

ORDINANCE NO. 1692

AN ORDINANCE OF THE CITY OF MILWAUKIE, OREGON, ADOPTING THE SCOTT PARK MASTER PLAN AS AN IMPLEMENTING DOCUMENT OF THE MILWAUKIE COMPREHENSIVE PLAN.

WHEREAS, the Milwaukie Comprehensive Plan outlines an objective of maximizing the use of existing City parks consistent with their natural features and carrying capacity; and

WHEREAS, the City has undertaken a coordinated public review process to examine the existing uses and condition of Scott Park; and

WHEREAS, the planning and review process has resulted in a recommended three-phase improvement program designed to upgrade public uses and enhance the natural features of Scott Park; and

WHEREAS, the Milwaukie Planning Commission reviewed a master plan for Scott Park at a duly advertised public hearing on September 11, 1990, resulting in unanimous recommendation to approve the proposed master plan; and

WHEREAS, the Milwaukie City Council held a duly advertised public hearing on a master plan for Scott Park on September 18, 1990 and voted unanimously to adopt said master plan:

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

Section 1. Findings. The following findings are hereby adopted:

- a. The Scott Park Master Plan complies with the Milwaukie Comprehensive Plan's Open Spaces, Scenic Areas, and Natural Resources Element Goal by outlining a services of phased landscape improvements to protect and enhance natural and scenic resources, and thereby fulfilling the objective of protecting City open space resources.
- b. The Scott Park Master Plan complies with the Milwaukie Comprehensive Plan's Recreational Needs Element by outlining a series of phased improvements of pedestrian and vehicular access and site identity, thereby fulfilling the objective of maximizing use of a City park consistent with its natural features and carrying capacity.
- c. The Scott Park Master Plan provides a services of phased improvements that comply with the Milwaukie Comprehensive Plan's Recreational Needs Element objective of initiating a process of developing a detailed City-wide parks and recreation master plan.
- d. Consistent with Objective #1 of the City's Recreational Needs Element, Scott Park is designated as a vestpocket park with special natural elements, and the Scott Park Master Plan fulfills the City's Natural Resources Overlay Zone requirements and standards.

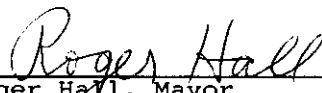
Section 2. Adoption. The document titled "Master Plan for Scott Park" and dated August 2, 1990, is hereby adopted as an implementing document of the Open Spaces, Scenic Areas and Natural Resources Element, and the Recreational Needs Element of the Milwaukie Comprehensive Plan.

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Read the first time on November 6, 1990, and moved to second reading by 5 - 0 vote of the City Council.

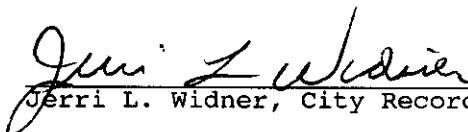
Read the second time and adopted by the City Council on November 6, 1990.

Signed by the Mayor on November 6, 1990.



Roger Hall, Mayor

ATTEST:



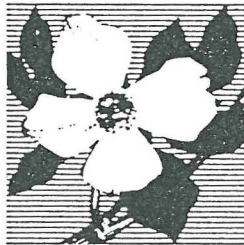
Jerri L. Widner, City Recorder

Approved as to Form:



Timothy Ramis, City Attorney

MASTER PLAN
for
Scott Park
City of Milwaukie



August 2, 1990

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MILWAUKIE PARKS MASTER PLAN PROJECT

SCOTT PARK

OVERVIEW: CONTEXT

Situated in an important part of downtown Milwaukie, Scott Park lies to the north of City Hall and the Transit mall. Ledding Library, situated on the grounds of the park, is a community-wide cultural resource and as such acts as a magnet to the site.

Scott Park lies on the west bank of Spring Creek Pond and is designated a natural resource area due to the valuable habitat provided on site for domestic and migratory waterfowl.

The site is an important pedestrian destination for downtown residents; it provides both a cultural resource in the library and a needed respite from the everyday stress of an urban environment. Scott Park provides a transition between residential uses and commercial and civic functions. The site is also one-third of an important grouping of civic uses in the downtown area: City Hall, Milwaukie Junior High School and Ledding Library, and as such serves as a valuable focus for community services. The site is adjacent to an existing grocery store and the patterns of pedestrian and vehicular access to the park and the library are inextricably linked with this use.

