



NORTH CLACKAMAS PARKS & RECREATION DISTRICT

BOARD OF DIRECTORS MEETING AGENDA

Date: July 19, 2023
Time: 6:00 p.m.
Location: Concord Property (3811 SE Concord Rd, Milwaukie, OR 97267) – Meeting Room
Or join virtually (via Zoom):
https://clackamascounty.zoom.us/webinar/register/WN_bJuSORDaTq2x5eiJix9i5A

1. **CALL TO ORDER**

- a. Roll Call
- b. Pledge of Allegiance

2. **PRESENTATION** *(Following are items of interest to the residents of the District)*

- a. Report from the Chair of the District Advisory Committee (10 minutes)

3. **BOARD DISCUSSION ITEMS** *(The following item will be individually presented by District staff or other appropriate individuals. Persons appearing shall clearly identify themselves and the department or organization they represent. In addition, a synopsis of each item, together with a brief statement of the action being requested shall be made by those appearing on behalf of an agenda item.)*

- a. Concord Property Project Update
 - Overall Project Timeline
 - Site Plan

4. **CONSENT AGENDA** *(The following Items are considered routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Work Sessions. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

- a. Approval of Meeting Minutes from March 15, 2023 NCPRD Board of Directors Meeting

5. **PUBLIC COMMENTS** *(The Chair of the Board will call for statements from people regarding issues relating to District governance. It is the intention that this portion of the agenda shall be limited to items of District business which are properly the object of Board consideration and may not be of a personal nature. Testimony is limited to three (3) minutes. Comments shall be respectful and courteous to all.)*

6. **DISTRICT ADMINISTRATOR & DISTRICT DIRECTOR UPDATE**

7. **BOARD COMMUNICATIONS**

8. **ADJOURN**



July 19, 2023

BCC Agenda Date/Item: _____

North Clackamas Parks and Recreation District Board of Directors

Concord Property Project Update

Previous Board Action/Review	December 7, 2022 Quarterly NCPRD Board of Directors Meeting – Status Update on Concord Project January 14, 2021 Business Meeting, Consent Agenda A.1 – Approval of Concord and Gladstone Master Plan Reports and Approval of Staff to work with the community and consultants to complete design and engineering for the Concord Property and Gladstone Library.		
Performance Clackamas	<ul style="list-style-type: none">• Build public trust through good government• Honor, utilize, promote and invest in our natural resources• Ensure, safe, healthy and secure communities		
Counsel Review	No	Procurement Review	No
Contact Person	Alex Gilbertson	Contact Phone	Alex: (971) 430-0388

DESIGN SUMMARY:

NCPRD is designing a new park on the Concord Property in Oak Lodge. The nearly 2-acre park will be situated alongside the historic Concord Elementary School building and new Oak Lodge Library, and will provide opportunities for inclusive recreation and connections to nature.

Over 1,300 residents provided input on the community center, park and library planned for the Concord Property. A variety of engagement opportunities (2019-2020) – including open houses, surveys, comment cards, stakeholder interviews, and focus groups with under-served communities – allowed NCPRD to listen and hear preferences for the site. The community feedback helped inform the master plan, which was approved by the NCPRD Board of Directors in 2021 and has guided the project from 2021 forward.

Site improvements: The expressed community goals for the site include the creation of a park with natural features, walking path, play area, flexible open space for recreation and events, restroom and picnic shelter, large events plaza and splash pad. The site plan in Attachment A, shows the main elements of the park and site improvements.

For Filing Use Only

Play area: When we asked the community which type of play they wanted to see most at the park, “nature play” ranked the highest. The design provides nature play and integrates accessibility throughout the design so that a range of users of different ages and abilities can play together. Attachment B shows Phase I of the play area with a focus on physical play in the form of logs, boulders and rope climbers as well as some sensory and imaginative spaces. Attachment C shows the future phase/full buildout of the play area with an added focus on sensory and water play. Attachments D and E provide photo examples of what the play elements could be or could look like, giving a sense of scale, materiality and character. In April, in-person and virtual community gatherings were held to present the park design. Among questionnaire respondents, 83% agreed that NCPRD got the design right, and effectively incorporated community input. See Attachment G for community engagement highlights.

