DISTRICT ADVISORY BOARD
MEETING AGENDA

Date: May 8, 2013
Time: 4:00 p.m.
Location: North Clackamas Aquatic Park

I. Call to order

II. Citizen Participation* (limited to 3 minutes)

III. Approval of Minutes from March 13, 2013

IV. Action Item:
   A. Master Plan Findings - Karon Badalamenti, GreenPlay

V. Division Reports – Dave Miletich, Jeroen Kok and Laura Zentner

VI. Director’s Comments
   ● Update on long-term funding and governance analysis

VII. Board Members’ Comments

VIII. Adjournment

Agenda time: 2 hrs.
I. Meeting called to order at 4:07 p.m.

Board members present: Chair Bill Bersie, Robin Condie, Lynn Fisher, Renee King, Susan McCarty, Kristin Mitchell, Michael Morrow and Marylee Walden.

Staff members present: Commissioner Paul Savas, Gary Barth, Dave Miletich, Katie Dunham, Jeroen Kok, Dave Miletich, Michelle Healy, Laura Zentner and Rachelle Bonsi

II. Citizen Participation- Jan Schumacher, resident of the Altamont HOA; addressed the board with a property acquisition proposal of a piece of property currently owned by North Clackamas School District. The proposed piece is located in the Altamont HOA area. The Altamont HOA is suggesting that NCPRD purchase the property to allow for expansion of the current park. Members of the HOA plan to follow up with the DAB board at a later date.

III. Action Items – Approve meeting minutes from January 9th and January 23rd. A motion was made to approve the January 9th and January 23rd meeting minutes. Marylee Walden made the motion, Susan McCarty seconded the motion and the motion was approved by all.

IV. Presentations
   a. Field scheduling - Dave Miletich and Joe Loomis responded to field scheduling in regards to how field time is allocated. Dave Miletich stated that the allocation priority is by league, In – District, Out of District, NCPRD Sponsors and public and private rentals, past compliance and payment history.

   The fall field allocation is to be held July 2013 and should be finalized by the end of July.

   Weeknight field availability for fall allocation-
   - Hoodview Park 4- fields from 5-9 p.m. Monday- Thursday
   - Pfeifer Park – 2 fields from 4-to dusk, Monday – Friday
   - Alder Creek Middle School 6-10 p.m. Monday – Friday

   Joe Loomis encourages each youth organization to maximize the use of their allocated field space each season and schedule at least two time slots each night. In reviewing Joe has found the highest demand in the fall is for weeknight fields, preferably turf fields with lights. Each year organizations ask for more fields but there aren’t any additional fields. In conclusion, most all the surveyed organizations are pleased; however, the youth organizations still want more playing time.
Bill Bersie, Lynn Fisher, Susan McCarty and Kristin Mitchell formed a sub-committee to assess the situation and the policy in more depth and then will come back to the board with a recommendation.

b. NCPRD coordination with cities – Director Barth discussed what portion of NCPRD’s annual budget is allocated to the City of Milwaukie? –The short answer is none directly. The NCPRD budget guidelines do not prescribe a specific allocation to the cities of Milwaukie or Happy Valley, with the exception of an annual payment to Happy Valley for park maintenance at Happy Valley Park performed by city staff. NCPRD prepares annual Operations and Maintenance (O&M) budgets by functional area as well as an annual Capital Improvement Plan (CIP) budget. Both budgets are developed in an effort to best serve residents District-wide with the resources available. Budgets are reviewed with our nine-member District Advisory Board (DAB) and a ten-member District Budget Committee before approval by the NCPRD Board.

Operations and maintenance in Milwaukie is funded by NCPRD General Fund. An estimated $535K is to be spent on the maintenance of park facilities within the City of Milwaukie in fiscal year 12/13. The Milwaukie Center’s operating budget for fiscal year 13/14 is $675K with direct revenue of $156K. The difference of $519K is funded by the NCPRD general fund, this excluded the Nutrition and Transportation Programs operated out of the Milwaukie Center.

c. CIP review – Michelle Healy/Katie Dunham reviewed the CIP spreadsheet provided to DAB members. The Capital Projects recommended for funding FY 2013/2014 are in no particular order. Staff is requesting that the DAB review and provide feedback on the recommended capital project priorities for FY 2013/14. These priorities will be used to develop the capital budget.

