



Comprehensive Plan

Ancillary Document

Ardenwald Park Master Plan

Adopted March 19, 1992—Ord. 1700

MASTER PLAN
for
Ardenwald Park
City of Milwaukie



February 4, 1991

otak

MILWAUKIE PARKS MASTER PLAN PROJECT

ARDENWALD NEIGHBORHOOD PARK

OVERVIEW: CONTEXT

The Ardenwald Neighborhood, an older area of single family homes, on the northern edge of Milwaukie, lacks neighborhood park space. Ardenwald School is a primary active recreation resource for the area. Ardenwald Park will complement, rather than duplicate this resource. The site is intended to become a neighborhood focal point; a destination offering a small scale passive recreation resource and gathering place to area residents.

OVERVIEW: SITE

The Ardenwald Park site, former home of the Dogwood Lodge, is a gently sloping site located in an existing single family residential neighborhood. For many years the Ardenwald Community Club, located on the site, provided a focus for the neighborhood. The proposed park improvements will serve to continue the spirit of this function. The site is across S.E. Roswell Street from Ardenwald Elementary School.

PROCESS

The Planning process had as its goals the preparation of a master plan of proposed park improvements that would respect the character and scale of the neighborhood and the constraints of the site, and would provide for the recreation needs of residents in the area.

Two neighborhood meetings were held to involve area residents in the master plan process. At these meetings issues dealing with the scope and quality of improvements, privacy, safety, park maintenance and existing site character were discussed. At the first meeting a site analysis plan showing on- and off-site issues and opportunities was presented for discussion and review. Aspects of the neighborhood's park needs were outlined by participants verbally and in response to questionnaires circulated at the meeting. A preliminary master plan was prepared in response to these expressed needs and the consultant's on-site observations of design opportunities and constraints. This plan was presented for review at the second neighborhood meeting. At this meeting concerns about privacy and security were expressed by residents living next to the park. Various methods of minimizing these impacts were discussed, as they related to possible park improvements. A consensus of opinion emerged that the most appropriate park uses would be those that catered to adults, seniors, and preschool age children. It was also agreed that the more formal recreation spaces should be located in the south 1/3 of the site, close to S.E. Roswell Street. Due to concerns about noise and security it was decided that the park should be closed at dusk and should be visually accessible from the street along its entire depth. A final draft master plan was prepared that incorporated these concerns and recommendations. Copies of this plan were made available to residents living adjacent to the park for more specific design recommendations. These additional refinements were then incorporated in the final plan.

PROPOSED IMPROVEMENTS

The location of the park across the street from an elementary school offers the opportunity to provide more specialized recreation uses on the site. The master plan recommends the development of an open-air neighborhood shelter, a play area for small children and a walking path with small exercise area. The park is to be enclosed on the west by an evergreen hedge and on the east by a wood fence. The north end will feature low flowering shrubs. A raised crosswalk is proposed to provide access across S.E. Roswell. The park will not be lighted.

FUTURE REVIEW

A formal review of a community service use request for the improvements proposed in the Ardenwald Park Master Plan will occur prior to the final design phase of the park. While specific design details will be addressed in the subsequent community service use review, it is important to address whether or not the benefits of the proposed use outweigh its adverse impacts. To do so it is necessary to summarize the proposed improvements as they might relate to issues of compatibility with other uses in the immediate area. Numbers in parentheses correspond to standard conditions found in the community service overlay zone.

