



Meeting Summary
Oak Lodge and Gladstone Community Project
Concord Property Task Force/DAC/Library Board Joint Informational Session

Thursday, January 20, 2021

5:30 – 7:30 pm

Zoom Meeting

APPROVED

Concord Task Force Members Present: Chaunda Wild, Denis Hickey, Doug Jones, Gary Bokowski, Grover Bornefeld, Jan Lindstrom, Kim Parmon, Kristi Switzer, Mark Elliot, Michael Schmeer, Paul Boundy, Ron Campbell, Rose Ojeda
Concord Task Force Members Absent: Michael Newgard

NCPRD District Advisory Board Members Present: Anatta Blackmarr, Ben Johnson, David Gilman, Debrah Bokowski, Grover Bornefeld, Joel Bergman, Ryan Stee,
NCPRD District Advisory Board Members Absent: Desi Nicodemus, Maureen Thom

Library Advisory Board Members Present: Debrah Bokowski, Leslie Shirk, Natalie Smith, Grover Bornefeld, Doug Jones
Library Advisory Board Members Absent: None

Staff and Officials Present: Paul Savas, Clackamas County Commissioner; Sarah Eckman, BCS Interim Director; Mitzi Olson, Gladstone and Oak Lodge Library Director; Jason Varga, Project Manager; Allison Brown, JLA; Cindy Becker, Project Coordinator; Michael Bork, NCPRD Director; Jessica May, NCPRD

Design Team Members Present: Liz Manser, Jim Kalvelage, Opsi Architecture

A video of this meeting is available on the Clackamas County website at

<https://www.clackamas.us/meetings/communityproject/oakgladproj>

The meeting began at 5:30pm.

Welcome and Review agenda

Allison Brown called the meeting to order at 5:30pm and provided an overview of the logistics of the virtual meeting.

Timeline Now-April

Cindy provided an overview of the meeting agenda, which included the purpose of the meeting.

Option 1 – Attached Library and Community Center (Master Plan/Schematic Design)

Jim Kalvelage gave a presentation on the schematic design for option 1.

Questions/Comments:

Q: Will there be elevators in the Concord building?

A: *There is one elevator now, which will remain, and a second one will be added.*

Q: Are there restrooms in the library?

A: *In Option 1, there is a restroom for children in the children's area and another one for anyone in the library; other restrooms are in shared space in the community center.*

Q: Are there any covered outdoor spaces for gathering?

A: *The pavilion in the park would provide a covered outdoor space for gathering as well as restrooms. It would be an "add-alternate," meaning that it would be designed and then, when the final project costs come in at the end of design, we would determine if we could afford to construct it.*

Q: With the grade changes, how does terracing work on the site and what kind of thought has gone into visibility, sightlines and safety?

A: *Lots of attention has been given to grading, though it's not shown in the simplified diagram in this presentation. There are gradual slopes on the pathway around the park. We've worked to minimize the number of retaining walls, and make the site seamless and universally available to everyone.*

Q: Are ornamental and splash pad water features considered or just one water feature?

A: *There would be one water feature that would incorporate a splash pad in Option 1.*

Q: Currently this is a great place to watch the sunset. Can that be folded into the plans?

A: *Yes, we can accommodate that.*

Q: How do you access the parking behind the library and what level is it at?

A: *The parking access is off of Spaulding, at the same grade as the site is now. There is quite a bit of elevation change to the school building. The back wall of the library is a retaining wall and the parking area is above the library.*

Q: In order to get to the new library from the entryway, the library has to be underground.

A: *Yes, you would look directly into the landscape on the south side of the library. In Option 3 with an elevated library, the library would be 30 inches to 3 feet tucked into the ground.*

Q: Does the retaining wall that is necessary as the back wall of the library add cost?

A: *Yes, but also savings because there doesn't have to be any exterior skin on that wall.*

Q: Is dampness going to be a problem in the underground portion of the building?

A: *No, things have come a long way in terms of protecting concrete walls.*

Q: So the original project is Option 1 and there's not enough funding for that option, right?

A: *Correct.*

Option 2 – Attached Library with Reduced Scope Community Center

Jim gave a presentation on option 2.

Questions/Comments:

Q: Would each function (library and community center) have different mechanical, electrical and plumbing (MEP) systems?

A: *The shared spaces as well as the library spaces in the existing building would have a shared MEP system with a way to sub-meter them. We're looking at a free-standing mechanical system for the library. Restrooms and some of the circulation will still be shared between the library and community center.*

Option 3 – Freestanding Library and Reduced Community Center

Jim gave a presentation on option 3.

Questions/Comments:

Q: Why is the square footage of the library being reduced?

A: *Building a new, free-standing library is more expensive than renovating space that already exists.*

Q: Could the future gym site be used for more parking?

A: *Potentially. Without the gym, there is less need for parking in that area, and eliminating that parking lot saves some site costs. It could be developed with a future gym addition.*

Q: Does the square footage include the future gym?

A: *No, but we gain square footage because there is no library or shared square footage.*

Comparisons of Each Options

Jim provided a presentation to compare the three options.

Questions/Comments:

Q: Is there a teen space in the community center?

A: *Yes, there is an as-yet-unspecified space dedicated to teens/youth activity. The features and amenities will be determined by input from teens.*

Q: How much square footage is reserved for the playground?

A: *In Options 1 and 2, the playgrounds are approximately 10,000 square feet; in Option 3, it is approximately 12,000 square feet.*

Q: Is there library bookstore space in all these plans?

A: Yes.

Q: Does the expense for earthquake mitigation for the historic building change in any of these options? Attaching a building or not?