1. Trolley Trail - reserve
2. Sunnyside Village (SSV) Park No.5
3. North Clackamas Park North Side Phase 2
4. Hood View Park Phase 3A playground
6. Trillium Creek Park
7. Spring Park – Phase 2
8. Milwaukie Center- Improvements to Parking lot
9. Happy Valley Skate park Contribution
10. Master Plan 4 neighborhood Parks in Milwaukie, including Wichita Park, Balfour, Bowman & Brae and Kronberg
11. Land Acquisition for MS/SM Trail – part of the Mount Scott-Scouter mtn. trail master plan
12. Johnson creek property

d. Master Plan Update – Director Barth reviewed the power point presentation provided to board members in their packet indicating that staff can bring public awareness to the fact that many of structures within the district are in need of some repairs and a general freshening. Using a balanced and sustainable approach neighborhood parks and amenities can be maintained with current funding.
Director Barth addressed the current governance structure. Lynn Fisher asked the DAB members if they would consider another governance. Commissioner Savas said going with another governance would be a complete separation from Clackamas County.

Lynn Fisher made a motion to hire a consultant to conduct a feasibility study of a governance specifically organized under ORS chapter 266. Susan McCarty seconded the motion and all DAB members were in favor.

V. Divisional Reports – Laura Zentner stated that the April 3rd meeting will be the annual budget meeting; held here at the Aquatic Park and dinner will be provided.

Michelle Healy thanked the DAB for the opportunities provided to her during her time at NCPRD. She said that she will stay in touch and see staff at the upcoming conferences.

Dave Miletich stated that staff had selected Marty Hanley to be the new Human Services Supervisor at the Milwaukie Center.

VI. Director’s Comments – Director Barth reported that a realtor had phoned in regards to the Gray Gables estate being for sale and indicated interest in the opportunity of the property lending itself to a location for a possible library. Director Barth, Laura Zentner and Doris Grolbert would be touring the facility in the near future.

VII. Board Members’ Comments

VIII. Meeting adjourned at 6:23 p.m.

Agenda time: 2 hr. 16 minutes

*Citizen Participation is limited to 3 minutes per citizen.
April 30, 2013

Residents and Altamont HOA Board Members

SUBJECT: Potential addition to Altamont Park property

Dear Interested Residents and HOA Board Members,

Thank you for attending the March 8, 2013 North Clackamas Park & Recreation District Advisory Board meeting to inform us of your interest in pursuing a potential addition to the existing Altamont neighborhood park. We certainly appreciate hearing about your interest and the opportunity to consider the expansion.

We had the opportunity to meet with representatives of the North Clackamas School District to inquire about their future plans for the property and the possibility that it may be considered surplus by the school district. At the meeting we did receive confirmation that the school district has indeed decided to surplus the property. The school district has completed an appraisal of the property to determine its potential market value. The school board has approved the surplus status and the school district has initiated planning to market the property.

We did express a potential interest in the property to the school district and they will certainly keep us informed as they move forward with a marketing strategy.

In the meantime, the District is working on completing an update to the District-wide Master Plan, which will guide our planning, acquisition, development and maintenance efforts over the coming years. The Master Planning process includes an assessment of our current system of parks, trails, recreation facilities and open spaces, and helps us to identify needs for additional components to better serve the communities located throughout the district. This work then leads to the development of a more detailed and prioritized list of projects that the District will work to accomplish over the coming 3-5 years. The limited resources available to the District will then be focused on these projects.

As we work to complete our planning and project prioritization, we will certainly consider the possibility of adding to the Altamont Park site. If this particular project does indeed become a priority, we will then undertake a more thorough evaluation of the property, considering important factors such as zoning, soils, drainage, topography, and other development limitations; as well as possible uses for the property and anticipated development costs.

Our efforts are guided by the District Advisory Board, so we will continue to work with them as we go about these undertakings. We surely appreciate you taking the time to bring this opportunity to our attention and for
working through the District Advisory Board process. We will be happy to keep you apprised of our progress. In the meantime, feel free to contact us if you should have any questions.

