



Meeting Summary
North Clackamas Parks and Recreation District
District Advisory Committee

Wednesday, March 09, 2022

5:30 – 7:30 p.m.

Location: Virtually (via Zoom)

DAC Members Present: Anatta Blackmarr, Ben Johnson, David Gilman, Debrah Bokowski, Desi Nicodemus, Grover Bornefeld, Joel Bergman, Maureen Thom, Ryan Stee

DAC Members Absent: None

Staff and Officials Present: Paul Savas (Clackamas County Commissioner), Michael Bork (NCPRD Director), Heather Koch, Elizabeth Gomez, Jessica May, (NCPRD)

A video of this meeting is available on the NCPRD website at

<https://ncprd.com/public-meetings/meeting-minutes>

Call to Order

DAC meeting was called to order by Chair Bornefeld at 5:30 p.m. A quorum was present.

Action Items

- Approval of DAC Meeting Summary
 - The summary from the DAC meeting held on February 9, 2022 was approved with one minor edit from Ryan Stee.

Discussion Agenda

- Draft Requested Budget FY 22-23
 - Michael Bork presented the draft requested budget. This presentation included; the mission statement, budget calendar, financial trends, NCPRD fund structure, NCPRD programs, summary of total requested budget, budget changes by fund, improvement projects, and capital repair and replacement.
- 2nd Quarter Report FY 21-22
 - Michael answered DAC member questions regarding the Quarterly Financial Report Summary.
- Metro Local Share Timeline
 - Heather Koch provided an explanation of the timeline for the Metro Local Share IGA.
 - March/April: Staff compiles potential eligible projects lists, with Metro review for alignment with bond criteria
 - May: DAC and community review potential eligible projects lists
 - June: DAC recommends revised project list
 - July: NCPRD Board approves project list and staff submits to Metro
 - Aug/Oct: Metro reviews and IGA is prepared

- Nov/Dec: IGA approved
- Milwaukie Bay Park Update
 - Heather provided a Milwaukie Bay Park timeline
 - January-June 2022: Design Development
 - June-November 2022: Construction Documents & Land Use Approval
 - December 2022 – February 2023: Permitting, Bidding, and GMP
- Concord Update
 - Michael provided a brief update on what has occurred regarding the Concord project since the DAC members last met in February. The current goal is to try to take a decision to the Board in April.
 - **Action Item:** Anatta Blackmarr made a motion to have the DAC recommend that the Oak Lodge Library, with its independent funding, be developed right away as a freestanding building, with the park designed concurrently to complement the library. Debrah Bokowski seconded the motion. Motion passed (8-0).
- SDC Methodology Update
 - Heather provided an SDC Methodology Timeline.
 - November 2021 – March 2022: Data Gathering and CIP list
 - March – June 2022: Analysis Review and Recommendation
 - June – September 2022: SDC Ordinance – Notice Period and Hearing
- NCPRD Funding Update
 - The funding update was covered under the “Draft Requested Budget FY 22-23” and “2nd Quarter Report FY 21-22” agenda items.

Public Comment

- Elisabeth Goebel
 - Elizabeth expressed delight that DAC recommended a separate library.
- Thelma Haggemiller
 - Thelma is the publisher of the “Citizens Informed and Aware Newsletter”, where these meetings are listed in the newsletter.
 - Thelma said the citizens are looking for other money, besides taxpayer’s money. It is not to the point yet where she can talk to NCPRD, but they are still working on it.

DAC Member Reports

- Anatta Blackmarr
 - Trolley Trail Fest is July 16, 2022
 - It will have live music, food, booths for nonprofits and agencies and craft people.
 - Hispanic Cultural Celebration on the horizon that NCPRD has created. I
- Joel Bergman
 - The Milwaukie Community Center March for Meals fundraiser is this month. This raises money for the Meals on Wheels Program.
 - <https://ncprd.com/meals-on-wheels>
 - With the indoor mask mandates lifting on Saturday, is there a plan to have the DAC meeting in person soon?