A: *Option 1 includes a comprehensive seismic upgrade. Option 2 requires seismic upgrades where the new and old buildings are joined, and there would be additional, but less invasive seismic upgrades in other areas of the building. In Option 3, there would be seismic upgrades, but done in a more phased approach as areas are renovated.*

Q: Have you projected the amount of money that NCPRD could earn from the proposed new gym and additional rooms vs. the reduced space?

A: *The new gym has an estimated \$135,000 for new revenue. Without the new gym, there is an estimated \$175,000 in revenue that would be generated out of the facility through existing gym programs, classes, rentals, and special events. A combined annual revenue for the facility with a new gym is estimated at \$310,000 annually (\$175,000 + \$135,000).*

Q: Can the options be miss matched [mixed and matched?]?

A: *While there are numerous variations that could be developed, the intent was to narrow down the options. That said, each element is not locked into each design, so some changes could be made if they were in line with funding and timeframes.*

Q: If Options 2 and 3 don't design for future water features, will that eliminate any possibility of water features being added down the line?

A: *Absolutely not. If we discover in our public engagement efforts that a water feature remains a priority, we will work towards that being designed into a future phase.*

Q: I didn't see a significant amount of community and meeting space for the library in Options 2 and 3.

A: The library in Option #3 has a large meeting room in the library; the meeting room for the library is in Concord in Options 2 and 3.

Finances

Cindy Becker provided an overview of the financing for the three options.

General Discussion

Allison opened up the meeting to general discussion, questions or comments.

Q: What is the purpose of these remodeling plans?

A: The plans were developed as alternatives to the Master Plan/Schematic Design to more closely align the design with available funds, especially related to the Community Center.

Q: How can we be assured that the phasing you talk about for the community center in Options 2 and 3 would actually take place?

A: Architecturally we can be sure it's set up for phased improvements. NCPRD's lease comes up with the county this July 1 and our offices are currently outside of the district. I'd like to start moving our offices into Concord almost immediately without waiting for the library to break ground. The phasing would include starting a community center as soon as we can – within a few months – and then engaging the community again to take a fresh look at the other spaces.

Q: Have you compared the income from the gym and additional spaces to the loss of income if you don't build them?

A: Generally, the revenue from use of the new gym will not completely offset the cost to build the gym. We estimate \$135,000 in annual revenue from new gym programs.

Q: It sounds like you're phasing in a gym in the future, putting lipstick on the community center now and doing minimal seismic upgrades.

A: NCPRD is already operating out of Concord. We would move our offices in, make minor improvements (flooring, paint, etc.) and then engage the community about what other improvements are needed.

Q: We've been talking with the community about this for a couple of years.

A: There have been lots of changes in two years, including Happy Valley leaving the District and COVID, so NCPRD is not in the same financial position it was in two years ago. NCPRD is doing okay operationally, but can't take on additional debt. 4

Comment: These big projects are complicated and take time, so I'm not in a position to comment on the phasing. I hope the park design can be separated from the building because there was so much good park work. We need to respect the entry into the park and the connection between the park and buildings that are shown in Option 3.

Q: Referring to the idea that the old building was going to be completely gutted – I thought we were going to keep a lot of trim, etc., but I thought it was to address seismic needs.

A: The approach in Options 2 and 3 is to address structural needs incrementally. The building is not insulated on the exterior walls – that's pretty invasive work. When we do a lobby area, remove a wall, etc., we'll do some seismic upgrades at the same time.

Q: The school district closed this building because it's seismically unsound for ongoing use. Can it pass safety requirements for active recreational county use?

A: Many older schools are taken over by parks and recreation departments and turned into community centers with only limited seismic upgrades. From the perspective of the building code, any seismic upgrade at this point is voluntary. Regardless, we will plan on making some seismic upgrades.

Q: The focus for years has been on fulfilling the offer made to all of Clackamas County for a library district with three new libraries – Hoodland, Happy Valley, and a solution for Gladstone/Oak Lodge. There's not a nickel here coming from the county for the library.

A: The Board of Commissioners made it clear that the county is committed to funding the library; they are waiting to see what the final financial need will be. Library and park/ community center funding are different – the library is funded through the county and Oak Lodge Library district funds; the community center/park are funded through NCPRD.

Q: Can the complex become net zero; include solar energy in addition to energy efficiency?

A: We include rooftop PV panels, but we do not have a net zero target at this point.

Q: I've read articles about cross-laminated timber. Do Options 2 or 3 retain CLT?

A: We did have CLT as the roof material in option one, but due to current market conditions and cost of wood, we moved to an all steel structure for the libraries in Options 2 and 3.

Comment: When the task force was put together 3.5 years ago, we were asked whether the library should be on this site. In my view, the library is the first priority. There was a reason for the square footage for the libraries, so it's difficult to accept we're going to reduce library square footage because we're short on funds. I challenge the BCC to pony up the money for the full square footage of the library regardless of which option is chosen. Phasing the community center makes a lot of sense.

Q: I agree with Mark about the library. Seems like it is all tangled into this other stuff. I can see the community being upset about getting a new library that's about the same size as the old one. Why is the square footage of the library decreased in Options 2 and 3?

A: All the Oak Lodge library options are significantly larger than the current library.

Q: Where will the gap money come from?

A: The County will cover gap money for the library, if we're looking at \$2-3 million.

Q: What is the current square footage of the Oak Grove Library?

A: The current Oak Lodge Library is 8,722 square feet, but there is wasted space in the current facility since the building was never designed to function as a library.

Q: Where's the formula for the square footage of libraries?

