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29 January 2015



Commissioner Martha Schrader
 Board of County Commissioners
 Clackamas County
 Public Services Building
 2051 Kaen Road
 Oregon City, Oregon 97045



Protect America's Climbing



Re: Request Commissioner Schrader Leadership to Open Madrone Wall Park

Dear Commissioner Schrader:

Madrone Wall Preservation Committee (MWPC), Mazamas, Access Fund, and American Alpine Club respectfully request your action to help end an 18-year closure and re-open Madrone Wall as a County Park. While previously serving on the Clackamas County Board of County Commissioners (2003-2009), you led from the front on this very issue. You provided fearless, impactful, and progressive leadership to move the Madrone Wall away from County plans to mine and log the site and, instead, towards park status. Because of this and your new role as the Board's County Parks' and Park Advisory Board's liaison, we are approaching you first among other Board of County Commissioners and we ask you to engage your critical, top-level leadership again and help lead the opening of the newest park to open in Clackamas County in many years. We propose to meet with you to discuss further. Would you be available to meet with us on either 18 or 20 February 2015?

Endorsing Preser. & Park:

- > 750 Citizen Letters (since 2005)
- U.S. Senator Ron Wyden
- U.S. Senator Jeff Merkley
- U.S. Congressman Earl Blumenauer
- State Senator Rick Metsger
- State Representative Brent Barton
- Metro President David Bragdon
- Metro Regional Council
- Clack. County Chair Lynn Peterson
- Clackamas County Commissioners
- Damascus City Mayor Jim Wright
- Damascus City Council
- Portland Com. Dan Saltzman (Parks)
- Grant Park CPO (Comm. Plan. Org.)
- Boring CPO
- Rock Creek CPO
- Eagle Creek-Barton CPO
- South Clackamas CPO
- Clack. County Parks Advisory Board
- Carver Store
- Carver Hangar
- Carver Curves Café
- Rock Garden Tavern
- Still Meadow Community
- Clackamas River Basin Council
- Damascus for Open Space
- Friends of Barton Pk. & Clack. Riv.
- Friends of Mount Hood
- Cooper Spur Wild and Free Coalition
- Oregon Natural Resources Council
- Oregon League of Conserv. Voters
- Native Plant Society of Oregon
- Sierra Club
- Audubon Society of Portland
- Friends of Forest Park
- Three Rivers Land Conservancy
- American Alpine Club
- Yvon Chouinard, Patagonia
- Fed. of Western Outdoors Clubs
- Oregon Equestrian Trails
- Mountain Hardwear
- Keen Footwear
- Outward Bound
- Ptarmigans
- Mazamas
- The Access Fund

I. Madrone Wall:

Clackamas County is the public-land owner of the Madrone Wall site since 1937, formerly known as the Hardscrabble Quarry (Township 02S, Range 03E, Section 17, Tax Lot 3400), consisting of 44 acres along State Highway 224, 2.2 miles east of Carver in Clackamas County, and is zoned TBR (timber). The site is considered to be a high priority for recreational, conservation, and educational uses and was open for such purposes for decades. The defining physical feature of the site is the irreplaceable natural cliff face, the only one of its kind in the northern Willamette Valley, of Boring basalt soaring over 100 feet that bisects the property, which historically provided one of the most prized opportunities for rock climbers and outdoor enthusiasts in Northwest Oregon and Southwest Washington. The site contains a diverse and intact natural ecosystem including over 100 native plant and wildflower species, an uncommon stand of over 350 namesake Pacific madrone trees, old growth Douglas fir trees that survived multiple logging events, wetlands, and stunning views of the nearby Clackamas River. It is the source of drinking water for nearby citizens and a clear, cool tributary stream supports the endangered anadromous salmonid habitat in the Clackamas River designated as a National Wild and Scenic River. The site was closed to public access in 1997 as Clackamas County moved to open a hard rock quarry. With massive public involvement that MWPC helped marshal, an environmental disaster of habitat destruction, noise, dust, traffic, and effluent discharge was narrowly averted as quarrying was deemed uneconomical in an ECO Northwest study MWPC co-funded with Clackamas County. To this day, however, the site remains posted "No Trespassing Ordered By Board of County Commissioners" and is still closed to public access – a dubious distinction for being singularly unique among all of the 2,600 acres of publicly owned and accessible TBR property in the County's public trust.

