



Appendix F: Additional Information, Indoor Facilities

The current GIS inventory is summarized by type of asset (indoor facilities, collaborations, cooperative service agreements, parks and outdoor venues) in addition to ownership and management responsibilities.

North Clackamas Aquatic Park

North Clackamas Aquatic Park houses several swimming pools, water slides and a rock climbing wall. Featured swimming pools include a wave pool with 4-foot waves and both deep and shallow areas for play, a 25-yard, six-lane competition lap pool, a 13-foot deep diving well with one-meter diving board, an interactive area with cascading fountains, a children's pool with Sammie the Seal slide for those under 6 years of age and a sizeable hot tub for those over the age of 18. Slides vary in their journey from two twisting tubes of adventure to a drop slide. The 29-foot rock climbing wall, built in 2007, has three different routes, each with a varying level of difficulty, from easy to difficult, and has trained staff to help. It is a rentable facility popular for parties or group team-building workshops.



During Big Surf! swim times, guests can access the entire park, which includes a state-of-the-art wave pool, water slides, a hot tub and an adult lap pool. The recreational swim time is open to



the public and features 400,000 gallons of water consistently kept at a comfortable 86 degrees year-round.

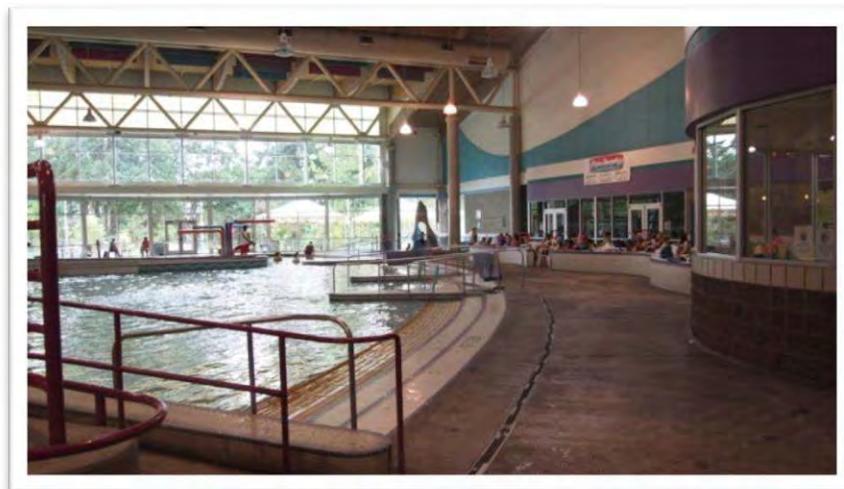
The condition of the North Clackamas Aquatic Park is functionally adequate and well maintained for its age, although looks very worn and tired, despite new exterior paint in 2012. All the water features were functioning very well and the entire facility was extremely clean and trash free at the time of GreenPlay's visit. Staff was easy to identify and extremely friendly, informed, helpful, and very professional.

After the inventory was completed by GreenPlay, NCPRD completed a major upgrade of the North Clackamas Aquatic Park that improved the functionality, appearance, energy efficiency, and overall operation of the facility. The concessions were also being bid out through an RFP process to improve the revenue opportunities for the facility.

Beyond the main pool area as described above, the NCPRD Aquatic Center has the following additional components:

Pool and Deck

The smallest pool holding approximately 3,000 gallons is the wading pool, a shallow water pool. This pool is directly adjacent to the indoor seating/viewing area, and has direct access to the outdoor terrace space. It is the only pool in the entire facility that is not ADA accessible.





