u>\$1,902,721</u>	÷	33,021	=	\$58
Total District-Wide Costs	\$45,371,294	÷	33,021	=	\$1,371
Zone 1 (Milwaukie) Facilities	\$1,347,700	÷	3,415	=	\$395
Zone 2 (Oatfield, Oak Grove/Jennings Lodge, Southgate/Town Center) Facilities	\$2,578,893	÷	1,847	=	\$1,396
Zone 3 (Sunnyside, Happy Valley) Facilities	\$31,895,300	÷	27,758	=	\$1,149

***B. Formula 4b: Service Area Residential Improvement Fee Per Dwelling Unit***

The residential improvement fee per dwelling unit for each service area is calculated by multiplying the average number of persons per dwelling unit (from Table 3.2, page 4) by the residential improvements cost per capita (from Table 4.1, above).

$$4b. \quad \text{Persons Per Dwelling Unit} \times \text{Residential Improvements Cost Per Capita} = \text{Residential Improvement Fee Per Dwelling Unit}$$

The results of these calculations are displayed in Table 4.2, below.

**TABLE 4.2**

**SERVICE AREA RESIDENTIAL IMPROVEMENT FEE PER DWELLING UNIT**

<u>Service Area/Unit</u>	<u>Average Persons Per Dwelling Unit</u>	<u>X</u>	<u>Residential Improvements Cost Per Capita</u>	<u>=</u>	<u>Residential Improvement Fee Per Dwelling Unit</u>
District-Wide Single Family (1 – 2)	2.77		\$1,371		\$3,798
District-Wide Multi-family (3 or more)	2.23		\$1,371		\$3,057
Zone 1 Single Family (1 – 2)	2.77		\$395		\$1,092
Zone 1 Multi-family (3 or more)	2.23		\$395		\$880
Zone 2 Single Family (1 – 2)	2.77		\$1,396		\$3,867
Zone 2 Multi-family (3 or more)	2.23		\$1,396		\$3,114
Zone 3 Single Family (1 – 2)	2.77		\$1,149		\$3,182
Zone 3 Multi-family (3 or more)	2.23		\$1,149		\$2,562

**C. Formula 4c: Total Residential Improvement Fee Per Dwelling Unit**

The total residential improvement fee per dwelling unit is calculated by adding the District-Wide Residential Improvement Fee Per Dwelling Unit (from Table 4.2, page 10) to the Residential Improvement Fee Per Dwelling Unit for each Zone (from Table 4.2, page 10).

$$4c. \quad \begin{array}{l} \text{District-Wide Residential} \\ \text{Improvement Fee Per} \\ \text{Dwelling Unit} \end{array} + \begin{array}{l} \text{Zone Residential} \\ \text{Improvements Fee Per} \\ \text{Dwelling Unit} \end{array} = \begin{array}{l} \text{Total Residential} \\ \text{Improvement Fee Per} \\ \text{Dwelling Unit} \end{array}$$

The results of these calculations are displayed in Table 4.3, below.

**TABLE 4.3**

**TOTAL IMPROVEMENT FEE PER DWELLING UNIT**

<u>Zone/Unit</u>	<u>District-Wide Residential Improvement Fee Per Dwelling Unit</u>	<u>+</u>	<u>Zone Residential Improvement Fee Per Dwelling Unit</u>	<u>=</u>	<u>Total Residential Improvement Fee Per Dwelling Unit</u>
Zone 1 Single Family (1 – 2)	\$3,798		\$1,092		\$4,890
Zone 1 Multi-family (3 or more)	\$3,057		\$880		\$3,937
Zone 2 Single Family (1 – 2)	\$3,798		\$3,867		\$7,665
Zone 2 Multi-family (3 or more)	\$3,057		\$3,114		\$6,171
Zone 3 Single Family (1 – 2)	\$3,798		\$3,182		\$6,980
Zone 3 Multi-family (3 or more)	\$3,057		\$2,562		\$5,619

**D. Formula 4d: Residential Tax Credit Per Dwelling Unit**

Bonds and property taxes will likely be used as future sources for funding capacity improvements needed to repair deficiencies. A portion of these future bond repayments and property taxes will be paid by growth, so a credit must be calculated to account for these payments in order to avoid charging growth twice: once through the SDC, and a second time through property taxes. A credit has been calculated based on the following assumptions:

- \$25.0 million in 20 year G.O. bonds at 5.5% for park improvements to be issued in 2009, with another \$25.0 in 20 year G.O bonds issued in 2017,
- 6.0% average annual increase in total District property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money), and
- average 2007 property valuation for new construction at \$275,000 per dwelling unit for single family and \$100,000 per unit for multi-family.

$$4d. \quad \begin{array}{r} \text{Present Value} \\ \text{of Property} \\ \text{Tax Payments} \end{array} = \begin{array}{r} \text{Tax} \\ \text{Credit Per} \\ \text{ Dwelling Unit} \end{array}$$

The amounts of this credit are shown in Table 4.4, below.

**TABLE 4.4**

**TAX CREDIT PER DWELLING UNIT**

<u>Unit</u>	<u>Tax Credit Per Dwelling Unit</u>
Single Family	\$905
Multi-family	\$329

***E. Formula 4e: Residential SDC Per Dwelling Unit***

The residential SDC per dwelling unit is calculated by subtracting the tax credit per dwelling unit (Table 4.4, above) from the improvement fee (Table 4.3, page 11).

$$4e. \quad \begin{array}{r} \text{Improvement} \\ \text{Fee Per} \\ \text{ Dwelling Unit} \end{array} - \begin{array}{r} \text{Tax Credit} \\ \text{Per} \\ \text{ Dwelling Unit} \end{array} = \begin{array}{r} \text{Net} \\ \text{Residential Cost} \\ \text{Per Dwelling Unit} \end{array}$$

The results of these calculations are shown in Table 4.5, below.

**TABLE 4.5**

**RESIDENTIAL SDC PER DWELLING UNIT**

<u>Zone/Unit</u>	<u>Total Residential Improvement Fee Per Dwelling Unit</u>	-	<u>Tax Credit Per Dwelling Unit</u>	=	<u>Residential SDC Per Dwelling Unit</u>
Zone 1 Single Family (1 – 2)	\$4,890		(\$905)		\$3,985
Zone 1 Multi-family (3 or more)	\$3,937		(\$329)		\$3,608
Zone 2 Single Family (1 – 2)	\$7,665		(\$905)		\$6,760
Zone 2 Multi-family (3 or more)	\$6,171		(\$329)		\$5,842
Zone 3 Single Family (1 – 2)	\$6,980		(\$905)		\$6,075
Zone 3 Multi-family (3 or more)	\$5,619		(\$329)		\$5,290

**5.0 NON-RESIDENTIAL PARKS AND RECREATION SDC RATE**

The District’s Non-Residential Parks and Recreation SDC is calculated using a series of sequential formulas which, when completed, yields the total SDC rate for each new employee added by new development in the District. The formulas identify:

- a) the Non-Residential Improvements Cost Per Employee (Formula 5a, below),
- b) the Tax Credit Per Employee (Formula 5b, page 15), and
- c) the Non-Residential SDC Per Employee (Formula 5c, page 16).