Community Center: NCPRD is preserving the former school building for public use as a community center and is currently using the facility in a limited capacity for youth and adult recreational programs. To more fully use and access the facility, NCPRD has designed high-priority upgrades to the building for safety and accessibility, including a new HVAC system and a new entry and elevator for ADA compliance (Attachment F). Further facility enhancements and upgrades as proposed in the master plan will require additional funding, such as a general obligation bond, and reengagement with the community.

PROGRESS UPDATE AND TIMELINE:

Recent project milestones:

- 100% construction documents were completed for the park and site.
- County conditional use permit hearing was held on May 18, 2023.
- County design review application was submitted.
- Metro staff approved the local share application (\$1.2M to support park and playground).

Next steps June – August include:

- Seek approval of NCPRD-County IGA for construction of Oak Lodge Library
- Confirm budget and approve Guaranteed Maximum Price (GMP) for the park and site
- Finalize Metro-NCPRD IGA for Local Share funding and seek approval
- Complete all permitting for the park and site required for construction
- Complete construction documents for Phases I and II of the play area
- Review construction costs for the Community Center, complete construction documents
- Confirm budget and approve GMP for playground and Community Center
- Coordinate with PGA to design and implement a project groundbreaking event at the Concord property in early fall (date TBD)

Timeline for construction:

- If the Guaranteed Maximum Price for construction of the park and site is approved by the Commission and NCPRD Board of Directors, construction of the library will begin in September 2023 pending early grading permit approval
- Park and community center construction is estimated to begin winter of 2024
- Estimated completion is early 2025

- As the park project nears completion, NCPRD will engage the community in the naming process and provide opportunities for public input

BUDGET UPDATE:

Costs		
Item	Amount	Notes
Construction – park and site	\$4,143,692	Park, shelter, hardscape, utilities, parking, water feature
Construction – play area	\$1,800,000	Full build-out of Phase I and Phase II
Construction – building	\$3,743,172	New entry, HVAC, new electrical service, elevator
Owner costs	\$656,493	Owner contingency
Indirect costs	\$4,132,301	Design costs + soft costs
Direct costs – construction admin	\$432,650	Staff, GC pre-con, owner's rep
Total Costs	\$14,908,308	Includes \$2,024,363 in funds spent

Funding			
Source	Amount	Funding status	Date available (approx.)
Hood View proceeds	\$2,187,517	Confirmed	Available balance as of 5/31/2023
NCPRD General Fund	\$6,546,428	Confirmed	FY 22/23
SDCs (Zone 2)	\$2,000,000	Confirmed	FY 22/23
Fund 480 balance	\$450,000	Confirmed	FY 22/23
Grants – LGGP	\$500,000	Grant approval pending	Fall 2023
Grants – Local Share	\$1,200,000	IGA pending (approved by Metro)	Fall 2023
Total available funding	\$12,883,945		
Total funds spent	\$2,024,363		
TOTAL FUNDING	\$14,908,308		

Notes: Funds shown above as "Confirmed" are available. \$5,560,000 is budgeted for Concord construction in Fiscal Year 2023-24 proposed budget. Remaining construction costs are expected to be encumbered in Fiscal Year 2024-25.