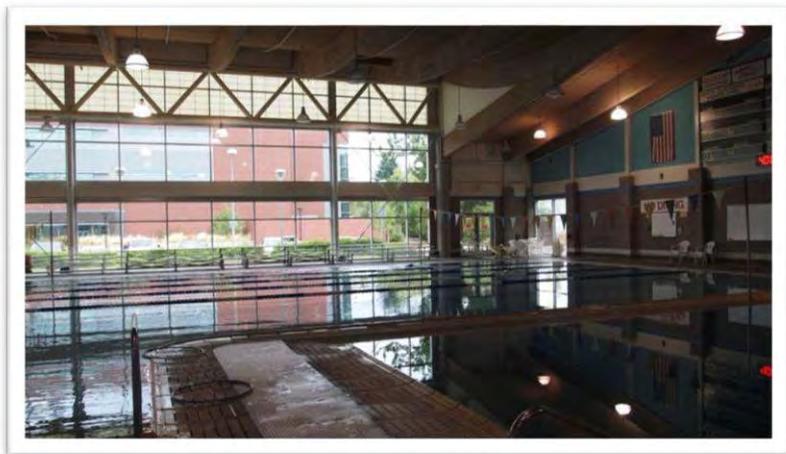
The main wave pool is central to the space, and directly adjacent to the indoor seating/viewing area. It is the main water play feature in the facility and is a significant draw for the community. The Aquatic Park's Surf Shop rents tubes for wave pool play.



Directly south of the wave pool, is a smaller pool designed for interactive play with user-activated water flow equipment.

The facility has a 200' open slide and 167' aqua tube that have catchment in the southern-most pool. Additionally, there is a 20' drop slide that has catchment into the 13' diving pool. For ADA access to the slide area, an elevator was incorporated into the original facility design when it was built in 1994. Unfortunately, the chlorine environment quickly eroded the elevator equipment and its use has been discontinued. . It would be beneficial to the facility to re-establish ADA connections to the upstairs slide deck

The competition/lap pool attracts swim teams throughout the District including four high school swim teams, three private club teams and a master's level adult team. It has 6 lanes, 25 yards in length and ADA accessible ramp and stairs. Unfortunately, the spectator bleacher area is inadequate for large meets, with the current capacity at only 120 seats. It is estimated that during large meets, at least 300 seats are needed. Additionally, the wall-mounted timing clock is



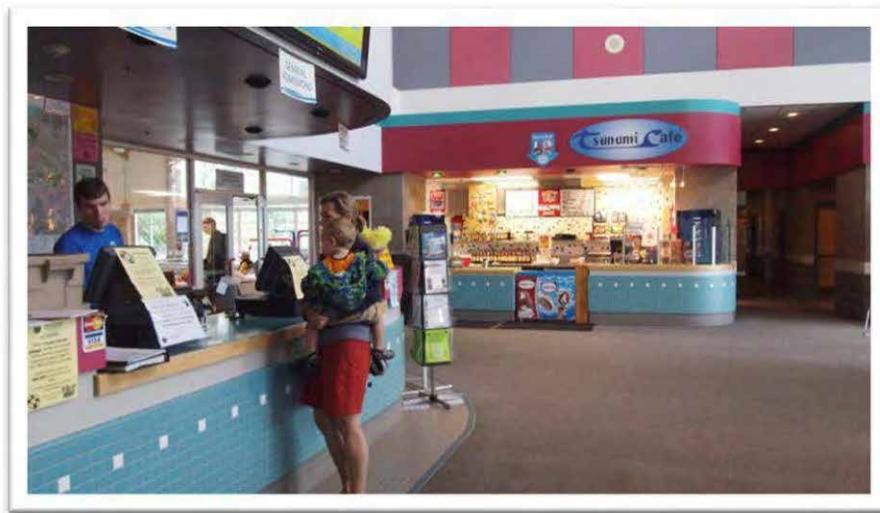


not currently working and needs replacement.

Entry Lobby with Reception Area & Concessions

The main entry space to the Aquatic Park is fully ADA accessible from the parking lot. In addition to serving the Aquatic Park as a check in point for the aquatic components of the facility, the Aquatic Park serves as the main, walk-in registration location for NCPRD programs. The Aquatic Park currently serves over 270,000 visitors per year.

The reception area has had recent cosmetic upgrades including the addition of a 70" LED monitor above the main desk. The desk has four cash registers and several staff people attend to the reception desk daily, providing an important connection to the public for NCPRD. With increasingly more program registration occurring through the internet, the use of the Aquatic Park as an in-person public-access point seems to be an added amenity to the community.



