

CITY OF PORTLAND
BUREAU OF PARKS AND RECREATION
MIKE LINDBERG, Commissioner CHARLES JORDAN, Director
AND
RICHMOND NEIGHBORHOOD ASSOCIATION

A DEVELOPMENT PLAN FOR
IVON STREET PARK

S.E. IVON STREET AT S.E. 47TH AVENUE PORTLAND, OREGON

NOVEMBER 1991

PREPARED BY:

G. MICHAEL ABBATE LANDSCAPE ARCHITECT

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INTRODUCTION:

In early summer of 1989, the City of Portland Bureau of Parks and Recreation purchased three vacant lots from the Oregon Department of Transportation at the intersection of S.E. Ivon Street and S.E. 47th Avenue. Two of the lots are on the north side of Ivon St. and the other on the south. These lots were purchased with the intent of developing a small "pocket park" in the Richmond neighborhood, recognized as one of the neighborhoods most in need of additional park space.

In March of 1991, the City agreed to hire a consultant to prepare a general development plan for the park. Mike Abbaté, a landscape architect and neighborhood resident, was selected to provide these planning and design services. A highly interactive planning process was agreed to, one which gave local residents the maximum opportunity possible to influence the plan and to ensure a park design which met the needs and desires of the community. A Neighborhood Advisory Committee was formed to work on the design in a hands-on fashion.

In order to ascertain the desires of the community, a two page opinion survey was formulated and distributed. More than 40 responses were received. These responses, along with individual discussions with neighbors, were analysed and combined to form the basis of the design program for the park. This program is shown on the following page:

PROGRAM

S.E. 47TH AND IVON STREET PARK

JULY 2, 1991

During the period of May 21 through June 4th, approximately 200 opinion surveys were distributed to residents of the Richmond neighborhood. Particular emphasis was paid to those living within two blocks of the proposed park. More than 40 surveys were completed and returned.

On June 6, 1991 the Neighborhood Advisory Committee reviewed the results of the survey, and in conjunction with the Landscape Architect, recommended that the park incorporate the following:

I. MOST APPROPRIATE ACTIVITIES:

1. NEIGHBORHOOD PLAY AREA FOR CHILDREN
2. OPEN SPACE WITH LAWN
3. FAMILY OUTINGS

II. DESIRED FACILITIES:

1. PLAY EQUIPMENT FOR YOUNG CHILDREN
2. BENCHES/SEATING
3. OPEN LAWN AREA
4. SHADE TREES
5. DRINKING FOUNTAIN
6. LIGHTING
7. SCREEN ADJACENT PROPERTIES

III. CONCERNS:

1. VANDALISM/CRIME
2. IVON STREET DIVIDES PARK
3. NOISE

MAJOR NEIGHBORHOOD CONCERNS:

Although many neighbors were supportive of a park being built on the vacant lots near them, three major issues arose. The first concern was the fear that the park would attract vandalism and crime. To alleviate this concern, it was proposed that this park be designed specifically for neighborhood families with small children and the elderly, and not include any facilities that might attract undesirable use. Basketball courts, picnic tables, extensive lighting and rest rooms were mentioned as examples of elements to be avoided in the park design.

Another critical issue for the community was the fact that the park would be effectively bisected by S.E. Ivon Street, which separates the two north lots from the one to the south. There was a great deal of concern about the safety hazard created by children having to cross a street to get from one area of the park to the other.

Three separate street modification alternatives were proposed. Option "A" reduced the width of Ivon St. from 28 feet to 18 feet by removing on-street parking and narrowing the lanes of traffic as they passed through the park. Option "A" retained two way traffic on Ivon Street. Option "B" converted the park portion of Ivon Street to one-way traffic traveling eastbound, and thereby further reduced the width to 10 feet as it bisected the park. Option "C" terminated Ivon Street with a cul-de-sac at the west edge of the park, and proposed the remainder of the street right-of-way to 47th Avenue be vacated and integrated into the park. This option eliminated the problem of children crossing the street within the park.

These three options were presented at a well-attended public meeting at the park site in July of 1991. The 18 local residents present unanimously supported Option "C" and asked that further feasibility studies of this alternative be done. Issues to be resolved included Fire Bureau approval and size of the cul-de-sac to allow vehicles adequate room to turn around.

