



# **Comprehensive Plan**

## **Ancillary Document**

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# **Scott Park Master Plan**

Adopted November 6, 1990—Ord. 1692

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**MASTER PLAN**  
for  
**Scott Park**  
City of Milwaukie



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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.

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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    |

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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.

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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

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SUBTOTAL	\$ 17,000.00
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**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

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SUBTOTAL	\$ 29,125.00
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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

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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.

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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

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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

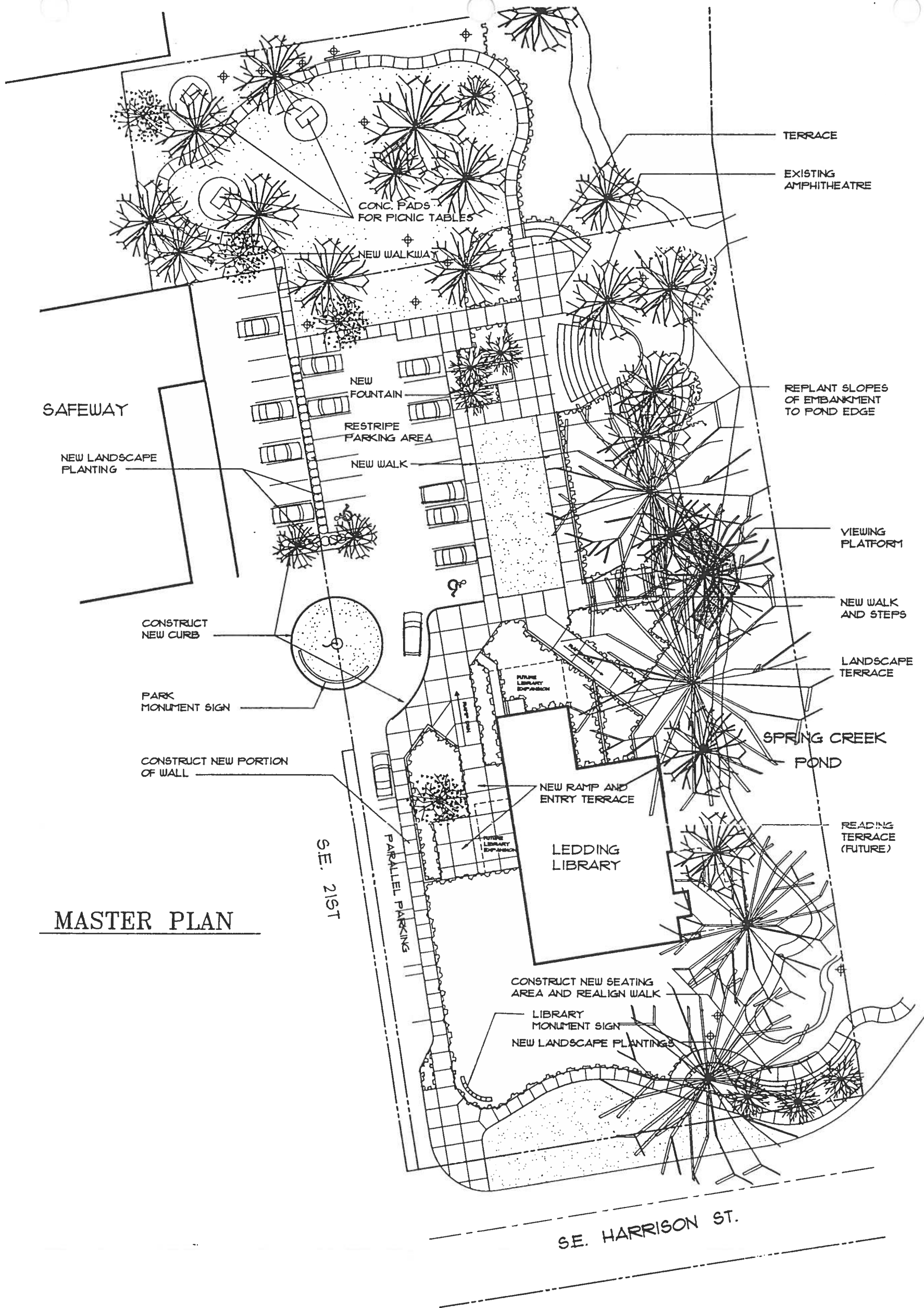
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SUBTOTAL	\$ 18,500.00
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PHASE III SUBTOTAL	\$ 34,300.00
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■ Engineering	\$ 14,500.00
TOTAL PHASES I, II & III	\$161,925.00