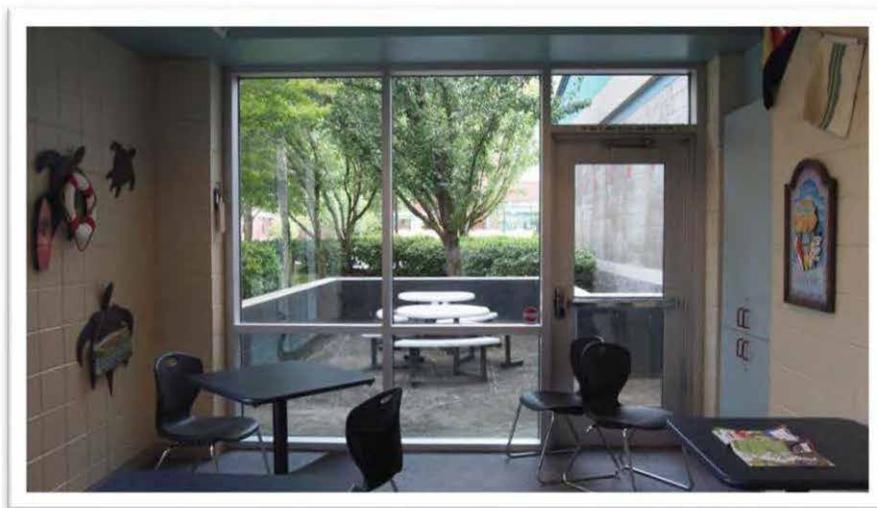
The lobby also includes a small retail sales area for swim accessories and energy foods. It does not appear that the recently renovated lobby and retail area provides added financial benefit to the Aquatic Center or NCPRD, and perhaps the space could be further refined. A commercial concession area which has historically been leased to outside vendors is now operated in-house by NCPRD. The district sees concessions as an opportunity to increase revenue. In addition to the main concession counter, two commercial kitchen spaces are available for food preparation and storage.



Men's and women's public restrooms adjacent to the main entry lobby are fully ADA compliant.

Café Room

Adjacent to the main lobby is a spare room that at one time served as a café. It includes its own ADA accessible restroom, with a shower used by staff. It is no longer used as a café, but currently used for staff meetings or events, and is rentable to the public. It includes an adjacent outdoor seating area.



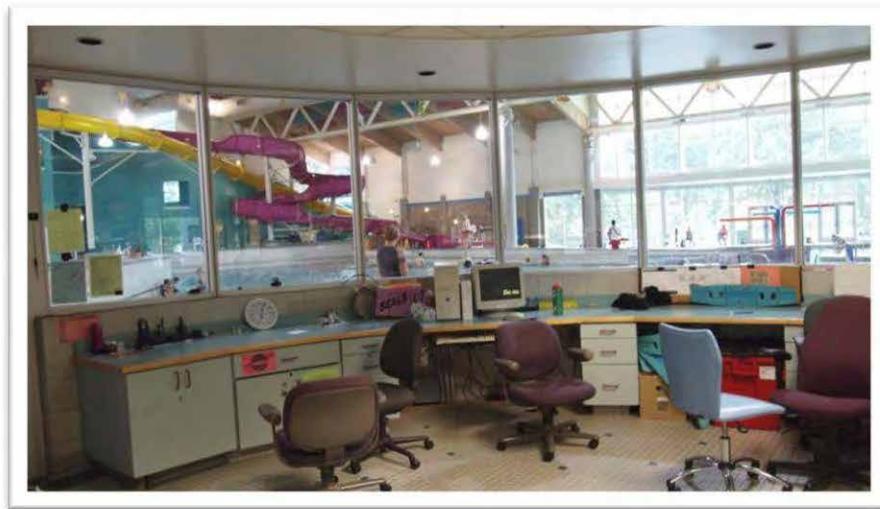
Conference/Classrooms

The four conference/classrooms in the Aquatic Park have recently been updated with new carpeting, furniture and audio visual equipment. Two rooms face the pool; 'Pool Side' Rooms A and B which are typically used for swim birthday parties, while two rooms face the adjacent park, 'Park Side' Rooms A and B. Both Pool Side rooms have occupancy rates of 25 each, but by way of a removable wall, both rooms can be combined into one, seating 50. All conference/classrooms are available to the public for rental, providing a space for community meetings to be held.