Scott Park is best classified as a special-use area, strongly linked to the uses around it, and one which takes its cue from the patterns of these surrounding uses.

OVERVIEW: SITE

The Scott Park/Ledding Library site was bequeathed to the city by Florence Olson Ledding, stepdaughter of Seth Leweling. The site is bordered on the east by a pond filled by Spring Creek. The pond is under private ownership and its rock wall edge is in a state of disrepair. A concrete weir lies across the pond at its northern edge. The park area and Library grounds contain many mature trees and shrubs as well as numerous monuments dedicated to residents of the city, including the Pioneer Bench, Silas and Eva Peake Memorial Fountain, Lee and Alice Measure Fountain, the Scott Memorial marker and the Nell Martin Amphitheatre.

The site is bordered by commercial uses to the north and west and by residential/office conversions to the east across the pond. Parking for the site lies to the north of the library and is screened from the neighboring Safeway by a tall arborvitae hedge.

PROCESS

Initially, a site analysis plan showing on- and off-site issues and opportunities was prepared for discussion and review at two neighborhood meetings, during which various aspects of the Park's special character and needs for improvement were discussed. Observations and special needs were outlined by participants. For the second meeting, a preliminary master plan was prepared for presentation in response

to these needs and the consultant's on-site observations of design opportunities. Having reached a consensus on the proposed improvements for the park, the Master Plan has been finalized and an outline has been prepared detailing estimated construction costs and proposed phasing of improvements.

CONCLUSIONS

Site constraints at Scott Park are relatively few, given its developed nature. The immediate need is for repair and restoration of landscape and site improvements.

The site also suffers from poor visibility and potential security problems. Vehicular and pedestrian access to the site is unsafe and requires mitigation.

A major issue revolves around the natural resource status of the site. The pond is home to domestic and migratory waterfowl while providing a needed respite for downtown residents. How this habitat is affected by park restoration improvements and increased use is of great importance.

The goal of the proposed improvements is to address the above issues by preserving and enhancing natural habitat, improving pedestrian and vehicular access, and improving site identity.

NATURAL RESOURCE OVERLAY ZONE

A major aspect of the South Park/Ledding Library Master Plan is the role of the site as a significant natural area surrounded by increasingly urbanized uses. The following narrative addresses outline requirements as set forth in Section 3.26.07; Natural Resource Overlay Zone Development Standards of the City's Zoning Ordinance.

- A. The goal of the proposed improvements is to protect and enhance the existing riparian habitat by restricting pedestrian access to the pond edge and adjacent embankment and by replanting bare, eroded slopes with native and riparian plant species.
- B.1 The existing asphalt pathway is proposed to be removed and the area revegetated. New areas are to be constructed at (3) points to provide formal viewing opportunities and to control pedestrian access along the pond embankment.
- B.2 No existing trees are proposed to be removed in the area adjacent to the pond.
- B.3 Not applicable.
- B.4 Proposed walkways, steps and ramp connections to viewing areas will be sited in the field so as to avoid the removal of any trees along the embankment.

Existing tree preservation areas will be established and fenced prior to construction and will be maintained during construction. No work will be allowed in these areas.

At present very little groundcover, shrub or understory vegetation exists on the embankment. The objective of replanting is to provide the desired vertical layering and restore horizontal continuity of vegetative habitat.

- B.6 The purpose of the proposed revegetation will be to decrease surface water flow velocities and increase the amount of potential moisture absorbing capacity of the soils.
- B.7 Walkway, step and ramp construction will be sequenced and monitored to prevent soil erosion during construction. An erosion control plan will be prepared prior to approval of construction plans for any work on the site.
- B.9 Not applicable.
- B.10 See B.2 above.
- B.11 Not applicable.

PHASING OF IMPROVEMENTS

PHASE I IMPROVEMENTS TO 21st STREET & PARK ENTRY

The goal of the Phase I improvements is to improve pedestrian and vehicular access as well as the visibility of the park and library facility and to provide formal viewing opportunities for viewing along the Spring Creek Pond edge.

A. Access Improvements to S.E. 21st

Purpose:

To improve identity, visibility and access to library and to construct any necessary utility improvements and/or relocations.

Demolition:

- Remove curb - 340 l.f.
- Remove concrete sidewalk - 2,400 s.f.
- Remove existing steps to library
- Remove and prune existing shrubs on south and west side of library - 2,200 s.f.