On September 16th, a meeting was held to discuss these circulation issues. Present were: John Sewell (Parks Bureau), Karen Rabiner (Transportation Engineering), John Deer (Fire Bureau) and Mike Abbate. At that meeting, the following was decided:

1. A 20 foot wide fire lane across the park would need to be provided from 47th Ave. to the Ivon St. cul-de-sac.
2. A 60 foot diameter cul-de-sac was more than sufficient to provide adequate room for local vehicles to turn around.
3. A reinforced turf fire lane would be acceptable if both ends of the lane were marked with lighted bollards, if "mountable" curbs were installed at the entrance and exit to the lane, and if the reinforcing material was capable of supporting the weight of the fire trucks (60,000 lbs.)

After reaching these agreements and others with the Water Bureau and PGE, the cul-de-sac option was incorporated in the final development plan.

PARK NAME:

Although "Ivon Street Park" is used throughout this plan, it is not to be considered the official name of the park. During this planning process, several names had a high degree of support from residents. The most popular names were:

Windsor Park Because the immediate area surrounding the park was originally platted as "Windsor Heights" in July 1910.

Ivon Street Park

The Park Bureau will submit a recommendation for a name of the park to the standing committee on park names. This committee will review the proposed name and present the name to the City Council with a recommendation.

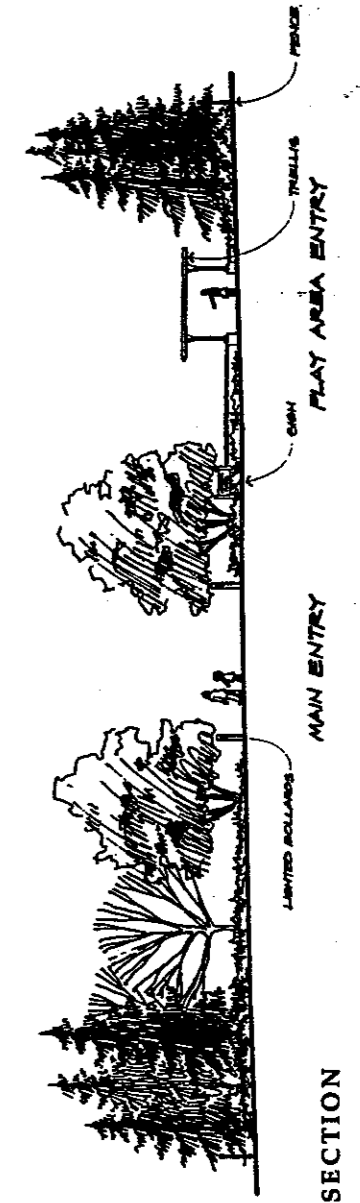
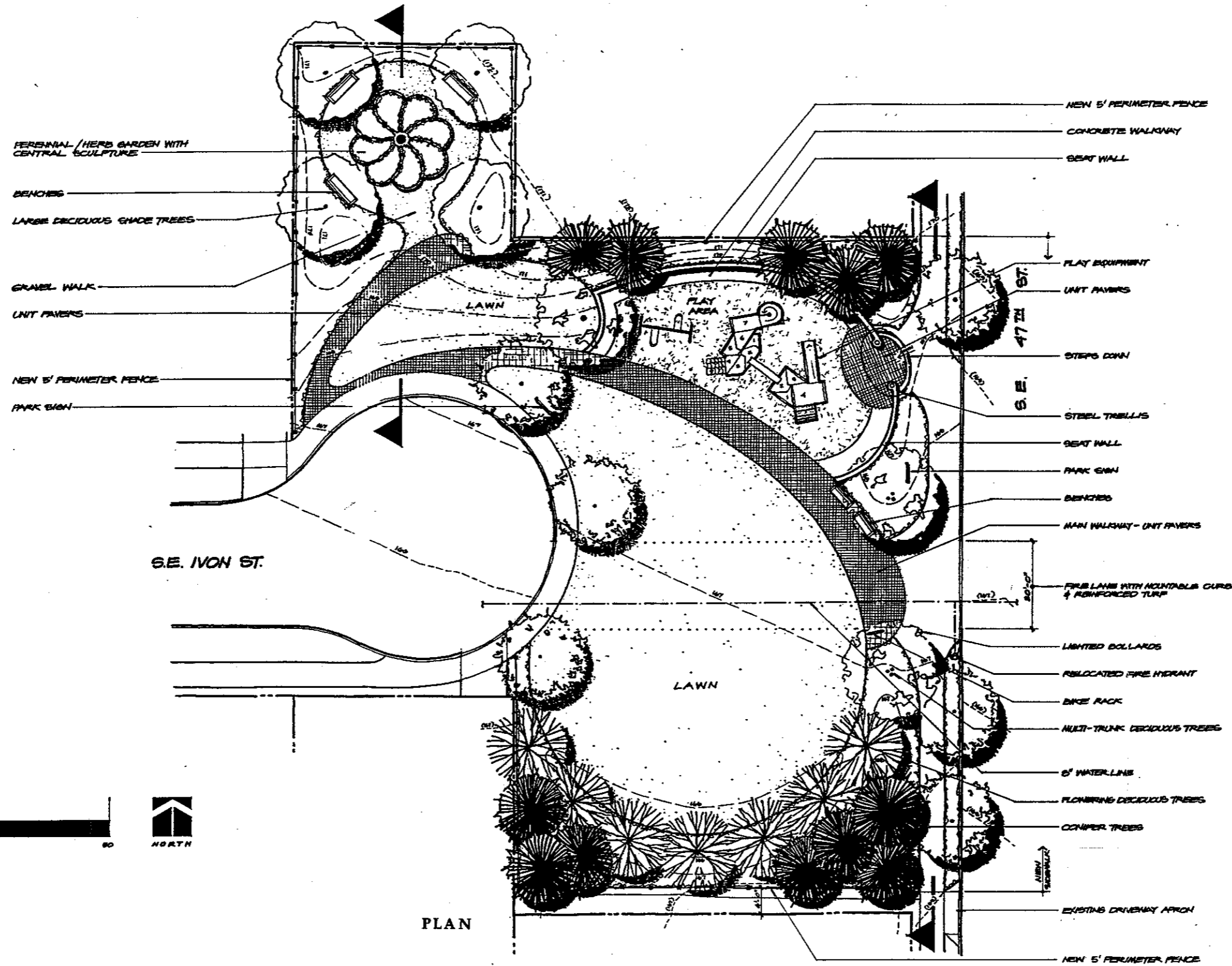
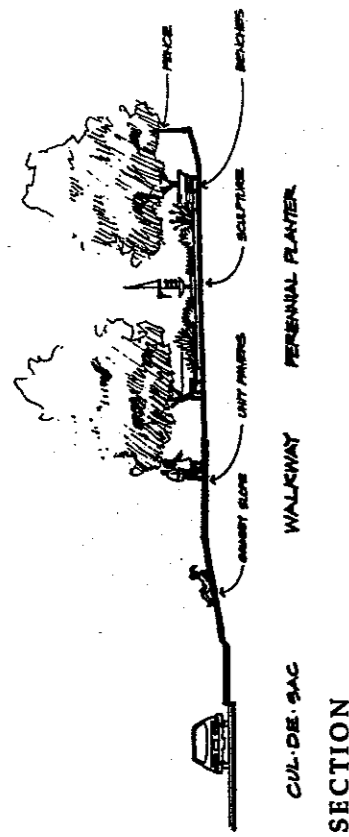
It is the recommendation of this general development plan that the name "Windsor Park" be submitted for approval.

THE PARK DEVELOPMENT PLAN:

Ivon Street Park is approximately 19,000 square feet, slightly less than half an acre in size. It is designed to meet the needs of nearby residents, particularly those with small children. The people most directly benefitting from its development are those within walking distance, an area bounded on the north by S.E. Division, on the south by S.E. Taggart, on the west by S.E. 41st, and on the east by S.E. 50th.

Because of its small size, curving and flowing forms are used throughout the design to help create the illusion of greater space. In addition, the park is designed to "fit softly" into the residential neighborhood and to create pleasant views into the park from adjacent homes.

Please see Plan and Sketches on the following pages.



