

**FOR THE
AMERICAN REVOLUTION
BICENTENNIAL CELEBRATION**



GREATER ANCHORAGE AREA BOROUGH

FAR NORTH BICENTENNIAL PARK

MASTER DEVELOPMENT PLAN

**A PROPOSAL
FOR THE
AMERICAN REVOLUTION
BICENTENNIAL CELEBRATION**

September 1974

**John R. Roderick, Mayor
Greater Anchorage Borough**

ACKNOWLEDGEMENTS

The Parks and Recreation Staff gratefully acknowledges the assistance provided by the following agencies, institutions and citizen's groups throughout the development of this plan.

Alaska Methodist University

Alaska Sled Dog Racing Association

Anchorage Area Bicentennial Commission

Anchorage Women's Club

Campus Park Task Force

City of Anchorage

Greater Anchorage Area Borough:
Planning Department
Public Works Department
Property Management and Assessment Department

League of Women Voters

Nordic Ski Club

Parks and Recreation Council of Anchorage

State of Alaska
Department of Fish and Game
Department of Natural Resources, Division of Lands
Department of Natural Resources, Division of Parks
Governor's Commission on the American Revolution Celebration

University of Alaska:
Anchorage Community College
Senior College

U.S. Department of the Interior:
Bureau of Land Management, Area Headquarters
Bureau of Land Management, District Office, Planning Section
Fish and Wildlife Service
Geological Survey, Geologic Division
Geological Survey, Water Resources
National Park Service

U.S. Environmental Protection Agency

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INTRODUCTION

The Far North Bicentennial Park concept was born of the enthusiasm of a few local citizens over the possibility of commemorating the 200th anniversary of the American Revolution in Anchorage, and for Alaska, by securing and holding for future generations as an open-space public park, a large and centrally-located piece of land. It was a most fortuitous circumstance that at the time that momentum was building to participate in the celebration of the birth of our nation, there should be newly available an opportunity to contribute to meaningful planning for a 5,000 acre tract of land, surrounded on three sides by rapidly urbanizing portions of the largest community of the nation's largest state.

In 1971, the Department of Defense declared that the Campbell Creek Range and Maneuver Site, known locally as Campbell Tract, was surplus to the military's needs. Five thousand ten acres were relinquished by Presidential Land Order to the Department of Interior on January 20, 1971, amended November 15, 1971; and accountability and responsibility was accepted November 4, 1971, amended November 23, 1971, by the Bureau of Land Management, Department of Interior. By this action the military released all remaining land which they held (except 45 acres) of the central Anchorage lands west of the dividing line between Ranges 2 and 3 North of the Seward Meridian.

In accepting responsibility and accountability for this large parcel, the Bureau of Land Management set in motion a frenzy of activity among public and private groups, federal, state, borough and city agencies and departments and private groups, each wanting a part or all of the land.

The use proposals have ranged over a wide variety of possibilities. Some saw the area as a fairly easy source of that commodity nearly as

valuable as gold — namely, gravel. Others saw the area maintained, just as it is, as a habitat for moose and other wild animals. Still others saw the area parceled out to private developers for the expansion of the kind of development that now borders it on three sides. The diversity and sheer number of proposals claiming to be "in the public interest" have made quite clear one simple fact: even a site of 5,000 acres cannot accommodate all of the uses which have been proposed.

Articulating what is in the public interest has always been a most difficult task and concentrating attention to the public interest has more often than not been bypassed in the planning process, particularly in the implementing of plans. Decisions based on the public interest should reflect considerable thought about the community's long range goals and objectives; such decisions must conform to the collective image of what the community ought to be like in the "future", and that future should be both 1976 and 2076. We know very little of what our world will be like in 2076; however, we harbor the deepest feelings that some of the past that we remember and cherish, and observe being eroded away, should somehow be preserved for the benefit of our children and their children.