A: The formula -- 0.5 square feet/population -- is in the settlement agreement between Clackamas County and the City of Gladstone. In the agreement, the City of Gladstone population is 11,505 and the Oak Lodge population is 38,998 (including 8,995 people in the Gladstone unincorporated area, which the Oak Lodge Library is also meant to serve). The agreement also allows for the Oak Lodge Library square footage to be adjusted based on a feasibility study and community need.

Q: When we are tasked with choosing an option, we want to make sure that is the option that will happen. I agree that the Option 3 park area is best. If we choose Option 3, can we be sure that's what the park area is going to be? It gets back to credibility.

A: The task force recommendation will be brought forward to the Board and will reflect the recommended library, community center and park design.

Q: In 2019 Metro had a ballot measure asking for more money to buy new park lands, and voters said yes. The Stringfield family park was developed with Metro funds, and the Trolley Trail was supported by Metro funds from a prior ballot measure. Milwaukie Bay Park has a grant from the state. Where are Metro and the state now? Has any research been done on this for money for parks?

A: Yes, Metro has been consulted about the Concord project, but determined that the Concord project did not meet their requirements. We have explored other funding options, and are looking at land and water conservation funding. There's a lot of competition for funds and a lot of criteria that must be met in order to be considered.

Q: What does NCPRD pay for office space and is that cost being factored into this project?

A: The cost of our current rent to Clackamas County is being factored into the operational side of the plan, as well as other efficiencies related to having our administration, recreation and sports staff in one location.

Q: How will the final decision be made and by whom?

A: *We will collect information from the Concord Task Force, NCPRD District Advisory Committee and Library Advisory Board, and give that and staff recommendations to the Board of Commissioners. The Board will make the final decision.*

Q: Will these slides be shared with us?

A: *They are at <https://dochub.clackamas.us/documents/drupal/7b2f4d6b-d94d-40c5-96c8-c20d0d720468>.*

Q: Since the three groups will meet and get public input, can we meet again as a group before the BCC makes a decision in April?

A: *We can certainly do that if the groups would like us to.*

Next Steps

Cindy provided projected timeframes for each of the three options.

- Option 1 (33 months)
 - Design Duration = 9 months
 - Permit Approval = 6 months
 - Construction Duration = 18 months
- Option 2 & 3 (33 months)
 - Design Duration = 11 months
 - Permit Approval = 6 months
 - Construction Duration = 16 months
- Important: ARPA funds designation for this project by Rep. Power must be spent by 6/2024 or we will lose them.

Wrap-up and Adjournment

The meeting adjourned at 7:30 pm.

Next Meeting:

NCPRD DAC – February 9, 2022

Oak Lodge/Concord Task Force – February 16, 2022

Library Board – February 17, 2022

Oak Lodge Library/Concord Community Center
Joint Meeting of Task Force, NCPRD DAC and Library Advisory Board
Virtual on Zoom, January 20, 2022

Meeting Chat

17:30 Elisabeth Goebel: I read Anatta Blackmarr's piece in the Clackamas Review today. Thank you very much!

17:39 Grover Bornefeld: Which web site will this be posted on ?

17:51 Gavin: What is the purpose of these remodelings?

17:51 Natalie Smith: What about elevators

18:02 Rose Ojeda: I can't recall, are there any covered outdoor spaces for gathering?

18:02 Liz Manser (Opsis): Ben - to answer your question on the playground size – it's shown at around 10,000 square feet in this scheme.

18:05 Anatta Blackmarr: In any of the options, are both an ornamental and a splash pad water feature being considered or just one water feature?

18:06 Liz Manser (Opsis): Rose - the pavilion located in the park would provide a covered outdoor space for gathering as well as restrooms. As Jim noted, in this scheme it would be considered an "add-alternate", meaning that it would be designed, and then when the final project costs come in at the end of design, we would determine if we can afford to construct it.

18:07 Liz Manser (Opsis): Anatta- there would be one water feature that would incorporate a splash pad in option 1

18:07 Mark Elliott: In Option 2 would each function (Library and Community Center) have separate MEP systems?

18:08 Grover Bornefeld: In the presentations which direction is north?

18:10 Mark Elliott: Why is the square footage of the Library being reduced?

18:10 Chris Wubb: The playground is north! The parking lot is west!

18:12 Gary Bokowski: Maybe the layouts being shown could have a true north symbol.

18:12 Liz Manser (Opsis): Mark - the shared spaces (yellow) as well as the library spaces in the existing building would have a shared MEP system with a way to sub-meter

18:12 Elisabeth Goebel: Yes, please.

18:12 Chris Wubb: What is the current square footage of the Oak Grove library?

18:13 Kim Parmom: Are we talking about the cost of these options later in this meeting?

18:13 Mitzi Olson: The current square footage of the Oak Lodge Library is 8,722.

18:2 Gary Bokowski: Could the future gym site be used for more parking in option 3?

18:22 Councilor Garlington: In option 3, does the square footage include the 'future gym'?

18:23 Liz Manser (Opsis): Councilor Garlington - No, but we gain square footage because there is no library or 'shared' square footage in option 3

18:23 Kay Weaver: Please review the sq foot dimensions of the library in the 3 options.

18:24 Jan Carothers: How does the square footage of the Reduced option #3

18:25 Kim Parmom: I would like to know what NCPRD currently pays for office space and if that cost is being factored into this project

18:25 Liz Manser (Opsis): Gary - Potentially. Without the gym, there is less need for parking in that area, and eliminating that parking lot is a way to save some site costs. It could be developed with a future gym addition.

18:25 Jan Carothers: Compare to the size of our current library? I was hoping to be able to add additional programming functions into the new library such as a history room.

18:30 Liz Manser (Opsis): Jan - All library options currently have a History Room!

18:30 Leslie Shirk: Is there bookstore space in all these plans?

