



Municipality of Anchorage



APRIL 2018 DRAFT

EAGLE RIVER/CHUGIAK PARKS & RECREATION DEPARTMENT

DRAFT DOG PARKS SITE SELECTION CRITERIA

Prepared by R&M Consultants, Inc.

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EAGLE/RIVER CHUGIAK PARKS & RECREATION DOG PARKS

Preliminary Site Selection Report

Introduction

The Municipality of Anchorage (MOA), Eagle River-Chugiak Parks and Recreation (PR) with support from R&M Consultants, Inc. is conducting a site selection study to determine the feasibility of developing dog parks in the Chugiak-Eagle River area. The Municipality of Anchorage currently has 7 dog parks sites but all are located within the Anchorage area. There is demand for off-leash dog parks areas in Chugiak-Eagle River. In comparison, Juneau, Alaska currently has 2 dog parks while Fairbanks has 1. Salt Lake City, Utah currently has 12 dog parks.

The National Recreation and Park Association (NRPA) defines Dog Parks as *“a contained public area where dog owners may allow their dogs to run off-leash.”* Anchorage Municipal Code (AMC) Title 17 (Section 17.10.010) provides guidance for off-leash dogs in public places: *“dogs in public places must be under control through a leash unless in a sanctioned off-leash dog area.”* Off-Leash dog areas, dog parks, dog use area used interchangeably and are typically ½ acre to 1 acre minimum, regardless of dog size. The NRPA estimated that owners spent approximately 69 Billion dollars in 2017 on their dogs.

According to the Municipality of Anchorage’s Animal Care and Control Department, there are currently 65,000 dogs in the MOA or 1 dog per 4.6 people.

Benefits

Dog use areas allow dogs and their owners to socialize and exercise within a park setting. Dog park use is year round and can positively create a safe, legitimate use that can deter negative activity in public spaces.

Chugiak-Eagle River Community Survey 2017

A 2017 survey of Chugiak-Eagle River residents showed that 75% are in favor of an off-leash dog park where residents and their dogs can exercise and socialize in a safe, off-leash setting (Figure 1).

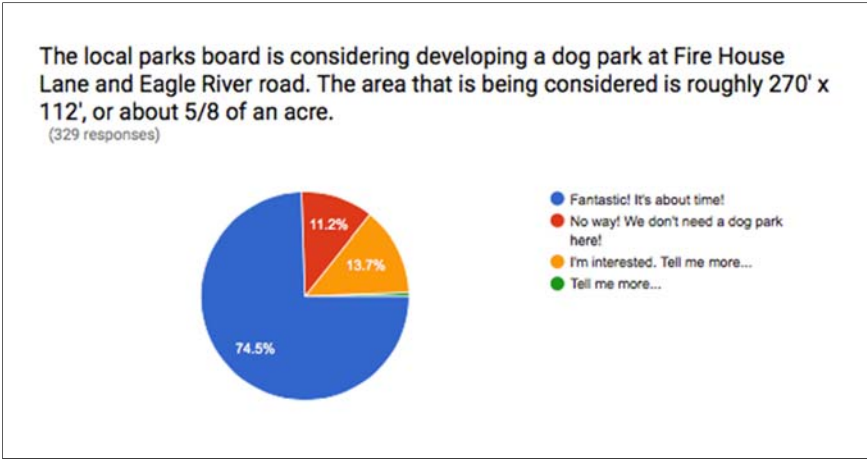


Figure 1 Firehouse Park as Dog Park Survey Response

Of the roughly 11% of responses (37 responses) who were not in favor of a dog park at the Fire House Lane location, over half still liked the idea of having a dog park in the Eagle River/Chugiak Area, just not at the Fire House Lane location (Figure 2).

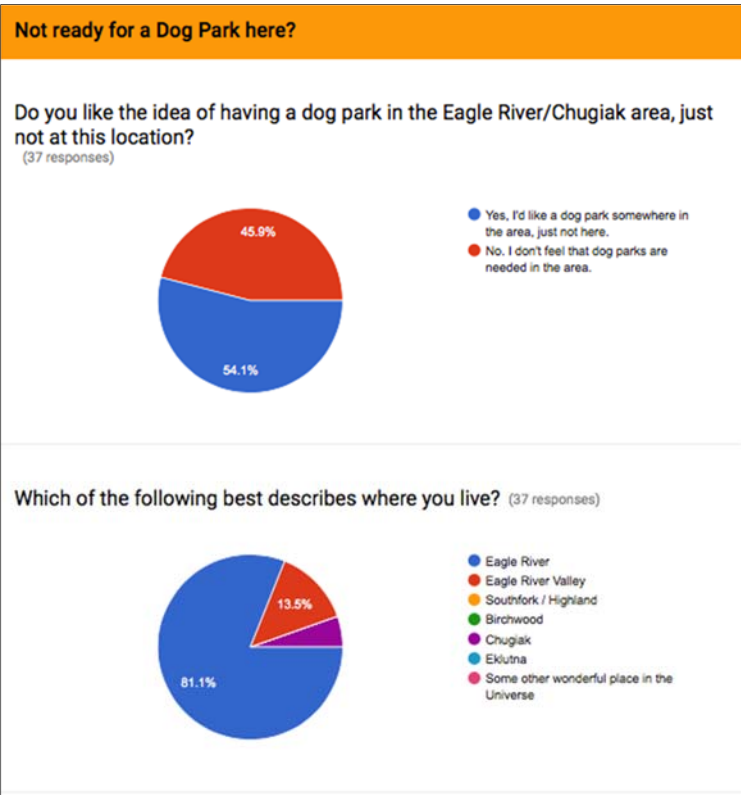


Figure 2 Preferences for Dog Park Location & Response Residence

Additionally, nearly 84% (244 of 292) of respondents expressed high interest in having a dog park in Eagle River, with nearly half willing to walk to the Fire House Lane location if parking is not available (Figure 3). Over 95% of these respondents were at least fairly interested in a dog park in Eagle River.