The Non-Residential SDC is an “improvement fee” only, and does not include a “reimbursement fee” component. The SDC rate is based on costs required for and benefits received by new development only, and does not assume that costs are necessarily incurred for capital improvements when an employer hires an additional employee. SDCs are charged for the activity of development, not employment, and the non-residential parks SDC is based on the impacts new capacity for employees will have on the need for parks facilities.

***A. Formula 5a: Non-Residential Improvements Cost Per Employee***

The non-residential improvements cost per employee is calculated by dividing the non-residential portion of net SDC-Eligible Costs (identified in Table 3.7, page 8) and Compliance/Administrative Costs (Table 3.8, page 9) by the increase in the number of new employees expected to be created by new development through 2030 (from Table 3.1, page 4).

$$5a. \quad \begin{array}{c} \text{Non-Residential} \\ \text{SDC-Eligible} \\ \text{Improvement Costs} \end{array} \div \begin{array}{c} \text{Employment} \\ \text{Increase} \end{array} = \begin{array}{c} \text{Non-Residential} \\ \text{Improvements Cost} \\ \text{Per Employee} \end{array}$$

Table 5.1, below, presents the calculation of the non-residential improvements cost per employee.

**TABLE 5.1**

**NON-RESIDENTIAL IMPROVEMENTS COST PER EMPLOYEE**

<u>Service Area</u>	<u>Non-Residential SDC Eligible Costs</u>	<u>Employment Increase</u>	<u>Non-Residential Improvements Cost Per Employee</u>
Non-Residential Facilities Costs	\$4,084,450	÷ 33,424	= \$121
Non-Residential Compliance/Administrative Costs	<u>\$97,402</u>	÷ 33,424	= <u>\$3</u>
Total Non-Residential Costs	\$4,145,852	÷ 33,424	= \$124

***B. Formula 5b: Non-Residential Tax Credit Per Employee***

Bonds and property taxes will likely be used as future sources for funding capacity improvements needed to repair deficiencies. A portion of future bond repayments and property taxes will be paid by growth. Therefore, a credit must be calculated to account for these payments in order to avoid charging growth twice; once through the SDC, and a second time through property taxes. A credit has been calculated based on the following assumptions:

- \$25.0 million in 20 year G.O. bonds at 5.5% for park improvements to be issued in 2009, with another \$25.0 in 20 year G.O bonds issued in 2017,
- 6.0% average annual increase in total District property valuation for taxes,
- 3.0% annual increase in assessed property valuations,
- 3.0% annual inflation (decrease in value of money), and
- an average of 370 square feet per employee (office)

$$5b. \quad \begin{array}{r} \text{Present Value of} \\ \text{Tax Payments Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Tax} \\ \text{Credit Per} \\ \text{Employee} \end{array}$$

The amount of this tax credit is shown in Table 5.2, below.

**TABLE 5.2**

**TAX CREDIT PER EMPLOYEE**

$$\begin{array}{r} \text{Present Value of Tax Payments} \end{array} = \begin{array}{r} \text{Tax Credit} \\ \text{Per Employee} \end{array} \quad \$ 64$$

***C. Formula 5c: Non-Residential SDC Per Employee***

The non-residential SDC rate per employee is calculated by subtracting the tax credit per employee (from Table 5.2, above) from the improvements cost (Table 5.1, page 13).

$$5c. \quad \begin{array}{r} \text{Improvements} \\ \text{Cost Per} \\ \text{Employee} \end{array} - \begin{array}{r} \text{Tax Credit} \\ \text{Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Non-Residential} \\ \text{SDC} \\ \text{Per Employee} \end{array}$$

The result of these calculations is shown in Table 5.3, below.

**TABLE 5.3**

**NON-RESIDENTIAL SDC PER EMPLOYEE**

$$\begin{array}{r} \text{Improvements} \\ \text{Cost Per} \\ \text{Employee} \end{array} - \begin{array}{r} \text{Tax} \\ \text{Credit Per} \\ \text{Employee} \end{array} = \begin{array}{r} \text{Non-Residential} \\ \text{SDC} \\ \text{Per Employee} \end{array}$$

$$\begin{array}{r} \$124 \\ \\ \end{array} \quad \begin{array}{r} \$64 \\ \\ \end{array} \quad \begin{array}{r} \$60 \\ \\ \end{array}$$

The parks and recreation SDC for a particular non-residential development is determined by:

- 1) dividing the total building space (square feet) in the development by the number of square feet per employee (from the guidelines in Table 5.4, page 15), and
- 2) multiplying the result (from step 1) by the Parks SDC Per Employee (from Table 5.3, above).

For example, the parks and recreation SDC for a 40,000 square foot office building for services such as finance, insurance and real estate would be calculated as follows:

- 1) 40,000 (sq. ft. building size) ÷ 370 (sq. ft. per employee) = 108 employees,
- 2) 108 employees X \$60 (SDC rate) = \$6,480.

For non-residential development where more than one Standard Industry Classification (SIC) may be used, multiple SICs may be applied based on their percentage of the total development.

**TABLE 5.4**

**SQUARE FEET PER EMPLOYEE  
(recommended guidelines from *Metro Employment Density Study*)**

<u>Standard Industry Classification (SIC)*</u>	<u>Square Feet Per Employee</u>	<u>Standard Industry Classification (SIC)</u>	<u>Square Feet Per Employee</u>
1 - 19	Ag., Fish & Forest Services; Construction; Mining	37	Transportation Equipment
			700
20	Food & Kindred Products	40 - 42,	
22,23	Textile & Apparel	44, 45, 47	Transportation and Warehousing
24	Lumber & Wood	43, 46, 48,	3,290
25, 32,		49	Communications
39	Furniture; Clay, Stone, & Glass; Misc.		and Public Utilities
			460
26	Paper and Allied	50, 51	Wholesale Trade
27	Printing, Publishing & Allied		1,390
28 - 31	Chemicals, Petroleum, Rubber, Leather	52 - 59	Retail Trade
			470
33, 34	Primary & Fabricated Metals	60 - 68	Finance, Insurance & Real Estate
35	Machinery Equipment		370
36, 38	Electrical Machinery, Equipment	70 - 79	Non-Health Services
			770
		80	Health Services
			350
		81 - 89	Educational, Social, Membership Services
			740
		90 - 99	Government
			530