RECOMMENDATION: N/A

Respectfully submitted,



Michael Bork
NCPRD Director

Concord Property Community Park

ATTACHMENT A
Site improvements



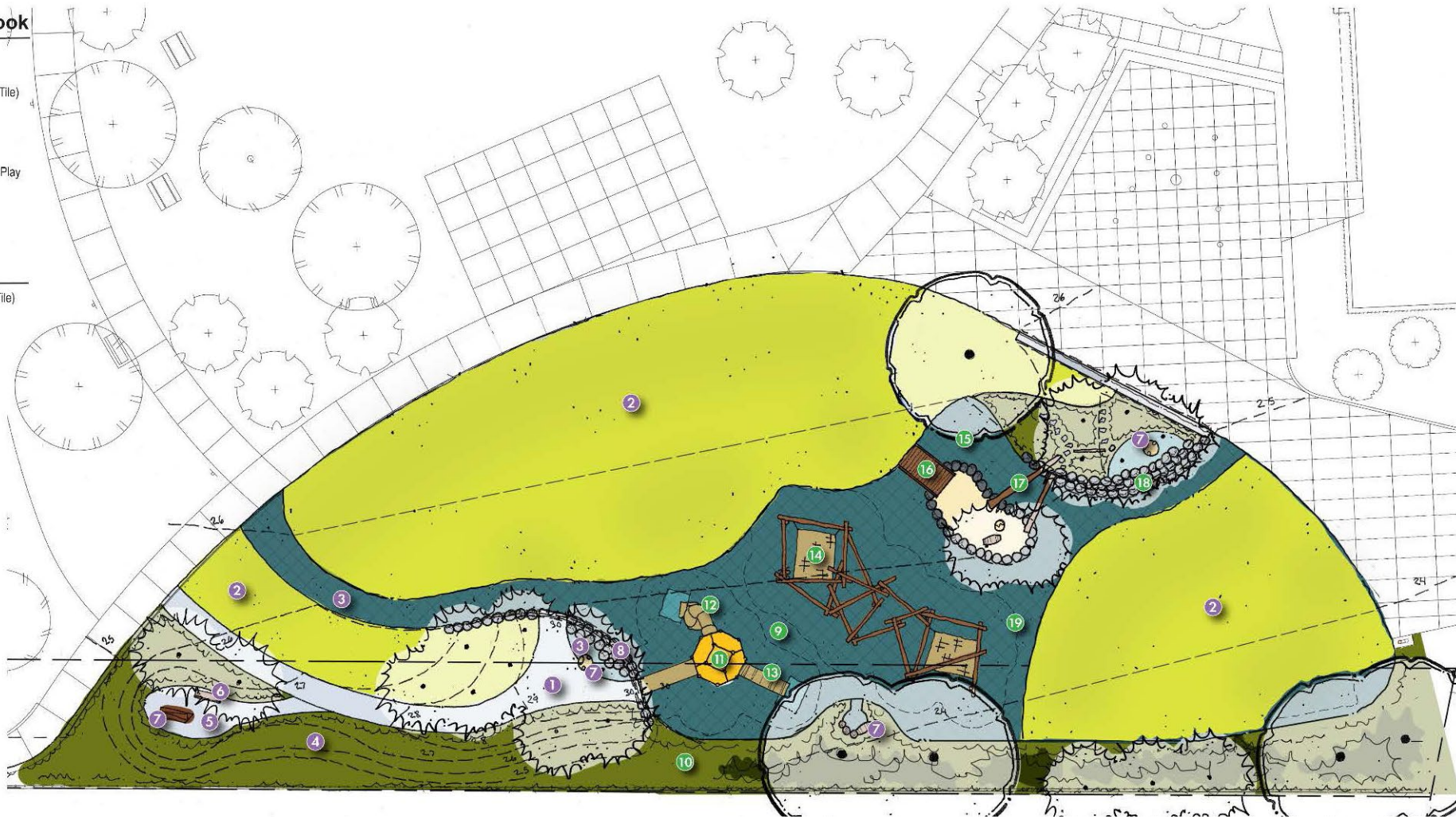
Phase I: nature play area

Play Hills & Overlook

- 1 ADA Concrete Path
- 2 Lawn
- 3 Playground Surfacing (Rubber Tile)
- 4 Low Planting
- 5 Quiet Overlook
- 6 Bench
- 7 Sensory or Imaginative Nature Play Features
- 8 Boulder Scramble

