

APPENDIX A: SITE CRITERIA MATRIX

The following criteria matrix gives ratings to the sites related to the criteria described in this report. It is adapted from a draft report compiled by R&M Consultants for the Municipality of Anchorage in 2018.

SUMMARY OF SITE CRITERIA COMPARISON

| SITE # | PARK | TOTAL SCORE | SUMMARY |
|--------|----------------------|-------------|--|
| 1 | Fire House Lane Park | 30 | Once sidewalks are developed in the area, Fire House Lane Park is an opportunity for a central, walkable dog park in the Eagle River Core and would be low cost to develop. Buffering and design can mitigate concerns with nearby land use (residential and elementary school). |
| 2 | Loretta French Park | 23 | This site has many competing uses that may conflict with an added dog park. |
| 3 | Beach Lake Park | 21 | While an existing master plan recommends a dog park for this site, the lack of existing parking, competing uses (especially dog mushing) and the railroad corridor alignment are major challenges. |
| 4 | Peters Creek Park | 27 | This site is an opportunity for a community-use dog park with no known competing uses. It will require some resources to mitigate the concerns of buffering, parking, and maintenance. |
| 5 | NW 1/4 of Section 25 | 22 | This site lacks parking and utilities. A community vision for the entire park should be determined through future planning and community outreach before considering a dog park facility in the area. |



SCORING CRITERIA: TABLE 1 OF 2

| # | PARK | Adjacent Zoning | Adjacent Land Use | Site or Master Plan | Utilities | Compatible with Environment | Neighborhood Traffic, Access, Parking | Pedestrian Access |
|---|--|---|---|---|---|--|--|--|
| 1 | Fire House Lane Park 16631 Eagle River Rd., Eagle River | PLI (Public Lands and Institutions), CE-RIA (Single Family Residential), CE-B3 (General Business) | Elementary school, single-family homes | No existing plan | On site | Lower elevation of site is wooded area with existing social trails | Small 6-car parking lot on property, walking access from Eagle River core is high | Highly walkable from downtown core, pending future sidewalk improvements scheduled on neighborhood streets |
| 2 | Loretta French Park 18100 Old Glenn Hwy, Chugiak | PLI and CE-B3 | Archery and equestrian facilities; RC aircraft | Existing plan | On site | Open area grass field already cleared, heavily programmed by other users in proximity to current site. | Parking lots and a paved multi-use path along Old Glenn Hwy. for neighborhood access. | Separated pathway along Old Glenn Hwy., but > 5 miles from Eagle River Core |
| 3 | Beach Lake Park Beach Lake Rd. and S. Birchwood Loop Rd, Chugiak | CE-R5A Rural Residential with Mobile Homes | Railroad corridor; residential | 3 - Master Plan recommends dog park | 2 - not on site, but trail lights on other side of road | 1 - Area of moose activity; two settlement ponds that serve as waterfowl habitats; ARRC corridor is in conflict | 1 - Current parking at new cross country ski trailhead, not on site. Accessing the ARRC corridor is prohibited, but not prevented. | No sidewalks or separated pathways on S Birchwood Loop Rd. |
| 4 | Peters Creek Park 3900 Abbott Road, Chugiak | PLI, CE-R7 (Medium-Density Single Family Residential) and CE-R6 (Low-Density Residential) | Residential properties will require buffering | No existing plan | Close proximity | Historically disturbed site with mature forest and over-grown understory, no wetlands | No parking facilities exist, neighbors park on Lace Rd. and Hunter Dr. | Multi-use path from existing disc golf parking to north about 1/4 mile walk; site is within Chugiak Community residential area |
| 5 | NW 1/4 of Section 25 west of S. Birchwood Loop Road | PLI and CE-R6 (Low Density Residential) | Large-lot residential with an existing mature vegetation buffer | Master Plan recommends dog park in different location | Not on site | Type A wetlands present in the northwest (near existing established trail loop), could be mitigated through permitting | Current parking is informal on-street parking on residential streets: Hillcrest Dr., Pioneer Dr., Almdale Ave." | Walkable only for nearby residences, but no sidewalks in neighborhood or S Birchwood Loop Rd. |

