



MEETING MINUTES

North Clackamas Parks and Recreation District

District Advisory Committee

Wednesday, August 14, 2024

5:30 – 7:00 p.m.

Location: North Clackamas Aquatic Park and Virtually (via Zoom)

DAC Members Present: Muciri Gatimu, Grover Bornefeld (Subarea 1), Anatta Blackmarr, Mark Elliott (Subarea 2), Jeanette DeCastro, Sheila Shaw (Subarea 3), Daniel Diehl (Subarea 4), Lisa Batey, Ali Feuerstein (Subarea 5), Joel Bergman (Milwaukie Community Center Advisory Board)

Members Absent: Salma Nassir

Staff and Officials Present: Paul Savas (Clackamas County Commissioner), Jeff Munns (County Counsel), Kia Selley (NCPRD Director), Dominic Cortinas (NCPRD Deputy Director), Erin Reome (NCPRD Principal Planner)

A recording of this meeting is available on the NCPRD website at <https://ncprd.com/public-meetings/meeting-minutes>

- I. **Call to Order** - DAC meeting was called to order by DAC Chair, Jeanette DeCastro. A quorum was present.
- II. **Action Items**
 - a. Approval of DAC Meeting Summary
 - i. The summary from the DAC meeting held on July 10, 2024, was approved as presented.
- III. **Discussion Agenda**
 - a. Public Officials Protocol (Jeff Munns)
 - i. Jeff Munns, Clackamas County Legal Counsel, provided an overview of what DAC members are allowed to do regarding political campaigning or advocating for a ballot measure. ORS 260.432 was referenced during this discussion.
 - b. System Plan Consultant Contract Update: Phases 3 and 4 (Erin Reome)
 - i. Erin Reome provided an update on the System Plan Consultant Contract which included an overview of the four System Plan phases, the work completed in phases 1 and 2, and an overview of the next steps for phases 3 and 4.
 - ii. Design Workshop will provide an update to the DAC at the September DAC Meeting.
- IV. **Subcommittee Reports**
 - a. DAC Public Planning List/Parking Lot (Jeanette)
 - i. Jeanette provided an update on the progress of updating the Public Planning List/Parking Lot. The next step is to cross reference the list with the staff report so it is not redundant. The goal is to make this list a more usable reference of items the DAC wants to work on.
 - b. Bylaws Committee (Jeanette)
 - i. Currently working through feedback and input received. Don't have draft language to bring to the DAC for review at this time.
 - c. Governance Committee (Ali)

- i. Waiting for more information from the systems plan. Looking to find out more about how much of our general maintenance fund is going to Milwaukie and how much is going to the unincorporated areas.

V. DAC Member Reports

- a. Grover Bornefeld (Subarea 1)
 - i. This Saturday subarea 1 representatives will have a listening session at the Jennings Lodge campus, as part of a community event there.
 - ii. How does input for agenda recommendations get put into a structure for fulfillment to track so it doesn't get lost?
 - iii. Relayed a concern from subarea 1 that the Budget Committee is currently separate from the DAC.
- b. Joel Bergman (Milwaukie Community Center Advisory Board)
 - i. The free fall Housing and Senior Services Fair is happening on September 12 at the Milwaukie Community Center. There is an opportunity for vendors if anyone is interested in becoming a vendor, please contact the Milwaukie Community Center.
 - ii. Fiesta Latina is happening at North Clackamas Park on September 14. Volunteers are still needed. If you are interested in volunteering contact the Milwaukie Community Center (MCC). The MCC has several great opportunities to get involved and volunteer.
- c. Lisa Batey (Subarea 5)
 - i. Milwaukie is building three parks. Two will be finished and opened by the end of October. All three parks will be open by the end of the year, and the City will do a grand opening in the spring.
 - ii. Concerts in the Park:
 - 1. Ball-Michel Park next Wednesday 6:30-8:30p.m.
 - 2. Ardenwald Park Thursday nights 6:30-8:30p.m.
 - iii. This Saturday the Johnson Creek Watershed Council is doing their annual creek clean-up.
- d. Mark Elliott (Subarea 2)
 - i. The Milwaukie Community Center Advisory Board set up a subcommittee to discuss what programs could be recommended to occur at the Concord Property when it becomes a community center. The subcommittee is looking at whether each center has its own advisory board, or if there would be one advisory board to cover both centers and if so, how would the two community centers work together? The goal is for the committee to provide input to NCPRD staff and leadership.
- e. Jeanette DeCastro (Subarea 3)
 - i. Subarea 3 will have its CPO meeting in September.
 - ii. When visiting Altamont Park, in subarea 4, noticed there isn't much shade at that park. Asked if there are currently any restrictions on planting more trees in that park.
- f. Muciri Gatimu (Subarea 1)
 - i. It would be great to have a diagonal crosswalk at Jennings and 99e.
 - 1. Mark mentioned that the Oak Grove Community Council has been working with a group called Safe Routes to Schools and there will be a presentation in September about the work that they're doing, and specific projects they are looking at. That would try to address some of these issues and how they could be resolved, and that would be a good place to bring up this concern.
 - 2. Erin Reome mentioned that the Department of Transportation and Development is currently updating their walk/bike path plan. They currently have a survey out, which closes tomorrow, but that would be a good option to