\* Source: U.S. Department of Commerce Standard Industrial Classification Manual

APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT						page 1
SDC CAPITAL IMPROVEMENTS PLAN						9/27/07
A. NEIGHBORHOOD PARKS						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
N-3	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK	SOUTHGATE TOWN CENTER NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Southgate/Town Center neighborhood.  acres = 4.00	<i>Acquisition</i> \$2,000,000 <i>Development</i> \$1,080,000 <i>Total Cost</i> \$3,080,000	38.66% 24.74% 33.78%	\$773,200 \$267,192 \$1,040,392	1
N-4	SERVICE AREA: Zone 3 ALTAMONT PARK SITE	SUNNYSIDE NEIGHBORHOOD Complete development of a neighborhood park at the Altamont park site in the Sunnyside neighborhood (in cooperation with North Clackamas School District).  acres = 2.00	<i>Development</i> \$540,000 <i>Total Cost</i> \$540,000	100.00%	\$540,000	1
None	SERVICE AREA: Zone 1 NEW NEIGHBORHOOD PARK	NEW NEIGHBORHOOD PARK Develop a neighborhood park in City of Milwaukie (in cooperation with City of Milwaukie).  acres = 2.00	<i>Development</i> \$540,000 <i>Total Cost</i> \$540,000	71.61%	\$386,694	1
N-9	SERVICE AREA: Zone 1 NEW NEIGHBORHOOD PARK	MILWAUKIE NEIGHBORHOOD Develop a neighborhood park in City of Milwaukie (in cooperation with City of Milwaukie).  acres = 2.00	<i>Development</i> \$540,000 <i>Total Cost</i> \$540,000	71.61%	\$386,694	2
N-10	SERVICE AREA: Zone 1 WICHITA PARK	MILWAUKIE NEIGHBORHOOD Work with Linwood Neighborhood District Association to implement the neighborhood park master plan for Wichita Park in the Milwaukie neighborhood.  acres = 1.00	<i>Develop</i> \$270,000 <i>Total Cost</i> \$270,000	71.61%	\$193,347	2
N-11	SERVICE AREA: Zone 2 NEW NEIGHBORHOOD PARK	OAK GROVE/JENNINGS LODGE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Oak Grove/Jennings Lodge neighborhood.  acres = 4.00	<i>Acquisition</i> \$2,000,000 <i>Development</i> \$1,080,000 <i>Total Cost</i> \$3,080,000	38.66% 24.74% 33.78%	\$773,200 \$267,192 \$1,040,392	2

APPENDIX

NORTH GLACKAMAS PARKS AND RECREATION DISTRICT						page 2
SDC CAPITAL IMPROVEMENTS PLAN						9/27/02
A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
N-19	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood. acres = 4.00	Acquisition Development Total Cost	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
N-20	SERVICE AREA: Zone 3 JAMES ABELE PARK SITE SUNNYSIDE NEIGHBORHOOD Develop a new neighborhood park at the James Abele park site in the Sunnyside neighborhood. acres = 2.80	Develop Total Cost	\$756,000 \$756,000	100.00%	\$756,000	1
N-21	SERVICE AREA: Zone 3 JUSTICE PARK SITE SUNNYSIDE NEIGHBORHOOD Develop a new neighborhood park at the Justice park site in the Sunnyside neighborhood. acres = 3.00	Develop Total Cost	\$810,000 \$810,000	100.00%	\$810,000	1
N-23	SERVICE AREA: Zone 3 SUNNYSIDE VILLAGE PARK NO. 5 (Bollam Property) SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood. acres = 2.20	Acquisition Development Total Cost	\$1,100,000 \$594,000 \$1,694,000	100.00%	\$1,694,000	2
N-24	SERVICE AREA: Zone 3 ANDEREGG PROPERTY SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Sunnyside neighborhood. acres = 1.39	Development Total Cost	\$375,300 \$375,300	100.00%	\$375,300	2
N-26	SERVICE AREA: Zone 2 STRINGFIELD FAMILY PARK OATFIELD NEIGHBORHOOD Develop a new neighborhood park connected to the Trolley Trail in the Oatfield neighborhood. acres = 4.50	Development Total Cost	\$2,013,375 \$2,013,375	24.74%	\$498,109	1

Oak Lodge



Phase 1 + (Park)  
Phase 2 (House)





APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 3	
SDC CAPITAL IMPROVEMENTS PLAN					8/27/07	
A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
N-34	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK SUNNYSIDE NEIGHBORHOOD Acquire land and develop a new neighborhood park in the northeast area, Clackamas Regional Center (currently in the Sunnyside neighborhood).  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-1	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area.  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-2	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area.  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-3	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area.  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-4	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area.  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-5	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area.  acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2

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NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 4	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
A. NEIGHBORHOOD PARKS						
Map Location	Facility	Action	Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
HV-6	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area. acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
HV-7	SERVICE AREA: Zone 3 NEW NEIGHBORHOOD PARK HAPPY VALLEY NEIGHBORHOOD Acquire land and develop a new neighborhood park in the Happy Valley planning area. acres = 4.00	<i>Acquisition</i> <i>Development</i> <i>Total Cost</i>	\$2,000,000 \$1,080,000 \$3,080,000	100.00%	\$3,080,000	2
none	SERVICE AREA: Zone 1 SCOTT PARK/LEDDING LIBRARY MILWAUKIE NEIGHBORHOOD Complete Phases II and III of the master plan for Scott Park in the Milwaukie neighborhood. acres = 3.00	<i>Develop</i> <i>Total Cost</i>	\$532,000 \$532,000	71.61% 71.61%	\$380,965 \$380,965	2
<b>TOTAL</b>			<b>\$41,950,675</b>		<b>\$35,821,893</b>	
PRIORITY 1			\$7,739,375		\$4,031,195	
PRIORITY 2			\$34,211,300		\$31,790,698	
<b>SERVICE AREA</b>						
ZONE 1: Milwaukie			\$1,882,000		\$1,347,700	
ZONE 2: Oak Grove/Jennings Lodge, Oatfield, Southgate/Town Center			\$8,173,375		\$2,578,893	
ZONE 3: Sunnyside			\$31,895,300		\$31,895,300	

APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 5	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
B. COMMUNITY PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
C-18	SERVICE AREA: District-Wide ELLA V. OSTERMAN PARK	Complete development of Osterman community park.				2
	acres = 15.00	<i>Development</i>	\$2,600,000	45.89%	\$1,193,140	
		<i>Total Cost</i>	\$2,600,000	45.89%	\$1,193,140	
HV-C1/C-25	SERVICE AREA: District-Wide NEW COMMUNITY PARK	Acquire land and develop a new community park east of I-205. (May include planning and development of facilities such as a community center, ball fields, aquatics facility, X-Treme sports facility, etc.)				1
	acres = 30.00	<i>Acquisition</i>	\$12,000,000	73.26%	\$8,791,200	
		<i>Development</i>	\$21,750,000	45.89%	\$9,981,075	
		<i>Total Cost</i>	\$33,750,000	55.62%	\$18,772,275	
HV-C2	SERVICE AREA: District-Wide NEW COMMUNITY PARK	Acquire land and develop a new community park east of I-205.				1
	acres = 30.00	<i>Acquisition</i>	\$5,000,000	73.26%	\$3,663,000	
		<i>Development</i>	\$12,000,000	45.89%	\$5,506,800	
		<i>Total Cost</i>	\$17,000,000	53.94%	\$9,169,800	
none	SERVICE AREA: District-Wide NEW COMMUNITY PARK	Working with Clackamas Development Agency develop a new community park west of I-205				2
	acres = 10.00	<i>Development</i>	\$4,000,000	45.89%	\$1,835,600	
		<i>Total Cost</i>	\$4,000,000	45.89%	\$1,835,600	
none	SERVICE AREA: District-Wide NORTH CLACKAMAS PARK	Complete development of approximately 10 acres of undeveloped property.				1
	acres = 10.00	<i>Develop</i>	\$3,625,000	45.89%	\$1,663,513	
		<i>Total Cost</i>	\$3,625,000	45.89%	\$1,663,513	
<b>TOTAL</b>			<b>\$60,975,000</b>		<b>\$32,634,328</b>	
PRIORITY 1			\$54,375,000		\$29,605,588	
PRIORITY 2			\$6,600,000		\$3,028,740	
<b>SERVICE AREA</b>						
WEST: Zones 1 & 2			\$7,625,000		\$3,499,113	
EAST: Zone 3			\$53,350,000		\$29,135,215	

APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 6	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
C. NATURAL RESOURCE AREAS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
NR-30	SERVICE AREA: DISTRICT-WIDE SPRING PARK	Implement Phase II of the master plan for Spring Park.				1
	acres = 6.90	<i>Development</i>	\$138,000			
		<i>Total Cost</i>	\$138,000	30.64%	\$42,283	
NR-33	SERVICE AREA: DISTRICT-WIDE NORTH CLACKAMAS DISTRICT PARK	Complete and implement master plan for North Clackamas District Park that reflects site conditions and current environmental regulations. Development may include soft surface trails, picnicking facilities, natural resource signage, and parking.				1
	acres = 83.50	<i>Development</i>	\$8,720,000			
		<i>Total Cost</i>	\$8,720,000	30.64%	\$2,671,808	
none	SERVICE AREA: DISTRICT-WIDE MOUNT TALBERT	Implement the master plan for Mount Talbert natural resource area. Development may include soft surface trails, picnicking facilities, natural resource signage, and parking.				1
	acres = 185.00	<i>Development</i>	\$1,500,000			
		<i>Total Cost</i>	\$1,500,000	30.64%	\$459,600	
<b>TOTAL</b>			<b>\$10,358,000</b>		<b>\$3,173,691</b>	
PRIORITY 1			\$10,358,000		\$3,173,691	
PRIORITY 2			\$0		\$0	
<b>SERVICE AREA</b>						
DISTRICT-WIDE All Zones			\$10,358,000		\$3,173,691	
EAST Zone 3			\$0		\$0	
WEST Zones 1 and 2			\$0		\$0	

APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 7	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
D. SPECIAL USE PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
SU-8	SERVICE AREA: DISTRICT-WIDE MILWAUKIE RIVERFRONT PARK	Partner with City of Milwaukie to implement Riverfront Master Plan				1
	acres = 6.80	<i>Develop</i>	\$3,000,000			
		<i>Total Cost</i>	\$3,000,000	82.97%	\$2,489,100	
TOTAL			\$3,000,000		\$2,489,100	
PRIORITY 1			\$3,000,000		\$2,489,100	
SERVICE AREA						
	DISTRICT-WIDE	All Zones	\$3,000,000		\$2,489,100	
	EAST	Zone 3	\$0		\$0	
	WEST	Zones 1 and 2	\$0		\$0	

APPENDIX

NORTH GLACKAMAS PARKS AND RECREATION DISTRICT						page 8
SDC CAPITAL IMPROVEMENTS PLAN						9/27/07
E. LINEAR PARKS			Estimated project Cost (\$)	Growth-required Portion (%)	SDC-Eligible Growth Share (\$)	Project Priority
Map Location	Facility	Action				
	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to complete Trolley Trail connection to Springwater Corridor (17th Ave)					1
	miles = 1.00	Develop	\$800,000	47.99%	\$383,920	
		Total Cost	\$800,000		\$383,920	
	SERVICE AREA: DISTRICT-WIDE TROLLEY TRAIL Work with regional partners to complete Trolley Trail					1
	miles = 5.70	Develop	\$4,560,000	47.99%	\$2,188,344	
		Total Cost	\$4,560,000		\$2,188,344	
L-32	SERVICE AREA: DISTRICT-WIDE MOUNT SCOTT TRAIL Work with regional partners to acquire land and develop a linear park/trail corridor.					1
	acres = 34.00	Acquisition	\$1,870,000	66.65%	\$1,246,355	
	miles = 2.00	Develop	\$1,940,000	47.99%	\$931,006	
		Total Cost	\$3,810,000		\$2,177,361	
HV-L-1	SERVICE AREA: DISTRICT-WIDE SCOUTERS MT TRAIL (EAST HV TRAILS) Work with regional partners to acquire land and develop a linear park/trail corridor.					2
	acres = 12.00	Acquisition	\$660,000	66.65%	\$439,890	
	miles = 2.00	Development	\$1,720,000	47.99%	\$825,428	
		Total Cost	\$2,380,000		\$1,265,318	
L-43	SERVICE AREA: DISTRICT-WIDE SUNNYSIDE VILLAGE TRAIL Work with regional partners to acquire land and develop a linear park/trail corridor.					2
	acres = 7.60	Acquisition	\$418,000	66.65%	\$278,597	
	miles = 1.00	Development	\$876,000	47.99%	\$420,392	
		Total Cost	\$1,294,000		\$698,989	
	new acres miles					
TOTAL	53.60 6.00		\$12,844,000		\$6,713,932	
PRIORITY 1			\$9,170,000		\$4,749,625	
PRIORITY 2			\$3,674,000		\$1,964,307	
SERVICE AREA						
DISTRICT-WIDE	All Zones		\$12,844,000		\$6,713,932	
	EAST Zone 3		\$0		\$0	
	WEST Zones 1 and 2		\$0		\$0	

APPENDIX

NORTH CLACKAMAS PARKS AND RECREATION DISTRICT					page 9	
SDC CAPITAL IMPROVEMENTS PLAN					9/27/07	
F. OTHER FACILITIES			Estimated	Growth	SDC-Eligible	
Map Location	Facility	Action	Project Cost (\$)	Required Portion (%)	Growth Share (\$)	Project Priority
none	SERVICE AREA: DISTRICT-WIDE ADDITIONAL ACTIVITIES AQUATIC PARK Develop additional aquatic facilities/activities.					1
	acres = ?	<i>Plan &amp; Develop</i>	\$200,000			
		<i>Total Cost</i>	\$200,000	100.00%	\$200,000	
none	SERVICE AREA: DISTRICT-WIDE ADDITIONAL GROUP PICNIC AREAS Develop a group picnic area including one or more shelters in each neighborhood planning area.					1
	acres = ?	<i>Plan &amp; Develop</i>	\$750,000			
		<i>Total Cost</i>	\$750,000	45.89%	\$344,175	
none	SERVICE AREA: DISTRICT-WIDE ADDITIONAL SPORTS FIELDS Increase capacity of existing sport fields and develop new ones in partnership with North Clackamas School District and other partners equivalent to 19 additional natural turf fields.					1
	fields = 19.00	<i>Plan &amp; Develop</i>	\$4,275,000			
		<i>Total Cost</i>	\$4,275,000	45.89%	\$1,961,798	
TOTAL			\$5,225,000		\$2,505,973	
PRIORITY 1			\$5,225,000		\$2,505,973	
PRIORITY 2			\$0		\$0	
SERVICE AREA						
DISTRICT-WIDE All Zones			\$5,225,000		\$2,505,973	
EAST Zone 3			\$0		\$0	
WEST Zones 1 and 2			\$0		\$0	