18:30 Jan Carothers: Does the expense for earthquake mitigation for the historic building change in any of these options? Attaching a building or not?

18:30 Michael Bork, NCPRD: Kim - The cost of our current rent to Clackamas County is being factored into the operational side of the plan, as well as other efficiencies to having our admin, rec, and sports staff in one location.

18:31 Kim Parmom: Thank you

18:32 Chris Wubb: I agree with Mark: why is the square footage of the library decreased in options 2 and 3?

18:32 Grover Bornefeld: Seismic safety upgrade?

18:33 Jan Lindstrom: I didn't recall there being a teen space in the community center, just the library. Is this just a hangout space?

18:37 Jan Lindstrom: Have you projected the amount of money that NCPRD could earn from the proposed new gym and additional rooms vs. the reduced space?

18:37 Councilor Garlington: Can the options be miss matched?

18:39 Jan Carothers: How dependent on the Community Center accomplishing

18:40 Jan Carothers: It's budget will be the library going forward?

18:49 Leslie Shirk: Is this project getting funds from Metro? A new parks bond measure was passed in 2019. Milwaukie Bay Park phase III has received \$750K grant from Or Parks and Rec. Will be get a similar grant and if not why not?

18:50 Jan Carothers: My concern is that the school district closed this building because it's seismically unsound for ongoing use? Can it pass safety requirements for active recreational county use?

18:50 Kim Parmom: I second that concern, Jan

18:55 Anatta Blackmarr: Can the complex become net zero, include solar energy in addition to energy efficiency?

18:56 Kristi Switzer: I am unable to speak now. I would like to state that NCPRD separated from Happy Valley early on. We approved an option and so did the BCC.....I am beyond disappointed in the input and discussion we have been allowed as a task force since the change.

I also want to state that what I am hearing is that the funding from NCPRD and yet we have been called children being greedy dipping hands in cookie jar. We need a meeting to just discuss how offended our group is. And furthermore, I fully expect an apology but will wait for our next meeting.

18:57 Anatta Blackmarr: I've recently read articles about how stellar cross-laminated timber is. Do options 2 or 3 retain CLT?

18:59 Doug Jones: Thanks for that Kristi. I think, as you have done in the past, you have expressed what many of us are feeling.

18:59 Anatta Blackmarr: If option 2 and 3 don't design for future water features, will that eliminate any possibility of water features being added down the line?

19:08 Joel Bergman: As a point of my own edification, can anyone provide a resource/link that clarifies the "formula" Mark referenced that was used to determine library sq/ft

19:09 Doug Jones: Originally, BCC said they were committed to the project, not just the library.

19:12 Mitzi Olson - Oak Lodge Library: The settlement agreement between Clackamas County and the City of Gladstone references how square footages of both libraries were determined.

19:13 Kristi Switzer: Telling us that the library will be bigger than it is now is an insult. our community has needed a larger, safer, newer library for 20 years. Treating us like we are spoiled is again insulting.

19:19 Mark Elliott: Just FYI, the County Parks Department (not NCPRD) is receiving considerable funds from the Metro bond over the next several years.

19:23 Liz Manser (Opsis): Anatta - to answer a few of your design questions. We do have rooftop PV panels included in the project, but we do not have a net zero target at this point.. We did have CLT as the roof material in option one, but due to the current market conditions and cost of wood, we have moved back to an all steel structure for the libraries in option 2 and 3.

19:23 Denis Hickey: Will these slides be shared with us?

19:24 Doug Jones: Just to reiterate, there will be opportunity for public comment at these follow-up meetings in February.

19:26 Jan Carothers: How will the option decision actually be made? By whom?

19:27 Allison Brown: <https://dochub.clackamas.us/documents/drupal/7b2f4d6b-d94d-40c5-96c8-c20d0d720468>

19:28 Allison Brown: Slides from today's meeting accessible here

19:28 Elisabeth Goebel: Thank you all very much.

19:31 Councilor Garlington: Thank you all, Mindy Garlington

From: [Evan Osterlund](#)
To: [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#); [BCCMail](#)
Subject: Fwd: We support funding Milwaukie Bay park
Date: Friday, January 14, 2022 10:41:51 AM

Warning: External email. Be cautious opening attachments and links.

My family and I support funding to finish the Concord Park Complex project

Please fund and see this plan through.

This property and plan will provide an excellent community asset for the next century and beyond. This park would seem to help serve an area that has fewer park accessibility or density - as well as being a destination for families throughout the district. Parks are important and intrinsically healthy. Having this public space, outdoors/open safe air, where the community can gather for celebrations, movies, water play, picnics, exercise, is a huge asset to bring people together when we need it most. And provides important access to play, exercise, nature and community for all who live here.

Thank you, be well, you are loved,

Evan Osterlund

This message and any attachments are intended only for the use of the addressee and may contain confidential information. Any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify me.

----- Forwarded message -----

From: **Anatta Blackmarr** <anatta.blackmarr@icloud.com>
Date: Fri, Jan 14, 2022 at 10:30 AM
Subject: Re: We support funding Milwaukie Bay park
To: Evan Osterlund <evan.osterlund@gmail.com>

Evan, you can be heartened by the DAC support for Milwaukie Bay Park's funding, expressed at the January 12 meeting. The committee's support will be relayed to the County Commissioners, who will be taking up the topic sometime later in January.

There is an additional park in our District whose funding is now in jeopardy. It also needs community advocacy. The County has overseen several years of community design work, coordinated between groups of volunteers and an architectural firm and landscape firm. This work produced thoughtful plans for a library-park-community-center complex at the site of the former Concord school in the Oak Lodge area. But now the County is considering drastically reducing the scope of the project. Money is the issue.