Sincerely,

Jeroen J. Kok
Planning, Development and Resource Manager

C: Gary Barth, Laura Zentner, Dave Miletich, DAB Chair & Members
Parks and Recreation
Master Plan, Strategic Plan and Cost Recovery Plan
Master Plan Findings – District Advisory Board, May 8, 2013
I. Process to date – community involvement and previous presentations to DAB on Vision and Mission Statements, SWOT, Survey Results

II. Vision and Mission Statements

III. Survey Results

IV. GRASP® LOS Analysis

V. Capacity

VI. Key Issues Matrix

VII. List of 1’s

VIII. Cost Recovery Consensus Pyramid

IX. Recommendations, Themes, Direction

X. Next steps
NCPRD Vision and Mission

Mission Statement:

“To enrich community vitality and promote healthy living through parks and recreation.”

Vision Statement:

“Enhancing and connecting our community by providing exceptional parks and recreation opportunities for all.”
Survey Results

Neighborhood Parks

Community Parks

Trails

Playgrounds

Natural Areas

Facilities Visited Most Often by Households

- Neighborhood parks: 24%
- Large community parks: 12%
- Trails within parks: 7%
- Playgrounds/play areas: 9%
- Natural areas: 6%
- North Clackamas Aquatic Park: 9%
- NCPRD and school athletic fields: 5%
- Multi-use trails (Trolley Trail): 8%
- Fenced off-leash dog parks: 4%
- Milwaukie Center: 8%
- Picnic areas/shelters: 4%
- Sport field complexes: 4%
- Tennis courts: 3%
- Community rooms: 4%
- Outdoor basketball courts: 4%
- Other: 4%

Percent Responding

Combined Top Four
Survey Results

Reasons Why Facilities are Not Used and Areas for Greatest Improvements

- Not aware of facilities: 47%
- No time/other personal issues: 41%
- Price/user fees: 27%
- Don't have the facilities I want: 22%
- Accessibility: 21%
- Lack of facilities and amenities: 22%
- Hours of operation: 9%
- Prefer other facility providers/clinics: 8%
- Safety concerns: 6%
- Condition or maintenance of facilities: 11%
- Other: 9%

[Legend: Red Bar = Reasons Facilities Not Used, Green Bar = Areas for Most Improvement]
Survey Maps - Playgrounds

North Clackamas Parks & Recreation District

Resource Map D: Survey Respondents - Households with High Importance of Playground & Need

Legend:
- Completely Meeting Need
- Somewhat Meeting Need
- Not at All Meeting Need
- Indoor Facility
- School
- Springwater Trail
- I-205 Trail
- Trolley Trail
- Lake or River
- Wetland
- NCPRD Maintained Only
- Other Owned and Maintained
- NCPRD Owned and Maintained
- HOA Park
- County Boundary
- Military Installation

Map Produced by North Clackamas Parks & Recreation District for the City of Portland & Washington County Parks District. For General Information: 503.725.3900. Copyright © 2023 North Clackamas Parks & Recreation District; May Revised - January 2023.
**Survey Results**

- Natural areas (passive) and lands
- Fitness Trail
- Amphitheater
- Community gardens
- Community center
- Outdoor plazas, gathering spaces

