

2006 - 2011  
GENERAL PARK PLAN  
WEST RICHLAND, WASHINGTON

MAYOR

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## INTRODUCTION

The City of West Richland is located in south central Washington in Benton County and enjoys the meandering Yakima River as a partial eastern and far western boundary. West Richland is immediately west of and contiguous to Richland which is one of the Tri-Cities. Situated in a semi-arid region, West Richland experiences hot, dry summers, significant and frequent winds particularly during the spring months and cold winters with varying snowfall. Temperature extremes range from 100°F in summertime to -10°F in wintertime. The normal annual precipitation is 6.26 inches, with two-thirds occurring between the months of November and March.

West Richland has a total land area of 22 square miles. The City has grown from about 1,500 residents in 1976 to an estimated 10,210 in 2005. Population growth has been cyclic with the most recent growth spurt beginning in 1991 when the City's population was about 4,000.

Although small in population relative to land size, West Richland is a community with wide ranging recreational interests and opportunities. There is a high interest in parks and playfields to support organized sports and recreational activities. Included in the diverse environments existing throughout the city are open tracts of undeveloped desert and Yakima Riverfront wetland areas. A map of West Richland showing the overall planning area and location of existing and proposed parks and trails is present on the following page.

The development of city parks and recreational facilities is an ongoing process. In recognition of this, a park board was created in 1972 to advise and make recommendations to the City Council for the management, control, improvements and beautification of public spaces and parks; to review the adequacy of park facilities and areas; and to share responsibility with the City staff for park design. It is the responsibility of the City Council to approve plans and arrange funding for city parks and recreational areas.

INSERT MAP OF WEST RICHLAND

## **GOALS AND POLICIES**

Parks, open spaces and recreational facilities are important components of the City and add immeasurably to the quality of life. Generally considered the counterparts of residential, commercial and industrial development, these amenities are typically owned by the City and operated for the benefit of the community at large. In general, the demand for more and varied community facilities increases as the City expands, population grows and living standards rise.

### **Goals**

Provide recreational areas throughout the City in accordance with park standards for use by residents and visitors.

- Provide facilities and activities for persons of all ages, including individuals with special needs.
- Develop a system of trails and paths throughout the community for walking, bicycling, hiking, and jogging.
- Provide for the preservation of open space and encourage aesthetic development and preservation of natural areas, historical resources, open space and structural facilities.
- Develop landscaping and landscape maintenance standards to support the most efficient use of capital, labor, climate, and natural resources in City beautification and the administration of City parks and recreational facilities.
- Establish and maintain a public involvement program to facilitate the participation of residents and businesses in City park and beautification plans.

### **Policies**

As a basis for guiding future planning and development of City parks, recreational areas and open space, the following policies have been established:

- The environmental and aesthetic qualities of the City need to be optimized to benefit the residents and visitors.
- Recreational opportunities for residents and visitors shall provide a wide range of activities.
- Parks, recreational areas and open space planning will recognize the evolving needs of residents and visitors.
- Promote the use of native and drought-tolerant landscape plantings.
- Integrate natural habitat into park plans.
- Promote the fiscally responsible use of public funds to create, develop and maintain parks.
- Encourage the planting of appropriate trees in City parks through the use of a tree plan and a list of recommended trees.

## Coordination of Goals and Policies

The Park Board goals and policies are coordinated with the West Richland Community Development Department by means of the Comprehensive Plan and Final Environmental Impact Statement prepared by the City Planning Commission in accordance with Washington State's Growth Management Act and as adopted by the West Richland City Council.

## PARK TYPES AND STANDARDS

### Types

Playgrounds are intended to accommodate small children and be equipped with playground items. The City currently has several small playgrounds that are less than ½ acre. These park sizes are expensive to maintain. When planning and developing new parks, playgrounds and associated equipment will be an integral part of neighborhood and community parks.

Playfields have been defined as large open areas maintained in a manner adequate for various sports. They were intended to accommodate large groups of people for sporting events such as soccer, baseball and football. Playfields also include playground equipment and other amenities. The playfield classification is being integrated into neighborhood and community parks.

Pocket Parks are located in residential areas for residents and visitors of all ages. These areas are typically within walking distance of the homes they serve. They are less than 1 acre in size with little to no maintenance required. They may include playground equipment, benches, basketball courts and areas for pets.

Neighborhood Parks are 3 acres minimum in size and are located in residential areas for residents and visitors of all ages. These areas are typically within walking distance of the homes they serve, and may include playgrounds and playfields.