- (1) The anticipated uses of the park are passive in nature, intended to compliment the existing recreation opportunities at Ardenwald Elementary School. The park is intended as a neighborhood gathering place, serving a broad range of ages. Due to the relatively small size of the park, activities (with the exception of a small tot-lot in the southern half of the park) need to be less space intensive and less movement intensive. The park, because of its residential context will not be lighted and will be open to view for police patrol.
- (2),(3) The park site is similar in dimension to adjacent residential lots, thought somewhat deeper. Proposed improvements respect this neighborhood scale. One open-air, covered structure is proposed for the site, with side yard setbacks exceeding those required by the adjacent residential zone. The structure is set back from S.E. Roswell Street and a symbolic "gateway" planned to reinforce the "front yard" character.
- (4),(6) No on-site parking is provided, because the park is intended to serve residents in the neighborhood. For neighborhood gatherings such as flag ceremonies, family days, etc. It is anticipated that parking areas south of the site at Ardenwald Elementary School would be utilized.
- (5) The park has approximately 90' of frontage on S.E. Roswell Street. A curb and asphalt paving will be constructed to discourage uncontrolled vehicle access onto the site. In addition, a raised crosswalk is planned in S.E. Roswell Street to provide pedestrian access to the south.
- (7) Signage for the park will be understated and residential in scale, intended to match the overall signage program for the City Parks. The sign will not be lighted.

PHASING OF IMPROVEMENTS

PHASE 1 IMPROVEMENTS

Purpose: Phase I improvements provide the major recreation space for the site and site access. Also included are perimeter screening elements.

Demolition

- Remove a.c. paving and shoulder - 1,000 s.f.
- Remove concrete and a.c. paving remnants on site

SUBTOTAL	\$ 950.00
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Improvements

- | | |
|---|--------------|
| ■ New curbs - 98 l.f. and a.c. paving | \$ 7,350.00 |
| ■ Raised crosswalk (stripe) | \$ 150.00 |
| ■ Grading and drainage improvements
(stub from existing catch basin to future terrace) | \$ 8,500.00 |
| ■ Circular walkway - 1,500 s.f. | \$ 4,500.00 |
| ■ Lawn and irrigation - 3,500 s.f. | \$ 7,000.00 |
| ■ Play area and bench wall (50 l.f.) | \$ 13,500.00 |
| ■ 6' wood fence (270 l.f.) | \$ 6,000.00 |
| ■ Perimeter plantings (4,500 s.f.) | \$ 5,000.00 |

SUBTOTAL	\$ 52,000.00
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SUBTOTAL PHASE 1	\$ 52,950.00
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PHASE 2 IMPROVEMENTS

Purpose: Phase 2 improvements focus on the creation of the central gathering place on the site.

Improvements:

- | | |
|---|-------------|
| ■ New concrete plaza around shelter - 1,600 s.f. | \$ 4,800.00 |
| ■ New terrace steps - 600 s.f. | \$ 5,000.00 |
| ■ Footings, water, electrical and drainlines to shelter | \$ 3,500.00 |

SUBTOTAL PHASE 2	\$ 13,300.00
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**MILWAUKIE PARKS MASTER PLAN PROJECT
ARDENWALD NEIGHBORHOOD PARK**

**February 1, 1991
Page 4**

PHASE 3 IMPROVEMENTS

Purpose: Phase 3 addresses the construction of the shelter and the provision of low impact recreation uses on the north half of the site.