II. Introduction to Key Stakeholders:

A. Madrone Wall Preservation Committee

The MWPC is a 501(c)3, all-volunteer, public charitable organization focused on preserving and re-establishing access to the Madrone Wall of Clackamas County and to act as a parks advocacy organization for a future park at the site of this amazing civic treasure. MWPC is working with regional and national leaders to promote this site to permanent park status (see ledger at left). All elected officials, from the United States Senate to the Damascus City Council, and local business owners have expressed support for this park. As a site already owned by the public, it will be an anchor site for a future eastside "Big Park" along the Clackamas River bluffs, a high priority for local citizens, in an area of Oregon that has rapidly expanding population yet is deprived of public open space. At zero cost to Clackamas County, MWPC has proven to be a long-standing, cooperative partner and site advocate with Clackamas County Parks and Forest. It has patiently and cooperatively worked through 18 straight years of County public process including completing the Park Concept Plan (2009), co-authored the

Grants Received From:

- Patagonia
- REI/Clackamas
- Meyer Memorial Trust
- Jubitz Family Foundation
- Mazamas
- The Access Fund
- Ptarmigans
- American Alpine Club-Oregon
- Yvon Chouinard, Patagonia

application for potential funding sources through Oregon National Guard (2009) and Oregon Parks and Recreation Department (OPRD, 2009), led volunteer stewardship events at the site (2008-2010), led completion of construction engineering design and documentation (2013), etc.. The three-year effort to create the engineering construction documents alone is worth tens of thousands of dollars and was done on a pro bono basis costing the County nothing. There have been no less than 19 separate, major site studies, surveys, and plans created, many of which MWPC either solely funded on its own or co-funded directly with the County (see Attachment #1 for these major studies identified within Madrone Wall Chronology – all of which can be obtained upon request from MWPC).

Specifically, since 2008 and in preparation for park opening, MWPC has worked closely with County Parks to organize multiple volunteer stewardship events at the site itself which have amounted to 800 hours – pro bono work worth thousands of dollars if the County had to actually pay for it – of freely donated time by local citizens to remove truckloads of illegally dumped rubbish (all of which has occurred since the County closed the site), remove invasive plants, and plan and construct nature hiking trails (pictures attached). Note that, for some time, there was a possible liability concern by some in Clackamas County. MWPC removed this obstacle by working directly with then Commissioner Larry Sowa, who previously as a State legislator, helped write some of the seminal Oregon Revised Statutes (ORS 105.672, 105.682), which address land owner liability and even encourage landowners to allow access and recreation as a part of our State’s culture. These Statutes have repeatedly been upheld to affirm insulation of local governments from liability for recreational use of government land (*Waggoner v. City of Woodburn*, December 2004) and landowner immunity when lands are opened for public recreation (*Liberty v. State Dept. of Transportation*, July 2005). In January 2005, MWPC’s attorney contacted then Clackamas County Counsel Steve Lounsbury who indicated that the County was no longer concerned with liability issues and that what the County does with the site is now a policy decision for the Board of County Commissioners. As further evidence that this matter is resolved, on two of the volunteer stewardship work party days at the Madrone Wall site, the County allowed volunteers to rock climb after a long day of volunteer trail building work (ca. 2010). The MWPC proposes to continue volunteer activities far into the future, while working closely with County Parks, thereby providing substantial value to County Parks in the management of public resources. In the spirit of collaboration and helping remove all remaining road blocks to park creation, MWPC offered pro bono expertise, long-standing working knowledge of County Parks, and deep site knowledge for project management services to work directly under the direction of County Parks for park management and operational planning purposes – again at zero cost to the County.

B. Mazamas

Mazamas is a 3,400 member non-profit mountaineering organization based in Portland, Oregon and founded on July 19th, 1894 on the summit of Mount Hood. Our mission is to promote mountaineering through education, climbing, hiking, fellowship, safety, and to protect mountain environments. To support this mission, we organize and operate the largest and highest quality climbing and hiking programs in the Northwest, helping bring over 13,000 people a year outside to experience the pristine beauty of the Pacific Northwest. Overall, we organize close to 25,000 people-days of activity in the outdoors. Mazama programs create shared growth experiences for hundreds of new outdoor enthusiasts each year. We strongly believe that these deep personal experiences in the outdoors are the roots of our motivation for conservation and stewardship. We additionally sponsor conservation and research work through grants and related programs to protect and better understand the mountain environment, and are committed to educating the public about caring for and supporting our public lands.

C. Access Fund

The Access Fund is the national advocacy organization that keeps climbing areas open and conserves the climbing environment. Founded in 1991, the Access Fund supports and represents over 6.8 million climbers nationwide in all forms of climbing: rock climbing, ice climbing, mountaineering, and bouldering. Six core programs support the mission on national and local levels: climbing management policy, stewardship and conservation, local support and mobilization, land acquisition and protection, risk management and landowner support, and education. Oregon is one of our largest member states and many of our members live and recreate in Clackamas County.