### Most Important Facilities to Add or Improve Within the District

<table>
<thead>
<tr>
<th>Facility</th>
<th>Percent Responding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural area (passive)</td>
<td>16%</td>
</tr>
<tr>
<td>Natural area land</td>
<td>9%</td>
</tr>
<tr>
<td>Fitness trail (circuit equipment)</td>
<td>6%</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>2%</td>
</tr>
<tr>
<td>Community gardens</td>
<td>7%</td>
</tr>
<tr>
<td>Multi-generation community</td>
<td>6%</td>
</tr>
<tr>
<td>Outdoor plaza/gathering space</td>
<td>7%</td>
</tr>
<tr>
<td>Outdoor pool</td>
<td>5%</td>
</tr>
<tr>
<td>Boat/water access</td>
<td>6%</td>
</tr>
<tr>
<td>Indoor track</td>
<td>4%</td>
</tr>
<tr>
<td>Spray grounds</td>
<td>3%</td>
</tr>
<tr>
<td>Cardio equipment/weight</td>
<td>2%</td>
</tr>
<tr>
<td>Tennis courts (lighted)</td>
<td>6%</td>
</tr>
<tr>
<td>Disc golf</td>
<td>6%</td>
</tr>
<tr>
<td>Indoor gymnasium space</td>
<td>2%</td>
</tr>
<tr>
<td>Rock climbing facility</td>
<td>5%</td>
</tr>
<tr>
<td>Sandpit volleyball</td>
<td>2%</td>
</tr>
<tr>
<td>Skateboard park</td>
<td>3%</td>
</tr>
<tr>
<td>Bocce ball</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>5%</td>
</tr>
</tbody>
</table>

Combined Top Three:
- Natural areas (passive) 34%
- Natural area land 26%
- Fitness trail (circuit equipment) 25%
Survey Maps – Community Gardens

North Clackamas Parks & Recreation District
Resource Map E: Survey Respondents - Community Garden to be Added or Improved

Legend:
- Most Important
- Second Most Important
- Third Most Important
- Indoor Facility
- School
- Springwater Trail
- I-205 Trail
- Trolley Trail
- Lake or River
- Wetland
- NCPRD Maintained Only
- Other Owned and Maintained
- NCPRD Owned and Maintained
- HOA Park
- County Boundary
- Military Installation

Map Produced for North Clackamas Parks & Recreation District by Terra Nova Systems, LLC, June 2014.
Map Software Used: GRASS GIS 6.4.6.
Map Produced by North Clackamas Parks & Recreation District and Terra Nova Systems, LLC. January 2015.
Survey Maps – Multi-Generational Center

North Clackamas Parks & Recreation District

Resource Map F: Survey Respondents - Multi-Generation Community Center to be Added or Improved
Current Programs and Services – Importance vs. Needs-Met Matrix - Random Sample Overall

Higher Importance/
Lower level of needs being met

Higher Importance/
Higher level of needs being met

Higher Importance/
Higher level of needs being met

MIDPOINT OF IMPORTANCE RATINGS SCORES (3.1)

Fitness/Wellness Prog.
Arts/Crafts Prog.
Transport Serve-Seniors
Volunteer Prog.-adult
Sports-adult
Dance,music,drama
Volunteer Prog.-teen
Teen Prog.
Environmental Edu..
Food growing/prep/preserve
Travel
Language/Writing

Lower Importance/
Lower level of needs being met

Lower Importance/
Higher level of needs being met

Special Events
Swimming Prog.
Sports-Youth
Outdoor Rec. Youth
Outdoor Rec.-Adult
Senior Programs
Social Services for Seniors
Meals Prog.-seniors

How well needs are currently being met (average rating)
Survey Results

Programs to add:
Fitness/wellness
Special events
Youth outdoor recreation
Sports – youth
Senior programs
Tax Rate and Other Funding Mechanism Opinions

Would you Support an increase in the NCPRD Tax Rate?
- Yes: 36%
- No: 26%
- Maybe: 39%

(If yes/ Maybe) How much more would you be willing to pay on a monthly basis?
- $5.00 - $10.00: 74%
- $10.01 - $15.00: 13%
- $15.01 - $20.00: 8%
- $20.01 - $30.00: 5%

Would you support a capital bond to fund new facilities?
- Yes: 31%
- No: 25%
- Maybe: 45%

RANDOM SAMPLE (MAIL AND INVITATION WEB)
Survey Maps – Support Tax Increase

North Clackamas Parks & Recreation District

Resource Map C: Survey Respondents - Support of an Increase in the NCPRD Tax Rate

Legend
- Yes
- No
- Maybe
- Indoor Facility
- School
- Springwater Trail
- I-205 Trail
- Trolley Trail
- Lake or River
- Wetland
- NCPRD Maintained Only
- Other Owned and Maintained
- NCPRD Owned and Maintained
- HOA Park
- County Boundary
- Military Installation