Staff Offices and Fishbowl Room

Behind the main reception desk are office spaces to support the Aquatic Center and NCPRD programs. This office is a tight space, as it houses two full-time and three part-time staff. A small staff break room area adjacent to the office spaces doubles for office products storage and copier area. Video surveillance of the entire facility is set up in one office space, though it is dated and merits upgrading.



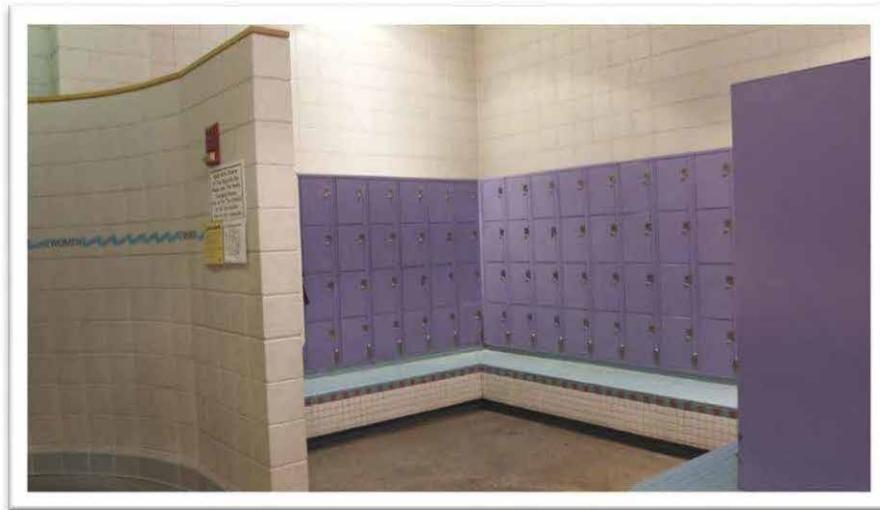
Adjacent to the office space, and facing the pool room is a circular, glass enclosed area, referred to as the 'Fishbowl' which allows for viewing into the pool area. This space has a low desk and currently is used for storage of First Aid/CPR class equipment, but is otherwise underutilized. Current thinking is to better utilize the Fishbowl space as expanded office space, since existing office space is limited. Additionally, with its direct visual connections to the pool room, perhaps the space can be repurposed for some other use. A separate, CPR equipment storage area would help to free up additional space.

Locker Rooms

The locker rooms are well maintained and in good condition, though the paint and tile color schemes are a bit dated. Cosmetic upgrades with changes to paint and/or locker colors would improve this appearance, though changing tile color schemes would be a more costly upgrade.



Each locker room includes four family-friendly changing rooms, and 6 toilet stalls with 2 of them being ADA accessible. There are 1000 lockers for rental, all of which are rented at any given time. If there were more space for additional lockers, additional rentals would be generated. Upgrades might include extra lockers and rentable storage space for swim team equipment.



Opportunities – Future Considerations

- Complete the North Clackamas Aquatic Park upgrade project
- Implement proposed operational efficiency changes
- Implement Cost Recovery Pyramid policy and recommendations to all aquatic programs and rentals

Milwaukie Center

Programming and facility use has predominately catered to seniors (games, socialization, computers, art, travel, etc.), social services for seniors (transportation and the meal program is a large part of the services offered through the Milwaukie Center), and some youth recreation classes; however, demand is necessitating a change of direction.



Site & Parking Lot

The Milwaukie Center is located at the east edge of North Clackamas Park, in the City of Milwaukie, and is accessible off of Highway 224 at Rusk Road. The main visitor parking lot is directly connected to it. Northwest of the parking lot is a substantially sized, covered picnic shelter that extends to the large community park with recreation, open space and natural areas extending beyond.