SUBTOTAL	\$ 6,750.00
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New Construction:

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| ■ Construct new catch basin | \$ 1,500.00 |
| ■ Apply a.c. paving to c.l. of 21st - 3,000 s.f. | \$ 2,700.00 |
| ■ New curb - 290 l.f. | \$ 2,600.00 |
| ■ New 6' concrete sidewalk | \$ 10,000.00 |
| ■ New retaining wall | \$ 12,000.00 |
| ■ New sign for library - Lump Sum | \$ 5,000.00 |
| ■ New striping for parallel parking | \$ 250.00 |

SUBTOTAL	\$ 34,050.00
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B. Parking Area Improvements

Purpose:

To improve park/library parking area, visually "open up" and improve the identity of the park.

Demolition:

- Remove curbing on west side of parking - 60 l.f.,
remove a.c. paving and 12" base rock for traffic circle
and planter island - 1,500 s.f.
- Remove arborvitae hedge.

SUBTOTAL	\$ 1,850.00
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New Construction:

■ New curb (poured in place concrete) for traffic circle - 110 l.f.	\$ 1,000.00
■ New curb (poured in place) for landscape island in parking lot - 40 l.f.	\$ 375.00
■ Base rock in potholes (7 c.y.) & A.C. paving (2" lift over parking lot) - 7,500 s.f.	\$ 6,750.00
■ Restripe parking lot	\$ 500.00
■ Scott Park sign monument - Lump Sum	\$ 5,000.00
■ Lawn, planting & irrigation - 1,500 s.f.	\$ 3,375.00
SUBTOTAL	\$ 17,000.00

C. Walk Steps and Viewing Platform

Purpose:

To provide access to a viewing point overlooking pond (ramped for handicapped access) prior to removal of the existing a.c. walkway along pond's edge.

■ Construct viewing platform (wood decking, railing and bench) - 450 s.f.	\$ 6,750.00
■ Construct sidewalk - 4,150 s.f.	\$ 9,350.00
■ Construct ramp - 1,250 s.f.	\$ 3,125.00
■ Retaining walls - 100 l.f. & pull bar	\$ 6,300.00
■ New plantings - 1,600 s.f.	\$ 3,600.00
SUBTOTAL	\$ 29,125.00

PHASE I SUBTOTAL	\$ 88,775.00
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PHASE II POND EMBANKMENT STABILIZATION AND REPLANTING

The goal of Phase II improvements is to enhance the role of Scott Park as a natural resource habitat area. This is achieved by reducing unrestricted pedestrian access along the west bank of the pond and replanting the west embankment with native and riparian plant species. This will serve to mitigate the increasing erosion of bank soils and provide additional habitat for waterfowl that inhabit the pond. Additional viewpoints are proposed in this phase to provide areas for passive use above the pond that will not impact the pond embankment.

Demolition:

■ Remove existing a.c. pathway along pond edge - 1,400 s.f.	\$ 1,500.00
■ Remove existing concrete steps and bench	\$ 750.00

New Construction:

- Replant native and riparian plant species - 10,000 s.f. \$ 18,500.00
- Construct south viewing area on Harrison Street
(300 s.f. terrace steps, 720 s.f. concrete walk) \$ 3,600.00

PHASE II SUBTOTAL	\$ 24,350.00
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PHASE III SCOTT PARK IMPROVEMENTS

Phase III improvements are centered around the replacement, relocation or restoration of existing park improvements. These include the restoration of the park's amphitheater, the removal and reconstruction of the two fountains on the site in a small plaza area adjacent to the amphitheater and the construction of an additional viewpoint on the pond north of the amphitheater plaza.

A. Amphitheater Improvements

Demolition:

- Remove existing fountain and stone walls.
Stockpile stone for re-use (optional)
- Remove and/or relocate existing plantings as directed.
- Remove and/or prune selected trees and shrubs.