RICHMOND NEIGHBORHOOD ASSOCIATION



A DEVELOPMENT PLAN FOR
IVON STREET PARK

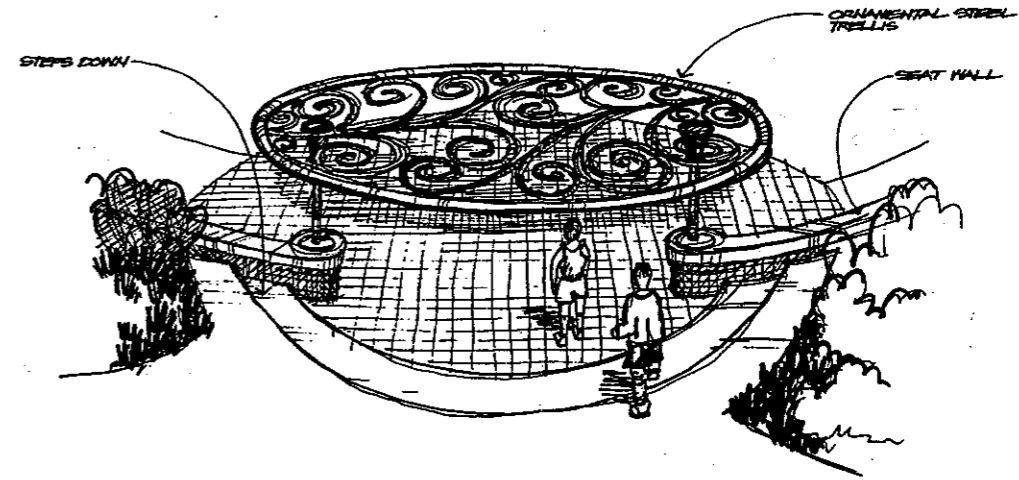
OCTOBER 1991

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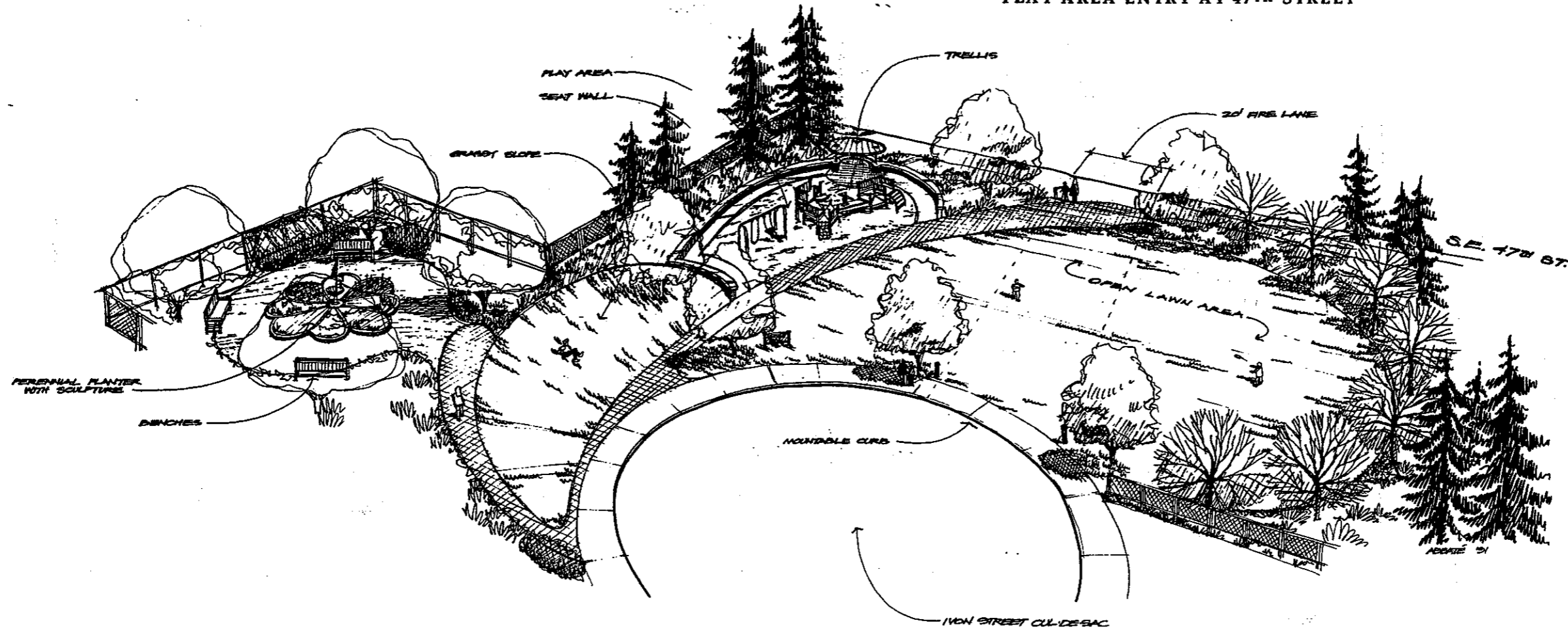
CITY OF PORTLAND
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MIKE LINDBERG, Commissioner CHARLES JORDAN, Director