This complex has been envisioned to provide an additional location for families with children to enjoy a nature playground, interactive water feature, movies-in-the-park and other outdoor

community events, along with a new library and a community center. Like Milwaukie Bay Park, this complex will serve people throughout the District, as well as its local neighbors. It's important for it to retain its original scope, even if it means delaying its development—rather than having it rushed into a low-budget, scaled down version, done in a hurry. As one resident says, “We want it done right, even if it means it won’t be done right now.”

If you are willing to extend your park advocacy to include this project, please send a few lines expressing your support for full funding for a Concord project that retains its full potential and carefully developed community-led design, to the recipients shown below. The County needs to hear from people who care about parks and community gathering places—and to follow through on its earlier commitments.

A brief message sent to the County Commissioners, the County Administrator, and North Clackamas Parks and Recreation District and District Advisory Committee will really help. Thank you for considering standing together with other members of our Parks District community for parks and amenities in all areas of the District—Milwaukie and elsewhere.

The Board of County Commissioners — bcc@clackamas.us

County Administrator Gary Schmidt — gschmidt@clackamas.us

North Clackamas Parks and Recreation District and the District Advisory Committee
— dac@ncprd.com

best wishes,
Anatta Blackmarr

On Jan 12, 2022, at 2:15 PM, Evan Osterlund <evan.osterlund@gmail.com> wrote:

Warning: External email. Be cautious opening attachments and links.

My family and I support funding to finish the park.

It's so close and is a lovely plan, would be a shame to have gotten this far and drop it. Please fund and see this plan through.

We know there are other projects going on, covid has been hard on budgets and public spaces, but - this park will be an amazing community asset for the next century and we've already seen so much joy with duck races, christmas ships, marathon and bike celebrations, umbrella parade gatherings, etc. Having this public space, outdoors/open safe air, where the community can gather for celebrations is a huge asset to bring people together when we need it most.

From: nateorton@gmail.com
To: [NCPRD - District Advisory Committee](#)
Subject: Concord house
Date: Thursday, January 20, 2022 6:34:02 AM

Warning: External email. Be cautious opening attachments and links.

Hello!

At your convenience, could you send me an update on where the Concord house is funding and planning wise? I'm very excited for the the project and haven't heard much about the timeline lately. Thank you!

Nate Orton
nateorton.com

From: [Eleanore Hunter](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Concord Library
Date: Thursday, January 20, 2022 1:43:43 PM

Warning: External email. Be cautious opening attachments and links.

Dear County Commissioners, County Manager and DAC members,

I strongly support full funding for the Concord school project as planned through community efforts.

I strongly support the effort to seek additional and adequate financial resources to manifest the plan as designed by the community.

I strongly support the creation of a separate, independent, volunteer, Library Board to take this burden off your already busy plates.

I strongly support the Board of Commissioners to adhere to their strategic priority to “ Build public trust through good government.”

Eleanore Hunter

From: [Jason Sandys](#)
Subject: Concord Library
Date: Saturday, January 15, 2022 9:33:36 PM

Warning: External email. Be cautious opening attachments and links.

I'm writing to you today as an Oak Grove resident with major disappointment in the apparent lack of funding for the proposed Concord Library, Park, and Community Center. This is a much needed community improvement project that could benefit so many in the area, especially as we've paid taxes to the Parks District for many years. My family uses the current Oak Lodge library frequently and enjoy these services but the new project could be so much more than this. A true community space for all ages with a natural park and activities for all. This could be a hub for both emergency supplies as well as artistic expression.

I know these are hard times to make big difficult decisions, but please know this will help improve, support, and lift the community for many years into the future. Thank you for your time.

Sincerely, Jason E Sandys

From: [SUZANNE BURDETTE](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Concord Library/Community Center
Date: Wednesday, January 19, 2022 12:03:11 PM

Warning: External email. Be cautious opening attachments and links.

I reside on Fair Oaks Ave in Oak Grove.

For three years, the North Clackamas Parks and Recreation District (NCPRD) and the Board of County Commissioners have overseen community involvement in architectural and park planning for the Concord library-park-community-center in the Oak Lodge area. All along, the community was assured there was funding to match the scope of plans generated by the architects in coordination with community volunteers—until recently—when we were told there is a large funding shortfall.

The carefully planned Concord project is a strong step in the right direction for our community. At this point, community members don't want to settle for a hurried, watered-down, low-budget substitute when we have been told throughout the process the funding was in place. Right now, the County needs to put its energy into additional funding strategies and diligent scouting for financial resources—not into design cutbacks.

As such, I want to make it clear that I strongly support full funding for the Concord project.

Sincerely, Suzanne Burdette

From: [Gilmer Burdette](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord library-park-community-center in the Oak Lodge area
Date: Monday, January 17, 2022 12:52:27 PM

Warning: External email. Be cautious opening attachments and links.

Hello

I reside on Fair Oaks Ave in Oak Grove.

For three years, the North Clackamas Parks and Recreation District (NCPRD) and the Board of County Commissioners have overseen community involvement in architectural and park planning for the Concord library-park-community-center in the Oak Lodge area. All along, the community was assured there was funding to match the scope of plans generated by the architects in coordination with community volunteers—until recently—when we were told there is a large funding shortfall.

The carefully planned Concord project is a strong step in the right direction for our community. At this point, community members don't want to settle for a hurried, watered-down, low-budget substitute when we have been told throughout the process the funding was in place. Right now, the County needs to put its energy into additional funding strategies and diligent scouting for financial resources—not into design cutbacks.

As such, I want to make it clear that I strongly support full funding for the Concord project.