APPENDIX

UNIT COSTS

<i>Acquisition</i>	Neighborhood Park (acres)	\$500,000
	Community Park (acres)	\$500,000
	Linear Park (acres)	\$55,000
<i>Development</i>	Neighborhood Park (acres)	\$270,000
	Community Park (acres)*	\$725,000
	Linear Park (acres)	\$10,000
	Natural Resource Area (acres)	\$20,000
	Trails (miles)	\$800,000
	School Park (acres)	\$270,000
	Sport Field (each)	\$225,000
	Indoor Swimming Pool (sq. ft.)	\$0
	Outdoor Swimming Pool (sq. ft.)	\$0
	Community/Senior Centers (sq. ft.)	\$0
	<i>Renovation</i>	Neighborhood Park (acres)
Community Park (acres)		\$200,000
District Park (acres)		\$0
Open Space/Natural Area (acres)		\$10,000
Trails (miles)		\$240,000
Buildings (sq. ft.)		\$200

\*Community park development cost for parks without community centers is \$400,000 per/acre



**NORTH CLACKAMAS PARKS AND RECREATION DISTRICT  
FIVE YEAR CAPITAL PROJECTS LIST**

Project Description	Total Project Estimate	1/07-06/08	2008-09	2009-10	2010-11	2011-12	2012-13	ESTIMATED RESOURCES						
								Grants	Metro/Local Green	Metro/Regional	SDCs	Urban Renewal	Other Funding	Local Partnerships
North Clackamas Park	\$ 450,000	\$ 50,000	\$ 400,000					\$50,000	\$239,000		\$161,000			
Hood View Park	\$ 8,150,000	\$ 7,750,000	\$ 400,000						\$2,000,000		\$400,000		\$5,750,000	Bond
Hood View Park	\$ 8,850,000		\$ 8,850,000								\$2,000,000		\$6,850,000	Happy Valley / NCSD / Clackamas County
Hood View Park	\$ 816,000			\$816,000							\$750,000		\$66,000	General Func
Hood View Park	\$ 1,500,000					\$1,500,000		\$750,000			\$750,000			
Trolley Trail	\$ 1,000,000	\$ 400,000	\$600,000					\$810,000			\$190,000			
Trolley Trail	\$ 3,700,000			\$1,600,000	\$2,100,000			\$2,740,000			\$860,000		\$100,000	OLSD
Happy Valley	\$ 2,000,000					\$2,000,000					\$2,000,000			
District Park (Three Creeks)	\$ 400,000	\$ 50,000	\$100,000		\$250,000						\$400,000			
Stringfield Park	\$ 2,016,000	\$ 100,000	\$ 1,166,000			\$750,000		\$875,000	\$167,000		\$874,000		\$100,000	OLSD
Mt. Scott Creek/Scouter Mtn Trail	\$ 500,000			\$500,000							\$400,000		\$100,000	MTIP/Metro
SE 142nd vicinity, south of Sunnyside	\$ 56,000				\$56,000						\$56,000			
Scouter Mountain	\$ 2,483,000				\$2,483,000					\$2,000,000			\$483,000	Happy Valley local shari
Sunnyside Village Park No #5	\$ 700,000		\$ 700,000										\$700,000	Sunnyside Village
Aquatic Park	\$ 450,000				\$ 450,000						\$450,000			
New Community Park	\$ 2,250,000		\$ 2,250,000					\$250,000		\$750,000	\$500,000		\$750,000	City of Portland / Metrc
New Community Park	\$ 3,000,000					\$3,000,000						\$3,000,000		
Milwaukie High School	\$ 1,000,000		\$ 1,000,000								\$250,000		\$750,000	NCSD
Putnam High School	\$ 1,000,000		\$ 1,000,000								\$250,000		\$750,000	NCSD
Parks Maintenance Shop	\$ 500,000					\$500,000							\$500,000	General Func
Alder Creek	\$ 100,000	\$ 50,000	\$ 50,000								\$100,000			
Jennings Lodge/Candy Lane	\$ 600,000		\$ 100,000	\$ 500,000				\$250,000			\$350,000			
<b>Sub-totals</b>	<b>\$ 41,521,000</b>	<b>\$ 8,400,000</b>	<b>\$ 16,616,000</b>	<b>\$ 3,416,000</b>	<b>\$ 5,339,000</b>	<b>\$ 3,500,000</b>	<b>\$ 4,250,000</b>	<b>\$5,725,000</b>	<b>\$2,406,000</b>	<b>\$2,750,000</b>	<b>\$10,741,000</b>	<b>\$3,000,000</b>	<b>\$16,899,000</b>	<b>\$41,521,000</b>

**Revenue Sources**

Grants	\$ 324,000	\$ 1,273,800	\$ 1,664,500	\$ 1,284,000	\$ -	\$ 1,125,000	\$ 5,671,300
Metro/Local	\$ 2,082,800	\$ 376,000					\$ 2,458,800
Metro/Regional	\$ 750,000	\$ 2,000,000					\$ 2,750,000
SDCs	\$ 211,600	\$4,316,200	\$ 1,685,500	\$ 1,472,000	\$ -	\$ 3,125,000	\$ 10,810,300
Urban Renewal					\$ 3,000,000		\$ 3,000,000
Other Funding	\$ 5,781,600	\$ 9,900,000	\$ 66,000	\$ 583,000	\$ 500,000		\$ 16,830,600
<b>TOTALS</b>	<b>\$ 8,400,000</b>	<b>\$ 16,616,000</b>	<b>\$ 3,416,000</b>	<b>\$ 5,339,000</b>	<b>\$ 3,500,000</b>	<b>\$ 4,250,000</b>	<b>\$ 41,521,000</b>

The spreadsheet above was originally developed and presented to the DAB on 3/4/08.  
Areas in gray completed

