



Comprehensive Plan

Ancillary Document

Water Tower Park Master Plan

Adopted December 2, 1997—Ord. 1825

WATER TOWER PARK MASTER PLAN

A. Describe Proposal

At the request of the City of Milwaukie City Council, the North Clackamas Parks and Recreation District proposes to create a master plan for improvements to Water Tower Park. This request was made by the City of Milwaukie in the 1996-97 fiscal year due to the existing conditions at Water Tower Park.

Existing Conditions:

The park in its existing condition has a concrete walk that extends north-south on the east end of the property, and north-south on a portion of the west end of the property. There is a small play area in the north-east corner of the park that is quite small, aging and substandard in terms of providing a quality recreation experience. A concrete platform exists in the south-west corner of the park. This platform rises approximately four feet from the ground and is a safety hazard. A survey which illustrates the existing conditions is attached to this application.

Planning Process for Improvements to the park:

The master plan for Water Tower Park includes improvements to the existing amenities. In order to design improvements to the park, the Park District held three public meetings to gather citizen input. Our meetings were held in conjunction with the Ardenwald Neighborhood District Association (NDA). The Lewelling NDA was also invited to join in the planning sessions, as Water Tower Park is located on the border of these two neighborhoods.

The meetings were announced through the Ardenwald and Lewelling NDAs, flyers were sent to citizens who live in the area around the park, public notices were listed in the Clackamas Review and The Oregonian, and a sign was posted at the site listing meeting information.

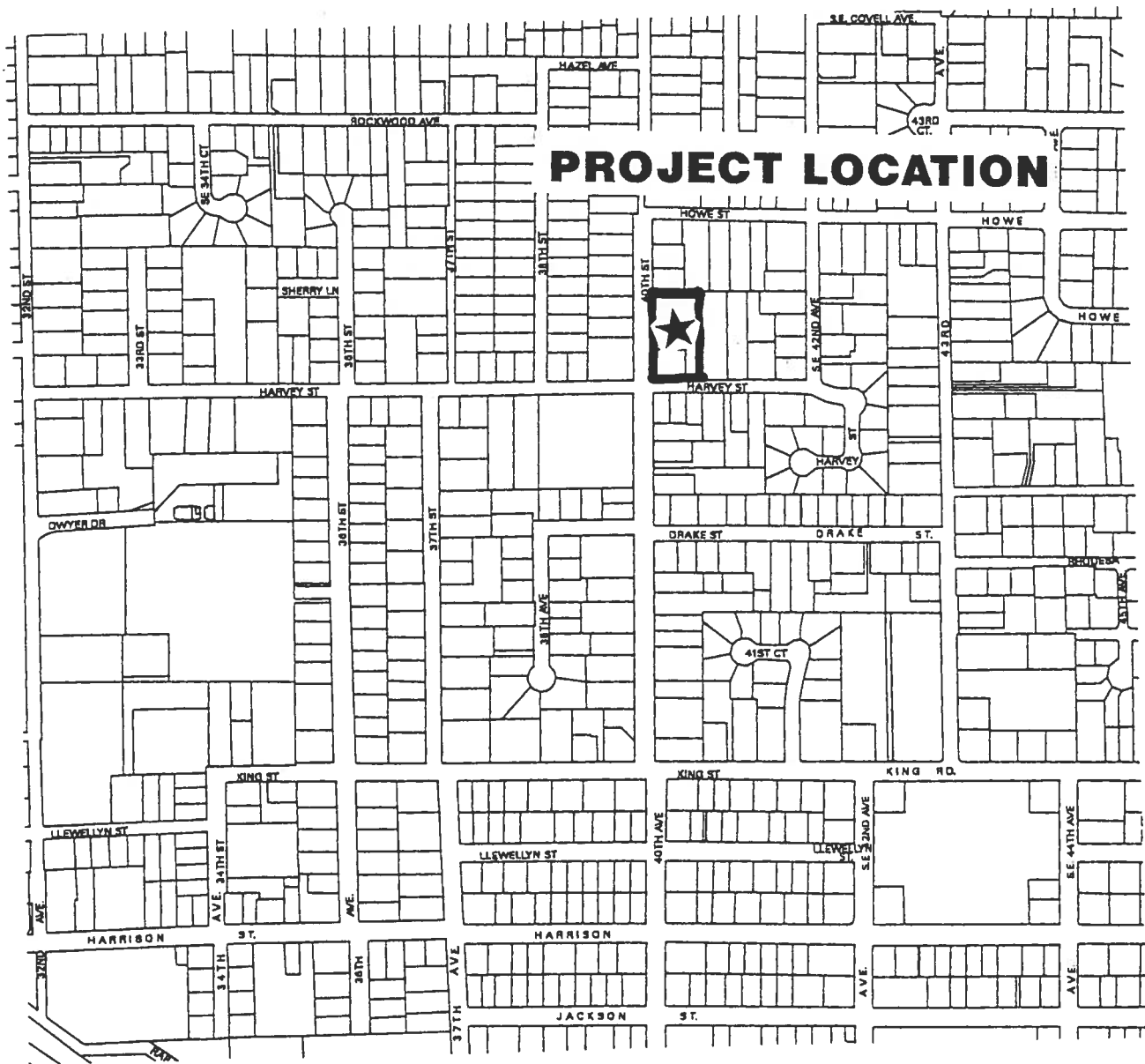
The first meeting's intent was to gather information. The citizens were asked to provide input regarding the improvements they would like to see at the park. At the second and third public meetings, staff presented three designs for the citizens to comment on, ask questions, and make recommendations. Of the sketches shown, one was chosen as the recommended design for the improvements to the park. That sketch is attached with this application.