Thank You
Gil Burdette

From: [Kay Everts](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: Concord Park and Library Project
Date: Thursday, January 13, 2022 10:57:11 AM

Warning: External email. Be cautious opening attachments and links.

Dear County Commissioners, NCPRD District Advisory Committee and County Executive,

I would like to voice my concern over the delay and potential watering down of the Concord Park and Library Project. I am a proud Oak Grove tax payer and voter. I am also a volunteer who started and manages the seed library at the Oak Lodge Library where we have provided our community with free seed for over 5 years.

I am an enthusiastic supporter of the plans as designed and approved for this project and we should not settle for anything less. This project, once executed, will add tremendous value to our community. We deserve it. We demand it.

Sincerely,

Kay Everts

From: [Jean Clinton](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord project
Date: Sunday, January 16, 2022 1:13:58 PM

Warning: External email. Be cautious opening attachments and links.

I attended an open house about the project in early '20 and was excited to see the plans for remodeling the building. Now there's a funding shortfall?? The Board needs to look for additional financial resources to deliver what was promised, not a scaled back substitute. The Oak Grove/Jennings lodge area needs a community center and an improved library facility.

From: [Tom Civiletti](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord project
Date: Thursday, January 20, 2022 5:01:17 PM

Warning: External email. Be cautious opening attachments and links.

Fine Folks at NCPRD:

As you likely have noticed from citizen communications, residents of Oak Grove and Jennings Lodge are quite upset with the broken planning process for the NCPRD headquarters/library/park. Money is always tight, but the perception of a bait and switch in public process is widespread concerning this project. I urge the county to seek ways to backfill the budget shortfall.

I have been involved for a few years in the Oak Lodge Governance Project effort to develop information and public awareness about governance options for our unincorporated urban area. We have found that an important driver of changes to local governance is sense of community, something largely lacking in community with no name and no elected leaders. A successful project at the Concord site that meets the expectations of those who live and run businesses here would help build that sense of community we need.

Tom Civiletti
Oak Grove, OR

From: [Sandy Tenney](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: Concord School
Date: Wednesday, January 19, 2022 9:14:13 PM

Warning: External email. Be cautious opening attachments and links.

I encourage the building of the library, now, to be attached to the Concord School community center when built.

As a neighbor I am in favor of the county finding the money to make good on the entire project that has been promised and honoring the work of the task force, it's members, and the community input that occurred.

As Co-Chair of the Performing Arts Committee of the Clackamas County Arts Alliance, I recognize that the Concord School project will, in addition, provide badly needed performance space. And, the library will provide resources that will be used by performing arts organizations located in northern Clackamas County.

Please reconsider your obligation to our community when voting and ensure that the entire Concord School project comes to fruition, as originally promised to the residents who live in this area of Clackamas County.

Sincerely,
Sandra Tenney

From: [David Gaither](#)
To: [BCS - Anatta Blackmarr](#); [Community Project](#)
Subject: Concord School Project
Date: Monday, January 17, 2022 11:16:07 AM

Warning: External email. Be cautious opening attachments and links.

I wanted to show support for the idea of repurposing the school as a library/park and other use area. We get so disconnected by the way the world has become. Parks unite the people both locally and visitors who get a chance to see another part of Oregon. I am trying to help motivate the Milwaukie folks to finish their original plans for the waterfront park. Community is the most important priority and with projects like these, if they get shelved, they tend to be done far later down the road with half as much a budget and doing half as much work. Please make our parks a priority for the people of Oregon and certainly Clackamas County.

Respectfully,

David A Gaither
Gatesstudios.west@gmail.com

Sent from [Mail](#) for Windows

From: [Linda Apperson](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord School property
Date: Saturday, January 15, 2022 8:37:18 PM

Warning: External email. Be cautious opening attachments and links.

Dear members of the NCPRD District Advisory Committee,

As a homeowner (taxpayer) and voter who lives in the unincorporated Clackamas County neighborhood of Oak Grove, I am very invested in the Concord School property. We have been promised that this property would become a Community Center, Library and Park. It is crucial to the livability of this area that these already approved plans continue as promised; we should not be asked to settle for less. Please do not shortchange us.

Sincerely,
Linda Apperson

From: [Leslie Shirk](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: Finding the needed funds is the priority.
Date: Thursday, January 13, 2022 1:11:28 PM

Warning: External email. Be cautious opening attachments and links.

BCC@clackamas.us County Commissioners
DAC@NCPRD.com NCPRD District Advisory Committee
GSchmidt@clackamas.us County Executive Gary Schmidt

My name is Leslie Shirk. I'm a long time resident of Oak Grove, a voter, and advocate for a new library in our community for at least the past decade. I'm currently a library board member and on the Gladstone Library Task force. I am also a big supporter of parks and use the Trolley Trail daily. Last year I served on the task force that designed and implemented the process that elected representatives from the unincorporated sub areas of NCPRD to serve on the District Advisory Committee.

The unincorporated portion of both the library and parks district is publically acknowledged to be underserved. The Concord Property and Library Project was envisioned to begin to address the deficit of services that we pay to have, but don't. It is inconceivable that after more than two years of being assured and reassured that funding would be available, the funds are not there. While the strategy to address this disaster is "Delay the project and work with library and community center stakeholders to identify all possible options that align community priorities, design and funding.", the priority must be to find funds sufficient to complete this project *per the plan developed over two years by our citizen Task Force, guided by the abundance of input from the community, and approved by the Board of County Commissioners*, and not some watered down version. Our community deserves no less.

The new library, community center and park are crucial to the future health and welfare of our rapidly growing population. We have been an underserved community for far too long where library and parks services are concerned.