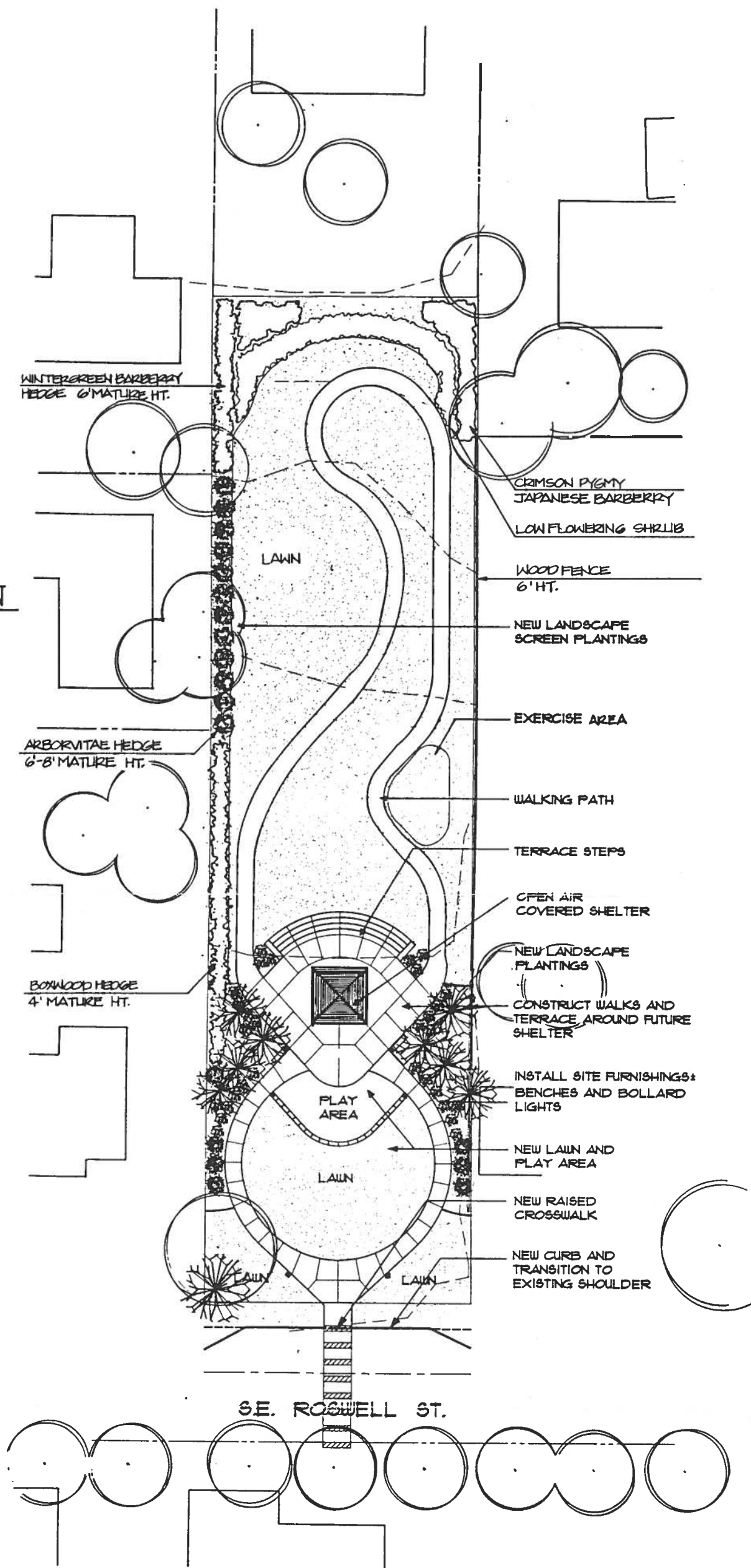
Improvements:

■ Install jogging path and exercise station	\$ 4,000.00
■ Install site furnishings (4) 6' benches and bollard	\$ 7,500.00
■ Construct shelter - 400 s.f.	\$ 12,000.00
■ Install rough seeded lawn and irrigation	\$ 16,000.00
SUBTOTAL PHASE 3	\$ 39,500.00

■ Engineering	\$ 12,500.00
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TOTAL PHASES 1,2, & 3 **\$118,250.00**

MASTER PLAN



ARDENWALD PARK
CITY OF MILWAUKIE



FEBRUARY, 4 1991
0 10 20 40
SCALE: 1"=20'