Physical Play

- 9 Playground Surfacing (Rubber Tile)
- 10 Low Planting
- 11 ADA Access Two Level Tower with Bridge
- 12 Twisty Slide
- 13 Roller Slide
- 14 Log Climber with Nets
- 15 New Tree (Typ 26)
- 16 Ramp
- 17 Balance Logs
- 18 Boulder Scramble
- 19 Use Zone (Fall Zone)



Future phase: nature play area

Play Hills & Overlook

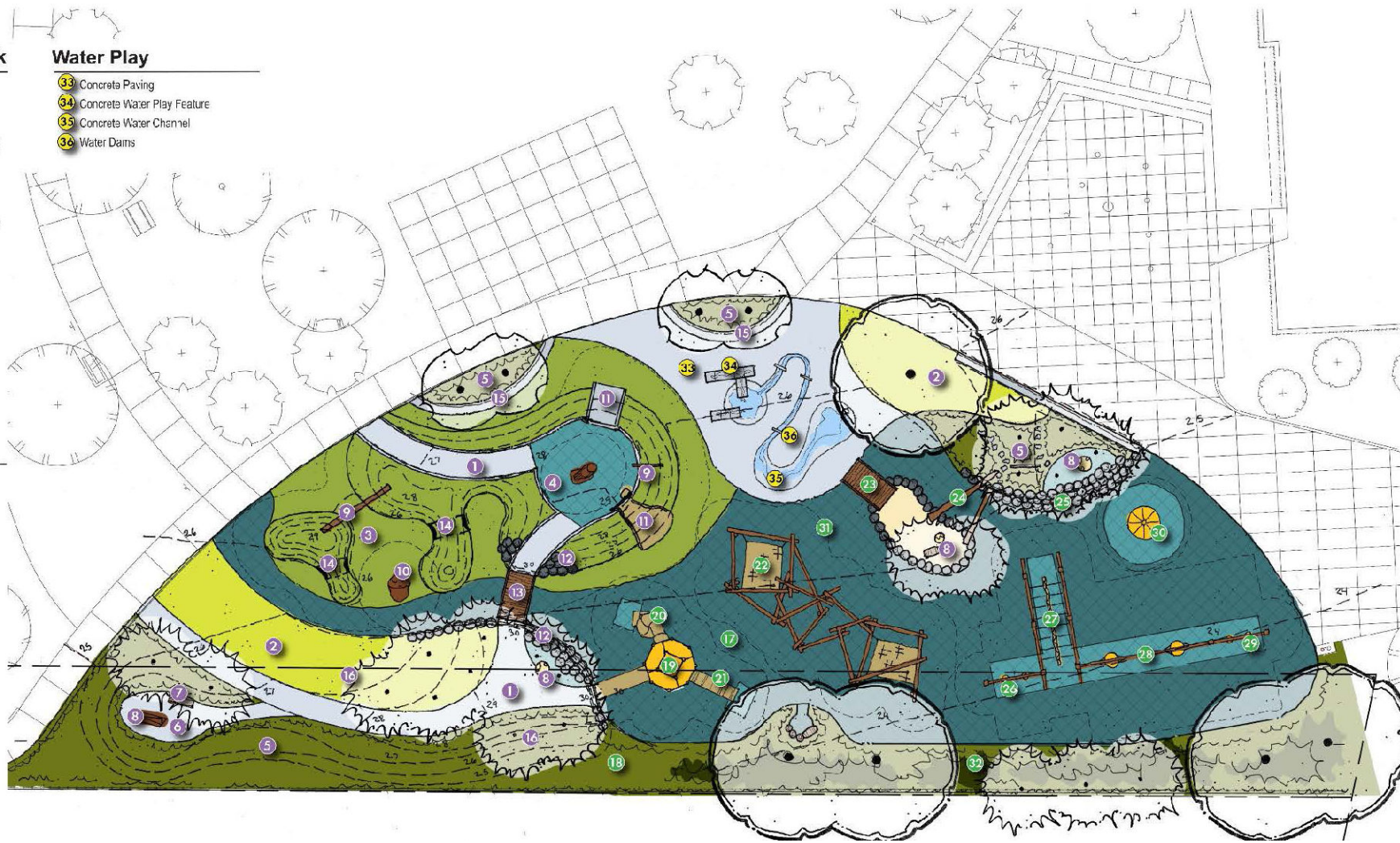
- 1 ADA Concrete Path
- 2 Lawn
- 3 Playground Turf Surfacing
- 4 Playground Surfacing (Rubber Tile)
- 5 Low Planting
- 6 Quiet Overlook
- 7 Bench
- 8 Sensory or Imaginative Nature Play Features
- 9 Balance Logs
- 10 Small Nature Themed Climber
- 11 Slide
- 12 Boulder Scramble
- 13 Bridge
- 14 Tunnel
- 15 Concrete Seat Walls
- 16 New Tree (yp 30)