SUBTOTAL	\$ 3,000.00
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New Construction:

- Construct new concrete sidewalk adjacent to east curb of library parking lot- 720 s.f. \$ 1,800.00
- Construct new fountain and 'plaza' \$ 8,000.00
- Construct new viewing terrace along pond edge north of amphitheater - 500 s.f. \$ 3,000.00

SUBTOTAL	\$ 12,800.00
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B. Picnic Area Improvements

Demolition:

- Remove existing walkway 1,000 s.f. \$ 1,000.00

New Construction:

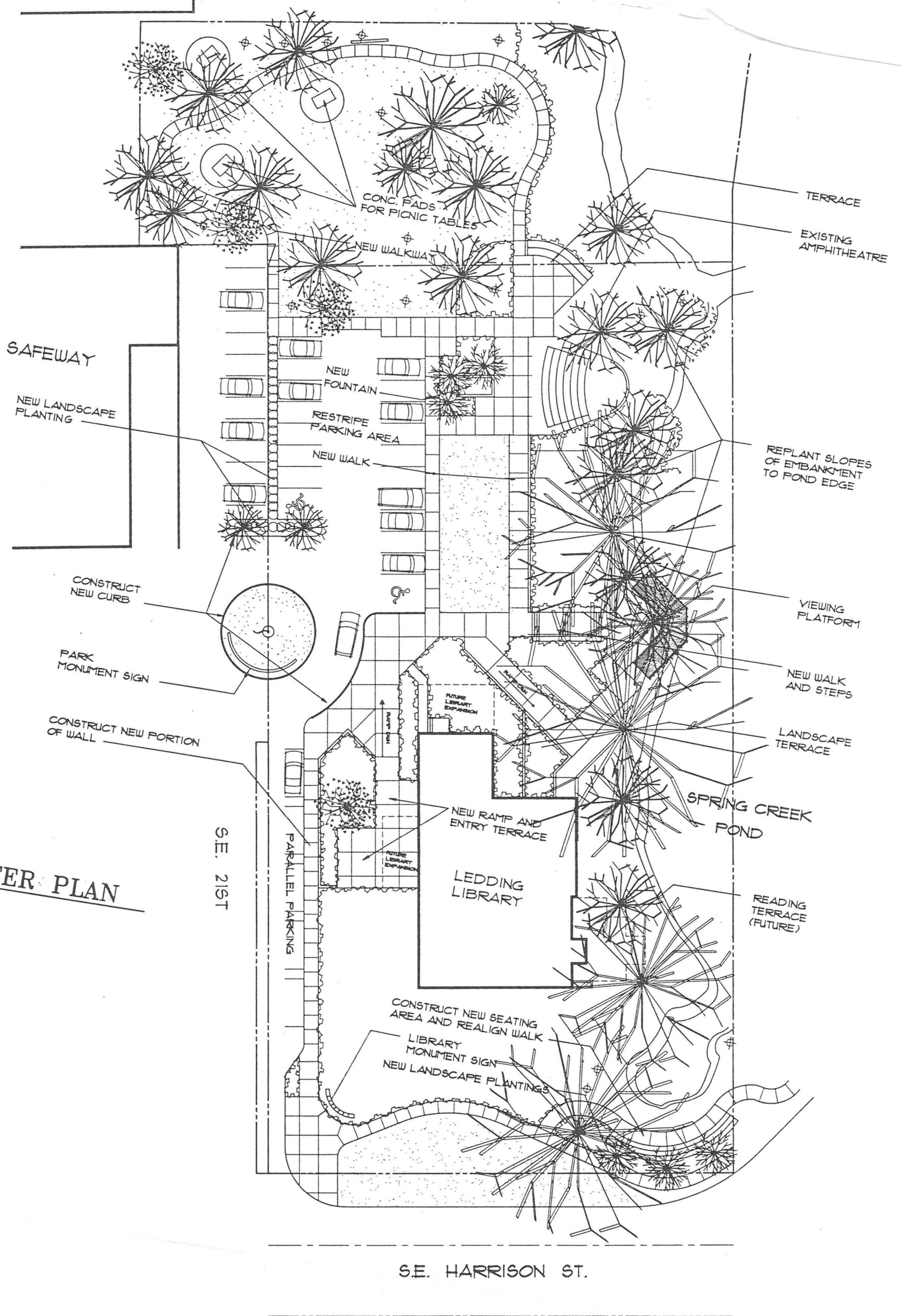
- Construct new walk and pads; irrigation system \$ 17,500.00

