



# **Comprehensive Plan**

## **Ancillary Document**

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# **Lewelling Community Park Master Plan**

Adopted May 2001—Ord. 1888

Comprehensive Plan  
Ancillary Document

Lewelling Community Park

Master Plan

February 2001

## **Comprehensive Plan Amendment Lewelling Park**

### **A. Describe Proposal**

At the request of the Lewelling Neighborhood District Association and the City of Milwaukie City Council in cooperation with the North Clackamas Parks and Recreation District, a master plan for development of a neighborhood park at the corner of Stanley and Willow was developed. The City of Milwaukie in the 1999-2000 fiscal year made this request based on Greenworks, Inc., a landscape architecture/environmental design firm, donating their time to develop the master plan.

#### **Existing Conditions:**

The park was purchased by the City of Milwaukie and is .93 acres in size. The drug house on the site was removed along with all safety hazards as certified by the Oregon Health Division. The site was leveled except a few existing trees and hedges remained. The land subsequently was hydroseeded and a temporary chain link fence installed around the site. Once seed was established a split rail fence was installed, the space now is ready for use as a public open space.

#### **Planning Process for Improvements to the park:**

In order to develop a master plan for the park site, the City of Milwaukie, Lewelling Neighborhood District Association (NDA) and the North Clackamas Parks District (NCPD) held two public meetings facilitated by Greenworks. The Park Types and Guidelines, established by the District, were used as a base for the master plan. The Association sponsored the public meetings. The Southgate Town Center Neighborhood Association from the District along with the City of Milwaukie Park and Recreation Advisory Board were invited to attend the public meetings.

The meetings were announced through numerous public avenues. These included: the Lewelling NDAs, flyers sent to surrounding park households, a front page article in the City of Milwaukie's March 2000 edition of the PILOT, the City Events calendar, and a sign posted at the site.

The first meeting's intent was to gather information. The citizens were asked to provide input regarding the improvements they would like to see at the park. At the second public meeting, Greenworks presented two designs for the citizens to comment on, ask questions, and make recommendations. Of the sketches shown, one was chosen as the recommended design for the improvements to the park with additional comments for recommended changes. At the April meeting of the Association, a park subcommittee was authorized to approve on behalf of the Association, the final master plan design. On April 13, 2000, the park subcommittee unanimously approved the master plan. That sketch is attached with this application.

The following is an itemization of the improvements to be made at the park site located at Stanley and Willow. We anticipate that the improvements will cost approximately \$130,000.00.

**Proposed Improvements to the site:**

- Half-street improvements along Stanley Avenue, Willow Street and SE 56<sup>th</sup> Avenue.
- Creation of two play areas, one tot-lot for children ages 3 to 5 and one area for children ages 5 and older.
- Creation of a basketball area.
- Installation of a drinking fountain.
- Installation of an automatic irrigation system.
- Installation of bike racks.
- Installation of picnic tables and benches.
- Removal of hedges on the western border of the site.
- Planting of trees, native and wetland plants appropriate for the soil hydrology.

Parking spaces will not be provided (and currently do not exist). This park falls within the "neighborhood park" category according to national standards. Because of its size, (less than an acre) it is a walk-to park primarily used by neighbors within a 1/4 to 1/2-mile radius. Neighborhood parks are intended to encourage walk-to use and are not designed to attract users from other parts of the city or parks district.

## **B. Address Approval Criteria**

- **Comprehensive Plan Goals and Policies:**

***Goal Statement: Establish a Plan review and amendment process as a basis for land use decisions, provide for participation by citizens and affected governmental units, and ensure a factual base for decisions and actions.***

### ***Objective #1 – Amending the Plan***

#### **Policies**

#### **7. All Plan amendments will be evaluated based on the following criteria:**

- 1. Conformance with the Comprehensive Plan, its goals, policies, and spirit.**

The document proposed for adoption is consistent with the goals and policies of the Comprehensive Plan Chapter 4 – Recreational Needs Element- in that the document will serve to guide development, which will provide for the recreational needs of City residents by developing a new public facility. The proposed document is in compliance with the Objectives 3, 5, and 6, which call for intergovernmental cooperation; the provision of a system of neighborhood and community parks; and the maximizing and development of public facilities.

Lewelling Park is classified as a Neighborhood Park, which serves the recreational needs of the residents of the Lewelling Neighborhood. Improvements will be designed to accommodate the needs of a variety of residents from the very young to the elderly. Provisions will also be made to meet the ADA guidelines.

- 2. Public need for the change.**

The current Comprehensive Plan does not contain a site plan for the Lewelling Park. The adoption of the Lewelling Park Master Plan will provide specific direction for development of this public park.

- 3. Public need is best satisfied by this particular change.**

In 1999, the City of Milwaukie established a Parks, Open Spaces and Trails Acquisition Program and Implementation Work Plan that are used by the City to identify, purchase and land bank available land in targeted areas of the City for use as natural areas and parks. As part of this program, City staff and members of the City's Park Board met with Lewelling Neighborhood Association leadership to identify available land in their neighborhoods. The

Neighborhood Association identified the Stanley and Willow parcel as a good park location.

4. **The change will not adversely affect the health, safety, and welfare of the community.**

The development of this parcel as a Neighborhood Park will enhance the community by transforming a once hazardous site into a recreational and environmental learning opportunity available for the use of residents of all ages.

5. **The change is in conformance with applicable Statewide Planning Goals.**

#### **Goal 1: Citizen Involvement**

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

The siting of Lewelling Park was out of direct process of citizen participation. In 1999, City staff and members of the City's Park Board met with Lewelling Neighborhood Association leadership to identify available land in their neighborhood. The Neighborhood Association identified the Stanley and Willow parcels as a good park location.

#### **Goal 5: Open Spaces, Scenic and Historical Areas, and Natural Resources**

***To conserve open space and protect natural and scenic resources.***

The Lewelling Park parcel is .93 acre of flat land. The proposed park will enhance neighborhood location to open space and recreational needs. The master plan for the park includes recreational areas and equipment for multiple age groups, seating areas where residents can sit, meet, and reflect, and a man-made wetland area where local schools can demonstrate ecological processes. Considering the past use of this property as a 'Meth Lab', a neighborhood park will enhance the value to the public of abutting or neighboring property by its own virtue. The Park will create benefit, not a loss, to the community's quality of life. It will promote orderly urban development by preserving needed residential open and recreational space.

#### **Goal 8: Recreational Needs**

The proposed Lewelling Neighborhood Park will provide a recreational area for residents in the Lewelling neighborhood that will accommodate the recreational needs of all ages and abilities. The North Clackamas Parks

District Neighborhood Parks Plan, completed in 1992, states that a neighborhood park should be located along the eastern edge of Sub-Area 1. The Lewelling Neighborhood Association determined the park parcel as a prime location. The proposed Park parcel meets both local and county wide recreational assessed needs.

#### **Goal 11: Public Facilities and Services**

The proposed Lewelling Neighborhood Park Master Plan will implement a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.

- **Metro Growth Management Functional Plan and applicable regional policies.**  
Not Applicable.