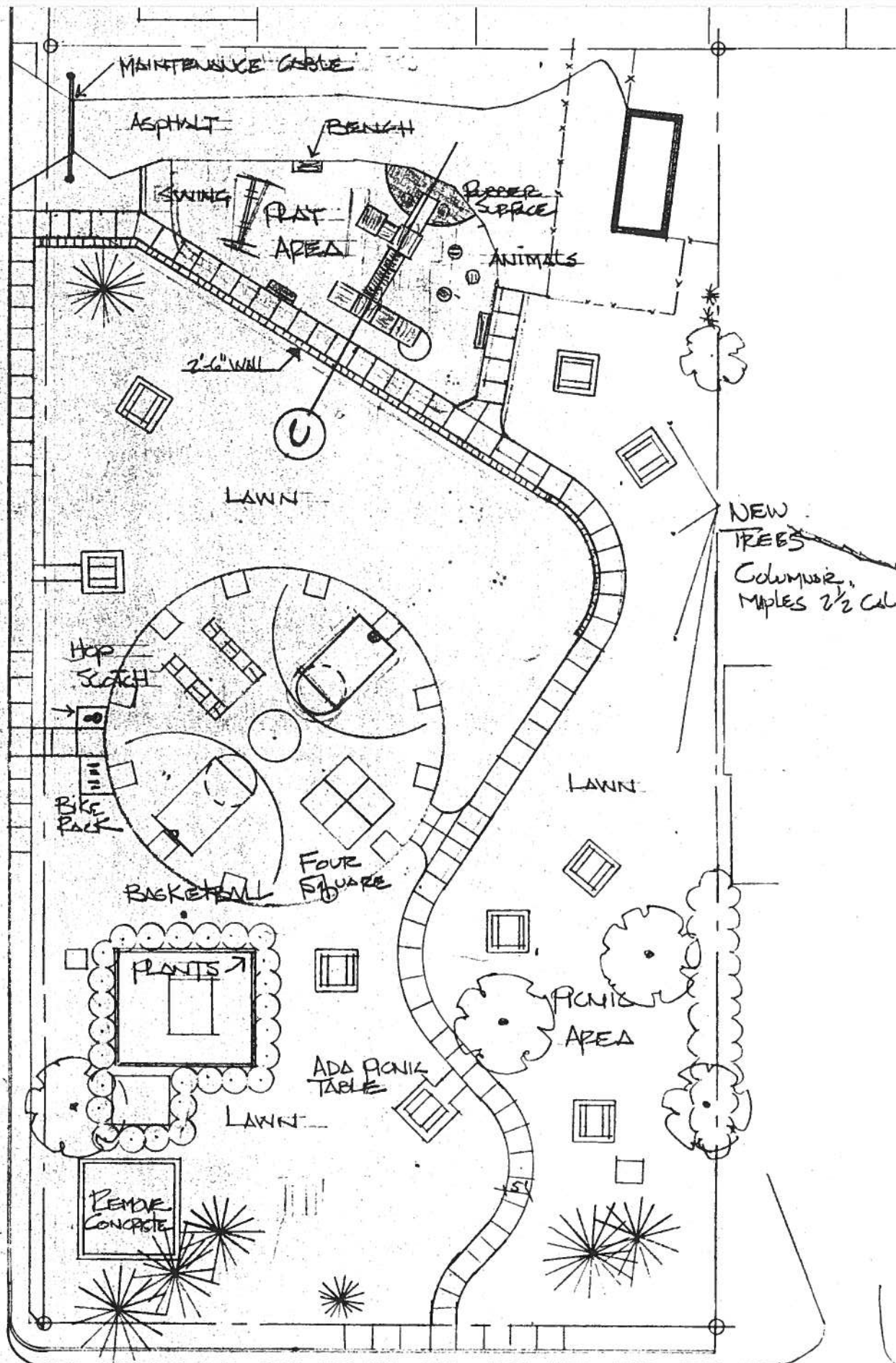
The following is an itemization of the improvements to be made at Water Tower Park. We anticipate that the improvements will cost approximately \$150,000.00.