SUBTOTAL	\$ 18,500.00
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PHASE III SUBTOTAL	\$ 34,300.00
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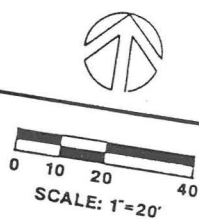
■ Engineering	\$ 14,500.00
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TOTAL PHASES I, II & III	\$161,925.00
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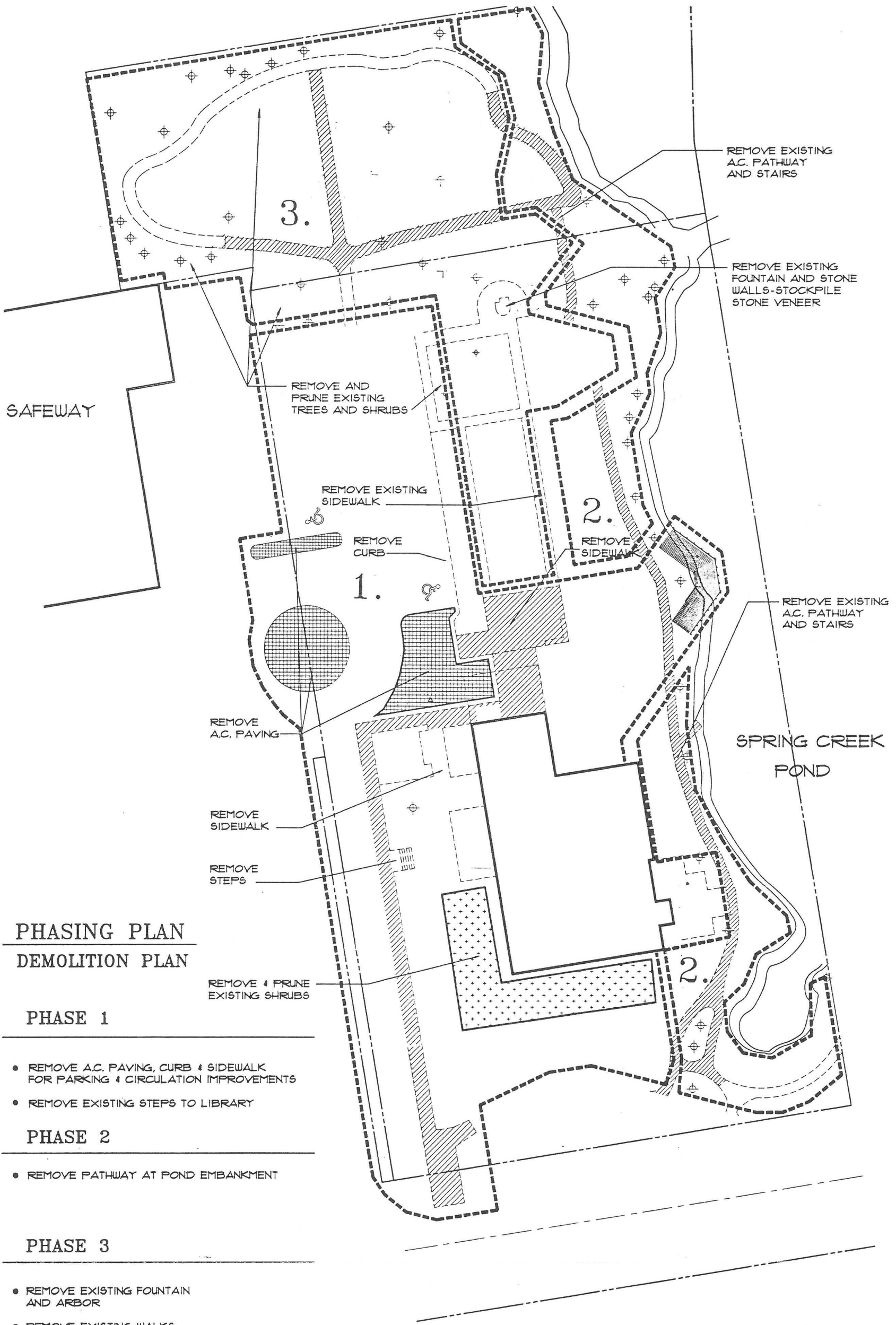
MASTER PLAN

SCOTT PARK
CITY OF MILWAUKIE



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 Lake Oswego, OR 97035 (503) 635-3618

Architecture
 Civil Engineering
 Development Services
 Landscape Architecture
 Land Planning
 Urban Design
 Surveying