**NCPRD Capital Projects List 2003-2023**

PRIORITY	PROJECT	NEIGHBORHOOD	PROJECT TYPE	ESTIMATED COST	STATUS
<b>Neighborhood Parks</b>					
1	Pfeifer Park	Sunnyside	Acquire/Develop	1,800,000	Complete
1	Altamont Park	Sunnyside	Develop	599,478	Complete
1	Stringfield Family Park - Phase 1	Oak Grove/Jennings Lodge	Acquire/Develop	2,000,000	Complete
1	Mill Park	Southgate	Acquire	142,000	Complete - land acquired in 2008/2009
1	Mill Park phase 1	Southgate	Develop	10,000	Complete - removed house, built parking area
2	Scott Park/Ledding Library	Milwaukie	Develop	-	Complete - City of Milwaukie added irrigation and refurbished parking
2	Lewelling Community Park (Ball-Michel Park)	Milwaukie	Develop	-	Complete by City of Milwaukie and volunteers
1	New Neighborhood Park (Homewood)	Milwaukie	Acquire/Develop	60,000	Complete by City of Milwaukie and volunteers
2	Century Park	Milwaukie	Renovate	50,000	Complete - Refurbished tennis court and basketball court in 2007/8
2	Anderegg Park Property	Damascus	Develop	375,000	Interest from the City to partner on site planning in 2011. Met with City staff 3/2011.
1	New Neighborhood Park (Balfour)	Milwaukie	Develop	540,000	City of Milwaukie purchased .80 acres in January, 2008.
2	Sunnyside Village Park No #5	Sunnyside	Acquire/Develop	1,694,000	Currently working with property owner to purchase property
1	Neighborhood Park	Southgate	Acquire/Develop	3080000	In Progress. NCPRD is assisting the Development Agency with Hawthorne Park
1	Stringfield Family Park - Phase 2 House Renovation	Oak Grove/Jennings Lodge	Renovate	750,000	Discussing possibilities for funding with Clackamas County for energy upgrades
1	James Abele Park	Sunnyside	Develop	756,000	
1	Justice Property	Sunnyside	Develop	810,000	DAB recommend selling. 11/2010 BCC denied Land Use change from OSM to residential.
2	New Neighborhood Park 1	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 2	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 3	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 4	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 5	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 6	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park 7	East Happy Valley	Acquire/Develop	3,080,000	Added to Capital List in 2006 when HV joined NCPRD
2	New Neighborhood Park	Sunnyside	Acquire/Develop	3,080,000	
2	New Neighborhood Park	Sunnyside	Develop	3,080,000	
2	Wichita Park	Milwaukie	Develop	270,000	
2	New Neighborhood Park	Oak Grove	Acquire/Develop	3,080,000	
2	Mill Park phase 2	Southgate	Develop	70,000	
2	New Neighborhood Park (Lake)	Milwaukie	Develop	540,000	
<b>Community Parks</b>					
1	Hood View Park - Phase 1	Happy Valley	Acquire/Develop	17,000,000	Complete - property acquired, phase 1 built (fields, parking, infrastructure and trail)
1	Hood View Park - Phase 2	Happy Valley	Develop	816,000	Complete - restrooms and concession building open, caretaker in residence
1	North Clackamas Park - south side	Milwaukie	Renovate	4,500,000	Complete - fields, playground, walking trail, parking areas
2	New Community Park - Johnson Creek Property	Southgate	Acquire	1,200,000	Complete - purchased in 2009 - partnership with Metro and City of Portland BES
2	Ella V. Osterman Park	Sunnyside/Happy Valley	Develop	-	Complete - built by developer
2	Ann Toni Schreiber Park	Oatfield	Renovate	-	Complete - fields renovated
2	Ella V. Osterman Park - Phase 2 Amphitheater, etc.	Sunnyside/Happy Valley	Develop	500,000	Discussions with developer in 2007/2008
1	North Clackamas Park - north side Phase 1	Milwaukie	Develop	450,000	Land Use process in progress
1	New Community Park - Scouter Mtn.	Happy Valley	Acquire/Develop	2,483,000	Added to Capital List in 2006. Partnership with Metro, Happy Valley
1	New Community Park - Johnson Creek Property	Southgate	Develop	2,000,000	Portland BES is working on sewer project before NCPRD planning.
1	Hood View Park - Phase 3: skateboard park, playground	Happy Valley	Develop	1,000,000	Concept plan done
1	Hood View Park - Phase 4: dog run, picnic areas, etc.	Happy Valley	Develop	5,000,000	Concept plan done
1	North Clackamas Park - North side Phase 2	Milwaukie	Develop	446,000	Concept plan done
1	North Clackamas Park - North side Phase 3	Milwaukie	Develop	1,432,000	Concept plan done
1	North Clackamas Park - North side Phase 4	Milwaukie	Develop	323,000	Concept plan done
<b>Natural Resource Areas</b>					
1	Mount Talbert	Sunnyside	Develop	2,000,000	Complete - trailhead built, upgraded trails, natural resource enhancement
1	Spring Park	Milwaukie	Develop	90,000	Complete
2	Mount Talbert	Sunnyside	Acquire	1,500,000	On-going - 10 acres acquired in 2008, 24.92 in 2010, option to purchase 17 acres in 2011.
1	North Clackamas District Park	Southgate	Develop	8,726,000	Harmony Community Campus Plan completed in 2009, awaiting Sunnybrook Rd. progress
2	Spring Park - Phase 2	Milwaukie	Develop	45,000	

**NCPRD Capital Projects List 2003-2023**

PRIORITY	PROJECT	NEIGHBORHOOD	PROJECT TYPE	ESTIMATED COST	STATUS
<b>Special Use</b>					
1	Multi-sport complex west of I-205 (Alder Creek MS)	Oatfield	Develop	600,000	Complete - all weather turf field and upgraded softball fields
1	Milwaukee Riverfront Park	Milwaukee	Develop	9,000,000	Underway by City of Milwaukee - currently in design, buildings removed, relocating utilities
<b>Linear Parks</b>					
1	Trolley Trail	Milwaukee/Oak Grove/Jennings Lodge	Develop	4,700,000	Currently under construction
1	Trolley Trail 17th Ave Connector	Milwaukee	Develop	3,000,000	Investigating grant opportunity with City of Milwaukee to connect trail to Springwater Trail
1	Mt. Scott Creek Trail	Sunnyside	Acquire/Develop	3,810,000	Trail planning in progress in partnership with City of Happy Valley and Metro
2	Scouter Mountain Trail	Sunnyside	Acquire/Develop	2,380,000	Planning in progress as part of Mt. Scott Creek Trail work
2	Sunnyside Village Trail	Sunnyside	Develop	1,294,000	Segments have been built as development occurs in the Village
<b>Other Facilities/Projects</b>					
1	ADA Transition Plan	District wide	Develop		Complete, necessary for grant applications
1	AP addition Phase 1 - Climbing Wall	District wide	Develop	80,000	Complete - Added climbing wall, as result of Aquatic Park Task Force Planning
1	View Acres ES	Oatfield	Develop	146,000	Complete
1	Lot Whitcomb ES	Southgate	Develop	125,000	Complete
1	Rex Putnam HS (all weather)	Oatfield	Develop	250,000	Complete - remainder of project cost paid by NCSD 12
1	Milwaukee HS (all-weather)	Milwaukee	Develop	250,000	Complete - remainder of project cost paid by NCSD 12
1	Additional 14 Sports fields on School District property	District wide	Develop	2,675,000	
1	Vern Duncan MS (all weather)	Happy Valley	Develop	500,000	
1	Mt. Scott ES	Sunnyside	Develop	250,000	
1	Jennings Lodge ES	Jennings Lodge	Develop	300,000	
1	Candy Lane ES	Jennings Lodge	Develop	300,000	
1	Concord ES	Oatfield	Develop	250,000	
1	Additional Activities at the Aquatic Park	District wide	Develop	450,000	AP task force recommendations
1	Additional Group Picnic Facilities	District wide	Develop	750,000	Considered as new parks are developed, planned for future phases of Hood View & NCP
1	Maintenance Shop	District wide	Develop	500,000	At Hood View or other location
1	Community Center (East of I-205)	District wide	Acquire/Develop	12,000,000	
<b>Total value of projects completed since 2003</b>				<b>\$</b>	<b>31,718,478</b>
<b>Total Value of projects currently in progress</b>				<b>\$</b>	<b>34,262,000</b>
<b>Total estimated cost of remaining projects in 20 year plan:</b>				<b>\$</b>	<b>71,487,000</b>
<b>TOTAL PROJECTS included within 2003-2023 Capital Projects List</b>				<b>\$</b>	<b>137,467,478</b>