provide some feedback. Given that this intersection falls outside of NCPRD boundaries, the resolution for this would need to be handled by the County and ODOT.

VI. District Monthly Report

- a. **System Plan:** Our goal was to receive 2,100 (2%) system plan survey responses. We received 2,500 (2.4%) survey responses, exceeding our goal.
- b. **Concord Construction:** The construction continues for the park, playground, renovated community center, as well as a new County library. Major regrading of the site is nearing completion, and the walls of the library are going up. Demolition inside is underway for the new elevator shaft, which will be the second elevator in the building.
- c. **Website Redesign Survey:** NCPRD staff are continuing work on the website refresh project. A survey is open to collect feedback until August 21. Project completion is slated for the end of this year.
- d. **Milwaukie Bay Park Project:**
 - i. The Board of Directors have received several emails in support of completing phase three improvement at the park. These go into the Director log for community input.
 - ii. The Board responded to the recent letter received from the Milwaukie Parks and Recreation Board (the response is included in the agenda packet).
 1. In that response, it was stated that “Phase three of Milwaukie Bay Park is on pause because there’s been no progress on updating the intergovernmental agreement between NCPRD and the City of Milwaukie. It is our understanding the City is seeking to clarify an appropriate legal route for their potential future withdrawal from the District. Before continuing construction, the district needs assurance that should Milwaukie choose to depart, District investments are not removed from district ownership at the expense of the rest of the District’s taxpayers.”
 - iii. NCPRD staff has recently met with federal, state, and local grant partners to maintain the current grant funding. NCPRD is seeking a formal extension for our federal grant until fall 2026. This is the only grant with a firm deadline. The other grant partners have said they will follow. NCPRD budget resources for phase three improvements are still secure and still in the budget.
- e. **Summer Events Wrapping Up:**
 - i. Concerts in the Park: Over 2600 people enjoyed the three free concerts.
 - ii. Movies in the Park: These events consistently brought in crowds of over 400 people, which brings attendance back to pre-pandemic levels.
 - iii. August 31 - Community Science Bioblitz Event at Boardman Wetlands. They will record flora and species at the park.
 - iv. September 14 - Fiesta Latina Event at North Clackamas Park.
 - v. Encouraged all to visit the Aquatic Park 30th Anniversary Memory Board located in the lobby of the Aquatic Park to share their memory.
- f. **Clackamas School Property:** Many attended the Board of County Commissioners Clackamas Elementary School meeting and Special DAC meeting on that topic. The Board has decided to temporarily postpone the purchase of the Clackamas Property. There is additional information the Board wants to review before moving forward on that proposal.
- g. **DAC Onboarding:** NCPRD site tours will take place on Tuesday, August 20.

VII. Public Comment

- a. None

From: [Travis Tomlinson](#)
To: [NCPRD - District Advisory Committee](#); [NCPRD - District Advisory Committee](#); [BCCMail](#)
Cc: citycouncil@milwaukieoregon.gov
Subject: Milwaukie Bay Park
Date: Monday, July 15, 2024 7:42:43 AM

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

Hello Committee and Commissioners,

I am writing to express my enthusiastic support for the completion of Milwaukie Bay Park (MBP), a regional gem that has been eagerly anticipated by the greater Clackamas community for years. The park holds significant potential for enhancing our region, and it's crucial that we move forward with its development without yet another round of delays.

As a board member of one of the neighborhoods here in Milwaukie, I hear people frequently inquire about when construction will resume, showing just how much they care about MBP. The anticipation is palpable, and the years of community engagement, feedback and volunteerism can't be disregarded.

Once completed, MBP will be universally accessible, attracting more families, businesses, and organizations. This will undoubtedly enhance the community experience, making Milwaukie an even more attractive place to live and visit.