PHASING PLAN
DEMOLITION PLAN

PHASE 1

- REMOVE A.C. PAVING, CURB & SIDEWALK FOR PARKING & CIRCULATION IMPROVEMENTS
- REMOVE EXISTING STEPS TO LIBRARY

PHASE 2

- REMOVE PATHWAY AT POND EMBANKMENT

PHASE 3

- REMOVE EXISTING FOUNTAIN AND ARBOR
- REMOVE EXISTING WALKS

PHASING PLAN IMPROVEMENT PLAN

PHASE 1

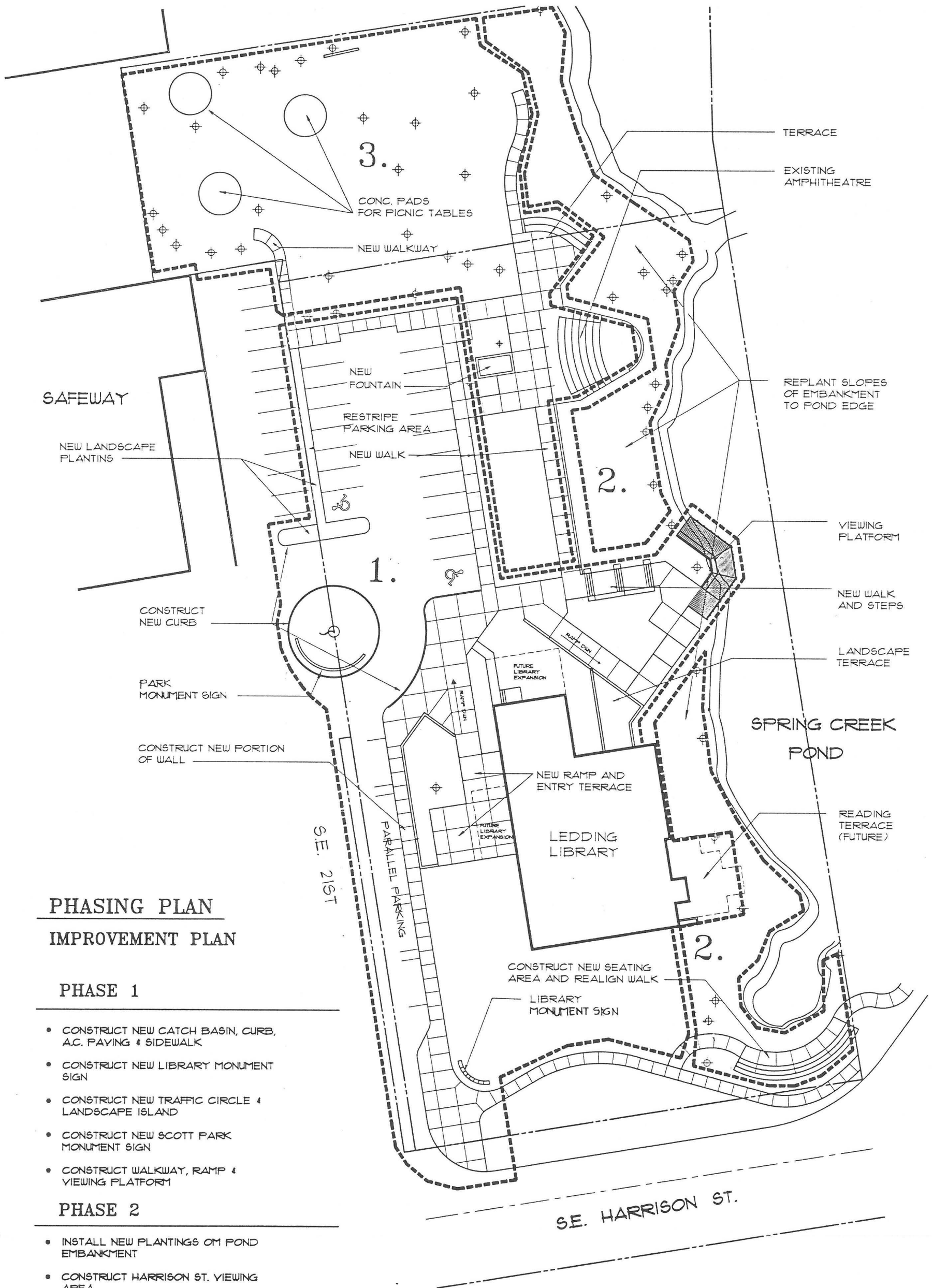
- CONSTRUCT NEW CATCH BASIN, CURB, AC. PAVING & SIDEWALK
- CONSTRUCT NEW LIBRARY MONUMENT SIGN
- CONSTRUCT NEW TRAFFIC CIRCLE & LANDSCAPE ISLAND
- CONSTRUCT NEW SCOTT PARK MONUMENT SIGN
- CONSTRUCT WALKWAY, RAMP & VIEWING PLATFORM