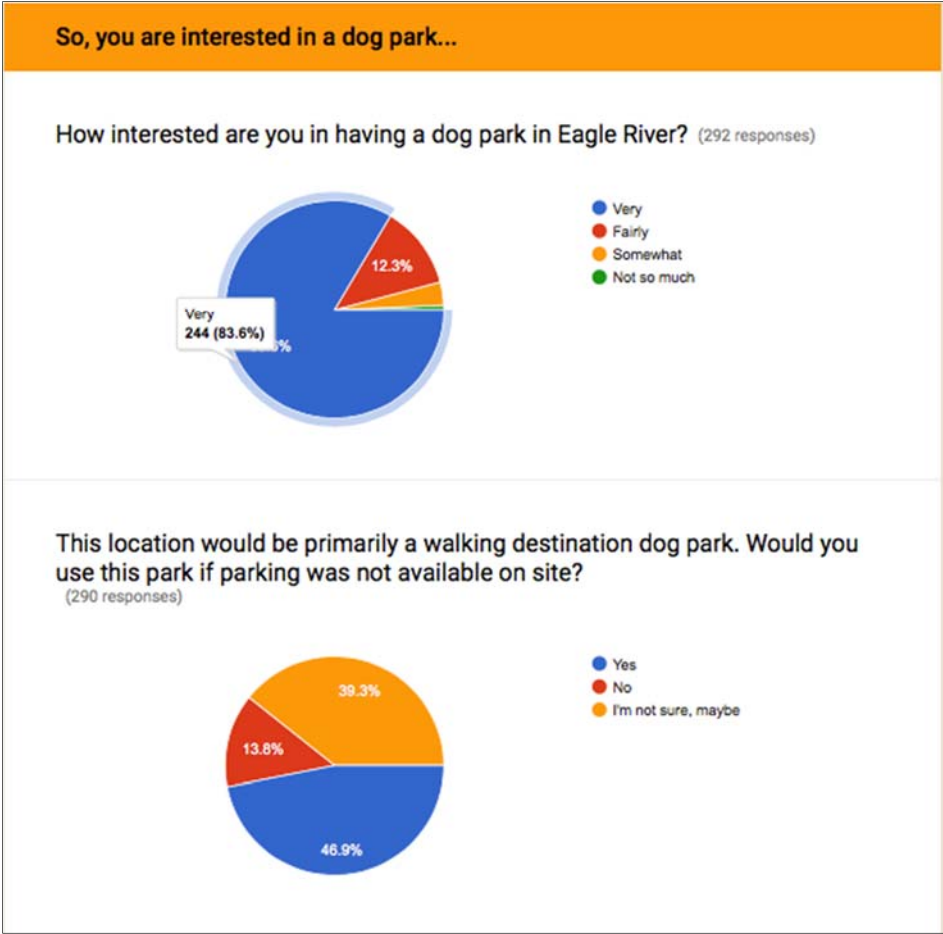


Figure 3 Interest in Eagle River Dog Park & Walkability Preference

The 2017 Community Survey also inquired about preference of location and park use. The majority of responses were in favor of a park up to 5 miles from the Fire House Lane location where residents could park their car and walk to an enclosure. These residents also indicated they would use the park several times a week on a year round basis (Figures 4 and 5).