I urge you to prioritize the completion of Milwaukie Bay Park. The community's investment, both emotional and financial, is immense. Let's not let this opportunity slip away. The time to act is now, for the benefit of our entire region.

Thank you for your consideration.

Sincerely,
Travis Tomlinson

From: [Haley](#)
To: [NCPRD - District Advisory Committee](#); [NCPRD - District Advisory Committee](#); [BCCMail](#)
Cc: citycouncil@milwaukieoregon.gov
Subject: A letter in support of the proposed upgrades to Milwaukie Bay Park
Date: Wednesday, July 31, 2024 5:23:02 PM

To whomever it may concern,

My name is Haley Pieske and I'm writing today in regards to the planned Milwaukie Bay Park remodel. I'd like to take the time to explain why it's so important to myself and my family and why we think it should continue.

I've been a resident of Milwaukie since 2017 and recently started my family here with my first being born in 2023 and my second being due in the beginning of 2025. My husband and I love this town and want to continue to raise our kids here.

Milwaukie Bay Park is the only park within reasonable walking distance of our home, and as some scientific studies have suggested, park proximity and available features are correlated with better mental health and overall wellbeing. ^{1, 2}

I believe that having access to the proposed addition of a playground and shade trees would be invaluable for the health and happiness of my children and my family as a whole. We, and many of our neighbors, do not have a yard or green space of any kind nearby and would be much more likely to thrive with a space like this within walking distance.

The current state of Milwaukie Bay Park has little appeal for us, as there is nothing for my kid (and soon to be kids) to do, and not much shade. Without anything for children to focus on, it really just ends up being a hazard as they're tempted to run out into the street.

I know the proposed upgrades to the park stand to benefit many others besides parents and families in my community, and I know that many of us sincerely hope that the plans can continue and the park can be completed.

Thank you so much for your time and consideration.

-The Pieske Family

1. *Int J Environ Res Public Health*, "Park Proximity and Use for Physical Activity among Urban Residents: Associations with Mental Health", [NIH.gov](https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7369687/), Jul 2020, <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7369687/>
2. *Int J Behav Nutr Phys Act.*, "Are park proximity and park features related to park use

From: [Bill, Sandra, Zoe and Jessey](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#)
Subject: Re: Proposed Recover Center
Date: Thursday, August 1, 2024 2:30:16 PM

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

I'm writing to offer an apology and to make a clarification on the email we sent at approximately 10:30 this morning. I misidentified one party I called out by name. Now that the video has been posted I see it was Grover Bornefeld, not Commissioner Shull, who characterized resident concerns as "The Zombies are Coming!" hysteria. I apologize to Commissioner Shull. Participant names did not appear on the Zoom call and DAC members' photos are not posted to the website. I made a mistake based on general appearance.

See? It's easy to do. (Reference our concerns about mistaking an autistic person's behavior as suspicious or under the influence.)

We'll look forward to receiving responses to our questions and concerns.
Thank you,
Sandra Vail

On Thu, Aug 1, 2024 at 10:34 AM Bill, Sandra, Zoe and Jessey <jezosabi@gmail.com> wrote:

On Tuesday, July 30th, we attended the North Clackamas Parks & Recreation District Advisory Committee (DAC) meeting. During the meeting, Cindy Becker presented a proposal to purchase the property at the intersection of SE Tolbert Street and SE 92nd Avenue (15301 SE 92nd Avenue) for use as a substance use disorder (SUD) Recovery Center.

We learned of the meeting only an hour before it started and had little time to prepare. Time allotted for public comment was brief and although we did voice concerns during the meeting, we have additional points to raise and questions to ask.

Full disclosure: We are parents of an autistic WeBUILT resident. We do not ourselves live in Clackamas County. WeBUILT is a community of approximately 30 autistic and/or developmentally disabled individuals learning to live independently. The community, heralded as a model by disability housing advocates, is at 8909 SE Tolbert Street—less than 500 feet from the subject property, at the end of a dead-end street.

Many individuals in or associated with the WeBUILT community are deeply concerned about the potential of a Recovery Center at the proposed site; several have called, written, and/or attended the 7/25/2024 Clackamas County Recovery Center Community Meeting.

During the 7/30/2024 DAC meeting, Commissioner Mark Shull characterized the safety concerns voiced by the WeBUILT community at the 7/25/24 meeting as "The Zombies Are

Coming!" hysteria. We found this disrespectful, as was Commissioner Paul Savas' refusal to stay for the planned public comment portion of the 7/30/2024 DAC meeting. Would these Commissioners so readily dismiss the concerns of nondisabled citizens? Developmentally disabled individuals may look like adults but often have a functional age of 8-12 years. They face challenges nondisabled adults do not. It's called "special needs" for a reason.