The opportunity to express these views is appreciated.
Thank you.
Leslie Shirk

From: [Arthur Moore](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Full Funding For the Concord Project
Date: Saturday, January 15, 2022 8:42:47 PM

Warning: External email. Be cautious opening attachments and links.

We have lived in Oak Grove for 33 years and 300 yards from the Concord Project. We wholeheartedly support full funding for the Concord Project.

Arthur & Meg Moore

From: [Eileen Coffey](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Funding for the Concord project
Date: Sunday, January 16, 2022 8:26:52 AM

Warning: External email. Be cautious opening attachments and links.

To the Board of County Commissioners,

It's come to my attention that the long planned and awaited Concord Library, Park and Community Center project has been downgraded and that there is a funding shortfall.

My husband and I moved to this neighborhood in 1988. We raised our family here, have retired and plan to stay! In those 34 years, we've seen much change and watched the community grow. The well being of our collective community is a priority for us. As I am sure it is for you.

I'd like to let it be known before the January 20th Concord project presentation, that we strongly support Full Funding, as assured, for the Concord project.

Please do what ever possible to fully fund this project.

Regards,

Eileen Coffey

From: [Judy M](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: new library
Date: Wednesday, January 12, 2022 8:02:26 PM

Warning: External email. Be cautious opening attachments and links.

To whom it may concern:

We strongly support the promised new library and such on the Concord school property per the plan that has been developed by the Concord Property and Library Task Force (approved by the Board of County commissioners). Please assure that the funds are found to follow through as promised, not on a different, weaker plan. This library, community center and park are vital to the quality of life in our area.

We are active voters and appreciate the opportunity that we had to move here 3 years ago. We use the tiny Oak Lodge library extensively and definitely see a need for expansion. We like to think that our taxes are being spent to improve our immediate community in a comparable way to neighboring communities.

Judy and Bob Mennonna

From: [Casey Nowak](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Oak Grove Library
Date: Tuesday, January 18, 2022 4:22:41 PM

Warning: External email. Be cautious opening attachments and links.

Since 2008, Oak Grove and Gladstone residents have put time and energy into bringing a modern library system to both communities. Over time, the plan evolved so that the Oak Lodge Library would be built on the Concord School property, in conjunction with a park and a community center. During three years of community involvement in designing components of the Concord property, the public and the architects were assured that there was funding for everything they envisioned. Now it's reported that there's a significant funding shortfall. How could that be possible? Please don't betray the community's trust. It's time for follow-through on complete funding for the Concord project library, park, and community center.

Sincerely,
Lisa Nowak

From: [PAM HATHEWAY](#)
To: BBC@clackamas.us; [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: Oak Grove Library and Park
Date: Wednesday, January 19, 2022 1:32:29 PM

Warning: External email. Be cautious opening attachments and links.

Dear All Involved,

As a resident (over twenty five years), tax payer and supporter of a NEEDED NEW Oak Grove LIBRARY and PARK located at the old Concord School site, we wholeheartedly support the board members who have and continue to tirelessly move forward on this project for over a decade. Knowing our community paid into this project for so long it must be funded and constructed to what was promised without any further delay. The money, as voted to approve this project into action, surely has grown over time and hopefully set aside (disclosure would be appropriate). Finalization for our community without further delay is an appropriate ask (it's been way too long)! We all are very much looking forward to seeing it come to fruition!

Thank you very much,

Steve and Pamela Hatheway

From: [Kristi Switzer](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Oak Lodge Library
Date: Saturday, January 15, 2022 4:28:57 PM

Warning: External email. Be cautious opening attachments and links.

Greetings,

My name is Kristi Switzer. I am a resident of Clackamas County and the Oak Grove neighborhood. I have lived in the same home for the past 20 years with my husband and now three children. I write to you to express my disappointment in your support of the Concord Library, park and community center.

<!--[if !supportLists]-->1. <!--[endif]-->I have had to bring my children to a library that not only is un-safe to walk but doesn't hold a walkway or pathway for children to access.

<!--[if !supportLists]-->2. <!--[endif]-->We share our library with other small businesses and the parking is rare.

<!--[if !supportLists]-->3. <!--[endif]-->Our family has advocated for a new library and larger space with safe and accessible walkways since moving here. Your delay in funding and pulling the plug on proceeding with approved plans (by BCC and NCPRD and CCTF) is beyond discouraging.

<!--[if !supportLists]-->4. <!--[endif]-->I have been a tax paying citizen in this county for 20 years and have seen only 1 park put in the area. What I have seen, is a new library put into Oregon City, Happy Valley, Milwaukie and an insane amount of funding put into building Happy Valley Park and Hood View. While I support all of those projects, IT IS OUR TURN! We have waited too long to see a new library, park and community center in our area.

<!--[if !supportLists]-->5. <!--[endif]-->I have been a part of the Concord Task Force which has had full support from all parties along the way as we plan, design and voted on a new library/community center/park. There has been no step along the way that has stated that there is not funding. You need to keep your word and build us what is long overdue.

6. <!--[endif]-->To see any other project approved in another part of Clackamas county at this time, is appalling. We have waited patiently while Gladstone and Oak Lodge work out their library differences, we have waited

for Milwaukie to get a new library, new boat launch, and it is our turn. The park and rec dept and count commissioners said they were committed to making this happen. Now they are back pedaling.

Thank you in advance for your time,

Kristi Switzer

From: [Debby Patten](#)
To: [BCCMail](#)
Cc: [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Please don't rush Concord Library Park/Community Center
Date: Monday, January 17, 2022 8:26:05 AM

Warning: External email. Be cautious opening attachments and links.

I have waited for parks to be built in my own community. I have learned that it's better to wait and get it right than rush and always only have half a vision achieved.