The approach of the celebration of the 200th anniversary of the American Revolution has been the catalyst for the development of this proposal to preserve some of the good things of the present. The American Bicentennial can be meaningful even if it serves only as a reminder of our cultural heritages. But it can be much more. It can inspire the resolve to take deliberate actions which are based on the same premises which motivated and guided the actions of Americans 200 years ago. It can, perhaps for only a short time, set aside some of the apathy and pessimism with government and provide an opportunity for a community to accomplish at least one act which truly manifests those hardy principles. So consider this as you weigh the arguments for what is "in the public interest". If the sense of community is still strong

in us; if we care as much about that which belongs to all of us as we do about our personal possessions; then this proposal can become a reality.

This document proposes that the Campbell Tract be public lands and that the uses in it contribute to a renewed sense of community. There are many views as to what specific uses can best make this contribution. Differences of opinion do not reflect any irreconcilable polarization of values. Rather, such differences are really only very small shifts in the delicately balanced interrelationships of our collective perception of what is important and what is good.

This is a proposal by the whole community, but it is being drafted by the Greater Anchorage Area Borough's Parks and Recreation staff. The plan describes the process of looking at the land with the community's goals in mind and putting down what should be accomplished based on the characteristics of the land and what the community wants. It involves setting down on paper a series of rules of development, or covenants, that will assure that the goals for the preservation of this particular land will endure.

OBJECTIVES

The specific objectives of the proposal to create the Far North Bicentennial Park are set forth here.

1. To maintain the Far North Bicentennial Park in perpetuity as a public park for the benefit of the citizens of Alaska.
2. To preserve the streambeds, watershed areas, and wildlife habitat of the area in as pristine a condition as possible allowing for compatible use of the area for nature appreciation by the public.
3. To provide for recreational use by the citizens in areas where such use will be consistent with the primary objectives of nature conservation.
4. To provide areas where more intensive public uses can be developed in a manner consistent with nature and harmonious with neighboring uses.
5. To provide regulations and controls which will accomplish the aforementioned objectives and insure the continuous maintenance of these lands in a nearly natural state for the benefit of future generations.

BACKGROUND I

LOCATION

The Greater Anchorage Area Borough occupies 1730 square miles located at the head of Cook Inlet in the Gulf of Alaska. Roughly 85% of the total area of the Borough is covered by the rugged Chugach Mountains. The remainder is a relatively low, flat region along the western and northwestern edge of the Borough. The only significant Borough areas suitable for development are within these lowlands. The extreme western part of the Borough is bounded by the Cook Inlet on three sides and by the mountains on the east. Within this comparatively small area is located the State's largest metropolitan center, known as the Anchorage Bowl.

The Campbell Tract is located in the middle-eastern portion of the Anchorage Bowl in the foothills of the Chugach Mountains. The eastern boundary adjoins the Chugach State Park and a portion of the western boundary adjoins State land proposed for inclusion in the Campbell Creek Greenbelt Park System. Tudor Road, one of the major east-west arterials in the Anchorage Bowl, forms the northern boundary, and the southern boundary abuts the Greater Anchorage Area Borough's Hillside Park and private land. See Map No. 1, Vicinity and Location.

GENERAL DESCRIPTION

1. Streams and Watersheds

Three streams cross the Campbell Tract in a generally east-west direction. The South Fork of Campbell Creek enters the Tract from a canyon in the southeast corner. It flows diagonally across the Tract, exiting in the northwest corner. The North Fork of Campbell Creek flows westerly from the northeast corner of the Tract, intersecting the South Fork in a large black spruce bog on State land over a half mile west of the Tract. The northernmost branch of Little Campbell Creek originates in the Tract near the Borough's Hillside Park. It flows

westerly from there leaving the Tract near 76th Avenue,

Substantial portions of the North Fork of Campbell Creek traverse flat, wet, spruce bogs, but most of the South Fork flows through well-drained gravels and locally hilly terrain. The flow volume of the South Fork is several times that of the North Fork.

The floodplains of the three streams are broad and irregular where they traverse flat, boggy terrain and are more restricted and uniform in the rolling terrain. All three streams build glaciering ice, which frequently raises their winter levels three or four feet over their normal summer levels. The vegetation in the floodplains, especially shrubs and smaller plants, is vital in diminishing and dispersing flood waters.