We also found Commissioner Savas' reassurances that the neighborhood would be "much safer" after the Recovery Center was in place facile and ill-informed. He intends to institute a broken windows/community policing program in the area. Such a program would be even more dangerous to WeBUILT residents than the current conditions are. An area shop owner/community watch member with no experience with the autistic community may not recognize the difference between someone with a substance abuse problem and someone with autism. Instituting such a policy will result in WeBUILT residents being harassed in their own neighborhood and placed at even greater risk of encounter with over-aggressive, undertrained first responders and/or neighborhood watch members (ref: Trayvon Martin).

In addition to the points listed above, we'd like to hear the Commissioners' responses to the following:

High incidence of relapse: Numerous sources report that 40-60% of adults treated for SUD relapse. Most relapse multiple times in the first 90 days of getting sober. The risk of overdose after a period of abstinence is extremely high. It is therefore inevitable that people in an altered mental state will be present on the campus of the Recovery Center and that first responders will be frequently called to the Center. (Source: [Understanding Relapse and The Risks | Hazelden Betty Ford](#)). As stated in our previous communications, the presence of first responders is often a risk to an autistic population, not a benefit.

Open campus: The Center advocate, Cindy Becker, stated that the Recovery Center will be an open campus with scores of clients. That means family, friends, and former associates may visit and interact with clients. Some studies suggest a relapse rate for opioids/fentanyl as high as 80-95% percent during the first year after treatment -- a timeframe that directly overlaps with the transitional residency period proposed for Recovery Center clients. That means an increased chance of drugs and drug paraphernalia at the site, and an increased chance of first responder presence (Source: [Understanding Relapse and The Risks | Hazelden Betty Ford](#)). See concerns above.

Comorbid behavioral disorders: According to Coccaro et al. in the Journal of Psychiatric Research, there is a strong link between anger/aggression issues, poor impulse control, and substance abuse disorders. (Source: Substance use disorders: Relationship with intermittent explosive disorder and with aggression, anger, and impulsivity - ScienceDirect)

Dealing with withdrawal and long-term abstinence will further challenge the emotional stability of Recovery Center clients. "Unmanaged anger during recovery from substance abuse can lead to outbursts, aggression, or difficulty maintaining emotional stability. Recovering from substance abuse is often more challenging for individuals who cannot regulate their emotions effectively. Many people experience heightened levels of emotions, including anger, during the withdrawal stage of treatment" (Source: [Connection Between Anger Management and SUD \(pathwaysrecovery.center\)](#)).

How do you intend to keep the highly vulnerable area residents safe from these risks (active

drug use/sales, potentially violent/emotionally labile individuals) without placing them at even greater risk from overzealous authority figures or severely impacting their right to free movement within their own neighborhood?

Proximity: The former school grounds not only adjoin SE Tolbert Street (and block free access to SE 90th, SE 91st and SE 92nd Avenues), they directly adjoin the houses Next Step Strategies (NSS; the nonprofit affiliated with WeBUILT) rents across from the main WeBUILT campus. There are no fences; the Recovery Center clients can wander into the yards of the homes NSS leases at any time. In fact, they could wander through the unlocked gate of the WeBUILT campus at any time.

The rights of permanent residents: The clients of the Recovery Center will be there for up to a year, during an incredibly challenging transition stage of their life. WeBUILT is envisioned as a long-term home for its residents. Residents may choose to move at some point but for many, WeBUILT will be their home for decades. Why should this vulnerable community of permanent residents be subjected to a constant influx of emotionally volatile, potentially violent, short-term Recovery Center clients with no stake in the community?

First responder training: Do all Clackamas County first responders receive [specialized autism training](#)? If they are not trained, why? ([Why Autism Training is Important for Fire and First Responders \(ibcces.org\)](#)) If training is available, are new hires allowed to be on the job before they successfully complete training? If you institute a community policing model in this area, will neighborhood volunteers receive training? These are fundamentally important questions to the WeBUILT community and autism community in general. We need to hear your answers.

Highest & best use of the site/ROI for County: There are other possible uses for the former school site. Meeting attendees suggested putting it on the market to get the best sales price for the citizens of Clackamas County. Cindy Becker of the Recovery Center was not transparent about how much the Center plans to spend for the property or the funding sources. The minutes of the meeting have not been posted at this time, but our memory is she mentioned \$2.6M for the purchase. However, according to the Clackamas County Assessor, the current year assessed value is \$3,536,501; the market value for the building is \$5,659,980 and the land is \$1,301,637. The total market value is estimated at \$6,961,980. Of course, that is without the site having been placed on the market – who knows what the market will bear.