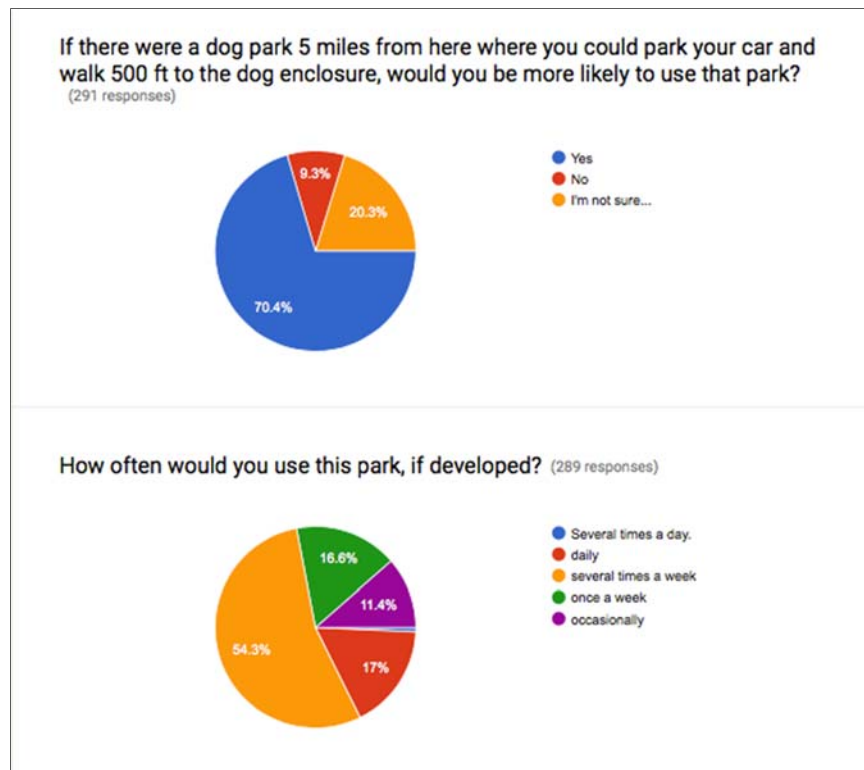


Figure 4 Preference for Dog Park Location & Parking Distance

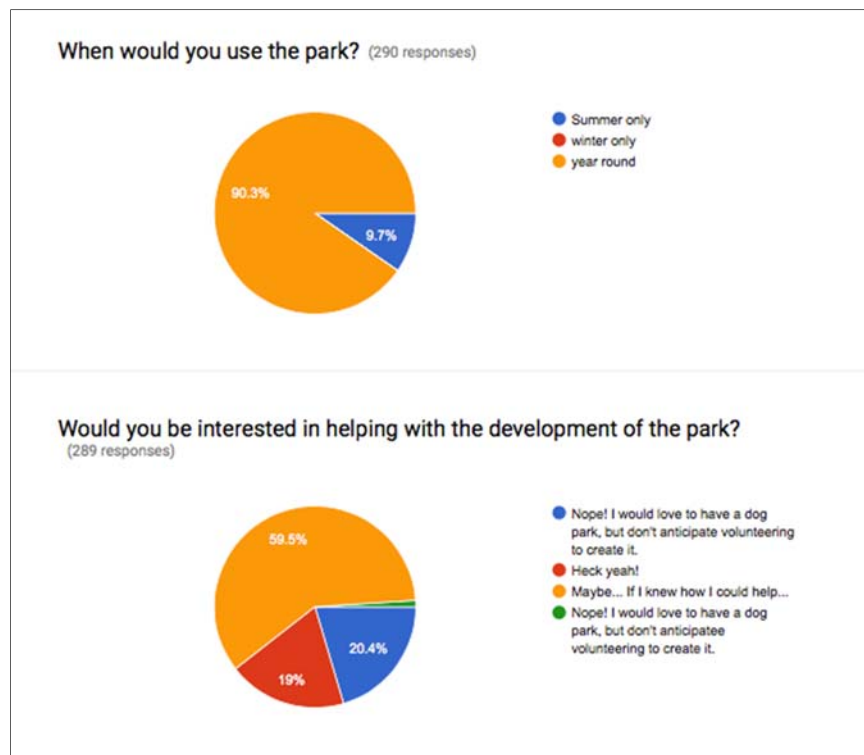


Figure 5 Park Use & Interest in Volunteering

Site Selection Criteria

A site selection criteria was developed to consistently and accurately assess each site before analysis of the potential sites can occur. The following site selection criteria and requirements are based on best practices research, survey data from the 2017 resident survey, site visits, coordination with the PRD and Eagle River/Chugiak Parks and Recreation Board of Supervisors.

Ownership

MOA ownership of the site is a requirement for the operation and maintenance of municipal dog parks. Land acquisition is a costly and often lengthy process. Existing park land within the Chugiak-Eagle River Parks and Recreation inventory is preferred for efficiency of implementation.

Location

The proposed park site should be easily accessible and in a central location that is advantageous for Eagle River, Chugiak and Peters Creek residents to meet demand, offer equitable use of the facility, and maximize use.

Zoning

The zoning of the parcel should support a municipal dog park as an allowed use, as defined by Anchorage Municipal Code (AMC) Title 21 Land Use Code.

Existing Uses

Current use of the proposed site should support the addition of or modification to a municipal dog park. Existing activities should not be significantly affected by the addition of a dog park, with the exception of unused or vacant property which would bring a new use to the site. Underused areas of existing park sites being considered for repurposing to a municipal dog park should still be compatible with the existing surrounding activities and park uses.

Adjacent Zoning

The proposed dog park use should be compatible with adjacent zoning of surrounding properties to support the overall character and existing use of neighborhood or area.

Adjacent Land Uses

The land use of surrounding properties should be compatible with the addition of a new use of a dog park. Use compatibility is important for the approval and overall success of a new community facility to mitigate negative impacts and to be supported by neighboring property. Additionally, if surrounding uses are compatible, new park users will be attracted to the area and feel welcome. If adjacent uses are not compatible, or dog park activity concerns such as noise or leaving the off-leash boundary are not easily mitigated with buffers and other design interventions, community support and approval will be difficult in the short and long term.

Size

The American Kennel Club recommends a minimum dog park area of one acre. In core areas or in higher density urban settings, small off-leash areas may be appropriate. For the core area of Eagle River as defined by the Town Center Area of the Chugiak-Eagle River Comprehensive Plan Update, the total park size should be a minimum of 1 acre to provide room for dog use as well as space for separation from other uses and adjacent neighbors. Minimum dog use areas will be determined during site specific planning and design phases. In Chugiak, Peters Creek and Birchwood areas, where large lot residential development is common and defines the character of the neighborhood, dog parks larger than 1 acre are recommended.

