



# **Comprehensive Plan**

## **Ancillary Document**

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# **Wichita Park**

# **Master Plan**

Adopted January 19, 1999—Ord. 1851

## COMMUNITY SERVICE OVERLAY WICHITA PARK

### 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 Wichita Park. The City of Milwaukie in the 1997-98 fiscal year made this request.

#### Existing Conditions:

The site in its existing condition has an open lawn area only. There are no other improvements to the site.

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

In order to design improvements to the park, the Park District held two public meetings to gather citizen input. Our meetings were held in conjunction with the Linwood Neighborhood District Association (NDA).

The meetings were announced through the Linwood NDA, 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 meeting staff 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. That sketch is attached with this application.

The following is an itemization of the improvements to be made at Wichita Park. We anticipate that the improvements will cost approximately \$100,000.00.

#### Proposed Improvements to Wichita Park:

- Construction of sidewalk on Monroe St.
- Concrete walkway within the park.
- Play structure that incorporates a tot lot and an area for older children (elementary school ages).
- Half-court basketball court.
- Drinking fountain.
- Automatic irrigation system.
- Bike racks.

- Picnic tables and benches.
- Soft surface path around perimeter of park.
- New trees.
- Planting of vegetation on eastern end of park.
- Open turf area in northern portion of site.

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  $\frac{1}{4}$  to  $\frac{1}{2}$  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:*

***Recreational Needs Element***

***Goal Statement: To provide for the recreational needs of present and future City residents by maximizing the use of existing public facilities, encouraging the development of private recreational facilities, and preserving the opportunity for future public recreational use of vacant private lands.***

The North Clackamas Parks and Recreation District is providing for the needs of the present and future City residents by maximizing the use of Wichita Park. The park was identified by the Milwaukie City Council as a site to master plan in the 1997-98 fiscal year. Through meetings with the Linwood Neighborhood District Association and the neighbors who have an interest in Wichita Park, a master plan was developed to maximize the space available in the park. Amenities to be included in the park are: a play structure, a half-court basketball court, soft surface path, concrete sidewalks, picnic tables and benches.

***Objective #1 - Park Classifications***

Wichita Park is classified as a Neighborhood Park and is located in the Linwood neighborhood. The park is located within approximately one mile of Seth Lewelling Elementary School and provides short duration activities (play, leisure time, and walking). The size of Wichita Park is .95 acre.

***Objective #2 - Parks and Recreation Master Plan***

1. A parks and recreation master plan was created in 1990 for each sub-area in the City of Milwaukie. The Parks and Recreation District uses the master plan as a guide to acquire and develop parks in the City of Milwaukie.
2. Not applicable.
3. Neighborhood groups have the opportunity to evaluate the adequacy of the recreational facility (Wichita Park) as a part of the total evaluation of neighborhood needs and priorities. The Milwaukie City Council identified Wichita Park as a site to master plan in the 1997-98 fiscal year. The Linwood Neighborhood District Association, the Parks and Recreation Board, and local neighbors have been given the opportunity through public master planning meetings to offer their suggestions and concerns regarding the master plan of Wichita Park. These groups played a vital role in creating the

master plan. A work session will also be held with the Milwaukie City Council to receive their input.

4. Not applicable.

***Objective #3 - Intergovernmental Cooperation***

The North Clackamas Parks and Recreation District and the City of Milwaukie are two governmental agencies that have formed a partnership towards providing parks and recreation for the City of Milwaukie. The City of Milwaukie owns the existing parks in the City and the Parks District operates and maintains these parks.

***Objective #4 - Private Recreation Opportunities***

Not applicable.

***Objective #5 - Neighborhood and Community Parks***

1. Wichita Park is located on Monroe St. in between Stanley and Linwood avenues.

2. Wichita Park will serve the recreational needs of the residents of the Linwood neighborhood. Wichita Park will not contain large, highly structured facilities that will attract users from outside the neighborhood. The structures on the site will be designed to accommodate the needs of the neighborhood. Walking paths, a play structure, and a basketball area were requested by the neighbors to provide a place for their children to play.