Fair and transparent process: Other organizations have expressed an interest in purchasing or leasing the property. A coalition of area nonprofits (Next Step Strategies, Inclusion-Fusion NW, and Club EMU) offered to buy or lease that building and grounds to create ball fields, a park, a business incubator, a gym leasing and catering company, and/or a space for vocational training and social activities for the disability community. Why were advocates for other potential uses not invited to present before the DAC?

Many questions were raised during the 7/30 meeting -- some about transparency, some about the assessed value of the property, and some about safety. Very few were answered. We feel it important that the process surrounding this decision be fair, transparent, and respectful of the concerns of all Clackamas County citizens.

Even if you dismiss the concerns of neighborhood residents (as clearly some Commissioners

do), the purchase price discussed last night is not in the best interest of the residents of Clackamas County.

Thank you for hearing our concerns.

Sincerely,
Sandra Vail
William Baillargeon

From: [Bill, Sandra, Zoe and Jessey](#)
To: [BCCMail](#); [NCPRD - District Advisory Committee](#); [Selley, Kia](#)
Subject: Additional questions re: Clackamas Elementary School property
Date: Tuesday, August 6, 2024 9:53:01 AM
Attachments: [Is the NCPRD living up to their commitment. Overview of 3 school sites in context of NCPRD strategic plan_v2.pdf](#)

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

Attached please find a pdf with additional questions for the Board of County Commissioners re: NCPRD decision-making. We recognize that the Board has to juggle the concerns of all residents and property owners in Clackamas County but think it important that the Board hear and respond to all public questions and concerns. We'll look forward to hearing from you..

Sincerely,
Sandra Vail

Is the NCPRD holding true to its promises? Outcomes for three schools purchased in 2018

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NCPRD Mission and Vision

The mission statement of the North Clackamas Parks & Recreation District (NCPRD) is “To enrich community vitality and promote healthy living through parks and recreation.”¹ The vision statement is “Enhancing and connecting your community by providing exceptional parks and recreation opportunities **for all.**” (emphasis mine)²

2018 acquisition of three schools in Clackamas County: Background

On April 9, 2018, the NCPRD announced that they had taken ownership of Concord Elementary School in Oak Grove, Wichita Elementary School in unincorporated Milwaukie, and Clackamas Elementary School in unincorporated Clackamas County. “**The three schools acquired were strategically chosen based on their potential for community uses and their precise placement throughout the district, allowing us to better serve our entire population, especially those in underserved areas,**” said Director of NCPRD.” (emphasis mine)³

In the NCPRD Strategic Partnership FAQs, the issue of future use and public engagement is addressed in this manner:⁴

Will there be public engagement for the visioning of the future use of Concord, Wichita and Clackamas Schools?

The Parks District’s mission is “To enrich community vitality and promote healthy living through parks and recreation.” This collaborative agreement will help increase recreational opportunities and quality of life for residents through new indoor community centers and open spaces in multiple strategic locations throughout the district.

NCPRD is dedicated to a thorough, inclusive, and transparent public engagement process for the development of new parks and facilities. Extensive public outreach processes will take place to allow all District residents and interested groups to take part in shaping the vision for these buildings and surrounding properties.

Current status of the three properties acquired in 2018

- **Wichita Elementary** (unincorporated Milwaukie) is in Zone 14 (see Needs MappingNeeds Mapping). The property has been in active use since its acquisition.⁵ In July 2024, the NCPRD sold the property to the North Clackamas School District (NCSO) because “NCPRD’s mission is to provide parks and recreation opportunities to district taxpayers. The NCPRD Board is taking a comprehensive look at the district’s services, properties, and budget to make sure the district is focused on that core mission. While the Wichita Center provides important services to the public, they are outside of the core parks and recreation mission of the organization.”⁶ As part of the sales agreement, “NCSO will provide \$1 million in credit for NCPRD’s use of fields and facilities for community programs.”⁷
- **Concord Elementary** (Oak Grove) is in Zone 28 (see Needs MappingNeeds Mapping). The school closed in 2014 and has been unoccupied ever since. In 2023 the NCPRD announced plans for a new park, library, and community center on the property.⁸ The property needed extensive rehabilitation; the groundbreaking celebration was held September 16, 2023. The DAC Agenda Packet for the 7/10/2024 meeting indicated that the project would be ready for public use in H2 2025,⁹ but that means the project is already behind schedule.¹⁰
- **Clackamas Elementary** (unincorporated Clackamas County) is in Zone 58 (see Needs MappingNeeds Mapping). Until June 2024, Cascade Heights Public Charter School occupied the site. On June 25, 2024, the Clackamas Board of County Commissioners “expressed interest in purchasing the former Clackamas Elementary School property to develop a recovery center.”¹¹ Although the 6/25/2024 announcement stated, “County staff was directed by the Board to conduct outreach with residents and businesses of the surrounding area,”¹² few area residents received notification of the 7/25/2024 meeting at the site. (Note that the NCPRD promised the following: “Extensive public outreach processes will take place to allow all District residents and interested groups to take part in shaping the vision for these buildings and surrounding properties.”¹³)