Community Parks are larger than neighborhood parks to accommodate more people and to provide specific recreational opportunities that may be unique for residents and visitors. In order to accommodate large numbers of people and to provide adequate room to recreate, community parks should be a minimum of 5 acres in size. Amenities in community parks may include playgrounds, playfields, trail systems and off-site parking.

### Park Standards

Park standards are as follows:

Neighborhood Parks/Pocket Parks: 2.5 acres per 1,000 population; walking distance to either a neighborhood park or pocket park shall not exceed ¾ miles radius for neighborhoods made up of primarily residential lots of 12,500 square feet or less, and 1 mile radius for neighborhoods made up of primarily residential lots greater than 12,500 square feet. No walking distance radius shall include the need to cross a major arterial as defined in the West Richland Comprehensive Plan

Community Park: 5 acres per 1,000 population; a minimum park size of 10.0 acres of land usable for a recreational purpose with off-site parking.

## **Facilities and Buildings**

One 4,000 square foot community building per 10,000 residents or less is recommended.

## **Paths, Trails and Green Belts**

Green belts may be used to separate incompatible land uses; buffer major roadways; provide trail corridors in urban areas; protect stream and water courses; provide refuge for wildlife; provide linkage between schools, parks, and major areas of public activity through the use of pedestrian and multi purpose trails, as well as provide aesthetic relief to high density building areas and preserve the natural character of the area.

Multi purpose trails should be wide enough to safely accommodate walkers, hikers, rollerbladers, bicyclists, strollers and other non-motorized recreational transportation. Multi purpose trails should provide access to city parks, schools and business areas.

Not all trails are multi purpose. Paths along scenic routes and wildlife areas may be limited to hiking and walking use only. For safety, horse trails may be limited to horse and pedestrian use only.

Bicycle paths shall provide safe access within the City and beyond its borders.

Horse trails shall be restricted to low density housing areas.

Paths and trails will be clearly marked as to their intended purpose to provide improved safety.

## **Park Development Fees**

In accordance with the West Richland Comprehensive Plan "The City requires that development provide for its own recreational space consistent with the park goal of 7.5 acres per 1000 population", a park development fee is assessed on each new residential lot developed in West Richland. Based on the park standards, the park development fees are equally divided between a designated neighborhood park fund that serves the new residents, and the Community Park Fund.

In those instances where the Park Board accepts land-in-lieu of park development fees, any reduced park fees collected, and/or any park fees collected from future developments within the park service area will be divided equally between the designated neighborhood park fund and the community park fund.

Community park funds may be used for the development of recreational buildings and facilities intended for community use. The City's Capital Facilities Plan lists park capital improvement projects and associated funding information.

## PUBLIC INVOLVEMENT

Effective communication between City officials and the public is an essential element to ensuring the community recreational needs are met. Forms of communication within the City include but are not limited to surveys, town hall meetings, public hearings, televised meetings and workshops of the City Council; and meetings and workshops of the Park Board and Planning Commission. Additional input consists of citizen comments to elected and appointed officials and City staff. Specific park plans are routinely presented through public hearings and workshops and public comments are actively incorporated into the planning process. The public is informed of hearings and workshops via the City reader board, City web site, library postings, newspaper articles and announcements at various meetings and workshops. Park plans are built on a consensus basis with the public before presentation to the City Council for review and approval. Demographic trends within West Richland and neighboring communities are noted, and observation of park and recreation use provides flexibility in park planning. City staff is consulted concerning plan implementation and park maintenance.

It remains the City's intention to maintain an environment where public input is actively solicited and acted upon. Citizens and developers are co-creators of a satisfying park and open space system.

## INVENTORY

In a community small in population, primarily suburban, but surrounded by large natural areas, residents and visitors enjoy fishing and some boating on the Yakima River, long and short bicycle treks through the City, golfing and organized sports.

As of January 2005, West Richland has about 36 acres of developed playgrounds, parks and playfields. These areas are situated throughout the City. The City is following a strategy of establishing neighborhood parks in residential areas throughout the City while planning, developing and maintaining a few larger community parks. The parks are generally equipped with play equipment, sports equipment, benches, garbage cans, dog stations and picnic tables. All developed parks are grassed and have underground sprinkler systems, and most parks have modest landscaping. In addition to City parks, Tapteal and Wiley Elementary Schools both have developed athletic fields and playground equipment. Enterprise Middle School, planned opening in the fall of 2005, will have developed athletic fields.

The following is an inventory of the City's parks and recreational facilities.