A covered entry to the building is clearly visible from all areas of the parking lot and is fully ADA accessible. Building access from the parking lot is generally ADA compliant being minimally sloped and mostly barrier free. It appears that the parking lot is adequately sized for



the Milwaukie Center though its programmed activities will likely fill up with park users during busy summer months. An additional designated staff parking area is located east of building and additional parking is provided throughout the park. The Center is served by Tri-met Bus Lines 152, 30, 81 and 79, and has direct connections to Clackamas Town Center and downtown Milwaukie. District residents can make further connections to other parts of the District, including Happy Valley, other parts of Clackamas County, and Portland or Oregon City at those locations.

Entry Desk/Lobby and Reception Area

The front entry desk within the lobby is enclosed by sliding glass windows which serve to secure the space and office while unattended. This enclosure, however, lessens the welcoming nature of the main reception area. A more open entry desk would better connect the reception desk to the main seating lobby area.



Upholstered seating furnishes the lobby waiting area adjacent to the reception desk. A large screen monitor mounted on the wall above the seating displays the daily schedule of activities that correspond with each of the Center's rooms. The lobby has a men's and a women's restroom, both fully ADA accessible.



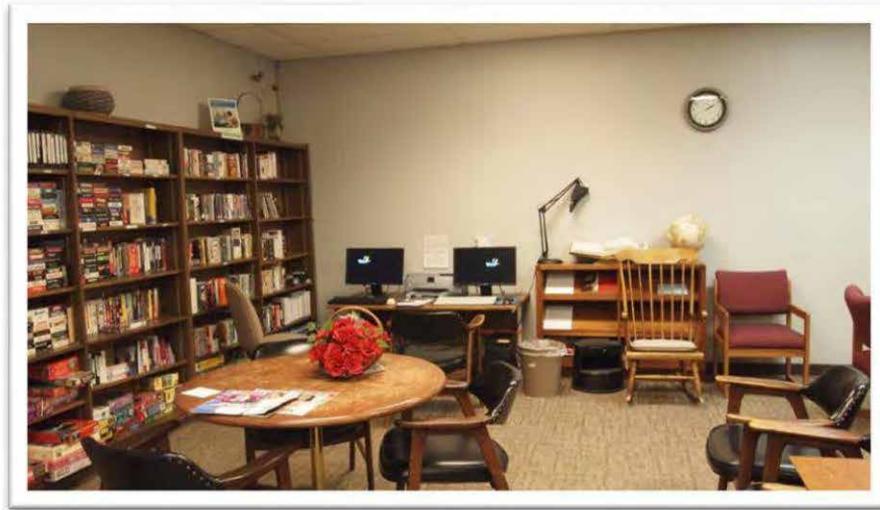
Gift Shop and Library

Upon entering the lobby, a gift shop is located north of the hallway. The “Gift Nook” sells crafts made by local seniors on consignment, with the Center making 20 percent of the proceeds.



Friends of Milwaukie Center volunteers that operate the shop have suggested that space is fairly constrained and would utilize more space if it were available to them.

The library is just across the hall from the Gift Nook, north of the main entry doors. The space is comfortable, not overcrowded, and furnished with living room-style recliners and moveable tables and chairs. The room is carpeted and has a gas fireplace. Books, games and video/DVDs are available to watch or play in the library, and can be checked out. Two computer stations are available for use. Increasing the number of computers available to the Center would be a substantial benefit. The library room appears to have the space to accommodate at least three more stations.



Multi-Purpose Rooms #1, 2, 3, 4 and Pool Room

Just south of the lobby's seating area is a series of three connected multi-purpose rooms. The center space, the "Rhododendron Room" is the largest room and has direct connections to the dining/multi-purpose rooms to the east and the "Pool Room" to the west. It is a carpeted space and with a bay of south facing windows and a single exit door that leads to a narrow outdoor patio.