In parts of the Campbell Tract the land acts as a sponge in controlling the runoff of waters from the steep mountain slopes. In their study of the Tract, The Bureau of Land Management found that the swampy areas, "even if located outside the floodplains, serve as natural flood control reservoirs. The marshes absorb excess runoff during high-water periods and release water during low-water periods". Because of the potential for downstream flooding from mismanagement of the Campbell Tract, the Bureau recommends preservation of the floodplains and careful management of the adjacent lands.

A special Flood Hazard Report by the U.S. Army Corps of Engineers has delineated the floodplain of Campbell Creek. In their report they state that the possibility of serious flooding does "provide a serious threat to the stability and integrity of structures built within the Flood Hazard Zone". Preservation of the floodplains of Campbell and Little Campbell Creeks as open space will aid greatly in control of flooding and in maintaining the high water quality.

A large watershed area covers approximately the eastern half of the tract. In this area there is considerable recharging of the deep water system since the confining layer of clay which prevents deep water recharge over most of the Anchorage Bowl does not extend to this area. In addition, the gravel areas along the creek allow some of the water to find its way into the deep water system. This recharge area is of great importance to the entire Anchorage Bowl for its water supply from deep wells.

The Bureau of Land Management has recommended that uses in this area be restricted until "the sources and means of supplying the future water needs of the Anchorage area are developed". Park and open space uses are considered compatible with watershed management.

2. Vegetation

Several different vegetation patterns occur on the Campbell Tract with spruce-birch forest dominant. Most of the streamside vegetation along the South Fork consists of black cottonwood, the largest tree found on the Anchorage peninsula. Found scattered with it are white spruce, birch and a few localized stands of black spruce. Along Little Campbell Creek the black spruce, birch, alder and willow predominate. Scattered groupings of alder and willow are also found along the North and South Forks of Campbell Creek.

In its management studies of the forestry potential, the Bureau of Land Management found that in the lower forest area only salvage removal of dead wood should be permitted and that in the upper forest area there should be no disturbance to the forest cover. They found that "open space, much on the order of parks, has a premium value". It was felt that undisturbed vegetation was critical for a number of reasons:

- forest cover minimizes downstream flooding;
- water quality is high when the forest floor is left undisturbed;
- erosion is minimized;
- wildlife is afforded cover;
- water recharge is protected by slower runoff; and
- pollution is controlled by protection of the airshed.