PLAY AREA ENTRY AT 47TH STREET



BIRD'S-EYE VIEW LOOKING NORTHEAST

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Several key features are included in the park design:

PLAY AREA

This is the location for children's play equipment, accessed from both the main walkway and a separate entry from 47th Avenue. The play area is surrounded by a masonry seat wall for parents to be within view of their children. The play equipment itself will be of heavy duty tubular steel and wood construction, and will include a climbing structure of various levels, a spiral slide, a straight slide and at least two swings. This will allow for use by children of various ages. "Watch this, mom!"

LAWN AREAS

Residents wanted the park to contain as much open lawn as possible, space that could be used in numerous ways: playing frisbee, lawn games, picnics, etc. As a result of their desires, a large relatively flat central lawn is provided. A second sloping lawn area, informally called "Libby's Hill" after the neighborhood girl who first suggested it, is located north of the main walkway. This will become a popular place to lie in the sun and read a book or people-watch. "Anyone for croquet?"

MAIN WALKWAY

The major east-west pedestrian link across the park curves from the top of the Ivon Street cul-de-sac to the main park entry on 47th Avenue, forming a kind of "backbone" for the other park features to relate to. The paving for this walkway will be unit pavers, possibly with a mix of tones or complementary hues. The walkway varies in width to repeat the flowing arc forms used throughout the design. A secondary walkway of similar construction links the cul-de-sac with the perennial garden area at the northwest corner of the park.

FIRE LANE

One condition placed upon the closing of Ivon Street with a cul-de-sac was that there be fire access provided to the houses on Ivon Street from 47th Avenue. To accomplish this, a 20 foot wide lane of reinforced turf is installed across the central lawn. "Mountable" curbs on 47th Avenue and the Ivon Street cul-de-sac, as well as pairs of lighted bollards at either end of the lane, will mark the its location for emergency services personnel. This reinforced turf fire lane will not be visible to park users, appearing no different than the unreinforced lawn areas adjacent.

PERENNIAL GARDEN

A quiet, passive space, separated from the major activity areas of play equipment and central lawn, this area is designed with the many senior citizens of the neighborhood in mind. A pinwheel-shaped series of raised planters revolves around a central sculptural element. These planter beds will be planted and maintained voluntarily by local residents, in cooperation with Parks Bureau staff. A compacted gravel walkway and wooden benches beneath shade trees complete the space. A great place to sit and read a book!

PLANTS

For landscaping in the park, it is recommended that plants native to the north Willamette Valley be used wherever possible and appropriate. This will result in a decrease in annual maintenance requirements and need for irrigation, as well as being more resistant to unforeseen pest and climate impacts. Increased use of the park by birds can also be expected. This natural system of insect control will result in a reduced need for applications of chemicals. One non-native exception to this general requirement may be the arc of matched flowering trees at the south end of the central lawn. It may be best that these are ornamental trees such as flowering pear or cherry.

FENCE

A new five foot tall fence will be installed along all property lines with adjacent neighbors. The fence will be black vinyl-coated chain link, and will have a border of shrubs planted on the park side to discourage park users from getting close to the fence line.