District Monthly Reports

Michael Bork provided the division reports.

- NCPRD is trying to put together a separate NCPRD board meeting. The date is not set yet, but it will likely be in late March or early April. Ideally, these meetings would occur on a quarterly basis.

Future Dates

- a. April Agenda Submission Deadline: Wednesday March 16, 2022 by 5:00 p.m.
- b. Next Agenda Setting Meeting: Monday March 21, 2022
- c. Next DAC Meeting: Wednesday April 13, 2022
 - Planned agenda topics:
 - FY 22-23 Budget Update
 - Milwaukie Bay Park Design Presentation

Adjournment

The DAC meeting was adjourned by Chair Bornefeld at 7:41 p.m.

Next DAC Meeting:

April 13, 2022

5:30 p.m. – 7:30 p.m.

Location: Zoom (Virtually)

NCPRD DAC Meeting – Zoom Chat Log

Virtual on Zoom, March 09, 2022

18:14 Ben Johnson: I have to go, have a good evening all!

18:23 Kandi Ho: Signage will be updated during renewals.

19:34 Elisabeth Goebel: Please repeat the general DAC email or put in chat.

19:34 Jessica May: dac@ncprd.com

19:35 Elisabeth Goebel: Thank you, Jessica.

19:37 Joel Bergman: <https://ncprd.com/meals-on-wheels>

19:37 Elisabeth Goebel: Thank you for doing all you do. It is appreciated. I'm sorry that I must leave.

From: [Joann Witthauer](#)
To: [NCPRD - District Advisory Committee](#)
Date: Thursday, February 10, 2022 3:46:24 PM

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

Please move forward with construction of the library.
The rest of the project can be completed as funds are made available.

Joann Witthauer

From: [Sue Spitz](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Library
Date: Thursday, February 10, 2022 9:19:04 PM

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

Please move forward with plans for a new Oak Grove library.

Thank you,

Sue Spitz

Jennings Lodge Estates

Sent from my iPhone

From: [Stephen Johnson](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord School
Date: Friday, February 11, 2022 4:56:25 PM

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

- **Separate the library, both physically and financially, from the community center and park.** This allows library design and construction to move ahead now. It means we can revisit the building's shape and location on the property, and also consider the smaller footprint of a two-story library.
- **Build the library to the previously planned size of 19,000+ square feet.** The full-size library is the only option that makes sense, based on a standard library-population formula, and based on expected population growth in our area.
- **Design the park now,** so that when developed later, it works in conjunction with the library—because a library-park is a unique kind of park, unlike other kinds of parks. The bottom line is that we don't want a nondescript park with little imagination invested in it. It should be a park that provides nature views to those inside the library and offers outdoor classroom and performance spaces that serve as extensions of the library. It should be a park that the landscape architects clearly have taken delight in designing. It should enchant us.

From: [Michelle Lachance](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Oak Lodge Library project
Date: Friday, February 11, 2022 12:50:27 PM

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

I am writing as a tax paying Oak Grove resident who values libraries as places to gather, learn, and be inspired. I would like to see a full sized library in Oak Lodge, as originally intended, and built with energy efficiency and sustainability included in the design to reflect real climate change concerns. A new library needs to be adequately sized to provide ample space for our rapidly growing community

Ideally a park would follow and be filled with a variety of plants, trees and habitat to encourage engagement and appreciation of nature. This can be developed along with a community center after the library is completed .

Thank you for your time and consideration on this very important project.

Michelle LaChance

From: [Jani Moore](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord project
Date: Tuesday, February 15, 2022 4:04:30 PM

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

Please go ahead and build the full size library now, at the same time designing the adjacent park to be completed when funds become available.