Water Play

- 33 Concrete Paving
- 34 Concrete Water Play Feature
- 35 Concrete Water Channel
- 36 Water Dams

Physical Play

- 17 Playground Surfacing (Rubber Tile)
- 18 Low Planting
- 19 ADA Access Two Level Tower with Bridge
- 20 Twisty Slide
- 21 Roller Slide
- 22 Lcg Climber with Nets
- 23 Ramp
- 24 Balance Logs
- 25 Boulder Scramble
- 26 2 Toddler Bucket Swings
- 27 Big Rope Swing
- 28 2 Nest Swings
- 29 2 Belt Swings
- 30 Inclusive Spinner
- 31 Use Zone (Fall Zone)
- 32 Screening Planting



Phase I: nature play area

Example Photos

Play Equipment & Nature Play



Imaginative Nature Features



Future phase: nature play area

Example photos

Water Play, Swings & Spinner



Future phase: nature play area

Example photos

Hills, Slides & Small Climbing Features



ATTACHMENT F
Community Center



Park at Concord Property: Design Update

Community Engagement Summary

In the final phase of the park design, NCPRD was looking to reengage the community and share exciting details on park features and amenities. A mix of print and digital promotional materials, in both English and Spanish, were developed to increase awareness around the project and invite residents to two presentations with public input opportunities.

An in-person community event was held on Saturday, April 15, 2023 at the former Concord Elementary School building. The event included a live presentation, kids activities, project display booths, and opportunities to engage with staff, ask questions and provide comments. The following week, on April 19, 2023 a virtual presentation was held, with time afterward for questions and completing an online questionnaire. Both events were well attended and the majority of feedback on the project has been very positive.



1,256 Landing Page Visits

3:54 Avg. Time on Site



120+ In-person Event Attendees

26 Webinar Attendees



27 Comment Cards/
Questionnaires Received

83% Agreed that NCPRD got the design right, and
effectively incorporated community input



18,005 Emails Sent

7,320 Emails Opened



96,268 Social Impressions (35,509 Spanish)

1,320 Post Engagements (267 Spanish)

938 Link Clicks (236 Spanish)



2,001 Postcards Mailed

RESIDENT QUOTES

"I love that NCPRD is putting a park in the Oak Grove area, I grew up here, raised my kids here and have watched as everything left and there is not much left to attract families, thank you for investing in the area!"

"I was amazed with the whole thing."