NCPRD System Plan

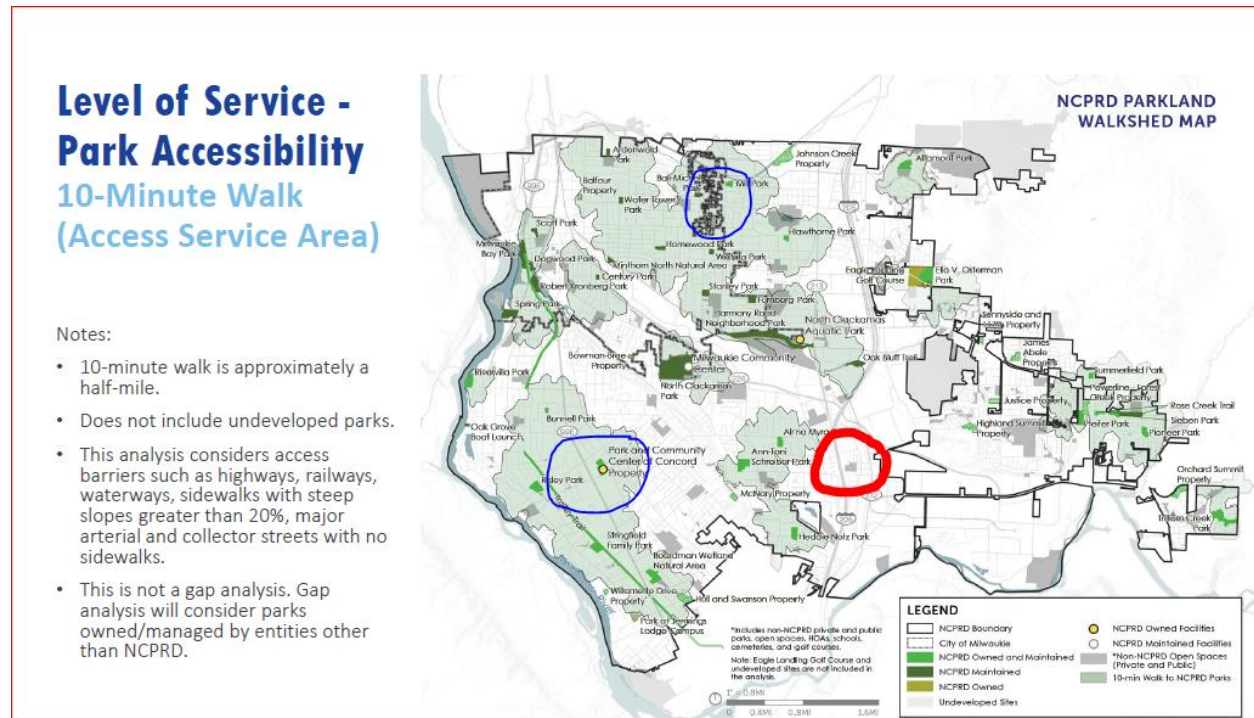
The following content is drawn from the NCPRD System Plan Update: Presentation to District Advisory Committee, Wednesday, July 10, 2024.¹⁴

The NCPRD has been reviewing its 20-year System Plan, which includes a Level of Service assessment, Community Needs Mapping, and Benchmarking assessments with three peer districts in Oregon.

Level of service: Park Accessibility

Only 47% of NCPRD residents are within a 10-minute walk to a NCPRD park. The Clackamas School site is indicated by the red circle on the map below. Light-green shading indicates residents in the area have a walk of 10 minutes or less to a NCPRD park.

Note the lack of parks within a 10-minute walk of the Clackamas Elementary site. In fact, there are no parks within even a 45-minute walk without access barriers. Compare that site's level of service to the two other school sites (blue circles).