Jani moore

Sent from my iPhone

From: [Tanya Gilula](#)
To: [BCCMail](#); [Schmidt, Gary](#); [NCPRD - District Advisory Committee](#)
Subject: Library-park-community-center at the Concord School site
Date: Friday, February 25, 2022 4:21:26 PM

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

All,

I would like to submit my comments for this project as a resident. Which is for #3

3. Design the park now, so that when developed later, it works in conjunction with the library — because a library-park is a unique kind of park, unlike other kinds of parks. The bottom line is that we don't want a nondescript park with little imagination invested in it. It should be a park that provides nature views to those inside the library and offers outdoor classroom and performance spaces that serve as extensions of the library. It should be a park that the landscape architects clearly have taken delight in designing. It should enchant us.

Thank you,
Tanya Gilula

From: [Ron Campbell](#)
Subject: The Concord Partnership's comments RE Concord plan options
Date: Thursday, March 3, 2022 10:06:20 AM
Attachments: [Concord comments 3-3-22.pdf](#)

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

All,

The Concord Partnership Board of Directors (TCP) is submitting the following comments (attached) on options for development of the Concord property. Our current position is based on our objective assessment of the options offered by County and NCPRD staff as well as other ideas that have been part of recent discussions by the Task Force and other involved parties. These comments focus primarily on the allocation of the limited property space as it affects opportunities for a community park, which has always been one of the three equally-important planned uses of the property. Our hope is that the importance of an adequately-sized park on the property will be treated as was intended, through continued discussions and creative thinking as we continue toward adoption of a revised master plan.

Respectfully,
Ron Campbell, Michael Schmeer and Geoffrey Janke



March 3, 2022

TO: Clackamas County Board of Commissioners
Gary Schmidt, Clackamas County Administrator
Concord Property and Library Planning Task Force
NCPR District Advisory Committee
Clackamas County Library Advisory Board
Michael Bork, NCPRD Director
Mitzi Olson, Clackamas County Library Director
Jim Kalvelage, OPSIS Architecture

FROM: The Concord Partnership Board of Directors

SUBJECT: Concord Property Plan Options: How well do they achieve needed balance in the allocation of limited space for a park?

We are writing as The Concord Partnership (TCP) Board of Directors to comment on plan options under consideration for the Concord project. Our comments are based on our objective assessment of the options presented to date, guided by what we have learned from the NCPRD-facilitated planning process, and from our seven years of involvement in working to save the historic Concord School building, conserve the property's open space, and repurpose the property for community use as described in TCP's Mission.

Since NCPRD's acquisition of the property, the overarching purpose of the Concord project has been to provide a park and community center, and potentially to also locate a new library on the property. These uses are treated equally in the way the project was conceived and described, and eventually represented in a professionally-developed and well-supported master plan. All three uses are badly needed in the Oak Lodge community, and they were meant to be addressed accordingly in the planning process. Because of the property's limited size, and with a library added to the project, there is a need for balance in the allocation of space together with creative functional and aesthetic design.

Our comments focus largely on the issue of balance in the allocation of enough contiguous space for a community park as affected by the library location, size and design. We are also highlighting certain features related to the pros and cons of certain options that deserve consideration.

Option 1

(Please note: This option was formerly labeled "Option 2" among the options originally considered in the planning process.)

This option was originally chosen among seven options, by unanimous vote of the Task Force, strong support from the public and conceptual approval by the BCC. For a number of good reasons, this option clearly stood out as the very best based on the review criteria used to evaluate all seven options. The cost of this option is what recently triggered a pause in the process and reconsideration of options.

The Option 1 design would attach a library addition to the historic building with certain spaces and operations shared and utilities joined between the community center and library, which would

facilitate long term operational cost savings for both the Library District and NCPRD. It would require library construction and renovation of the historic building for the community center to proceed simultaneously.

The allocation of property space is optimal with Option 1. With a single building containing the library and community center, the library would have the desired size of 19,500 sq. ft. while leaving two acres of contiguous park space, enough for the park to include an accessible playground, a multi-use gathering and event space complemented by a small pavilion, naturalistic area with native trees and shrubs and a loop trail.