COST OVERVIEW :

PHASE 1
Infrastructure and Grading
 CONSTRUCTION SUBTOTAL \$41,267
 CONSTRUCTION CONTINGENCY (15%) \$6,190
 ARTS (1.5%) \$712
PHASE 1 GRAND TOTAL \$48,168

PHASE 2
Park Construction
 CONSTRUCTION SUBTOTAL \$83,958
 CONSTRUCTION CONTINGENCY (15%) \$12,594
 ARTS (1.5%) \$1,448
PHASE 2 GRAND TOTAL \$97,999

PHASE 3
Park Amenities
 CONSTRUCTION SUBTOTAL \$42,250
 CONSTRUCTION CONTINGENCY (15%) \$6,338
 ARTS (1.5%) \$729
PHASE 3 GRAND TOTAL \$49,316

TOTAL PROJECT CONSTRUCTION COST \$195,484

ESTIMATED DESIGN FEES (12% of construction cost) \$23,458 to prepare construction drawings and specifications

PHASE 1
Infrastructure and Grading

Item	Unit	Qty	Each	Total Description
1. DEMOLITION				
Stone retaining wall & steps	CY	12	\$25.00	\$300
Laurel hedge & stumps	LF	100	\$5.00	\$500
Ivon St. paving, sidewalk & curbs	CY	128	\$25.00	\$3,200 as per D. Dietrich (Trans. Eng.) estimate of 10-8-91
49th St. sidewalk	CY	40	\$25.00	\$1,000
Earth & base under paving	CY	200	\$14.85	\$2,970 as per D. Dietrich (Trans. Eng.) estimate of 10-8-91
				\$7,970
2. UTILITIES				
Electrical - PGE reroute underground	ALLOW			\$279 as per Joe Sweet (PGE Engineer) estimate of 9-6-91
Electrical - service for bollard lights	ALLOW			\$2,000
Water - relocate fire hydrant, etc.	ALLOW			\$1,000
				\$3,279
3. GRADING				
Total earthwork	CY	662	\$2.00	\$1,324
Export soil	CY	380	\$4.00	\$1,520
Rough grade & compaction	CY	282	\$2.50	\$705
				\$3,549
4. STREET CONSTRUCTION				
Ivon St. cul-de-sac (6" P.C.C. on 6" base)	SY	380	\$24.22	\$9,204 as per D. Dietrich (Trans. Eng.) estimate of 10-8-91
Ivon St. sidewalk (4" P.C.C.)	SF	775	\$6.00	\$4,650
47th St. sidewalk (4" P.C.C.)	SF	1340	\$6.00	\$8,040
Ivon St. P.I.P. concrete curb	LF	155	\$15.00	\$2,325
47th St. P.I.P. concrete curb	LF	150	\$15.00	\$2,250
				\$26,469

PHASE 2

Park Construction

Item	Unit	Qty	Each	Total Description
1. PAVING				
Walkways (Unit Pavers)	SF	1705	\$10.00	\$17,050
Concrete paving (play area)	SF	335	\$6.00	\$2,010
Compacted crushed rock (perennial planter)	SF	700	\$1.50	\$1,050 3" over 3" gravel base
"Grassings" turf reinforcement	SF	1325	\$3.00	\$3,975
Play area bark mulch	CY	37	\$20.00	\$740
				\$24,825
SUBTOTAL				
2. WALLS, STEPS & EDGES				
Saat wall (18" high)	LF	110	\$150.00	\$16,500 8"P.I.P. concrete wall w/ masonry veneer & conc. cap
Perennial planter (6" high)	LF	175	\$20.00	\$3,500 basalt stone curb
Crushed rock paving edge	LF	120	\$20.00	\$2,400 basalt stone curb
Concrete steps	LF	40	\$20.00	\$800
				\$23,200
SUBTOTAL				
3. PLANTING & IRRIGATION				
Soil prep. & fine grade	SF	13450	\$0.50	\$6,725
Automatic irrigation system	SF	13450	\$0.40	\$5,380
Specimen trees	EA	2	\$400.00	\$800
Deciduous trees	EA	11	\$225.00	\$2,475
Matched flowering trees	EA	7	\$300.00	\$2,100
Conifers	EA	12	\$150.00	\$1,800
Shrub & groundcover planting	SF	5940	\$2.00	\$11,880
Perennial planter	SF	425	\$2.50	\$1,063
Seeded lawn	SF	7100	\$0.10	\$710
Drainage system	ALLOW			\$3,000
				\$35,933
SUBTOTAL				

PHASE 3

Park Amenities

Item	Unit	Qty	Each	Total Description
Play equipment	ALLOW			\$23,000
Benches	EA	5	\$750.00	\$3,750
Trellis - ornamental tubular steel	SF	135	\$50.00	\$6,750
Bike rack	EA	1	\$750.00	\$750
Lighted bollards	EA	4	\$2,000.00	\$8,000
SUBTOTAL				\$42,250