Proposed Improvements to Water Tower Park:

- Construction of sidewalks on Harvey St. and 40th St.
- Replacement and realignment of the existing walkway.
- Creation of a new play structure that incorporates a tot lot and an area for older children (elementary school ages).
- Creation of a basketball area under the water tower.
- Installation of a drinking fountain.
- Installation of an automatic irrigation system.
- Installation of bike racks.
- Installation of picnic tables and benches.
- Demolition of the concrete structure on the southwest corner of the site.
- Removal of five apple trees on the eastern border of the site and replacement of the trees with columnar maples (2.5 inch caliper).
- Planting of vegetation around existing utility cabinet.

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.





ORDINANCE NO. 1825

**AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, AMENDING
ORDINANCE NUMBER 1437, THE COMPREHENSIVE PLAN (CPA-97-04) BY
ADOPTING THE WATER TOWER PARK MASTER PLAN AS AN ANCILLARY
DOCUMENT.**

WHEREAS, the City of Milwaukie desires to review, amend and revise its Comprehensive Plan on a regular basis; and

WHEREAS, review of the Water Tower Park Master Plan has been coordinated with the appropriate neighborhood groups and affected agencies; and

WHEREAS, the Planning Commission has reviewed the Water Tower Park Master Plan, CPA-97-04, at a duly advertised Public Hearing on October 14, 1997; and

WHEREAS, the City Council held a duly advertised Public Hearing on December 2, 1997;

**NOW, THEREFORE, THE CITY OF MILWAUKIE DOES ORDAIN AS
FOLLOWS:**

Section 1. Findings. Finds of fact in support of this proposed amendment are as follows:

Policy 7 of Objective 1 requires all Plan amendments to 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 maximizing the use of current public facilities. Specifically the proposed amendment is consistent with Objectives 3, 5, and 6 which call for intergovernmental cooperation; the provision of a system of neighborhood and community parks; and maximizing the use of existing parks.

Water Tower Park is classified as a Neighborhood Park which serves the recreational needs of the residents of the Ardenwald and Lewelling

Neighborhoods. Improvements will be designed to accommodate the needs of a variety of residents from the very young to the elderly. Provisions have also be made to meet the needs of the handicapped as well. Sidewalks will be provided around the site and there will be two ADA accessible picnic tables.

2. Public need for the change.

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

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

The Water Tower Park Master Plan provides an innovative approach to providing active recreational use on a site encumbered by other public facilities.

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

The Water Tower Park Master Plan will enhance the health, safety, and welfare of the community by providing park improvements which will be available for the use of residents of all ages.

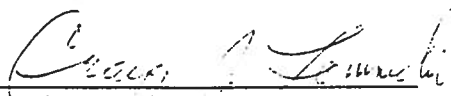
5. The change is in conformance with applicable Statewide Planning Goals.

The Water Tower Park Master Plan is in conformance with State Planning Goals 5 (Open Spaces) and 11 (Public Facilities) - by planning for timely, orderly and efficient development of public facilities by enhancing the City's open space and existing parkland resources.