PHASE 2

- INSTALL NEW PLANTINGS ON POND EMBANKMENT
- CONSTRUCT HARRISON ST. VIEWING AREA

PHASE 3

- CONSTRUCT NEW FOUNTAIN & PLAZA
- CONSTRUCT NEW VIEWING AREA NORTH OF AMPHITHEATRE
- CONSTRUCT NEW WALKWAY CONNECTIONS TO EXISTING PARK WALK & INSTALL PICNIC TABLE PADS



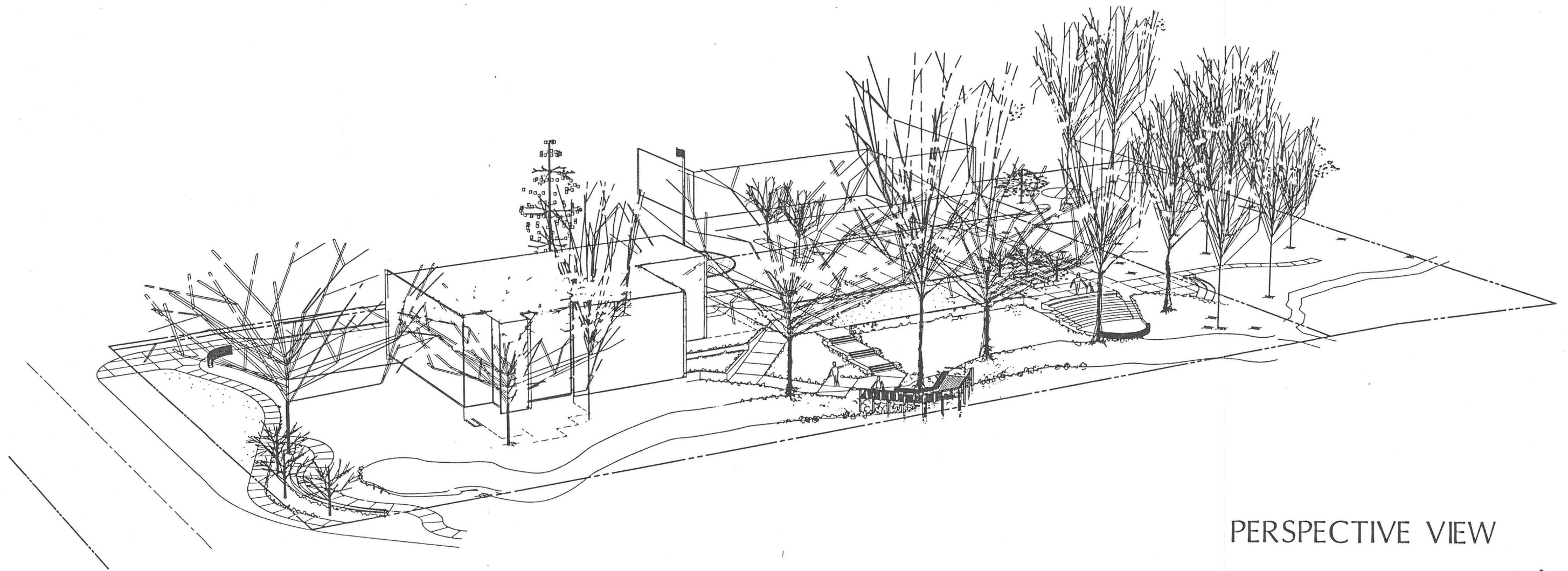
SCOTT PARK
CITY OF MILWAUKIE



0 10 20 40
SCALE: 1"=20'

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Architecture
Civil Engineering
Development Services
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Surveying



PERSPECTIVE VIEW

SCOTT PARK
CITY OF MILWAUKIE

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