3. Not applicable.

4. Not applicable.

***Objective #6 - Maximization of Existing Parks***

Improvements to Wichita Park will maximize the existing use of the facility through the construction of a play structure, hard and soft surface paths and a half-court basketball court. The park will be designed consistent with its natural features and carrying capacity. The design of the park is intended to maximize the use of the space available. There is a balance between active play areas and passive open turf areas, picnicking areas and walking paths.

—Policy #1. The master plan of Wichita Park proposes to improve access to the park by constructing a sidewalk in front of the site and constructing a path from the entrance of the park to the amenities within the site.

***Objective #7 - Riverfront Recreation***

Not applicable.

**Neighborhood Element:**  
***Neighborhood Area 5***

***Guidelines #1 - #4 - Not applicable.***

***Guideline #5 - Recreation***

The North Clackamas Parks and Recreation District is providing increased recreational opportunities by implementing the recommendation of the Milwaukie City Council to master plan Wichita Park in the 1997-98 fiscal year.

***Guideline #6, #7 - Not applicable.***

**City Growth Element:**  
***Objective #7 - Extension of Services***

*To enable the City to maintain and extend adequate service levels as city growth occurs.*

*The City will participate and cooperate with the county and affected service districts in planning for and providing the delivery of the full range of urban services.*

The North Clackamas Parks and Recreation District operates and maintains the City of Milwaukie parks. The Milwaukie City Council serves as a Neighborhood Parks Advisory Board to the Parks District. A member of the Milwaukie City Council serves on the North Clackamas Parks and Recreation District Advisory Board. The North Clackamas Parks and Recreation District staff attends the Milwaukie Parks and Recreation Board's monthly meeting in order to ensure cooperation and continual communication regarding parks needs in the City of Milwaukie.

- **Zoning Ordinance Sections**

***1. Section 302 - Residential Zone R-7***

***302.1 Outright uses permitted***

Wichita Park is a community use permitted through the Community Service Overlay process.

**302.2 Conditional use permitted**

Not applicable.

**302.3. Standards**

**A. Lot size:** .95 acre (41,382 square feet).

**B. Front yard:** (north side of site) No structure is located within 20 feet of property line.

**C. Side yard:** (east and west sides of site) No structure is located within five or ten feet on either the east or west side yard.

**D. Rear yard:** (south side of site) No structure is located within 20 feet of the property line.

**E. Yard abutting major street:** Not applicable.

**F. Off-street parking and loading:** No off-street parking will be provided as this is a neighborhood park that is intended to be walked to by the neighborhood.

**G. Height restriction:** play structure (not a building) will not exceed 2.5 stories or 35 feet, whichever is less.

**H. Lot coverage:** play structure will not cover more than 30 percent of the total area of the lot.

**I. Minimum vegetation:** This site is a park and a prominent feature of the park will be vegetation. (At least 30 percent of the site will be vegetation.)

**J. Access requirement:** This lot abuts one public street.

**2. Section 321.4 - Authority to grant or deny a community service use**

**A.1 The requirements of the underlying zone are met**  
See section 302 above.

**A.2 Specific standards for the uses found in subsections 321.7 - 231.10 are met**

**321.7 Specific standards for schools**

**A-J** Not applicable.

***321.8 Specific standards for nursing or convalescent homes***

***A-J*** Not applicable.

***321.9 Specific standards for churches, convent, related facility***

***A-E*** Not applicable.

***321.10 Specific standards for institutions: public/private and other facilities not covered by other standards***

***A.*** Not applicable.

***B.*** Access is to a local residential street. Vehicular trips are not anticipated at this site as it is walk-to in nature, designed to meet the needs of neighbors that live within a ¼ to ½ mile radius of the site.

***C.*** Not applicable.

***D.*** Not applicable.

***E.*** Not applicable.

***F.*** There is no lighting proposed at this park.

***G.*** The hours of operation will be one half-hour after sunrise to one half-hour after sunset.

***A3. The hours and levels of operation of the proposed use can be adjusted to be reasonably compatible with surrounding uses. For solid waste facilities, this shall mean:***

***a. - h.*** Not applicable.