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

PHASING PLAN

IMPROVEMENT PLAN

PHASE 1

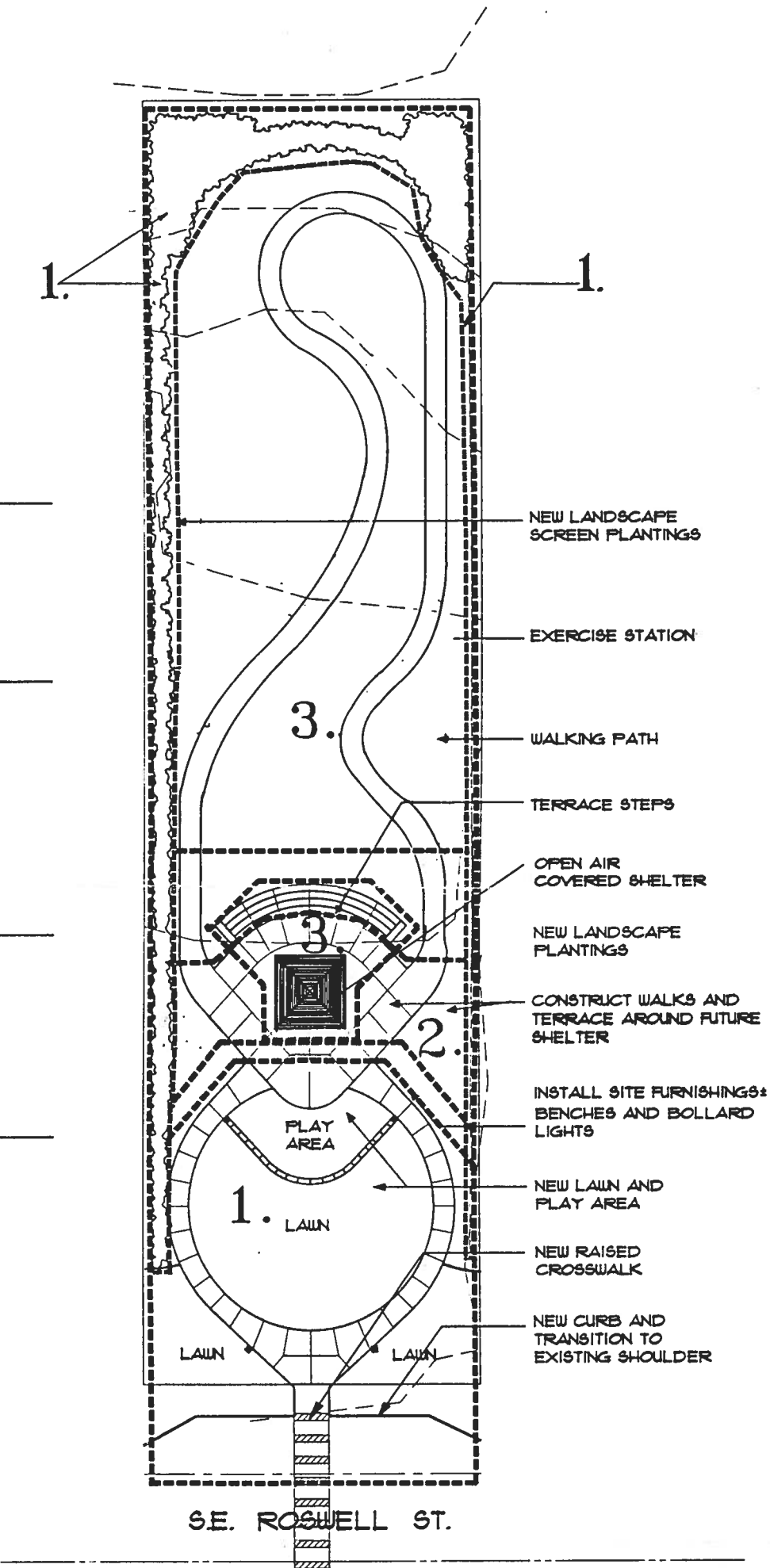
- CONSTRUCT HALF STREET IMPROVEMENTS ON S.E. ROSWELL
- CONSTRUCT UNDERGROUND UTILITIES
- GRADE LAWN, PLAY AREA & SHELTER PAD
- CONSTRUCT WALKWAY
- CONSTRUCT PERIMETER SCREENING

PHASE 2

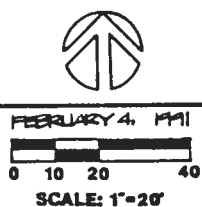
- CONSTRUCT TERRACE AROUND SHELTER
- CONSTRUCT LANDSCAPE IMPROVEMENTS, RETAINING WALLS & SITE FURNISHINGS (SEATING, LIGHTING)