Map Produced by North Clackamas Parks & Recreation District by GRASP™ Web
Web GIS’s Advanced Park Planning & Evaluation Program
Map C: Survey Respondents - Support of an Increase in the NCPRD Tax Rate
Copyright 2012 North Clackamas Parks & Recreation District - May Revised - January 2013
Open Link Survey Comparison - Demographics

• OL respondents have lived in the District longer

• OL slightly more likely to live east of Highway 205 and to own their residence

• OL respondents are slightly older and consist of greater proportions of households with children and empty nesters

• OL respondents are less ethnically diverse and have higher income levels
• OL respondents use certain facilities more than RS respondents: the average use for the Milwaukie Center, North Clackamas Aquatic Park, NCPRD and school athletic fields, and sports field complexes was much higher for OL respondent than RS.

• Neighborhood parks, natural areas, and trails within parks were used comparatively more often by RS respondents.

• In regards to programs, fitness and wellness programs, outdoor recreation for youth, youth sports, and swimming programs were used much more often by OL respondents.
OL Survey Comparison – Importance/Un-met Needs

- Community rooms more important to OL respondents
- Program un-met needs more significant (typical nature of self-selection reporting & special interests of OL respondents):
  - Environmental education
  - Meals programs for seniors
  - Youth and adult outdoor recreation
  - Senior programs and social services for seniors
  - Youth and adult sports
  - Swimming programs
  - Teen and adult volunteer programs
  - Teen programs
Level of Service (LOS) Analysis Methodology

- Uses individual components to determine cumulative values
- Relates cumulative values to geographic location
- Supplements traditional LOS standards to create a more useful and dynamic set of tools
## Inventory – August 2012 Site Visits

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Parks</strong></td>
<td>• GRASP® Value Range of 37.4 – 121.2</td>
</tr>
<tr>
<td></td>
<td>• Happy Valley Park, Hood View Park, Meldrum Bar Park, North Clackamas Park, Riverside Park and Boat Launch</td>
</tr>
<tr>
<td></td>
<td>• 12-24 Components</td>
</tr>
<tr>
<td><strong>Neighborhood Parks</strong></td>
<td>• GRASP® Value Range of 3.3 – 62.4</td>
</tr>
<tr>
<td></td>
<td>• 2-7 Components Typical (playground, open turf, basketball, tennis, ballfield, shelter, loop walk, natural area)</td>
</tr>
<tr>
<td></td>
<td>• Limited Parking</td>
</tr>
<tr>
<td><strong>Indoor Facilities</strong></td>
<td>• GRASP® Value Range of 43.2 – 183.6</td>
</tr>
<tr>
<td><strong>HOA Parks</strong></td>
<td>• GRASP® Value Range of 8.8 – 50.4</td>
</tr>
<tr>
<td></td>
<td>• ½ mile Access Only</td>
</tr>
<tr>
<td><strong>Trails</strong></td>
<td>• GRASP® Value 14.4</td>
</tr>
<tr>
<td></td>
<td>• Trolley Trail</td>
</tr>
<tr>
<td></td>
<td>• Springwater Trail</td>
</tr>
<tr>
<td></td>
<td>• I-205</td>
</tr>
<tr>
<td><strong>Natural Areas</strong></td>
<td>• GRASP® Value Range of 4.4 – 28.8</td>
</tr>
<tr>
<td></td>
<td>• Small to Large Areas</td>
</tr>
<tr>
<td><strong>Undeveloped Parcels</strong></td>
<td></td>
</tr>
</tbody>
</table>
NCPRD – GRASP® LOS Analysis

North Clackamas Parks & Recreation District
Perspective Map A: Access to All Components

Legend
- Indoor Facility
- School
- Springwater Trail
- Trolley Trail
- Lake or River
- Wetland

Location
- NCPRD Maintained Only
- Other Owned and Maintained
- NCPRD Owned and Maintained
- HOA Park

County Boundary

GRASP® Perspective – All Values
GRASPValue
- 1 area Access
- 2 area Access
- Greater Access