The Pool Room, east of the Rhododendron Room, is also carpeted and has three billiard tables. It has both south and west facing windows but no outdoor connections, and can be closed off from the Rhododendron Room by way of a retractable wall. When the wall is in the closed position, a single, separate door maintains access to the Rhododendron Room.





The “Arrowwood Room”, “Trillium Room” and “Violet Room” are three connecting spaces that serve as a dining room, auditorium and general multi-purpose room. These three rooms can be left open for one large space or have the ability to be segmented into two or three rooms by a panelized wall system. The Arrowhead room has two connections to the adjacent lobby hallway.

The Trillium Room connects to a raised performance stage. The Violet Room connects to the commercial kitchen and has an exit door to the outdoors on the north building face. The three rooms, in composite, provide the largest gathering space, and are not carpeted. The stage is accessible by two stairways, one stage left, and the other stage right, and is not ADA accessible. The stage area can also be accessed from the back, through the office corridors at the western edge of the Center.



The flexibility of these five adjacent rooms is a real asset to the Center. Multiple room configurations are available for various group sizes. There is an opportunity to further improve the flexibility of these spaces by incorporating a more centralized opening to the northern outdoor space from the Rhododendron Room. Adding additional doors and improving the exterior patio space could add a desirable indoor/outdoor opportunity.

Kitchen, Offices and Storage

The commercial kitchen provides lunches daily for the Milwaukie Center. It also sustains the Meals on Wheels program, which delivers over 200 meals to seniors within the District every day. The kitchen and offices adjacent to it are both challenged for space. The kitchen has limited



opportunities to allow for volunteers with disabilities to prepare meals as the kitchen is not ADA accessible. Opportunities for expanding the kitchen while increasing storage space for office supplies and janitorial equipment should be explored.



An additional service the Milwaukie Center provides is the no-cost lending of durable medical equipment, such as wheelchairs, walkers and canes. Limited storage within the Center directly affects the availability of this equipment to the senior community.

Additional Multi-Purpose Rooms

The “Dogwood Room” and “Camas Room” are two adjacent multi-purpose rooms which can be joined or segmented with a retractable wall. These rooms have dance studio style mirrors and function for dance or fitness classes. Both rooms have direct access to outdoor spaces north of the building.



Two separate conference-style rooms are available for modest-sized classes. The “Oregon Grape Room” is the larger of the two, comfortably accommodating approximately 20 -30 occupants, with closed storage cupboards, linoleum floors and daylighting from both the west and north building faces. The “Salal Room” is smaller, accommodating 10 – 15 occupants. It is carpeted and has west facing windows. Both rooms are equipped with movable tables and chairs.

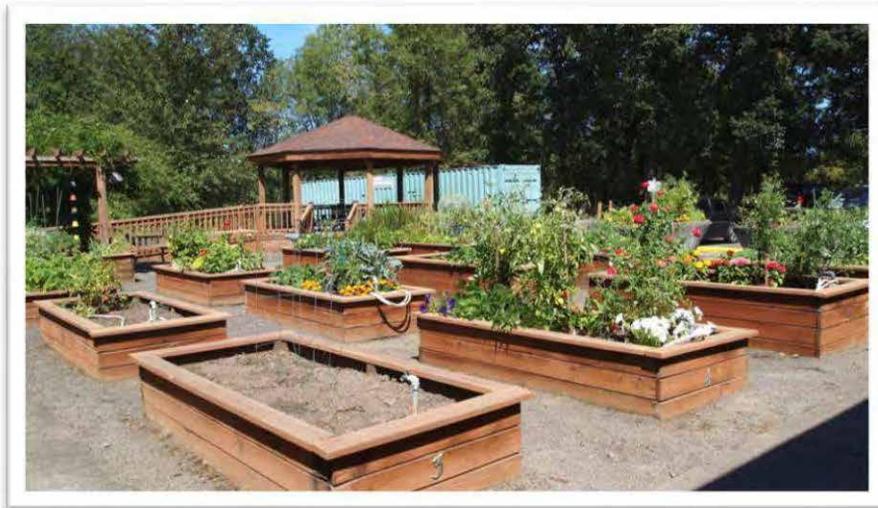


Community Gardens

At the northern edge of the staff parking lot and east of the building, a sizable outdoor space provides hands-on gardening opportunities. A variety of styles of raised garden beds provide accessible gardening spaces for seniors interested in growing food, herbs or flowers. Each bed is served with drip irrigation or a hose bib for watering. These raised, wooden garden boxes are reserved spaces and are in high demand within the senior community. The crushed rock surfacing between the raised boxes provides a softer paving area that is more aesthetically