0 - INCOMPATIBLE 1 - LOW COMPATIBILITY 2 - MODERATE COMPATIBILITY 3 - HIGH COMPATIBILITY

SCORING CRITERIA: TABLE 2 OF 2

| # | PARK | Topography | Drainage/Flooding | Fences/Natural Barriers | Development Costs (1=\$\$\$, 3=\$) | Maintenance & Management (1=high, 3=low) |
|---|--|--|--|---|---|---|
| 1 | Fire House Lane Park 16631 Eagle River Rd., Eagle River | Slightly lower elevation to west offers varied trail experience | No standing water on site; there is a drainage swale along south side. | Fence around tennis court could be partially used; existing vegetative barriers between commercial and residential uses act as noise buffer | Completing chain link fence; gates; new signage/amenities; drainage; soft surface trails | Existing parking provides easy access to amenities; natural wooded site = minimal upkeep. |
| 2 | Loretta French Park 18100 Old Glenn Hwy, Chugiak | Mostly flat terrain with opportunities for hill trails | No known issues with drainage | Surrounded by residential, with dense landscape buffer around park perimeter; vegetation and terrain grade changes around perimeter of park | Construction of new chain link fence; additional signage; buffering from adjacent uses; depending on design outcome a new turf area may be needed | Existing parking provides easy access to amenities; new turf area would require regular mowing. |
| 3 | Beach Lake Park Beach Lake Rd. and S. Birchwood Loop Rd, Chugiak | Variation in vegetation, from wooded areas, grassy areas and relatively flat terrain. ARRC corridor is an incompatible use. | No known issues with drainage | 3-vegetation and terrain grade changes around perimeter of park; few residences, but with dense landscape buffer on park perimeter | Planning/design; Construction of new chain link fence; parking lot, lights; signage; soft surface trails, grading | Once parking is built, easy access for maintaining; natural wooded site = minimal upkeep. |
| 4 | Peters Creek Park 3900 Abbott Road, Chugiak | Varied terrain with remnants of old road; selective vegetation removal could result in partially cleared, flat areas. Site has expansive views from ridge above Lace Rd., vegetation variety, and interesting topography | No standing water on site; there is a low area with plant species indicative of wetter soils. Drainage issues associated with residential drive east end of parcel resolved with maintenance from CBERRRSA | Vegetation and terrain grade changes around perimeter of park; near residences, but with dense landscape buffer on park perimeter | Construction of new chain link fence; parking lot, lights; signage; soft surface trails | Once parking is built; easy access for maintaining; natural wooded site = minimal upkeep. |
| 5 | NW 1/4 of Section 25 west of S. Birchwood Loop Road | Steep slopes on southwest ridge, ARRC corridor may require buffering. Site has expansive views, vegetation variety, and interesting topography | No known issues with drainage | Vegetation and terrain grade changes around perimeter of park; near residences, but with dense landscape buffer on park perimeter | Planning/design; Construction of new chain link fence; parking lot, lights; signage; soft surface trails, grading | Once parking is built; easy access for maintaining; natural wooded site = minimal upkeep. |

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MINIMUM CRITERIA

| # | PARK | Total Park Area | Open Space Area | MOA Parkland | Zoning | Existing Uses/Description |
|---|--|-----------------|--|--------------|---|--|
| 1 | Fire House Lane Park 16631 Eagle River Rd., Eagle River | 1.8 acres | 0.75 acre | Yes | CE-R2M Mixed Residential | Tennis court, 1/2 acre wooded lot with social trails that connect to adjacent school to north |
| 2 | Loretta French Park 18100 Old Glenn Hwy, Chugiak | 25 acres | 2 acres existing fenced baseball field, possible repurpose | Yes | PLI Public Lands and Institutions | Five ball fields (permitted), concession stand, restrooms, skate park, varied terrain with hill with hiking trails, playground, equestrian area, Remote Control (RC) plane area |
| 3 | Beach Lake Park Beach Lake Rd. and S. Birchwood Loop Rd, Chugiak | 7.8 acres | Roughly 2.2 acres of partially-cleared and heavily wooded area | Yes | PLI | Partially cleared in railroad right-of-way, heavily forested with large trees everywhere else. Dog sled trails to the west, Nordic ski trails to the south, neighboring equestrian residential development to the northeast. Railroad corridor bisects site. |
| 4 | Peters Creek Park 3900 Abbott Road, Chugiak | 50 acres | 6.7 acres (south site), not cleared | Yes | PLI | Undeveloped in south section; middle section is programmed for disc golf, summer wedding rentals in picnic shelter, open field and picnic area, trails |
| 5 | NW 1/4 of Section 25 west of S. Birchwood Loop Road | 1,750 | No cleared space | Yes | PLI and CE-R6 (Low Density Residential) | Railroad diagonally traverses this area. Mostly undeveloped woodland except lighted Hill Loop Trail. |