Option 2

Option 2 was presented by the design team and staff as a means of substantially reducing construction costs. Like Option 1, this design would attach a library addition to the historic building, contained within, but smaller than the Option 1 footprint, with some spaces and operations shared with the community center similar to Option 1. A reduction in total library size from that of Option 1, to 17,000 sq. ft., would include reduction in the functional library space by 17% and a reduction in collection size by 15%. Certain construction features and materials that contribute to sustainability and aesthetics would be eliminated for added cost savings. Utilities serving the library would be separated from those serving the community center, which would enable the library to be constructed separately, and ahead of, renovation of the adjoining historic building spaces for community center use.

The allocation of property space with Option 2 is optimal because the library footprint is contained within that of Option 1, allowing space for the same park features as Option 1.

Option 3

Option 3 was also presented by the design team and staff to substantially reduce construction costs. This is a free-standing library design, meant to address interests in completely separating the library and community center. The library would occupy the footprint of the building addition represented in Option 1, but would be somewhat larger than that footprint, with a total library size of 15,000 sq. ft. Although the total library size would be 23% smaller than with the Options 1 design, the reduction in functional library space would be proportionally less, about 13% less, and the reduction in collection size would be only 5 to 8 % less. This design would be more efficient operationally, and require only one service point as compared to two service points needed for the Options 1 and 2 libraries. There would be no shared spaces or operations between the library and community center, so no related operational cost savings for either; although the library would have access to community room space in the community center. With the library in a completely separate building, the community center would have additional space in the historic building.

With Option 3, the allocation of property space for a park would not differ significantly from Options 1 or 2, allowing space for the same park features.

Interest in a Larger, Single Level and Free-Standing Library

The idea for a free-standing, single level, 19,500 sq. ft. library on the Concord property is once again being heavily promoted by interested parties. It's an idea that was publicly introduced and promoted for the first time in 2017 by library advocates, immediately following the public announcement that NCPRD was acquiring the property through a property trade with North Clackamas School District. The feasibility of this idea was tested for the first time as part of NCPRD's master planning process with two design options included among the seven options evaluated by the Task Force and the public. For

several reasons, neither of these options fared nearly as well in meeting the review criteria as compared to the chosen option, which is now represented as Option 1 discussed above.

A primary reason that neither of the free-standing library options were chosen was that, with both options, less than one acre of contiguous space would be left for a park.

Consideration of a Hybrid Option

TCP has been considering possible compromises between design options that could help address differing interests while adhering to the purpose, needs and design principals that underlie the Concord project as well the basic design and benefits of the previously-chosen plan. There is one possibility that seems obvious, and that would not require additional concept design work other than possible minor adjustments. We suspect this idea has been considered by the staff and design team, but we have heard no discussion of such. It involves a hybrid design with key features of both Options 1 and 2.

Considering the key concerns at the forefront of discussions, this idea would not address the interest in a 19,500 sq.ft., single level and free-standing library. It would do the following, to the extent these features are affordable:

- 1) Retain the size and footprint of the Option 1 library with the addition to the historic building;
- 2) Retain the Option 1 library design features;
- 3) Retain Option 1 shared spaces and operations in a portion of the historic building;
- 4) Separate mechanical, electrical and plumbing facilities as in Option 2, enabling library construction to occur ahead of historic building renovation for the community center;
- 5) Retain the possibility of adding the large gym as in Option 2, but considering other NCPRD properties for this feature;
- 6) Retain the size and features of the Option 1 park.

In summary, we believe the decision on a “revised” plan for the Concord property should honor the fundamental purposes, principles and community values that guided the originally-chosen and conceptually-approved plan. Adherence to sound criteria used in choosing the original plan should not be taken lightly, nor should the high degree of consensus and support the plan received. Although some changes may be necessary for valid reasons, we see no valid reason for unnecessarily and substantially discounting the values of a community park so that an equally-important library can match a vision without needed compromise. The community deserves a beautiful and functional library, and also deserves a beautiful, community-sized, multi-use park as part of a well-designed and balanced community complex that Mark Elliot has so eloquently described as the “community’s home.”