Site Plan or Master Plan

If the proposed park site has an existing Park Master Plan and or site plan that includes the creation of an off-leash dog area, the Eagle River-Chugiak Parks and Recreation Board of Supervisors and the community will have already reviewed and expressed support for a dog park in that location.

Other Park Uses

Existing or anticipated future park uses, in addition to a dog park, should be compatible and not be negatively impacted by the presence of off-leash dogs. Winter recreation facilities that require groomed trails, whether existing or planned, should be

taken into consideration as they may not be compatible with off-leash dogs. Sufficient buffers and design interventions between off-leash dog park areas and other recreational facilities such as ball fields, game courts, winter ski trails, and playgrounds can mitigate compatibility conflicts.

Vehicular Access

Proposed park sites outside the Eagle River Core should be accessible by vehicles. Drive-to parks should have more than one possible access route and the increases in potential vehicle traffic should not cause an undue burden on adjacent land owners.

Pedestrian Access

The site should be accessible by pedestrian facilities, including separated pathways and/or sidewalks with sufficient crossings from adjacent neighborhoods or residential areas. A proposed park site within the Eagle River Core should be accessible by separated pathways or sidewalks from surrounding residential neighborhoods within one-mile of the park. This will also reduce the need for parking at the proposed site.

Accessible and Safe Parking

Parking areas at the proposed site should be easily accessible, have positive sight lines, offer sufficient parking spaces to support the new use, and be within 500 feet or less of the designated off-leash area entry.

Utilities

Availability of utilities, if desired for park development, can affect the cost of site preparation. The potential park site should have available utilities such as electrical, gas, communications and water if park amenities are desired.

Environmental

The proposed site should not contain any hazardous soils or conditions not easily mitigated with design interventions, or that would require significant additional permitting, such as large wetlands. Protected natural areas or other environmentally sensitive areas should be absent, avoided or sufficiently buffered from a dog park site.

Topography

Variations in topography, terrain, and microenvironments provide opportunities for dogs to exercise their bodies as well as their brain, and encourages people to exercise, explore and enjoy the visual character and aesthetics of the area. The presence of steep slopes or other topography constraints that could be considered dangerous to people and their off-leash dogs should be easily mitigated with design interventions (e.g. minor excavation, addition of a fence) to meet this criteria.

Cultural Resources

There should not be culturally sensitive resources present on site, according to the Department of Natural Resources Office of History and Archaeology list of cultural resources.

Positive Drainage

Natural drainage should be positive to minimize standing water and limit significant modification or new facilities to maintain site integrity and prevent impacts to storm water.

Costs

Implementation and construction of a municipal dog park will require a variety of costs, which can significantly increase with design interventions required to make a successful dog park. The magnitude of cost relates to site design and site preparation and includes surveying, permitting requirements, utilities, and other evaluation criteria presented.

Site Design and Preparation

Community and political support for dog park use areas within parks is important for long term viability and community ownership of this new use. Community and stakeholder outreach and transparency for site selection will be key to ensuring concerns are mitigated.

Maintenance and Management

Ease of maintenance is an important consideration for new park facilities within Chugiak-Eagle River as staff resources are currently limited to 5 personnel responsible for all park maintenance. Access to trash receptacles, driveways for maintenance vehicles are important considerations in the siting of new dog parks.

Community Support

Community and political support for dog park use areas within parks is important for long term viability and community ownership of this new use. Community and stakeholder outreach and transparency for site selection will be key to ensuring concerns are mitigated.

Site Alternatives

The following sites were identified by Eagle River/Chugiak Parks and Recreation as possible candidates for siting new dog parks. These 5 sites are discussed briefly below. For detailed descriptions of each site, see [Appendix A: Site Visit Summaries](#).