**Additional Capital projects, Priority 3 (for consideration in the future)**

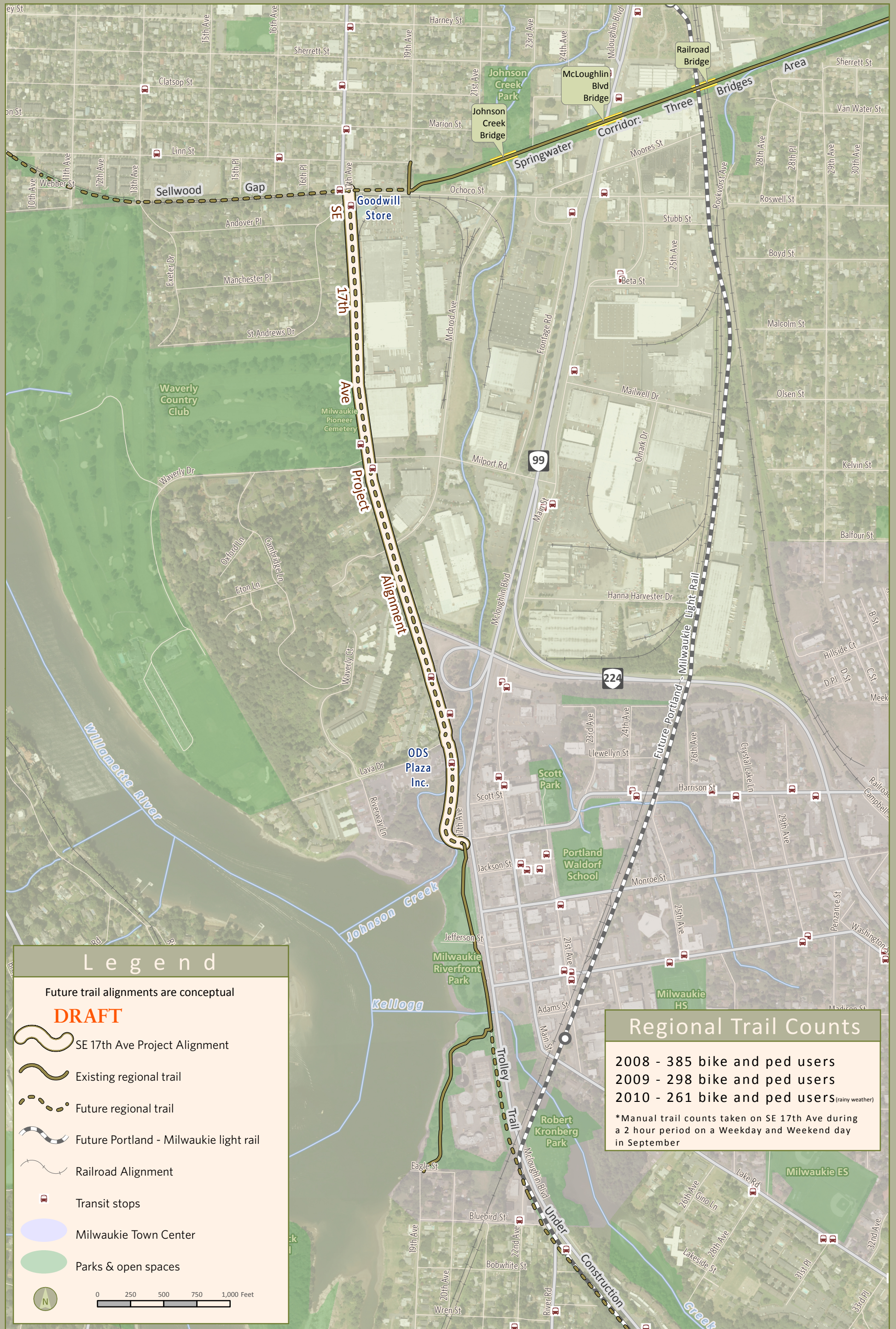
PRIORITY	PROJECT	NEIGHBORHOOD	PROJECT TYPE	ESTIMATED COST	STATUS
<b>Neighborhood Parks</b>					
3	Risley Park	Oak Grove	Renovate	675,000	Partners working on Natural Resources. 4/11 - OPRD LGGP application to renovate courts and trail
3	Harmony Road Neighborhood Park	Southgate	Renovate	135,000	Park would be improved as part of Sunnybrook Road Extension
3	Rivervilla Park	Oak Grove	Renovate	675,000	Natural Resource Improvements with OLSD underway including pathway improvement
3	Southern Lites Park	Sunnyside	Renovate	810,000	
3	Bunnell Park	Oak Grove	Renovate	67,500	
3	New Neighborhood Park	Oatfield	Acquire/Develop	3,080,000	
3	New Neighborhood Park	Oatfield	Acquire/Develop	3,080,000	
3	Stanley Property	Milwaukie	Develop	540,000	
3	Alma Myra	Oatfield	Renovate	270,000	
3	Dogwood	Milwaukie	Renovate	135,000	
3	Kronberg	Milwaukie	Renovate	472,500	
3	Furnberg	Milwaukie	Renovate	351,000	
<b>Linear Parks</b>					
3	OMSI to Springwater Trail	Milwaukie	Acquire/Develop	181,000	City of Portland and Metro are working on completion of this trail
3	OMSI to Springwater Trail	Milwaukie	Acquire/Develop	249,600	City of Portland and Metro are working on completion of this trail
3	Willamette Greenway Trail	Oak Lodge	Acquire/Develop	3,164,000	
3	Willamette Greenway Trail	Oak Lodge	Acquire/Develop	2,733,600	
3	Trolley Trail/Willamette Greenway	Oak Lodge	Acquire/Develop	143,960	
3	Willamette Greenway Trail	Oak Lodge	Acquire/Develop	952,000	
3	Willamette Greenway Trail	Oak Lodge	Acquire/Develop	200,800	
3	North Clackamas Greenway Trail	Oatfield	Acquire/Develop	1,074,500	
3	I-205 Trail to Unnamed	Southgate	Acquire/Develop	258,200	
3	Unnamed	Southgate	Acquire/Develop	866,400	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	1,308,000	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	1,636,500	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	4,240,000	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	1,124,000	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	1,679,000	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	1,820,500	
3	Unnamed	Sunnyside	Acquire/Develop	1,091,500	
3	Clackamas River Greenway Trail	Sunnyside	Acquire/Develop	662,400	
3	Bluffs Trail	Sunnyside	Acquire/Develop	516,400	
3	North Clackamas Greenway Trail	Sunnyside	Acquire/Develop	516,400	
3	Camp Withycomb Trail	Sunnyside	Acquire/Develop	1,289,500	
3	Camp Withycomb Trail	Sunnyside	Acquire/Develop	936,000	
3	Camp Withycomb Trail	Sunnyside	Acquire/Develop	398,800	
3	North Clackamas Greenway Trail	Sunnyside	Acquire/Develop	1,066,000	
3	North Clackamas Greenway Trail	Sunnyside	Acquire/Develop	927,500	
3	North Clackamas Greenway Trail	Southgate	Acquire/Develop	459,000	
3	North Clackamas Greenway Trail	Southgate	Acquire/Develop	1,694,000	
3	Springwater to North Clackamas Greenway	Milwaukie	Acquire/Develop	774,600	
3	Springwater to North Clackamas Greenway	Milwaukie	Acquire/Develop	1,600,500	
3	Phillips Creek Trail	Southgate	Acquire/Develop	731,400	
3	Phillips Creek Trail	Southgate	Acquire/Develop	731,400	
3	Unnamed Trail	Sunnyside	Acquire/Develop	1,600,500	
3	Sieben Creek Trail	Sunnyside	Acquire/Develop	2,350,000	
3	Sieben Creek Trail	Sunnyside	Acquire/Develop	631,000	
3	Unnamed Trail	Sunnyside	Acquire/Develop	849,200	
3	North Clackamas Greenway Trail	Oatfield	Acquire/Develop	429,200	
3	I-205 Trail		Acquire/Develop	914,000	