pleasing and garden-appropriate than asphalt or concrete, and is still able to accommodate wheelchairs or walkers. An ADA accessible pergola and covered gazebo flank the eastern edge of the garden space and offer views to the natural areas of North Clackamas Park beyond.



Opportunities – Future Considerations

The Milwaukie Center is a flexible space that provides many opportunities for senior citizens in a beautiful park setting. Space limitations affect some of the Center’s program opportunities and could be remedied with expansion and/or renovation. Parking is a limiting factor for expanding the Center in its current location. If expansion of the programming is desired, it may be most prudent to consider relocating the facility to a larger site with more parking. Furthermore, the district may benefit from extending program options to members outside the senior community. Expanding the emphasis from senior activities to activities that serve other demographic categories could lead to defining a potential new facility as a Community Center as well as a Senior Center.

The Milwaukie Center Strategic Plan

In 2012, the Friends of the Milwaukie Center and staff presented the results of the Milwaukie Center Strategic Plan to the District Advisory Board. At that time, the Milwaukie Center was in



the initial phase of seeking National Council on Aging/National Institute of Senior Centers accreditation and required a 3-5 year strategic plan to fulfill the accreditation requirements.

The Strategic Plan determined that the Center serve as *“a place for the community to gather, and a link to resources for older adults and their families.”*

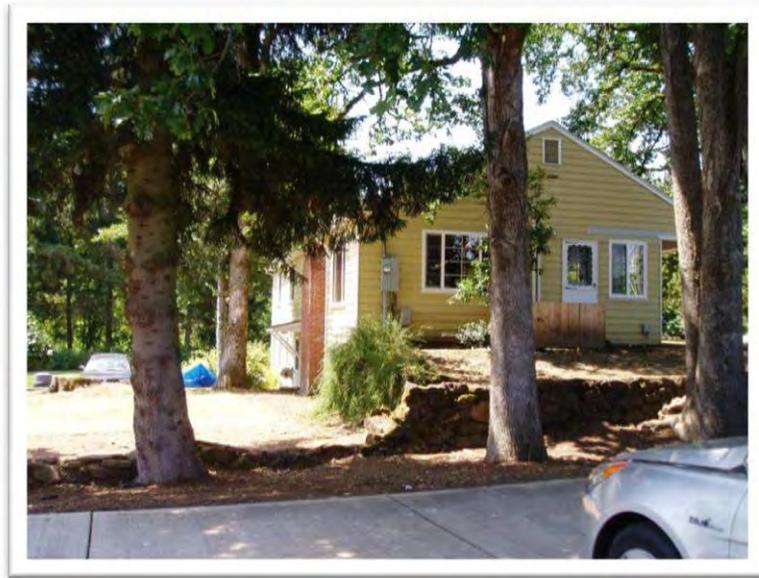
Strengths of the Center

1. Commitment to excellence
2. A place [to gather]
3. A link [to resources]
4. A community
5. Inspiring and diverse programs; many paths to involvement
6. Expanding and diversifying programs to the changing needs and interests of our service area and target population
7. Empowering center volunteers and participants to grow the center
8. Community partnerships
9. Affiliations [with others]

One of the relevant tasks that came out of the strategic plan was to “develop a plan for multi-generational, cultural and ethnic inclusivity as our service area population grows” to fulfill the goal of “program for diversity as a community center.” This has systemic implications for NCPRD as moving in this direction will help address and alleviate other highly important unmet needs in the District. Stringfield House

Site Context and Access

The Stringfield House is within one of the District’s newest parks, Stringfield Family Park, and is located on 3614 SE Naef Road between River Road and McLoughlin Boulevard.