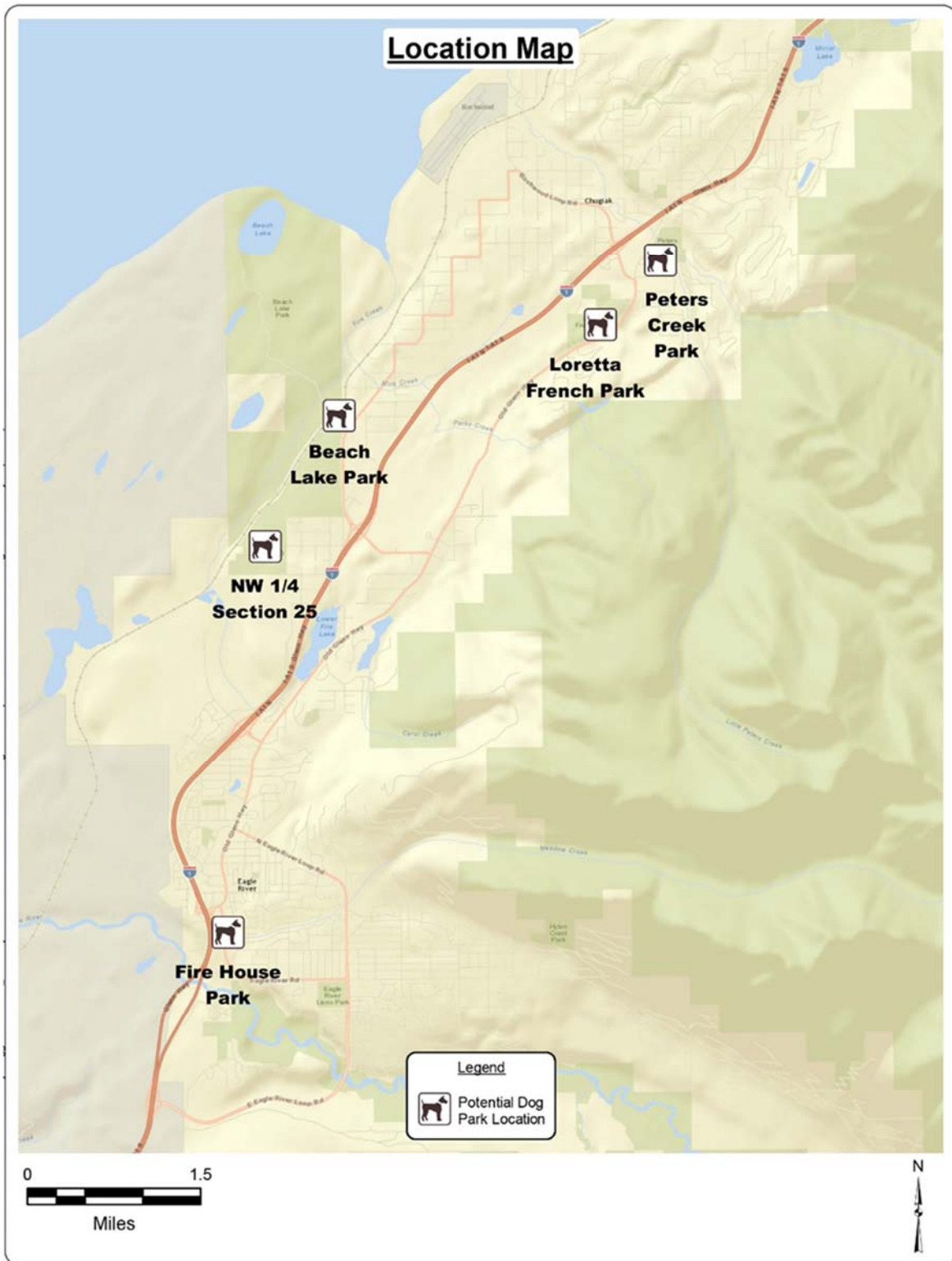


Figure 3 Dog Park Candidate Sites

Site 1: Fire House Park - Fire House Lane and Seabolt Place Site

Fire House Park is a 1.8 acre park in Eagle River, adjacent to Eagle River Elementary School. Approximately half of the parcel consists of existing tennis courts and developed parking lot, and the remaining half is mostly undeveloped forested land with established pedestrian trails. The park is currently used for recreation at the tennis courts and as a public thoroughfare to the elementary school. Walkability is high for Firehouse Park, located within the core of Eagle River, near downtown. Figure 1 Walkability Map shows the ¼ mile walk radius in green and ½ mile walk radius in red. Walkability to the park may help offset the need for additional parking with this added use.

Key site notes:

- Location is within the Eagle River core and can serve a higher population.
- Walkability to the park may help offset the need for additional parking with this added use.
- The addition of a system of gates, could allow for pedestrian through traffic to continue through the park to the school.
- Tennis courts are fenced and could be a compatible use, dependent upon dog behavior.
- Residential properties should be buffered from noise and other potential dog park nuisances.
- Adjacent residents should be consulted with dog park siting, buffering and future design considerations to mitigate any impacts. Design could reasonably mitigate concerns with the location of the dog park by Eagle River Elementary school.
- A smaller sized dog use area could be adequate to meet the needs of local Core residents.
- This site could be compatible for a separated small dog area on the lawn area to the north of the existing tennis courts, if fenced.
- 2017 Chugiak-Eagle River resident survey showed there was concern locating a dog park by an elementary school due to sanitation and potential dog aggression towards children at play on the other side of a fence.
- With appropriate site specific planning and design, the addition of a dog park can be compatible with the continued successful use of the park.



Figure 4 Firehouse Park Walkability Map

Site 2: Loretta French Park Baseball Field Site

Loretta French Park is located in Chugiak off the old Glen Highway, approximately 5.5 miles north of Eagle River. The 25 acre sports complex includes five fenced baseball diamonds, dugouts, a concession stand, playground, skatepark, public portable toilets, a basketball court and a large parking lot. There are two steep hills to the west and north at the property boundary on the otherwise flat site. The park is regularly used for baseball and flag football games, by families with small children, and by dog owners. An existing dog waste pickup station is located near the edge of the parking lot near the playground and skate park. The specific site under consideration is one of the fenced baseball fields, approximately 2 acres in size, which would be repurposed to a dedicated off-leash dog park.

Key Site Notes:

- Further from the Core Area, this site has existing parking, wayfinding, and an established multi-use pathway.
- The field is already fenced so the off-leash area would be contained and is separated by a significant distance from the skate park area.

- Dog park use has potential to conflict with existing playground, skatepark, baseball, archer use of park along with adjacent equestrian use.