# MASTER PLAN

SCOTT PARK  
 CITY OF MILWAUKIE



**otak**  
 INCORPORATED  
 17354 S.W. Business Ferry Rd.  
 Lake Oswego, OR 97035 (503) 635-3818

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

0 10 20 40  
 SCALE: 1"=20'

SAFEWAY

REMOVE EXISTING  
AC. PATHWAY  
AND STAIRS

REMOVE EXISTING  
FOUNTAIN AND STONE  
WALLS-STOCKPILE  
STONE VENEER

3.

REMOVE AND  
PRUNE EXISTING  
TREES AND SHRUBS

REMOVE EXISTING  
SIDEWALK

REMOVE  
CURB

1.

2.

REMOVE  
SIDEWALK

REMOVE EXISTING  
AC. PATHWAY  
AND STAIRS

SPRING CREEK  
POND

REMOVE  
AC. PAVING

REMOVE  
SIDEWALK

REMOVE  
STEPS

REMOVE & PRUNE  
EXISTING SHRUBS

2.

## PHASING PLAN DEMOLITION PLAN

### PHASE 1

- REMOVE AC. 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

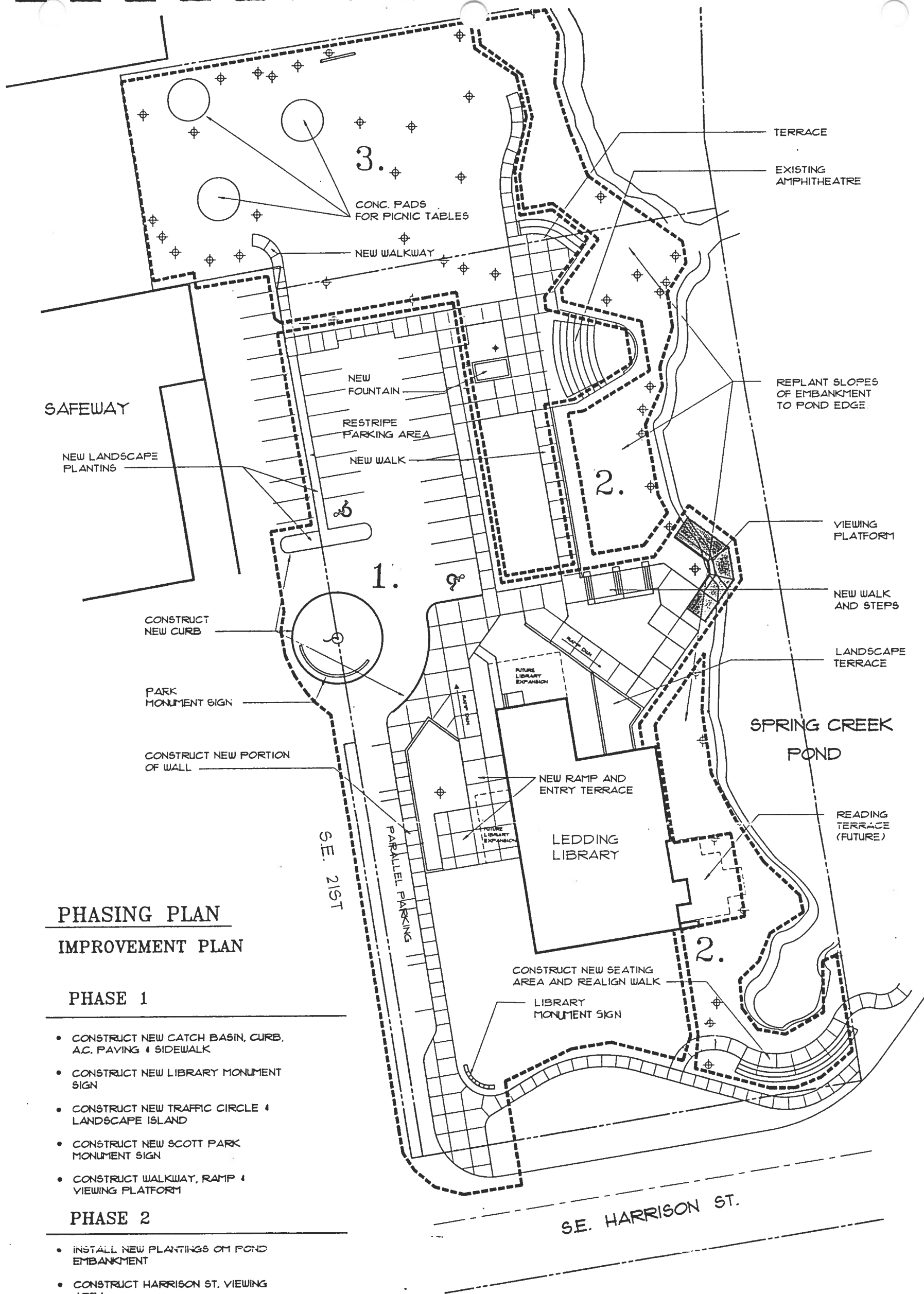
SCOTT PARK  
CITY OF MILWAUKIE



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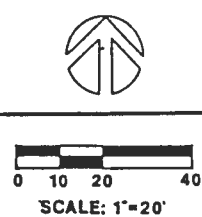
**otak**  
INCORPORATED  
17266 S W. Business Park Rd  
Littleton, CO 80120 (303) 426-2614

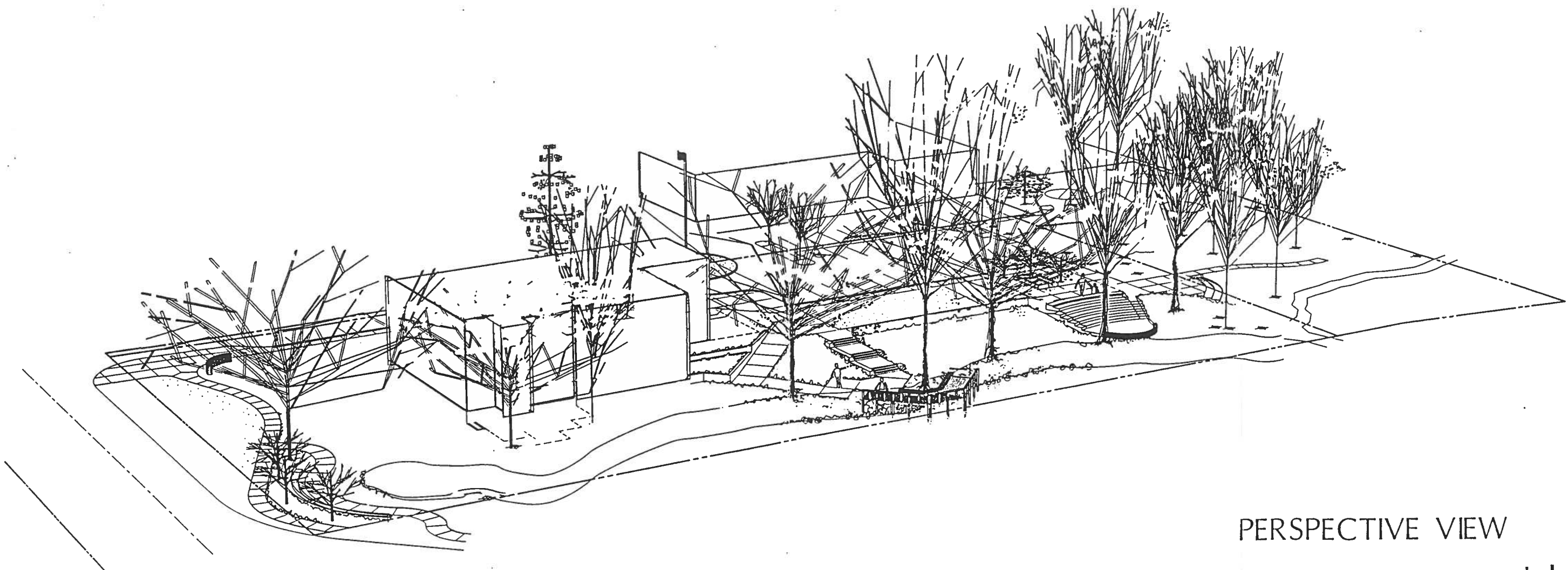
Architecture  
Civil Engineering  
Development Services  
Landscape Architecture  
Land Planning  
Urban Design  
Surveying



# SCOTT PARK

## CITY OF MILWAUKIE





PERSPECTIVE VIEW

SCOTT PARK  
CITY OF MILWAUKIE

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10/20/04

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