<u>Parks and Park Amenities</u>	<u>Total Acres</u>	<u>Developed Acreage</u>
Bombing Range Sports Complex Community Park Three baseball fields with backstops, scoreboard, dugouts, and fencing; 4 soccer fields with goals, a football field with goals and scoreboard; practice areas for baseball, soccer, and youth football; trees within the complex; paved/lighted parking lot, concrete walkways, benches, large toy, restroom, picnic shelter (new in 2005), picnic tables, water fountain, bike rack, dog station and clubhouse/concession stand	17.50	10.00

<u>Parks and Park Amenities (Cont)</u>	<u>Total Acres</u>	<u>Developed Acreage</u>
Coyote Neighborhood Park Large toy, tire swing, garbage cans, dog station and picnic tables	2.85	2.85
Edgewater Manor Neighborhood Park Swings, small toy, picnic table, bike rack, climbing structure, pump horse	0.50	0.50
Enterprise Neighborhood Park Large toy, climbing structure, swings, Picnic tables, bike rack, benches, water fountain, practice fields, parking lot	4.00	4.00
Flat Top Community Park Community pavilion, tennis/basketball court, picnic tables, benches, electrical outlets, barbecues, drinking fountain, climbing bars, swings, horseshoe pits, restrooms, fence, soccer fields, dog station and parking lot.	7.50	5.50
Glenn Memorial Neighborhood Park Basketball court, baseball field with backstop, monkey bars, picnic tables, drinking fountain, benches, horse shoes, bike rack, small toy and parking lot.	1.30	1.30
Grant Court Playground Small toy, monkey bars, bench.	0.06	0.06
Luanne Estates Neighborhood Park Picnic table, swings, bench, small toy, climbing structures.	0.33	0.33
Melinda Neighborhood Park Picnic table, swings, small toy, monkey bars, climbing structure, bike rack.	0.71	0.23
Paradise Neighborhood Park Large toy, picnic table.	1.00	1.00
Park at the Lakes Community Park Middle Lake, gravel trails and gravel parking lot.	19.35	5.35
Paul Keith Wetland Reserve Undeveloped park with a portion Designated as wetland.	8.50	0.00

<u>Parks and Park Amenities (Cont)</u>	<u>Total Acres</u>	<u>Developed Acreage</u>
South Highlands Neighborhood Park Large toy, tennis court, basketball court, climbing structure, picnic tables, benches, barbecues, drinking fountain, bike rack, dog station	2.50	2.50
Elks Field Little League Baseball Field with fencing, dugouts, backstop, bleachers, concession stand, and restroom	2.50	2.50
	<u>Total Acres</u>	<u>Developed Acreage</u>
TOTAL PARK LAND	68.6	36.12

<u>Recreation and Resource Buildings</u>	<u>Gross Building Area</u>
Senior Citizen Center Facility leased to senior citizen group	1,800 square feet
Community Resource Center Refurbished mobile home.	624 square feet
TOTAL BUILDING SQUARE FOOTAGE	2,424 square feet

### **Parks and Buildings Strengths and Deficiencies**

The following is an evaluation of individual parks and building, including strengths and deficiencies, as of January 2005.

#### Bombing Range Sports Complex Community Park (10 acres developed, 7.5 acres undeveloped)

The Bombing Range Sports Complex Community Park is the major playfield complex for West Richland. The complex consists of 10.00 acres of developed land used for soccer, baseball, and football. The park also has a playground area with park benches and a Big Toy (playground equipment designed to climb on). Significant park improvements have been completed. Three sports organizations (Richland American Little League, Tri-Cities Youth Soccer Association and Richland Youth Football) joined together to build a clubhouse with concession stand and restrooms. The City completed construction of a paved parking lot with lighting, a new full-service restroom and installed universally accessible walkways. As part of the Bombing Range Road Reconstruction Phase 7 project two new entrance signs will be installed by 2006. In the Spring of 2005 a picnic shelter and new play equipment were installed. In conjunction with the project a parking lot will be built on the east side of the complex.

The fields see heavy use during the spring and fall sports seasons with more than 200 youth at the complex each day for practices or games. During summer and winter months, adult soccer teams practice and play games at the complex. These fields are conveniently located and well maintained. Any formal sports organization using the park must complete a use/responsibility agreement with the City to ensure the fields are used and assigned appropriately. The complex consists of three Little League baseball fields, four soccer fields and a football field. The City acquired an additional 7.5 acres of land adjoining the complex. In the Spring of 2005, the Park Board underwent the task of master planning the 7.5 acres. Surveys were mailed to all the residents of West Richland. Popular responses included construction of a water park/play area, basketball court, walking/jogging trails, volleyball, skate park, rose/community garden and tennis courts. Comments

will be incorporated into the master plan, which is scheduled for completion Fall of 2005. In 2006, the Park Board will be pursuing grant opportunities to complete the master planned 7.5 acres.