Site 3: Beach Lake Park

The Beach Lake Park Site is a 7.8 acre parcel within Beach Lake Park in Birchwood, off South Birchwood Loop Road. The parcel is bisected by the Alaska Railroad (ARRC), where vegetation has been cleared in the right-of-way. The remainder of the parcel is heavily vegetated with large trees. The site is currently used for access to the railroad for maintenance and for recreational dog mushing. Beach Lake Park to the south, west, and north are used for cross country skiing and dog mushing on the well-established trail system. Parking for the site is limited to the new parking lot on the opposite side of Beach Lake Road, as accessing and parking near the railroad tracks is prohibited. The Beach Lake Regional Park Master Plan (2011) Conceptual Development Plan recommends a future fenced Off-Leash Dog Park in this area if the ARRC realigns the track in this location.

Residential properties should be buffered from noise and other potential dog park nuisances. The adjacent property owner(s) should be consulted with as to whether buffering is needed.

Key Site Notes:

- The railroad and roadway corridor are problematic and may not create an enjoyable user experience when a train is using the railway corridor or traffic volumes increase or are backed up at the railroad crossing.
- The addition of fencing or other preventative buffer features could be installed to prevent trespassing and to avoid park user/dog and train conflicts.
- Adjacent residents should be consulted with as to whether buffering is needed.
- The variety between cleared open space and wooded areas provides choices for dog park users and their dogs.
- The addition of a new parking lot is identified in the Beach Lake Regional Park Master Plan next to the Railroad and would aid in establishing clear access points while mitigating trespassing concerns.
- The railroad realignment as indicated in the Beach Lake Regional Master Plan is critical and necessary for the addition of a dog park in this location. With no plans for this to happen in the foreseeable future, siting a dog park here may be infeasible.

Site 4: Peters Creek Park Site at Lace Road, Hunters Drive and Needles Loop

Peters Creek Park is located in Chugiak, across the Old Glenn Highway and Birchwood Loop Road from Chugiak Elementary School. The potential dog park site is 6.7 acres, bounded by a ridgeline with a steep bluff down to Lace Road and more gradual slopes at the southern portion of the site, eventually rising to the elevation of residences to the south and east. The undeveloped site has a natural bowl shape and is used regularly as a walking area. The rest of the 50 acre Peters Creek Park, to the north of Lace Road, is used for recreational activities and includes a park picnic area, creek access, disc golf course and established trails.

Key Site Notes:

- The site is currently not developed. Site preparation costs could be on the higher side to develop the site into a dog park area with parking, lighting, signage, drainage facilities and fencing.
- Few or no known conflicting uses within this part of the park.
- More than 5 miles from the Eagle River core area. Location is suitable to serve Chugiak and Peters Creek residents or as a standalone drive to dog park.
- Residential properties should be buffered from noise and other potential dog park nuisances. The adjacent property owner(s) should be consulted with as to whether buffering is needed.
- The addition of a parking area should be considered for the development of this potential dog park site.
- Steep slopes will require extensive site work to mitigate potential steep ridgeline. Development of part of the parcel for a dog park is also feasible while leaving the steeper sections undeveloped.
- The variations in topography, including steep ridgelines and vegetative cover provide for interesting terrain for canines and their humans to explore if park boundaries are adequately designed with fencing and signage.
- Drainage issues can be addressed through site grading and design.
- If lighting and water is desired, utility connections are possible through utilities that serve service the adjacent residential properties.

Site 5: NW 1/4 Section 25 of Beach Lake Park

Section 25 is located in Chugiak, west of South Birchwood Loop Road near Chugiak High School. Beach Lake Regional Park consists of 1,750 acres of park land, including the 145 currently accessible acres of the NW 1/4 Section 25 of Beach Lake Park. The Alaska Railroad diagonally traverses the northwest corner of Section 25, eliminating access to the northwest corner of the parcel. The site includes three main areas, which can be distinguished by their elevation. The lowland areas of the site include the developed and lit Hill Loop Trail, which connects to Beach Lake Park to the north. The rest of the site is undeveloped woodland with informal recreation trails. Access to the site is from three dead-end streets in the low-density neighborhood to the southeast of Hillcrest Drive and South Birchwood Loop Road and the Glenn Highway interchange.

Key Site Notes:

- Beach Lake Regional Park has an existing approved Master Plan, but does not specifically identify a dog park in Section 25.
- Dependent on the location of the dog park in Section 25, buffering or access prevention design may be needed.
- The Master Plan identifies scenic view areas, footpaths that require minimal clearing, the expansion of unmaintained ski trails, multi-use trails, a future park reserve, and an erosion protection zone in the southeast corner of Section 25. While a dog park is not specifically identified at this location, a designated off-leash dog area would not preclude any of the identified improvements, and may increase the use of future trails in Section 25.
- The site is mostly environmentally stable, with the exception of Type A wetlands present on the northeastern corner. Minor site planning and design may be needed to mitigate wetland concerns and additional municipal permitting may be required.
- Steep slopes may require site design and grading to mitigate potentially steep ridgeline and Alaska Railroad conflicts. The large site provides a range of topographical changes and offers expansive views and opportunities for park users and dogs to explore new territories.
- Wayfinding and the addition of a dedicated parking lot may be needed to meet the anticipated demand of an off-leash dog area at this site.