**Additional Capital projects, Priority 3 (for consideration in the future)**

PRIORITY	PROJECT	NEIGHBORHOOD	PROJECT TYPE	ESTIMATED COST	STATUS
<b>Special Use</b>					
3	Off-Leash Area	West of I-205	Acquire & Develop	300,000	
3	Off-Leash Area	East of I-205	Acquire & Develop	300,000	
<b>Natural Resource Areas</b>					
3	Boardman Slough	Oatfield	Acquire/Develop	-	
3	New Natural Resource Land (93 acres)	District wide	Acquire/Develop	5,000,000	
<b>Total Estimated Cost of projects within Master Plan, but not in CIP:</b>				<b>\$</b>	<b>57,692,360</b>
<b>Other Projects</b>					
3	Additional Gymnasiums	District-wide	Dev. w/partners		
3	Senior Center	District-wide	Acquire/Develop		
3	Warm Water Therapy Pool	District-wide	Develop		
3	Aquatic Facility	District-wide	Acquire/Develop		
3	Swimming Pool (outdoor)	n/a	Study		
3	Tennis Courts	District-wide	Dev. w/partners		

# Springwater Corridor/Three Bridges Connection to Trolley Trail

## SE 17th Ave Alignment, April 2011

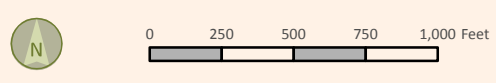


### Legend

Future trail alignments are conceptual

**DRAFT**

-  SE 17th Ave Project Alignment
-  Existing regional trail
-  Future regional trail
-  Future Portland - Milwaukie light rail
-  Railroad Alignment
-  Transit stops
-  Milwaukie Town Center
-  Parks & open spaces



### Regional Trail Counts

2008 - 385 bike and ped users  
 2009 - 298 bike and ped users  
 2010 - 261 bike and ped users (rainy weather)

\* Manual trail counts taken on SE 17th Ave during a 2 hour period on a Weekday and Weekend day in September

## North Clackamas Parks and Recreation District

### District Advisory Board

Wednesday, May 11, 2011

NCPRD Staff and City of Milwaukie staff presented a project to the Clackamas County Transportation Advisory Committee (CTAC) for 2014-2015 Regional Flexible Fund Allocation at the CTAC meeting on Tuesday, April 24, 2011. The proposed project includes bike and pedestrian improvements along SE 17<sup>th</sup> Avenue, which would connect the Springwater Corridor with the Trolley Trail at Milwaukie Riverfront Park. The project is listed in both the NCPRD Parks and Recreation Master Plan (Figure 4.3 Facilities Plan), and within the NCPRD Capital Improvement Plan as the Trolley Trail 17th Ave Connector.

The project would complete a seamless bicycle and pedestrian connection via the Trolley Trail and SE 17<sup>th</sup> Avenue between Gladstone, Oak Lodge, Milwaukie, Portland, and further, into Gresham and Boring via the Springwater Corridor. Details regarding the 2014-2015 RFFA are on Metro's website at: <http://www.oregonmetro.gov/index.cfm/go/by.web/id=19681>. There is approximately \$2.696 million available for Active Transportation projects for this cycle of the program. The RFFA program requires a 10.27% match. Details of the proposed project are below:

### Active Transportation Project

**Project Name:** SE 17<sup>th</sup> Avenue Pedestrian and Bike Connector

### Project Description:

- Preliminary Engineering and Construction of bike and pedestrian improvements along SE 17<sup>th</sup> Avenue (a collector) from SE Ochoco Street in Portland, south to the Johnson Creek Bridge at McLoughlin Blvd in Milwaukie.
- Improvements to this 9/10 of a mile of SE 17<sup>th</sup> Avenue will connect two major regional multi-use trails: the Trolley Trail and the Springwater Corridor Trail.
- Street jurisdiction owned by City of Milwaukie
- Project to be developed within existing 60 ft Right of Way
  - Proposal: 2 vehicle lanes, two 6' bike lanes, and a separated ped/bikeway trail along western edge of road Right-of-way. Improve bus stops and crosswalks. New curbs and new street surface.
- Project is on the 2035 Regional Transportation Plan Financially Constrained System Project List

### Benefits:

- Most direct bike and pedestrian route between downtown Milwaukie (and points further south) and downtown Portland.
- Bicyclists currently use SE 17<sup>th</sup> Ave. as a direct route from River Road in Oak Lodge through Milwaukie to the Springwater Trail.

- During a September, 2010 trail count survey 96% of non-auto users were cyclists and 4% were pedestrians along this route. 47% of users were commuting. 69% of users were non-recreational. Daily users were the highest percentage of respondents.
- Currently sidewalks are intermittent along SE 17<sup>th</sup>. Only a few short sections of sidewalk exist on the west side from SE Lava Drive to SE Ochoco.
- Transitions at the Milport and Hwy. 224 intersections are particularly difficult for non-auto travelers due to high traffic volume, including heavy trucks, and deteriorating shoulders and storm drain systems in these areas. Intersection enhancements will make traveling this section of SE 17<sup>th</sup> Avenue much safer.
- Located along a frequent bus line, bus #70
- Connects areas of low concentrations of essential services with downtown Milwaukie and Sellwood, where services are available.

### **Jurisdictional Support:**

- City of Milwaukie (Potential lead)
- City of Portland
- North Clackamas Parks and Recreation District
- Metro Parks Planning & Development

### **Estimated Cost:**

- \$3,000,000 estimated project cost, including design and construction
- Match to be determined

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### **2010 Trail Count Comments from bicyclists and pedestrians on SE 17<sup>th</sup> Avenue:**

LIGHT ANGLE FOR NORTHBOUND 17TH @ 224 IS POOR... Awful, dangerous, no bike markings on this side of street, holes on road... Wouldn't take a child here, roots and holes in trail... I WOULD WALK ON THIS ROAD MUCH MORE OFTEN IF THE WALKING PATH WERE MORE WIDE, MORE PROTECTED FROM TRAFFIC, AND MORE PLEASANT... I WILL APPRECIATE ANY IMPROVEMENTS THE COUNTY OR METRO IS ABLE TO ACCOMPLISH FOR SE 17<sup>TH</sup>... Thanks for asking, THIS ROAD IS NOT PED OR BIKE FRIENDLY AT ALL, PLEASE HELP... I get a lot of flats on SE 17<sup>th</sup> Avenue (at this location)... No crosswalk... NEED BETTER TRAIL ACCESS TO SELLWOOD FROM MILWAUKIE... NEED A CROSSWALK AT MILPORT