Pedestrian Barriers
- Railroads
- 1-205
- 82nd Avenue
- Hwy 212/224 east of 1-205
- 99 E
- Jennings Road SW corner
- Major route in exist
- Oregon National Guard Base
- Willamette River

NCPRD – GRASP® LOS Analysis

- **Lets Celebrate!**
  - 95% in West Above Threshold
  - 76% in East Above Threshold

- **A Few Pockets fall Below Threshold**
  - Threshold = Access to a Typical Neighborhood Park and a Trail
  - Walkability Truncated by Pedestrian Barriers

- **A Few Pockets have No Service in the East Subarea**
NCPRD – GRASP® LOS Analysis

North Clackamas Parks & Recreation District
Perspective Map B: Walkable Access to All Components
NCPRD – GRASP® LOS Analysis

- Major pockets fall Below Threshold
  - Threshold = Access to a Typical Neighborhood Park and a Trail
  - Walkability Truncated at Pedestrian Barriers

- Large pockets have No Walkable Service

- Wide Range of GRASP® Values in Neighborhood Parks

- Lack of Trail Connectivity to the 3 Major Trails

- The Good News
  - Areas Below Threshold are Areas of OPPORTUNITY!!!
NCPRD – GRASP® LOS Analysis

North Clackamas Parks & Recreation District
Resource Map B: Trailshed Map
• Accessibility is based on 1/2 mile proximity.

• It is assumed that all components associated with a location that is located within 1/2 mile of the trail are accessible.

• If you can access a park from the trail you can access all its components even if the component is not located within 1/2 mile of the trail.
NCPRD – LOS - Capacity

- Capacities LOS indicates a wide range of components available within NCPRD

- Projections for 2017 and 2022 suggest type of components needed to maintain current service level in the future
NCPRD – Key Issues Matrix

- Governance structure
- Tax funding
- Maintain what you have
- Public awareness
- Balance and sustainable approach
- Walkability
- Geo-equity
- Collaborations and school use
- Community Center; multi-use/generational center
- Trails
NCPRD – List of 1’s

- Dated and could be upgraded
- Shared usage
- Repair needs
- Accessibility
- Parking
- Design and ambiance
NCPRD Consensus Pyramid

Cost Recovery Pyramid - 2012
Recommended Based on Consensus

1. Support Services (Leadership and Administration In-direct costs)
   - Mostly Community Benefit

2. Non-Monitored Park/Facility Usage
   - Volunteer Program
   - Inclusion Services
   - District-wide Events
   - Social Services
   - Balanced Community/Individual Benefit

3. Life/Safety Classes
   - Monitored Park/Facility Usage
   - Before and After School Care Camps
   - Specialized Events/Activities
   - Work Study/Internship/Community Service Program
   - Therapeutic / Adapted / Special Recreation Services
   - Recreational Sports Leagues/Tournaments
   - Exclusive Use/Rentals – Beginning/Multi-Level
   - Classes, Workshops and Clinics
   - Leased Services
   - Considerable Community Benefit

4. Exclusive Use/Rentals – Non-Profit/Governmental/Affiliates
   - Classes, Workshops and Clinics – Intermediate/Advanced
   - Long-Term Leases
   - Trips
   - Mostly Individual Benefit

5. Concession and Vending
   - Merchandise
   - Private/Semi-Private Lessons
   - Exclusive Use/Rentals – Private/For-Profit
   - Equipment Rentals
   - Organized Parties
   - Permitted Services

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NCPRD – Recommendations & Goals

- Address governance structure
- Prepare for a permanent tax rate increase
- Prepare for a future bond for capital development
- Review and address SDC rates
- Improve walkability
- Add neighborhood parks and amenities (community gardens, playgrounds, fitness trails stations, loop walks)
- Increase GRASP® LOS score
- Develop or sell surplus lots
- Re-purpose Milwaukie Center to better meet the increased needs of District residents
- Develop a system-wide approach to indoor facilities
Next Steps

- June 12 DAB
  - Review Final Draft Master Plan
  - Review Draft Strategic Plan Recommendations
  - Review Final Draft of Cost Recovery
- BCC Study Session
  - August 6 or 27 TBD
- Final approval by BCC – TBD
Questions?

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