TCP continues to support the original plan, but we also recognize the benefits and practicality of the hybrid option discussed above, as well as Option 3. We also support continued discussions regarding possible alternatives for future use of the historic building that we have all presumed would be a community center.

Thank you for your sincere consideration of our comments. We look forward to the completion of a long-awaited, quality community project that honors what the community has been led to believe.

Respectfully,

TCP Board of Directors: Ron Campbell, Michael Schmeer and Geoffrey Janke

From: [Thelma Haggemiller](#)
To: [NCPRD - District Advisory Committee](#)
Subject: Concord Concept
Date: Wednesday, March 9, 2022 4:46:58 PM
Attachments: [concord Library.pdf](#)

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

See the attached flyer.

THE COMPONENTS OF THE 'ONE VOICE' PLAN:

Library

Stand Alone 19,000sq ft

We can change anything around the building in the future but not the original size. Clackamas County population is growing the library must meet the future needs.

Concord Project

Gymnasium

Buy the Eastside building for approximately \$6 million and open it the next day.

Concord Art Center

NCPR bought the school building, use the funds you have to make the necessary changes that would allow NCPRD to move in. All other upgrades and changes can be made as money allows.

- 1. Maintain the original Library's square footage at approximately 19,000 sq. [ft.as](#) possible.**
 - a. To address the needs of a growing population within our area.
- 2. That there is a separation of the library from the school building.**
 - a. It allows the library's construction to begin as soon as possible while funding for the school renovation is being worked out.
 - b. It meets the desire of many people to maintain the library autonomy from the NCPRD (North Clackamas Parks and Recreation District) portion of the building physically and financially. (The County Library Advisory Committee has already sent this recommendation to the County Commissioners (BCC).
 - c. A lot of people would like to see the park developed with more passive activities like walking trails and areas of respite and reflection, picnic areas and places for music and art that could be held to perhaps an amphitheater or something like that so making accommodation for arts and music within the park space.
 - d. A strong recommendation is to maintain the original, environmentally sustainable design elements that were in the original Library design. Things like the use of solar panels for power generation, use of radiant heating and other high efficiency air conditioning and ventilation systems that meet the Performance Clackamas criteria, using cross-laminated timber in the construction of the building (a local material that can also be made locally).
- 3. Create a project timeline that takes advantage of the sensitive ARPA (American Recovery Plan Act) funds.**
 - a. We don't want to lose the use of those funds because of any delay that might happen in the project. Deadline is June 2023.
 - b. People wanted to see more opportunities for continued community engagement to discuss the available options and to let the process take its time and don't rush to make a decision.
 - c. A lot of people feel that they would like to have a lot more discussion about what our options are and what actually happened.
- 4. Develop the Concord School Building as an Arts, Culture and Heritage Center.**
 - a. Performing Arts using the existing stage in the current gymnasium.
 - b. Visual Arts and Literary Arts could hold classes and displays in the existing classrooms and the existing kitchen without a lot of remodeling.
- 5. Move sports, athletics, and outdoor recreational activities to the East Side Athletic Club on McLoughlin Blvd.**
 - a. The East Side Athletic Club is currently up for sale for approximately \$6 million, including equipment – a whole lot less than the NCPRD forecasted remodel of Concord School – projected price tag of \$20 million.
 - b. East Side Athletic, during the forced 2020 Covid shutdown, underwent an upgrade of the facility including the HVAC system.
 - c. The existing NCPRD Boardman Wetland Park is contiguous with the East Side Athletic property and safe access to NCPRD's eastside Trolley Trail is a short distance away.
 - d. The State Dept of Transportation is currently putting in a flashing beacon at Bordman Avenue providing a safer crossing to NCPRD's westside Trolley Trail on block away.