Needs Mapping

The following Equity Priority Map uses census block groups as needs boundaries and maps needs based on the Environmental Justice Index. Note that the Clackamas Elementary site, in Zone 58, ranks as a Medium-High priority, whereas the other two school sites (Wichita, Zone 14; Concord, Zone 28) rank as Medium-Low priority – two levels below the Clackamas site. (Note that Wichita is no longer a NCPRD property but will still provide fields and facilities for community programs per the NCS-D-NCPRD agreement.¹⁵)

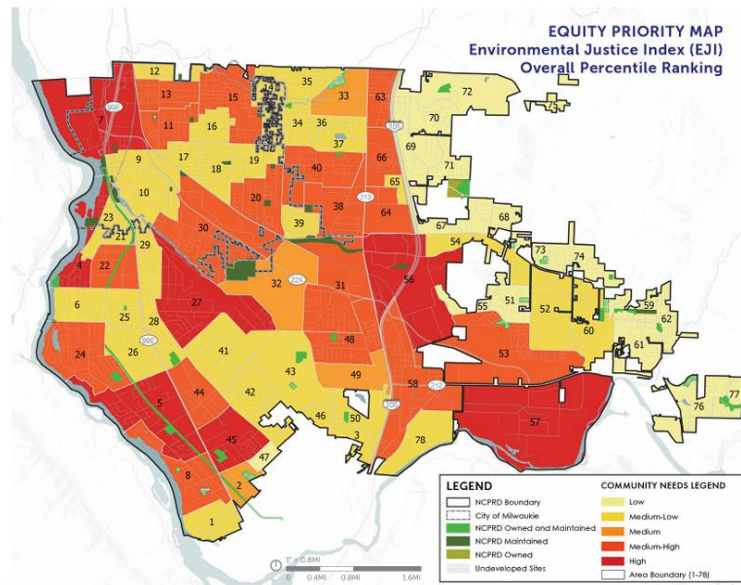
Community Needs Mapping

Methodology:

Uses the census block groups as community needs zone boundary.

The community needs mapping is based on Environmental Justice Index (EJI) (cdc.gov).

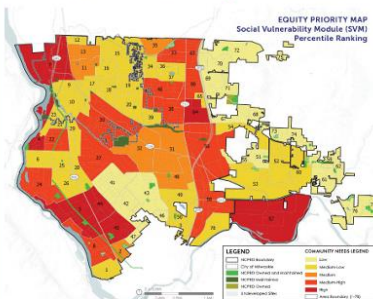
Source: Environmental Justice Index (EJI) - Produced by the CDC's National Center for Chronic Disease Prevention and Health Promotion



The Needs Mapping consists of three modules: Social Vulnerability, Environmental Burden, and Health Vulnerability. Note that the Clackamas Elementary site (Zone 58) ranks Medium-High in the Social Vulnerability and Environmental Burden categories. It ranks Medium-Low in the Health Vulnerability category.

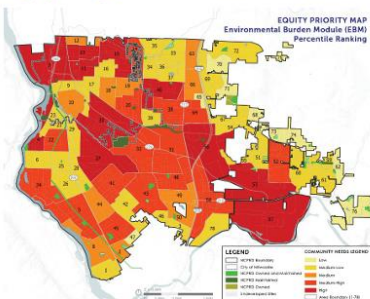
In contrast, the Concord Elementary site (Zone 28) ranks Medium-Low in each category. Wichita Elementary (no longer a NCPRD property but still available to area residents for community programs and recreation¹⁶) ranks Medium-Low in every category except Environmental Burden, in which it ranked Medium-High.

Community Needs Mapping – Three Modules*



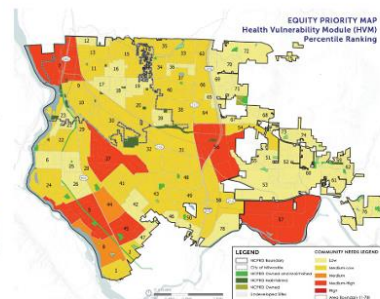
Social Vulnerability Module

14 factors of minority racial status, economic factors, age, disability, language spoken, and housing type



Environmental Burden Module

17 factors of air pollution, potentially hazardous sites, walkability, transportation infrastructure, water pollution



Health Vulnerability Module

5 factors of estimated prevalence of Chronic Disease such as asthma and diabetes

*The Environmental Justice Index (EJI) (cdc.gov) is a tool used to assess the combined impacts of social, environmental, and health factors in the NCPRD through mapping and screening. It collects and represents data at the census tract level used by the U.S. Census Bureau to collect statistical information. The EJI ranks each tract on 36 environmental, social, and health factors and groups them into three overarching modules.