PHASE 3

- CONSTRUCT WALKING PATH
- CONSTRUCT LANDSCAPE IMPROVEMENTS
- INSTALL EXERCISE AREAS, ROUGH SEED LAWN

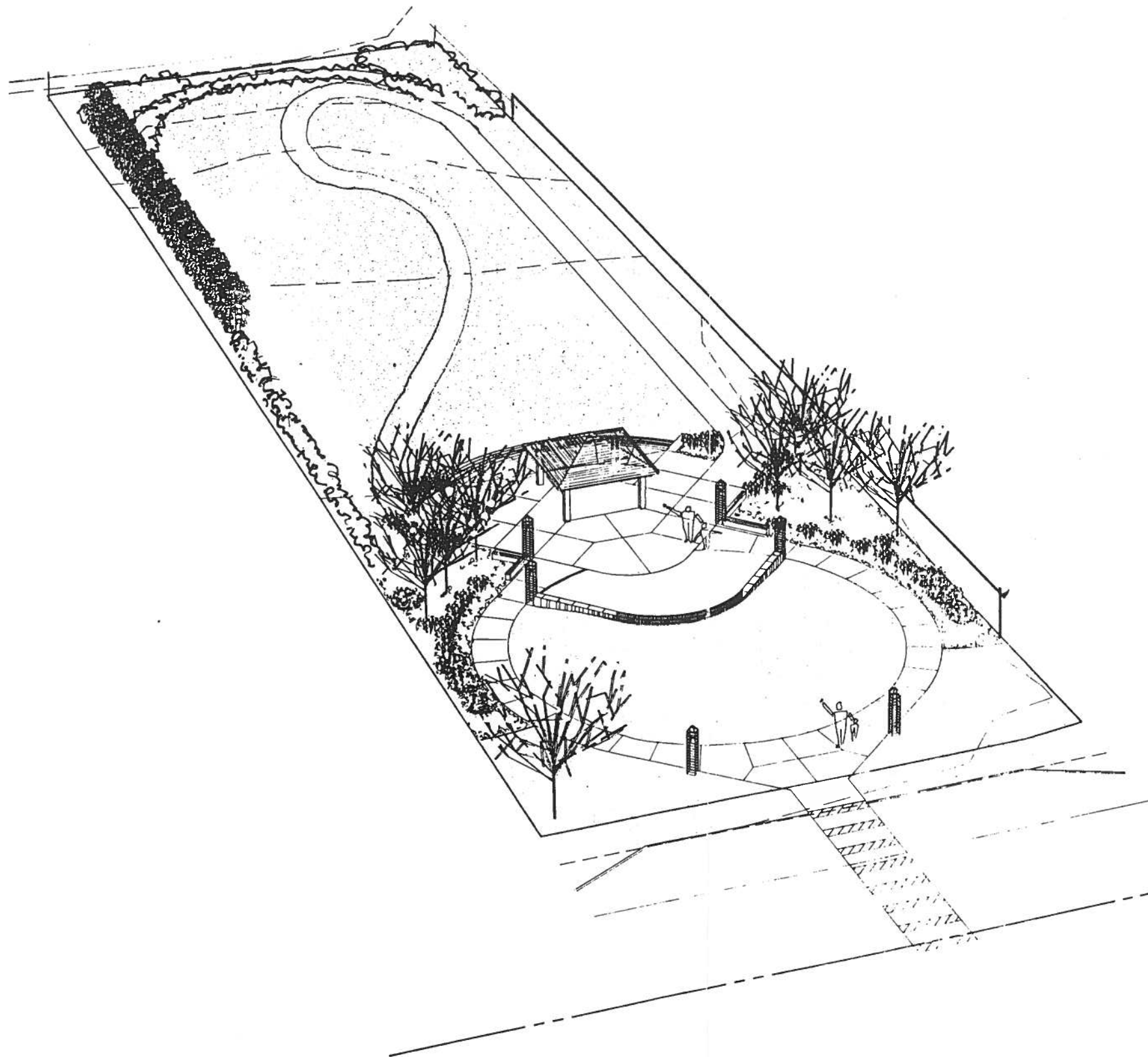


ARDENWALD PARK
CITY OF MILWAUKIE



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Architect
Civil Engineering
Development Services
Landscape Architecture
Land Planning
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Surveying



PERSPECTIVE VIEW

ARDENWALD PARK
CITY OF MILWAUKIE

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