Thank you,

Debby Patten
Milwaukie resident

Sent from my iPhone

From: [Lisa Swartz](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Please make the Concord Project the very best it can be!
Date: Thursday, January 20, 2022 11:58:33 PM

Warning: External email. Be cautious opening attachments and links.

Greetings,

I am writing as a Milwaukie resident to request that the Concord library-park-community-center is fully funded. This is such a unique project that really embodies all that local government and community and recreation is all about. I would be very disappointed if a scaled down version was selected rather than County and NCPRD take the time and make the effort to find more financial resources. I believe in our County and community to deliver a landmark project that will strengthen the community here for decades to come.

Sent with a hug,
Lisa

Lisa Swartz

\\ lrschwartz@gmail.com

From: jhdiscover@mac.com
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Schmidt, Gary](#)
Subject: Please, Keep Your Commitment to Fund the Oak Lodge Library Construction!
Date: Wednesday, January 19, 2022 9:20:05 PM
Attachments: [BCC Letter Draft 6 Jan. 12.pdf](#)

Warning: External email. Be cautious opening attachments and links.

My name is Joan Hamilton, Vice President of The Friends of the Oak Lodge Public Library (FOLPL) since it's inception in 2016 and a longtime citizen advocate for a new Oak Lodge Library worthy of our large and growing population. As a member of the FOLPL board and a participant in the crafting of the attached letter sent to you and signed by Debrah Bokowski, I am enthusiastically resending the document as a Board member.

I also wish to add a few sentences regarding the local Oak Lodge community volunteer commitment to and aspirations for the Oak Lodge Library. For the last several years, I have worked with approximately 15 committed volunteers at the Friends Book Store located in the Library. The volunteers are doing their part to accomplish the mission of the Friends Book Store to 1) generate community appreciation for and awareness of the Oak Lodge Library and the good work done with such limited facilities and 2) to generate funds to directly support the the existing Library as well as the anticipation of our future library. The Friends and the Oak Lodge public are not asking for extraordinary services from the BCC, but asking for the promised funds for a library proportional to our population size, as has been provided to other communities in Clackamas Co.

I thank you for your consideration of these views and the reiteration of the below FOLPL letter.

Very Respectively,

Joan Hamilton



THE FRIENDS OF THE OAK LODGE PUBLIC LIBRARY

January 12, 2022

Board of Clackamas County Commissioners
2051 Kaen Rd.
Oregon City, OR 97045

Dear County Commissioner,

The Friends of the Oak Lodge Public Library is an Oregon non-profit organization that was founded in 2016 to support the programs of the Oak Lodge Library. We raise money through our bookstore, garden tours and other events to provide summer reading programs, child, teen and adult programs, day passes to major cultural enrichment venues and other special programs. In general, we are advocates for improving our Oak Lodge Library services in our community, because the current library facility has been inadequate to the needs of our community for many, many years.

The County committed to building a library which would meet our needs by approving the master plan for a library and community center on the Concord school property. The plan was developed for over 2 years by a citizen led Task Force which incorporated ideas from a significant outreach to the community. Along the way the Task Force was reassured of the County's commitment to the project and funding for the project. To renege on that commitment would be a violation of trust and a dismissal of the years of work citizens have contributed to this project. All we want is a library comparable to the libraries in our surrounding communities.

Our community has been paying taxes to the library district we passed in 2008 (levy 3-310). Also, in a commitment to fiscal responsibility, the Oak Lodge Library has been setting aside money to go to construction of a new library. It is time to provide our community with *adequate* library services. We look forward to working with you to accomplish this goal.

Respectfully,

President, The Friends of the Oak Lodge Public Library

The Friends of Oak Lodge Public Library
PO Box 67031, Oak Grove, OR 97268
16201 SE McLoughlin Blvd., Oak Grove, OR 97267 503-655-8543

From: [Howard Wade](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Redevelopment of Concord School
Date: Thursday, January 13, 2022 4:47:16 PM

Warning: External email. Be cautious opening attachments and links.

Dear NCPRD Advisory Committee,

My name is Howard Wade. I have owned a home in Oak Grove for 13 years and am an active voter.

I strongly support the redevelopment of Concord School as a community center. I have been keeping abreast of the plans and do not want to see them altered or watered down from those that were approved. The facility will serve as a vital piece of infrastructure for our community.

Thank you for your attention,
Howard Wade

From: [Kate Taylor](#)
To: [NCPRD - District Advisory Committee](#)
Subject: The Oak Lodge Concord complex
Date: Wednesday, January 19, 2022 12:42:34 AM

Warning: External email. Be cautious opening attachments and links.

Dear District Advisory Committee and North Clackamas Parks and Recreation District staff,

I hope the New Year is going well for all of you and that all of your families are safe and happy.

I'm writing to express how very disappointed I am (and many of my neighbors are) about the promised development of the Oak Lodge area's Concord complex.

As I understand it, the North Clackamas Parks and Recreation District (NCPRD) and the Board of County Commissioners have for three years overseen community involvement in architectural and park planning for the Oak Lodge area's Concord library-park-community-center. County officials have long assured us that there was ample funding to match the scope of exciting plans generated by architects in coordination with community volunteers.

Then recently, they did an about-face and told us that wasn't the case at all.

Why has the sudden wobble? Why the sudden funding shortfall? Didn't officials care enough to protect the park's funding? It doesn't seem that way to us.

My request is that you reaffirm your commitment to the park complex. We trusted you to take care of that funding, so do what you need to do to keep the full scope of the project intact and create the Concord library-park-community-center that this community deserves.

Please, please fight to bring the promised funding and the promised project scope back on track. This community is counting on it.

Kate Taylor
Katetgolightly@gmail.com
Oak Grove