Section 2. Comprehensive Plan Ancillary Document. The Water Tower Park Master Plan is adopted as an Ancillary Document to the Comprehensive Plan of Ordinance 1437.

Read the first time on December 2, 1997 and moved to second reading by 5 - 0 vote of City Council.

Read the second time and adopted by the City Council on December 2, 1997.



Craig Lomnicki, Mayor

ATTEST:

Pat DuVal
Pat DuVal, City Recorder

Approved as to form:

Paula J. Davis, City Attorney
O'Donnell, Ramis, Crew, Corrigan & Bachrach



MEMO

TO: City of Milwaukie City Council

FROM: Thom Kaffun, NCPRD *TK*
Diane Kean Campbell, NCPRD *Diane Kean Campbell*

DATE: September 8, 1997

RE: WATER TOWER PARK MASTER PLAN

The master planning of Water Tower Park was listed as the fourth budget priority by the Milwaukie City Council in the 1996-1997 fiscal year. North Clackamas Parks and Recreation District staff began the master planning process in March of 1997.

Three public master planning meetings were held. The meetings were designed to solicit input from the citizens about the improvements that they would like to see at Water Tower Park.

In addition to the input we received from the neighbors surrounding the park, we also involved the Ardenwald Neighborhood District Association (NDA). The Lewelling NDA was also invited to join in the planning sessions, as Water Tower Park is located on the border of these two neighborhoods. Two of the three master planning meetings were held in conjunction with the Ardenwald NDA meetings. The Ardenwald NDA Land Use Committee has formally approved the master plan. (A letter formalizing their support is attached.)

As a result of the master planning meetings, the following improvements to the park have been included in the draft master plan:

- Construction of sidewalks on Harvey St. and 40th St.
- Replacement and realignment of the existing walkway.
- Creation of a new play structure that incorporates a tot lot and an area for older children (elementary school ages).
- Creation of a basketball area under the water tower.
- Installation of a drinking fountain.
- Installation of an automatic irrigation system.
- Installation of bike racks.
- Installation of picnic tables and benches.
- Demolition of the concrete structure on the southwest corner of the site.
- Removal of five apple trees on the eastern border of the site and replacement of the trees with columnar maples (2.5 inch caliper).
- Planting of vegetation around existing utility cabinet.

The Parks District is currently working with the City of Milwaukie Planning staff to gain approval of the Community Service Overlay Zone application. A hearing before the Planning Commission is set for October 14, 1997.

A copy of the proposed master plan for Water Tower Park is attached with this memo. The Parks District looks forward to meeting with City Council to discuss the improvements to the park at the work session on September 16th.

DKC

attachments: Proposed Master Plan
 Ardenwald NDA Land Use Committee approval letter



**NORTH
CLACKAMAS**
PARKS & RECREATION
DISTRICT

July 1, 1997

Ardenwald Neighborhood District Association
Land Use Committee
Ms. Sharon Van Horn
3011 SE Balfour
Milwaukie, OR 97222

Dear Sharon:

At the May 13, 1997, Ardenwald NDA meeting, the final schematic design for Water Tower Park was presented to the association and citizens who live near the park.

The design is intended to enhance the existing facility by including an updated play structure that incorporates a tot lot and an area for older children (elementary school ages), a path system extending north-south with terminus points on SE 40th St. and SE Harvey St. The area underneath the water tower would encourage skateboarding and rollerblading, and would include basketball hoops. The design also includes picnic tables and benches and the removal of four apple trees on the eastern border of the park. (The trees bear fruit and as a result, attract bees and pose a maintenance problem.)

The citizens who attended this meeting approved the schematic design. They were informed that if agency approval necessitates significant changes to the design, that these changes will be brought before the citizens for their approval.

The North Clackamas Parks and Recreation District is seeking the Ardenwald NDA Land Use Committee's approval of the schematic design presented at the May 13, 1997, meeting. Signing below will indicate the Land Use Committee's approval of the final design.

Sincerely,

Diane Kean Campbell

Diane Kean Campbell
Project Manager

COMMENTS:

SIGNATURES:

Sharon Van Horn, Chair
Ardenwald-Johnson Creek
Neighborhood Association