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Clackamas County
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NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Administration

Kia Selley, *RLA*, Director
North Clackamas Parks and Recreation District
3811 SE Concord Road
Milwaukie, OR 97267

MEMORANDUM

TO: Clackamas County Board of County Commissioners
Acting as North Clackamas Parks and Recreation District Board of Directors (NCPRD Board)

FROM: Kia Selley, *RLA*, NCPRD Director

RE: Briefing on Proposed Disposition of Nine Undeveloped NCPRD-Owned Properties

DATE: October 15, 2026

REQUEST: Staff requests Board direction on the disposition of property owned by the North Clackamas Parks and Recreation District (NCPRD) including the information required for NCPRD Board decision-making. No County General Funds will be used. No NCPRD General Funds will be used.

BACKGROUND: The NCPRD 2025 System Plan (approved and adopted October 2025) identifies properties for disposition that are owned by NCPRD and lack parks and recreation development potential. Disposition of the properties is identified as a short-term action item within the Plan. Maintaining trees and vegetation and addressing illegal dumping and camping activities on these properties require investment of limited District resources in assets that are not providing value to District residents.

Properties proposed for disposition are identified in the 2025 System Plan and highlighted in Attachment A. Stringfield House is not currently proposed for disposition as it requires a more comprehensive community engagement process and may require demolition and development of park amenities instead of disposition.

Staff evaluated the proposed properties for disposition using the following criteria:

- Ability to accommodate park, trail, or natural area amenities.
- Ease of public access and visibility.
- Ability to connect to future parks, trails, and natural areas.

Properties that are extremely steep, too small, awkwardly configured, landlocked, or difficult to access have limited potential for development as a functional park, trail, or natural area assets. Additionally, several undeveloped parcels were acquired to support future trail connections within Happy Valley. Because Happy Valley is no longer within the District, these parcels no longer align with NCPRD's long-term parks and trail development strategy.

Properties proposed for disposition are evaluated against criteria in Attachment B. Because each property has unique characteristics and constraints, the appropriate disposition method may vary. If directed by the Board, staff will return to the Board to request that the nine properties be declared surplus. A hearing to consider declaring these properties as surplus is the next step in the disposition process.

RECOMMENDATION: Staff respectfully recommends that the Board provide direction to proceed with evaluating disposition of the proposed properties and return to the Board with a request to declare these nine properties as surplus.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kia Selley".

Kia Selley, *RLA*, Director
North Clackamas Parks & Recreation District

Attachments:

- Attachment A: 2025 System Plan Property Disposition List
Attachment B: Evaluation of Properties to Consider for Disposition

POTENTIAL PROPERTY DISPOSITION LIST

To use NCPRD's funding and resources more effectively, disposing some of the undeveloped park properties that are not appropriate for future park development emerged as one of the short-term action items. The following properties are currently under evaluation by NCPRD:

- Stringfield House
- McNary Property
- Orchard Summit Property
- Sunnyside and 117th Property
- Willamette Drive Property
- Bridgeton St. Property
- Shannon View Property
- James Abele Property
- Highland Summit Tract N
- Bluff Drive



Property Name	Address	Acres	Could it accommodate park, trail, or natural area amenities?	Is it easy to find and access?	Does it connect to other future parks, trails, or natural areas?	
McNary Property	No Situs; S of 6670 SE Mabel Ave, Milwaukie	1.55	X	X	X	
Bridgeton St Property	No Situs; W of 14265 SE Bridgeton St	0.14	X	O	X	
Willamette Drive Property	No Situs; W of 3981 SE Willamette Dr, Milwaukie	0.62	X	X	X	
Orchard Summit Property	No Situs; NE of 15690 SE HWY 212, Damascus	4.43	X	O	X	
Shannon View Property	No Situs; S of 13633 SE Shannon View, Clackamas	0.024222497	X	X	X	

Property Name	Address	Acres	Could it accommodate park, trail, or natural area amenities?	Is it easy to find and access?	Does it connect to other future parks, trails, or natural areas?	
Sunnyside and 117th Property	Sunnyside and 117th	1.44	X	X	X	
Highland Summit Tract N	3225 Highland Summit, TR N	3.19	X	X	X	
Bluff Drive	No Situs; closest intersection SE Bluff Drive and SE 130th Ave	0.27	X	X	X	
James Abele Property	12593 SE Royal View St, Happy Valley	2.64	X	X	X	