"I love that this plan is based on community feedback"

"Well thought out, good flow to the design; updated and better use of a large property"



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

**BOARD OF DIRECTORS
MEETING SUMMARY**

Date: Wednesday, March 15, 2023
Time: 6:00 p.m.
Location: Concord Property (3811 SE Concord Rd. Milwaukie, OR 97267)
Meeting Room or Virtually (via Zoom)

This meeting was recorded and the video is available on the NCPRD website at
<https://ncprd.com/public-meetings/meeting-minutes>
These minutes document action items approved at the meeting

PRESENT:

NCPRD Board Chair Tootie Smith
NCPRD Board Director Ben West
NCPRD Board Director Paul Savas
NCPRD Board Director Martha Schrader
NCPRD Board Director Mark Shull
District Administrator Gary Schmidt
NCPRD Director Michael Bork
District Counsel Jeff Munns
Clerk to the Board Tony Mayernik

1. CALL TO ORDER

- a. Roll Call
- b. Pledge of Allegiance

2. PRESENTATION

- a. Report of Second Quarterly Financial Report
 - a. Michael Bork presented the NCPRD Second Quarterly Financial Report.
- b. Report from the Chair of the District Advisory Committee
 - a. Grover Bornefeld, Chair of the DAC, provided a report from the District Advisory Committee.
 - i. DAC Recruitment for the two terms expiring June 30, 2023 will open up in April. The community recruitment meetings will be held in May and June. The selection will be finalized in June for the new terms to start July 1, 2023.

3. BOARD DISCUSSION ITEMS

- a. Oak Lodge Library Land Discussion

ACTION: Director Paul Savas: "I move that we direct staff to move forward with the sale of the land to the County for library purposes. Director West seconded the motion

Chair Smith called for further discussion. None was heard.

Clerk Mayernik called the poll.
Director Shull Aye
Director Schrader Aye
Director West Aye
Director Savas Aye
Chair Smith Aye, motion passes 5-0.

4. CONSENT AGENDA

- a. Approval of Meeting Minutes from December 7, 2022 NCPRD Board Meeting
- b. Approval of an Intergovernmental Grant Agreement with the State of Oregon for kitchen improvements at Milwaukie Community Center. Grant value is \$20,000. Funding is through Oregon Department of Human Services. No County General Funds are involved.
- c. Approval of an Intergovernmental Grant Agreement with the State of Oregon for external security enhancements at the Milwaukie Community Center. Grant value is \$25,000 for 1 year. Funding is through Oregon Department of Human Services. No County General Funds are involved.
- d. Approval of an Addendum to Lease Agreement with Cascade Heights Charter School for Clackamas Elementary School Buildings and Grounds. Addendum value is \$147,746 for 1 year, lease value is \$819,720 for 6.25 years. Funding is through lessee. No County General Funds are involved.

Clerk Mayernik read the consent agenda.

Chair Smith called for requests to remove items from the consent agenda. None were received.

Director Savas asked for clarification on the 6.2 years on the Lease Agreement with Cascade Heights Charter School.

ACTION: Director West: "I move that we approve the Consent Agenda as read." Director Schrader seconded the motion.

Chair Smith called for further discussion. None was heard.

Clerk Mayernik called the poll
Director West Aye
Director Schrader Aye
Director Savas Aye
Director Shull Aye
Chair Smith Aye; motion passes 5-0.

5. DISTRICT ADMINISTRATOR & DISTRICT DIRECTOR

6. PUBLIC COMMENT

Chair Smith opened the meeting for public communication.

1. Janet Beale, Milwaukie, Noticing of public meetings (e.g. reader board out front of Concord)
2. Gary Bokowski, Milwaukie, Support Library Land Purchase
3. Debrah Bokowski, Milwaukie, Support Library Land Purchase
4. Thelma Haggenmiller, Oak Grove, Support Concord Project
5. Chips Janger, Oak Grove, Support Library Land Purchase
6. Anatta Blackmarr, Oak Grove, Support Library Land Purchase
7. Jan Carothers, Jennings Lodge, Support Library Land Purchase
8. Fred Sawyer, Milwaukie, Accessibility/Sidewalks
9. Rich Nepon, Oak Grove, Support Library Land Purchase

7. BOARD COMMUNICATIONS

8. ADJOURN