D. American Alpine Club

Started in 1902, the American Alpine Club (AAC) has supported millions of climbers in this country for over a century. Our mission “To support our shared passion for climbing and respect the places we climb” is accomplished through

our core values of providing authoritative climbing information, knowledge and resources, advancing our climbing interests through advocacy and leadership, and strengthening our climbing community through competency. With 15,000 members nationally, we represent the entire spectrum of climbers in the United States from boulderers to alpinists, and help provide logistical support through industry partners and our rescue insurance. We provide grants to climbers travelling around the world and also help fund stewardship projects around the country. The AAC has a large presence in the Pacific Northwest and many of our members climb and travel throughout the region.

III. Park Supports Jobs and Tax Revenue for Clackamas County:

All Carver area businesses support park creation (see ledger on Page 1 and letters attached). So do hundreds and hundreds of Clackamas County citizens as expressed through letters and emails to the Board of County Commissioners. Through tourism, this park will support job creation in rural Clackamas County, an area that has not benefited from the economic recovery nearly to the extent experienced in urban Portland. Clackamas County's own Tourism & Cultural Affairs Council highlights the County's abundant natural resource heritage as the centerpiece of its "strategies for success" and further identifies geo-tourism, hiking, and climbing as promoted activities⁽¹⁾ which dovetail perfectly with the Madrone Wall Park Concept Plan's (ca. 2009, see attached) permitted activities.

There will be a renewed significant revenue benefit to the County when the barricaded site is once again opened for recreation and education activities resulting in increased business tax base. The United States federal government employs the "Money Generation Model"⁽²⁾ to evaluate the economic impact of using a site as an outdoor recreation resource. This model is used by all parks within the National Park Service as well as within Clackamas County on the Mount Hood National Forest. A very conservative valuation of increased direct and indirect spending to the local economy estimates that \$185,000 will be generated annually based on only 10 non-County people visiting the Madrone Wall daily! This money will come directly into the County from non-County visitors to the rural diners, stores, and businesses who are lined up in support of the park as a result of visitors recreating at this site. A quarter mile, re-surfaced aggregate access road and on-site parking area for 20 vehicles is primarily what is needed to open the park.

IV. Cost and Timeline to Create and Operate a Park:

Based on the 2009 final order for conditional use permit requirements to open a park at Madrone Wall and with the assistance of ODOT (Oregon Department of Transportation) road construction specialists and private contractor experts who regularly work with OPRD to build roads at State Parks, the estimated capital improvement cost to open a park is \$151K (economic analysis attached). This estimate includes aggregate road and parking surfacing materials, asphalt for approach apron to State highway 224, and signage (\$62K); labor (\$57K); and project, construction engineering, and contractor mobilization contingencies as set by established industry standards (\$32K). Because this will be a primitive park with no utilities or overnight stay facilities, former Business and Community Services Director, Dan Zinzer, informed MWPC that "the operational cost will not be a huge investment". MWPC, along with Mazamas, Access Fund, AAC, and various private grant agencies like the REI, Meyer Memorial Trust, and Patagonia (see ledger on Page 1), has raised tens of thousands of dollars over the years and we are prepared to raise additional funds as needed to support County Parks to move this effort over the finish line – and beyond. We will be long-term partners with County Parks to help raise funds to help offset operational and maintenance costs for the park.

In July 2013, County Parks requested the Park Advisory Board (PAB) remove \$64K of provisional funding (remarkably close to the estimated \$62K material cost necessary to open a park), as allocated from the successful 2006 Metro Greenspace Bond Measure/Local Government Share, for the Madrone Wall to plug cost overruns at Springwater Corridor. The PAB vote was essentially divided, however, the request was eventually granted at the next PAB meeting in August. At that time, Business and Community Services and County Park leaders said this was only a temporary set-back for Madrone Wall because other funds could be identified to move the park creation process forward. In the year and a half since then, however, no restorative plans or financial planning discussions have been forthcoming. That said, there are indeed likely many other suitable funding sources available to bring the needed funds to bear on opening a park that you, yourself, may have visibility of including recent successful County Forest timber sales like Cedar Ridge (2014), improved outlook for County Parks' operational budget now that the Stone

Creek Golf Course debt has been defeased, and possibly updating the County Parks' original 2009 Madrone Wall grant submission to the OPRD Local Government Grant (LGG) program for a new submission by the important upcoming due date in May 2015. A new submission could be successful as County Parks has a record of winning OPRD grants including one for the Boring Station Trailhead Park. With your leadership, this site will be opened as a park, even by the most conservative estimate, in a maximum of one to two years. Now is the perfect time for your renewed leadership as the annual County Parks budget is being examined and prepared right now for review by PAB.