Level of service: Park acreage per population

Compared with peer districts and standards issued by the National Recreation and Park Association, the NCPRD 's acres of parkland per resident is extraordinarily low. For example, Willamalane PRD has 22.6 acres/1,000 residents. The median is 10.2 acres/1,000 residents. NCPRD has just 1.9 acres/1,000 residents.

Questions for the NCPRD

1. The NCPRD promised to **“increase recreational opportunities and quality of life for residents through new indoor community centers and open spaces in multiple strategic locations throughout the district.”** (emphasis mine)¹⁷ If that is the goal, why would the NCPRD retain only one of the three sites **“strategically chosen based on their potential for community uses and their precise placement throughout the district, allowing us to better serve our entire population, especially those in underserved areas”?** (emphasis mine)¹⁸ That seems counter to previous statements and the NCPRD’s own needs assessment findings. Please explain.
2. Of the three sites purchased in 2018, only one—the one that needed extensive, multiyear renovation—is being converted for the intended use. This site is in a lower-need area of the district; Concord is only 2.5 miles from the largest recreational complex in the county (North Clackamas Park/Milwaukie Community Center). Per your own assessment, the Clackamas Elementary neighborhood has a greater need. Please explain why the Clackamas Elementary neighborhood is not worthy of equal investment.
3. Of the three sites purchased in 2018, why is the NCPRD considering selling only one—the one in the area of highest need—for a purpose that disallows the use of fields and facilities for community programs?
4. In what way is the NCPRD living up to their commitment to “a thorough, inclusive and transparent public engagement process”¹⁹ when Clackamas Elementary School area residents were not well-informed of this potential sale—a sale that is being pushed through on an accelerated timeline?
 - a. Timeline: The Board of County Commissioners’ (BCC’s) interest was made public on June 25, 2024—the same day as the public meeting at the school.²⁰ Five days later, on July 30, 2024, the Recovery Center proposal was presented to the District Advisory Committee (DAC).²¹ The BCC had intended to take up the decision in their August 7, 2024, meeting. That’s less than 2 weeks. How is this “thorough, inclusive and transparent”?
5. Only one proposal for the potential use of the site has been presented to the DAC.²² Why haven’t other potential uses—uses that would hold true to the NCPRD’s stated goals—been explored and made public?
6. If the NCPRD is considering the sale to obtain funds for other sites, why is it not getting fair market value for the site? The Recovery Center proposal presentation mentioned a sales price of \$2.6M, but the County Assessor estimates the total market value at \$6,961,980. Does this reflect good stewardship of NCPRD holdings on behalf of the citizens of Clackamas County?

¹ [District Information - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

² [District Information - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

³ <https://ncprd.com/strategic-partnership-finalized>

⁴ <https://ncprd.com/strategic-partnership-faqs>

⁵ [Wichita Center - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

⁶ <https://ncprd.com/wichita-center-faq>

⁷ [North Clackamas School District and North Clackamas Parks and Recreation District Announce Property Transfer Agreement - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

⁸ [Concord Property Project - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

⁹ <https://ncprd.com/wp-content/uploads/2024/07/DAC-Agenda-Packet-7-10-2024.pdf>

¹⁰ [Concord-Etc.-Project-Infographic_04.13.24.pdf \(ncprd.com\)](#)

¹¹ <https://ncprd.com/clackamas-property>

¹² <https://ncprd.com/clackamas-property>

¹³ <https://ncprd.com/strategic-partnership-faqs>

¹⁴ [DAC-Agenda-Packet-7-10-2024.pdf \(ncprd.com\)](#)

¹⁵ [North Clackamas School District and North Clackamas Parks and Recreation District Announce Property Transfer Agreement - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

¹⁶ [North Clackamas School District and North Clackamas Parks and Recreation District Announce Property Transfer Agreement - North Clackamas Parks & Recreation District \(ncprd.com\)](#)

¹⁷ <https://ncprd.com/strategic-partnership-faqs>

¹⁸ <https://ncprd.com/strategic-partnership-finalized>

¹⁹ <https://ncprd.com/strategic-partnership-faqs>

²⁰ [Board of County Commissioners shows interest in purchasing site for recovery center | Clackamas County](#)

²¹ [DAC-Agenda-Packet-7-30-2024.pdf \(ncprd.com\)](#)

²² [DAC-Agenda-Packet-7-30-2024.pdf \(ncprd.com\)](#)