#### Coyote Neighborhood Park

Coyote Park is 2.85 acres of developed land. A neighborhood planning workshop helped develop a conceptual park plan. The elements of the plan include an irrigated grass lawn, walking trails around and through the park, peripheral trees for windbreaks, a large toy, and benches along the trail and near the toy.

#### Edgewater Manor Neighborhood Park

Edgewater Manor Park consists of a picnic and play area, open grassy area, peripheral trees and playground equipment.

#### Elks Field

Elks Field consists of a little league baseball field that is fenced and has dugouts, bleachers, and a small building used for restrooms and a concession stand.

#### Enterprise Community Park

Enterprise Park is a long, narrow parcel extending from the Polo Club into Hayden Village. The park is irrigated and planted in grass and is often used for soccer practice. A gravel parking lot off of Bombing Range Road was built in 1999 to service this park. The City has installed a drinking fountain, play equipment along with benches and picnic tables.

#### Flat Top Community Park

Flat Top Park is the City's central park. Park signs were installed at the Bombing Range Road entrance and the Van Giesen Street entrance as an Eagle Scout project. This park contains a community pavilion with sinks and workroom, playfields, tennis/basketball court, small playground, picnic area, horseshoe pits, and restrooms. The restrooms also serve the bus transit center that is adjacent to the park. Approximately 5.5 acres of the park is grassed. The playground is landscaped with shade trees. The upper field provides seating for the many events held at the pavilion. It also hosts the Harvest Festival, a major annual event. The City has purchased another 2.5 acres of land to expand the park. Currently this area is undeveloped and is used as a gravel parking lot for park events. Future plans call for expanding the paved parking on a portion of the lot, including both irrigated and non-irrigated landscaping.

#### Glenn Memorial Neighborhood Park

Glenn Memorial Park is a neighborhood play area with playground equipment, backstop and basketball court. The park is landscaped with perimeter shade trees, picnic tables and horse shoes.

#### Grant Court Playground

Grant Court is a small playground equipped with monkey bars and a bench.

#### Luanne Estates Neighborhood Park

Luanne Estates Park is a small park that provides a picnic setting along with some playground equipment. The park has limited access and is in a secluded location.

#### Melinda Neighborhood Park

Melinda Park is a small park in King View Addition 4 with swings and a picnic table. Future development plans for King View Phase Two includes the dedication of approximately 0.44 acres of land to enlarge Melinda Park.

### Paradise Neighborhood Park

Paradise Park is a 1 acre park in the Paradise Subdivision on South Highlands Blvd. The park has a small capacity well that supplies enough water for irrigation. The park has one large toy and a picnic table.

### Park at the Lakes Community Park

Park at the Lakes is a 19.35 acre parcel that previously had three man-made irrigation ponds. The ponds were drained at the request of the Irrigation District. However, the center lake was PVC lined and re-filled in 1999. The remaining lakes will be lined and filled as the park budget allows. In 2000 a parking area was delineated and two park trail access routes were graveled. A new park sign was installed by an Eagle Scout near the Bombing Range Road entrance. The park conceptual plan calls for three PVC-lined lakes, a trail around the perimeter of the lakes, a picnic area, playground equipment and a parking area. The park is designed to serve as a passive recreation and educational site. The park trail has access points on North Lake Drive, West Lake Drive and East Lake Drive. The trail is intended to be part of a City wide trail system.

### Paul Keith Wetland Reserve

The Paul Keith wetland Reserve was donated as a neighborhood park to the City in 2004 from the developer of the Riverwood subdivision. Preliminary plans include preserving the wetland in its natural state, but improving approximately 2 acres of the 8.5 acres reserve to grass and play equipment.

### South Highland Neighborhood Park

South Highlands Park is centrally located in the South Highlands subdivision and includes playground equipment apparatus for primary age children, benches, picnic tables, basketball hoops, barbeques, drinking fountain, bike rack, dog station and a tennis court. The surface of the tennis courts are in poor condition and will need to be re-surfaced. The park is nicely landscaped with sculptured topography, trees and lawn. In 2004 a new large toy was installed.