The site is not in some far-flung corner of remote Clackamas County. Operationally, the Madrone Wall is located favorably along County Scenic Highway 224 only a couple miles equidistant between Barton Park and Carver Park close to Damascus, Boring, and Happy Valley. It is expected there will be financial economies of scale for the park's operation taking advantage of County staff who regularly travel between the two established County park sites. As MWPC evolves into a "Friends of ..." park advocacy group working directly with County Parks in the long term to reduce its financial and operational burden, MWPC will work with our partners to raise funds and continue to provide free labor to maintain and further improve the site's amenities including trails, trail head kiosk, trail signage, and privy construction. If seasonal closure to allow peregrine falcon nesting is needed, the recreation community is accepting of this and we have furthermore worked successfully for decades with dozens of public land owners nationwide to sensibly allow both to coexist satisfactorily. County Parks stipulated that, as a primary requirement to move forward, a Memorandum of Understanding (MOU) is required between County Parks and MWPC, which MWPC enthusiastically supports. As further evidence of our long-standing collaborative spirit, MWPC made the initial effort to draft an MOU (attached) based on successful MOU's the Access Fund helped create which have been drawn up at other similar recreation sites, like Boulder, Colorado, a magnet for eco-tourism, that have similar public land owners and associated "Friends of" groups. We submitted this first draft to the County in May 2014. Eight months later, we are still waiting County Parks' first feedback on this draft document despite repeated emails and phone call requests asking for initial feedback that have heretofore inexplicably received no response.

V. Oregon National Guard – 1249th Engineering Battalion Possible Involvement:

MWPC and County Parks have worked with Oregon National Guard for a possible public-public partnership. The Oregon National Guard is interested in considering possibly completing a partnership project with Clackamas County at this site in 2016 or 2017. It could accomplish their training needs, it is close to where most of their soldiers live, and it is a relatively small "local" project they can decide to accomplish with reduced bureaucratic oversight. The 1249th Engineering Battalion needs to train its soldiers to use dozers, loaders, dump trucks, skid steers, graders, and rollers. All this equipment would be put to use by the 1249th if they provided pro bono labor assistance to Clackamas County for the necessary action to complete the park construction project (access road resurface and gravel parking lot). The value of this pro bono labor is estimated to be \$57K and, if the Guard green-lighted this effort, it would be just one more example of essentially "free" money offered to Clackamas County in the sense there would be no expenditure for construction labor. An exhaustive 64-page request for 1249th military assistance was submitted in 2009 by County Parks with MWPC co-authorship, however, full engineering construction documents were not yet complete at that time and the collaboration did not move forward. As of August 2013, these documents are now complete (attached). Per discussions with the pro bono civil engineer (T. Y. Lin International, the designer for the new Sellwood Bridge) and 1249th soldiers, this construction project would be completed in five training weekends or less with encampment at nearby Camp Withycombe. From the Guard's perspective, however, it is a "chicken and egg" matter: the Guard has shown substantial interest in this project including two site visits led by MWPC but it needs the public land owner, i.e. Clackamas County, to step up to the plate and make this park creation effort a priority and establish funding to purchase materials (estimated to be \$62K). This appears to be a perfect "win-win-win" situation for the Oregon's soldiers who will learn and practice road construction (why not do this on a meaningful and lasting collaborative project?), Clackamas County which essentially would receive "free" labor to construct the access road and parking area, and, finally, the public who have not been able to utilize this resource for 18 years now. Would you apply your leadership to make this a County priority for Guard communication?

VI. Local Support of Madrone Wall Park:

Through a Board of County Commissioner staff survey of letters (which MWPC paid for) submitted to Clackamas County since 2005 alone, over 750 letters supporting the park creation process have been submitted. Between the

four key stakeholder groups identified in this letter, there are 2,035 Clackamas County citizens on our collective mailing lists who have supported the sustained park creation efforts for nearly two decades. This from a site that has been out of the public eye, due to County closure, for a generation! Easily accessible to one-half of Oregon's population, many more people interested in outdoor and educational activities would be enthusiastic supporters of the Madrone Wall Park site once opened. Furthermore, as the Metro area continues to grow and enlarge its Urban Growth Boundary, now only a mile north of the Madrone Wall at Damascus, this public site, an anchor of public land along the lower Clackamas River bluffs, will be a treasure valued by uncounted future generations in an area currently deprived of public open space. It is a social imperative to secure wild treasures like the Madrone Wall for future generations and to ensure that existing parks are not the final tally of what must be preserved.