The house sits in a beautifully maintained 4.5-acre park, the former property of the Stringfield family, in an established neighborhood on a quiet street. The house sits prominently at the northern edge of the parking lot elevated several feet from the adjacent roadway in a grove of mature native oaks.

The Stringfield House and property was acquired by NCPRD in 2002. Stringfield Family Park opened in 2009, with improvements funded by Metro's second Natural Areas Bond measure approved by voters in 2006, and grants from the Oregon Parks & Recreation Department through the Local Government Grant Program as well as the Land and Water Conservation Fund Program. The modest, mid-century era home is currently envisioned to become a NCPRD rental facility intended for small community meetings and activities.





NCPRD has completed deferred maintenance and energy improvements at the house. In 2012, window upgrades, exterior painting and other modest improvements were made to the building's interior. Additionally, the property does not comply with current ADA standards, and interior and exterior improvements have begun to bring it to code.

Interior

A park caretaker previously lived in the basement level of the property. The upstairs has 3 small bedrooms, a bathroom, kitchen, dining and living rooms. The living room fireplace, fir paneling, and built-ins give the space a true northwestern character that is well suited for small community meetings or workshops. The addition of comfortable seating, such as upholstered sofas or overstuffed chairs, would enhance the desirability of the space to be rented for these types of community gatherings. The existing kitchen facilities are adequate for small groups. The beautiful park setting outdoors is visually accessible through newly upgraded windows on the southeast building walls.

Opportunities – Future Considerations

NCPRD has already begun the process of improving the house so that it can become a rental property for the district. Exterior improvements already completed include an ADA accessible ramp with rails leading from the parking lot to the front door.

The ground floor restroom has also been completely remodeled to make it fully accessible. Kitchen upgrades may also be required to make the facility ADA compliant. The addition of an outdoor deck or terrace that is directly accessible from the living room space could enhance the indoor/outdoor connection from the facility to the adjacent park.

The rentable square footage of the property could be doubled by converting the basement level into a community room.



Appendix G: Additional Parks Included in Level of Service Analysis

Parks owned and managed by other providers that are located within ½-mile of the District boundary (or within the District boundary) that provide a Level of Service to NCPRD residents and were evaluated as part of the NCPRD GRASP LOS Inventory:

Location	Ownership/Management
Errol Heights Park	Portland Parks
Costco Trail	WES
Harney Street Park	Portland Parks
Johnson Creek Park	Portland Parks
Meldrum Bar Park	Gladstone
Miller Property	Metro
Rose Creek Natural Area	WES
Riverside Park and Boat Launch	Clackamas River Water District
Scouter Mountain Natural Area	Metro
Three Creeks Natural Area	WES
Amaron Heights HOA Park	Amaron Heights Prop Owners
Azar Dr	Vista View Village HOA
Chelsea HOA Park	Bella Casa HOA
DENALI DR	Jackson Hills HOA
Eckert Park	Windswept Waters Homeowners Assn
Happy Valley HOA Park	Happy Valley HOA
Hideaway Sales Center	Eagle Landing Residential HOA

Master Plan 2014



Kingbird HOA Park	Taralon HOA
Kwanzan Park	Autumn Meadows Homeowners
Monterra Park	Monterra HOA
Natalya St HOA Park	Vista Heights HOA
Nyla Way HOA Park	Happy Valley Village (Black Helterline LLP)
Peace Park	Burgundy Rose Homeowners
Rolling Acres HOA Park	
Shadow Ridge Park #1	Shadow Ridge HOA
Shadow Ridge Park #2	Shadow Ridge HOA
Sunnyside Highlands Park	Sunnyside Highlands HOA
Sunrise Heights	Sunrise Heights HOA
Sunrise Heights Park #2	

Appendix H: Supplemental Information, Level of Service Analysis

- **GRASP® Standards**
- **Low-Scoring Facilities and Components**
- **Additional Information: Perspective A**
- **Additional Information: Perspective B**
- **Comparative Data**
- **Other Methods and Analysis: GRASP® Index**