- The the Hill Loop Trail is an existing lit trail in the northwest area of Section 25 that originates in the Beach Lake Regional Park parcel to the north.
- Utility connection may also be available from the lines servicing the residential neighborhood to the east.

Summary and Considerations

The following Summary Comparison table provides a more detailed discussion of the results of the site selection and possible considerations. This Comparison Table guided the discussion and comparison of the candidate sites which resulted in a site selection and a recommendation of a preferred site (s). Based on this preliminary site selection research, all of the sites are suitable candidates for a dog park or a dog use area within a park. However, several sites are less suitable and should be eliminated for the following reasons:

- Beach Lake Park parcel next to the Alaska Railroad tracks due to possible conflicts with railroad use, existing dog mushing activities and limited parking adjacent to the parcel.
- Loretta French Park because of existing user conflicts.
- ¼ section of Section 25 until community vision for the entire park is determined through future planning and community outreach.

At the Parks Board of Supervisors work session on January 8, 2018, the sites were reviewed and discussed to provide prioritization of site selection criteria. After a two hour discussion on the merits of each site, the Board of Supervisors determined that it was important to select two sites to best serve the range of dog park needs in Eagle River and Chugiak areas. Another highly ranked criteria is minimizing conflicts and impacts to existing park uses through design and ease of maintenance and management. The following candidate sites were then determined to have the most potential to be forwarded for further study and specific site planning:

- Firehouse Park to serve the Eagle River core area; and
- Peter's Creek Park Parcel to serve the northern areas of the community.

Next Steps

Outreach will follow to determine community support, design features and site specific planning, along with community priorities and ranking of site feasibility features.



MOA EAGLE RIVER/CHUGIAK PARKS & RECREATION DOG PARKS

Site Selection Criteria Comparison Summary

+ = Known Positive
 - = Known Negative
 * = Additional Info Needed

	Site 1: Firehouse Park	Site 2: Loretta French Park	Site 3: Beach Lake Regional Park	Site 4: Peters Creek Park Site at Lace Road	Site 5: NW ¼ of Section 25
Site Feasibility					
Ownership	+ MOA Parks and Recreation Department	+ MOA Parks and Recreation Department	+ MOA Parks and Recreation Department	+ MOA Parks and Recreation Department	+ MOA Parks and Recreation Department
Location	+ Location is within the Eagle River core and can serve a higher population.	+ Farther than 5 miles from ER Core, in Chugiak/Birchwood and serve Peters Creek residents	- While centrally located, the site is bisected by ARRC tracks	+ Is in the northernmost areas of the target population and is more than 6 miles from ER Core, adjacent to Chugiak Elementary	+ Centrally located in South Chugiak and within the 5 mile radius for ER Core
Zoning	+ CE-R2M Mixed Residential	+ CE-PLI Public Lands and Institutions	+ CE-PLI Public Lands and Institutions	+ CE-PLI Public Lands and Institutions	+ CE- PLI (Public Lands and Institutions) and CE-R6 (Low-Density Residential)
Existing Uses	+ Municipal Park with Tennis Courts	- Municipal Park with baseball diamonds, playground, skate park, basketball, archery range, equestrian facility	- Currently used for railroad corridor, railroad maintenance, and dog mushing trails (potential conflict with off-leash dogs)	+ Rest of park, on other side of Lace Rd, is used for a disc golf course and established trails	+ Unofficial recreational trails and one established trail loop originating in Beach Lake Regional Park to the north
Adjacent Zoning	+ PLI, CE – R1A (Single Family Residential), CE-B3 (General Business)	+ PLI and CE-B3	+ CE-R5A (Rural Residential with Mobile Homes)	+ PLI, CE-R7 (Medium-Density Single Family Residential) and CE-R6 (Low-Density Residential)	+ PLI, CE- R6 (Low-Density Residential)
Adjacent Land Uses	- Elementary School, Single Family Residents, Fire Station; buffering and design will be required.	- Businesses are separated by the Old Glenn Highway and the area is well vegetated; archery range and equestrian facility border the park on the north side	- Compatible adjacent uses with park and well vegetative buffered residential property, the ARRC ROW is significantly problematic without design	- Residential properties may require buffering	- Residential properties may require buffering, but with the large lot size of residential properties and of Section 25, and dense mature vegetation, it may not be needed
Size	+ 1.8 total (about half used for parking lot and tennis courts)	+ Baseball Diamond is 2 acres, total park size is 24.9 acres	+ 7.8 acres total, bisected by ARRC corridor, resulting in two separate portions of the site.	+ 6.7 acres for site under consideration, total park size is 50 acres	+ 145 usable dog park acres (not including 8 acres not accessible due to ARRC corridor in northwest corner)
Site Plan or Master Plan	- Existing Site Plan does not include dog park, No Master Plan	- Existing Site Plan does not include dog park, No Master Plan	+ Beach Lake Regional Park identified a dog park at this location – dependent on ARRC track relocation	- No Master Plan	+ Beach Lake Regional Park Master Plan, no dedicated dog park in this location, but established recreation trails.