VII. Conclusion:

Commissioner Schrader, we respectfully request your top-level leadership. This site is arguably the most studied site in Clackamas County but it is still not open to the public. There have been a variety of ill-conceived plans to blow up and log this treasure, squandered and wasted years and missed opportunities to proceed, bureaucratic delays, and County Parks park creation timelines published but never acted upon. It is obvious when the County wants to accomplish something, like the Knights Bridge boat launch on the Molalla River, a feat which involved no public process or study of any kind, but was opened within a few months, or Boring Station Trailhead which received a only fraction of the public support that Madrone Wall Park has enjoyed, the County gets meaningful work accomplished.

Too infrequently do we have the opportunity to secure a wild treasure for future generations. We have this opportunity now with Madrone Wall Park. The foresight of civic-minded visionaries saved Lewis and Clark State Park (1936), Forest Park (1948), and Tryon Creek State Park (1975) from certain development. Today, nobody looks at these investments and thinks they were a mistake. These preserves are urban oases receiving thousands of annual visits as people reconnect with nature. They foster ecology and geology education and offer recreational opportunities and, of course, jobs in rural communities vis à vis increased tax base. Portland metro region is growing at double the national rate and these treasures cannot be the final tally of what is protected. Their natural beauty help make the Portland metro region special and one of the best places to live in the United States.

Representatives of MWPC, Mazamas, Access Fund, and American Alpine Club are in full agreement with Board of County Commissioners Order No. 2010-70 (attached) that current Business and Community Services Director Gary Barth submitted to the Board in June 2010, which states "NOW, THEREFORE, IT IS HEREBY ORDERED that the Clackamas County Board of Commissioners dedicates former Hardscrabble Quarry, as the Madrone Wall Park, as specified above." Together, we will continue to partner with the County to finish the moribund MOU, identify the Madrone Wall park as a priority for County Parks funding in the budget, submit application for a Local Government Grant to OPRD by May (if needed) and reach out to Oregon National Guard for possible assistance, create a Madrone Wall management and operations plan, and open this park within one to two years maximum. If you think a brief presentation to the Board of County Commissioners and/or a tour of the Madrone Wall site would be in order, please let us know. We would be happy to work with you and County Parks to provide these.

In closing, would you help provide the top-County level leadership to make this park happen now? We propose a meeting with you on either 18 or 20 of February 2015 to discuss further – would you be available? If you are unavailable on these proposed dates, would you or your staff alternatively contact Keith Daellenbach to let him know what would work for you and we will adjust accordingly? Thank you for your consideration. We look forward to hearing from you or your staff.

Sincerely,

Keith K. Daellenbach

Keith K. Daellenbach, Director/Officer
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cc:

- Gary Barth, Director, Business and Community Services, Clackamas County
- Adam Baylor, Stewardship & Advocacy Manager, Mazamas
- Sam Drevo, Owner, Northwest River Guides
- Rick Gruen, Manager, Clackamas County Parks and Forest
- Heidi Medema, Oregon Section Co-Chair, American Alpine Club
- Kellie Rice, Director/President, Madrone Wall Preservation Committee
- Chris Winter: Co-Executive Director & Staff Attorney, Crag Law Center

References:

- (1): "Strategies of Success", Oregon's Mt. Hood Territory Business Plan FY 2011-12, Clackamas County Tourism & Cultural Affairs, Oregon City, Oregon, July 2011.
- (2): Kenneth E. Hornbeck, Ph.D., Chief, Socio-Economic Studies Division, National Park Service, "The Money Generation Model, 1996-1997", Denver, Colorado.

Attachments:

- 1.) Madrone Wall Chronology
- 2.) Board of County Commissioners Order No. 2010-70: Madrone Wall Park (June 2010)
- 3.) Final Madrone Wall Park Concept Plan (January 2009)
- 4.) 90 Percent Complete – Construction Engineering Documents (August 2013)
- 5.) Capital Improvement Cost Estimate to Open Madrone Wall Park (August 2013)
- 6.) "Future Use of Madrone Wall Up for Official Review," The Damascus/Boring Observer (January 2006)
- 7.) Draft Memorandum of Understanding between Clackamas County Parks and Forest and MWPC (May 2014)
- 8.) Endorsement Letter sample from Carver businesses, all elected officials (2005, 2009)
- 9.) Photographs of Madrone Wall amazing civic treasure