### Senior Citizen Center

Constructed in 1950, the Senior Citizen Center is an 1800 square foot, concrete block structure with composition roofing and a covered entryway. The composition shingles were replaced in 2000. The interior is portioned into a large multi-purpose room, kitchen, office, gentlemen and ladies restroom, foot-care room and two storage rooms. Except for the kitchen and restrooms which have vinyl floor covering, all rooms have wall-to-wall carpet. Heating and cooling are via a forced air system. The exterior of the building is painted and the lot is fenced and landscaped. Senior citizens utilize this building for a wide variety of social and educational activities. A 10'x10' shed provides additional storage. Glenn Memorial Park abuts the Senior Center and has a graveled parking lot, picnic tables and barbecues which are easily accessible.

### Community Resource Center

This structure is a refurbished 12'x52' mobile home with metal exterior walls and roof. The interior is portioned into two offices, lounge/TV room with refrigerator and microwave and restroom. The structure has added insulation; sheetrock, taped, textured and painted interior walls; ceiling tiles; and wall-to-wall carpet except in the restroom which has vinyl floor covering. The resource center abuts the senior citizen center and parking is provided by the Glenn Memorial Park parking lot. The resource center was established to promote a positive working relationship between citizens and the police department. Activities coordinated through this facility include the children's annual bike rodeo, crime prevention programs and D.A.R.E. programs.

## ASSESSMENT OF NEEDS

The first priority of the park system is to provide the essential park acreage, facilities and recreational programs for residents. To facilitate development, short-term and long-term needs have been identified and updated on a yearly basis through the adoption of a Capital Improvement Plan (CIP). The CIP aids the City in budgeting expenditures over a six year period. The first two years list projects which funding has been allocated to. The CIP has prioritized the projects to meet the needs of each individual park and the predicted amount of park impact fees and/or grants to be received.

### Short-Term Needs

#### Community Resource Center

- Pave handicapped parking area
- Park sign

#### Enterprise Community Park

- Pave parking lot
- Pave pathway from the parking lot to the park

#### Edgewater Park

- Re-install swings with appropriate fall zone

#### Flat Top Community Park

- Repair or replace the drinking fountain
- Pave parking lot
- Replace dying trees

#### Glenn Memorial Neighborhood Park

- New Swing with appropriate fall zone

#### Grant Court Playground

- Picnic Table

#### Luanne Estates Neighborhood Park

- Re-install swings with appropriate fall zone
- Dog station

#### Keith Wetland Reserve

- Master Plan
- Install irrigation system
- Lawn

#### Melinda Neighborhood Park

- Establish irrigation system
- Lawn

#### South Highlands Neighborhood Park

- Replace small barbecues with larger ones

### Elks Field

- Replace fences
- Relocated outfield fence for regulation tournament play

### Coyote Park

- Develop trail system
- Add picnic tables and benches
- Install asphalt path

### General

- Identify general locations of future parks and park neighborhoods
- Retain natural area and habitat
- Develop a city wide trail system
- Additional staff for park maintenance
- Continue planting trees for maximum shade
- Install identification and directional signs for all the parks
- Develop a process for discovering and applying for grants

## **Long-Term Needs**

### Bombing Range Sports Complex Community Park

- Develop additional 7.5 acres of land for women's softball, multi-purpose fields, additional parking, basketball and tennis courts, and add a fourth little league field for tournaments
- Install bleachers at sports venues
- Covered bench areas and barbeques
- Develop a water play area
- Picnic Shelter

### Flat Top Community Park

- Plant hedgerow or install fence along Bombing Range Road
- Purchase additional land for parking
- Update exterior electrical system

### Coyote Park

- Restrooms

### Enterprise Community Park

- Restrooms

### Glenn Memorial Neighborhood Park

- Drinking fountain
- Refurbish wood benches
- Dog station

### Keith Wetland Reserve

- Play Equipment
- Install grass
- Benches and other park amenities

### Melinda Neighborhood Park

- Install a park bench
- Re-install swings with appropriate fall zone
- Dog station

### Park at the Lakes

- Complete park development as conceptually designed

### Paradise Park

- Picnic Shelter

### South Highlands Neighborhood Park

- Picnic Shelter
- Resurface tennis court

### Elks Field

- Replace two sets of bleachers.

### General

- Increase City's urban forest by planting trees where space and irrigation water are available.
- Develop a community recreational building
- Develop a swimming facility
- Develop a recreational program with a director
- Develop identified trail routes and plan additional routes
- Develop a riverfront park and trail system
- Develop a youth skate park and/or BMX track.