		Site 1: Firehouse Park		Site 2: Loretta French Park		Site 3: Beach Lake Regional Park		Site 4: Peters Creek Park Site at Lace Road		Site 5: NW ¼ of Section 25
Complementary with Other Park Uses	+	Tennis court is fenced and be physically separated from dog area	+	Other uses would be physically separated from off-leash area by a fence	*	Design could separate off-leash area from ARRC corridor and dog mushing trails	+	Other uses would be physically separated by Lace Rd	+	General recreation and trail use is compatible, may or may not be physically separated (ie: distance from bike trails could eliminate need for physical barrier)
Adequate Accessibility (General)	+	Walkable within ER Core	+	Easily locatable and accessible	+	Centrally located for the targeted user population of ER, Chugiak, Birchwood and Peters Creek	+	Located within an already well known and popular park, adjacent to Chugiak Elementary School	+	Centrally located in South Chugiak, meets drive requirement, located adjacent to and connected to Beach Lake Park Trail system
Vehicular Access	+	Eagle River Rd and Old Eagle River Rd	+	Old Glenn Hwy	+	Off S Birchwood Loop Road	+	Old Glenn Hwy and Lace Rd	+	S Birchwood Loop Rd to adjacent neighborhood roads: Hillcrest Dr., Pioneer Dr., and Almdale Ave
Pedestrian Access	+	Sidewalks present on major area streets	+	Separated multi-use pathway connects nearby residential neighborhoods	-	No sidewalks or separated pathways on S Birchwood Loop Rd, but trails in Beach Lake Park connect to the area	*	Designated shoulder/pathway on Old Glenn Hwy, but Lace Rd does not have facilities	-	No sidewalks or pathways in neighborhood or S Birchwood Loop Rd. Traffic volumes are low in neighborhood
Drive-To Requirements	+	Within ER Core	+	Outside of the 5-mile drive radius of the ER Core, would serve Chugiak, Birchwood, Peters Creek	+	Centrally located and within the 5 mile drive radius of ER Core	*	Northernmost location about 6.5 miles for ER Core, anticipated use by Peters Creek and Birchwood	+	Within 5-mile drive radius, centrally located, multiple access routes
Accessible & Safe Parking	+	Has established parking lot	+	Has established parking lot(s)	-	Current parking at new cross country skiing trailhead, not on site. Accessing the ARRC corridor is prohibited but not prevented	-	Current parking in on Lace Rd, which is primarily for adjacent residents	*	Current parking is informal on-street parking on residential streets: Hillcrest Dr., Pioneer Dr., Almdale Ave.
Utilities	+	Utilities are on site	+	Utilities are on site	-	Utilities are not on site, but trail lighting is on the other side of the access road	-	Utilities are not on site	-	Utilities are not on site
Environmental	+	No wetlands or hazardous conditions	+	No wetlands or hazardous conditions	+	No wetlands or hazards other than ARRC corridor	+	No wetlands or hazardous conditions	*	Type A wetlands present in the northeast (near existing established trail loop) but could be mitigated through permitting
Topography	+	Vegetation and variations are present	+	Flat without variation	-	Variation in vegetation, from wooded areas, grassy areas and relatively flat terrain. ARRC corridor is an incompatible use.	-	Slopes on northern boundary with ridgeline parallel to Lace Rd. Steep drop-offs could be hazardous without design, signage, site prep and amenities such as fencing.	-	Steep slopes on southwest ridge, ARRC corridor may require buffering. Site has expansive views, vegetation variety, and interesting topography
Cultural Resources	+	No cultural resources	+	No cultural resources	+	No cultural resources	+	No cultural resources	+	No cultural resources
Positive Drainage	+	No known drainage issues	+	No known draining issues	+	No known drainage issues	+	Drainage issues associated with residential drive east end of parcel resolved with maintenance from CBERRRSA.	+	No known drainage issues
Maintenance and Management	+	Maintenance and management is currently relatively low	-	Maintenance is currently difficult with non-compliance of leash laws and little enforcement	-	Dependent on site preparation and design. Could be low maintenance if parking lot design allowed for ease of maintenance (drive to trash cans etc.)	+	Dependent on site preparation and design. Could be low maintenance if parking lot design allowed for ease of maintenance (drive to trash cans etc.)	-	Dependent on site preparation and design. Could be low maintenance if parking lot design allowed for ease of maintenance (drive to trash cans etc.)
Anticipated Change in Use Cost	+	Fencing estimated at \$50 per Lineal Foot; estimated at min. \$12K+; signs \$1K.	+	Change in use cost estimated at \$10K.	-	Parking lot required, estimated costs \$100K+ for 10 stalls; site preparation	-	Parking lot required, estimated costs \$100K+ for 10 stalls; site preparation	-	Parking lot required, estimated costs \$100K+ for 10 stalls; site preparation and

		Site 1: Firehouse Park		Site 2: Loretta French Park		Site 3: Beach Lake Regional Park		Site 4: Peters Creek Park Site at Lace Road		Site 5: NW ¼ of Section 25
						and utility costs for parking lot lighting. Estimated \$500K+.		and utility costs for parking lot lighting. Estimated \$500K+.		utility costs for parking lot lighting. Estimated \$500K+.
Community Support	*	Survey results showed concern with adjacent school and size being too small. Community outreach needed.	*	Potential user conflicts between established park uses and off leash dogs.	*	Community outreach needed.	*	Community outreach needed.	*	No anticipated controversy.



Municipality of Anchorage

Eagle River/Chugiak
Draft Dog Parks Site Selection
Criteria

April 2018 Draft