3. Wildlife

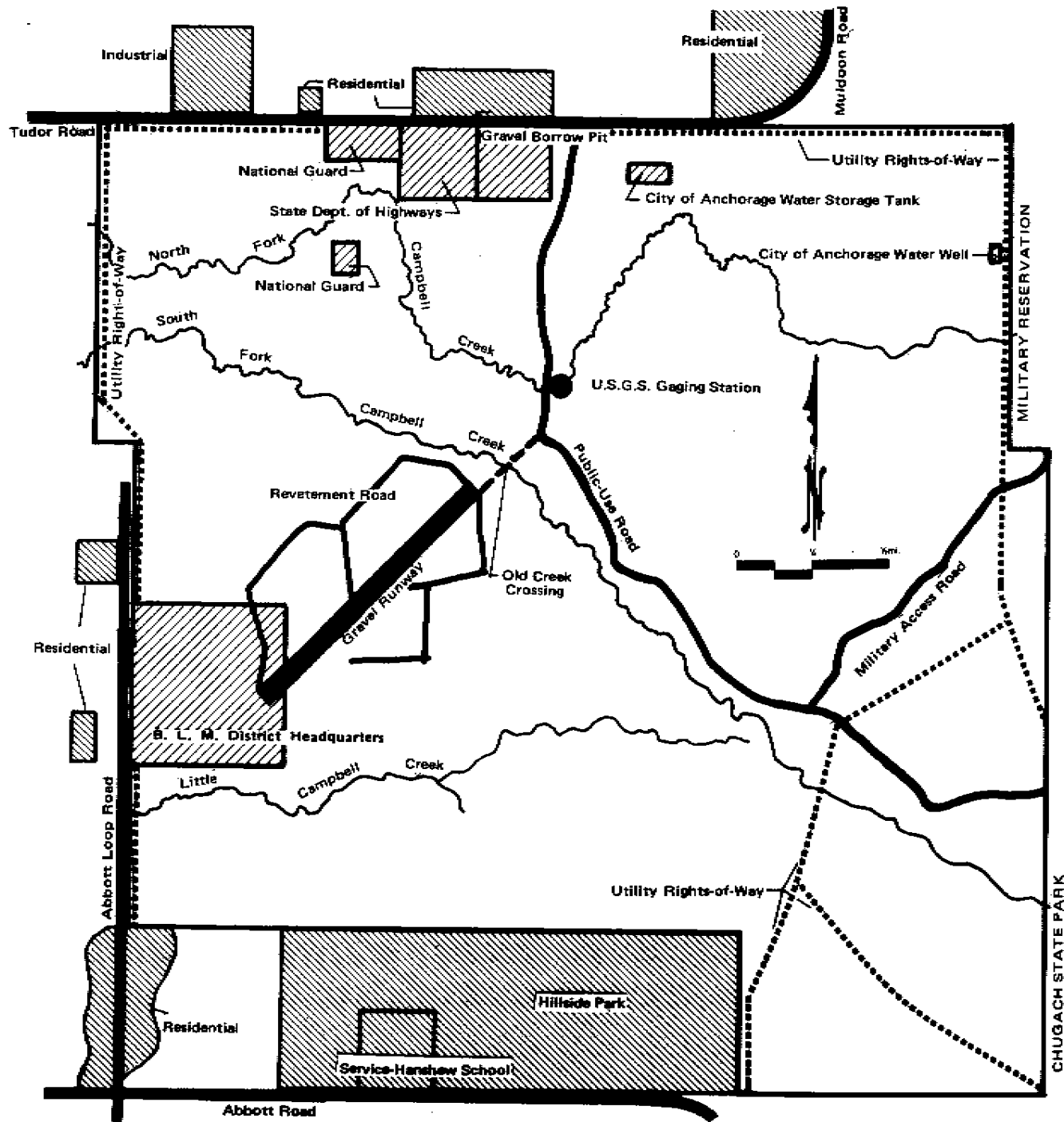
The abundance of wildlife on the Campbell Tract in all seasons of the year is quite remarkable considering its proximity to developed areas.

Salmon runs still occur in both forks of Campbell Creek, and Doily Varden trout are native to both streams. Moose inhabit the Tract, increasing in numbers during the winter as heavy snow drives them from the mountains to the low-lands. Beaver, muskrat and mink can be found within the immediate vicinity of the streams. Waterfowl nest and feed in marshy areas and small ponds along the North Fork of Campbell Creek.

EXISTING USES

The majority of the Campbell Tract is undeveloped and in a natural state. However, a significant amount of development has occurred, primarily around the edges of the Tract. These existing uses are briefly described below and are shown on Map No. 2, Existing Land Use.

1. The South Central Headquarters of the State Department of Highways is located on a 40 acre site on Tudor Road at the intersection of the Boniface Parkway. All of the natural vegetation has been removed from this State-owned site and five major structures have been built. These buildings have a total ground floor area of 90,000 square feet and parking for 365 autos.
2. The Alaska National Guard has the use of four sites which total 65 acres. These include the following uses:
 - a. The Anchorage Armory, located on 20 acres of land patented to the State of Alaska. This site has 1,320 feet of frontage on Tudor Road and a 26,000 square foot armory.
 - b. Another 20 acre site is located just south of the armory. The Alaska National Guard has a license to use this land for training purposes. An old antenna field is located there.
 - c. The Guard also has a license on a 10 acre piece further south and across Campbell Creek. This is the site of six old, substandard buildings which have a total of 8,650 square feet. This area is used mainly for storage.
 - d. Two miles south of the armory, the Guard has license to a 15 acre site located on the south side of the Campbell Airstrip runway. The site is not in use at the present time.
3. The Bureau of Land Management has reserved 160 acres in the west central portion of the Tract. On the site is a building which houses the Anchorage District Office. This complex serves as headquarters for all BLM resource management, communications, and fire control activities for the southern half of Alaska. The 160 acres does not include the 5,000 foot gravel runway used by the Bureau's fire control operations. The runway is located just east of the 160 acre site.
4. A five million gallon City water-holding tank is located on 5 acres of land near Tudor Road in the northeastern part of the Tract.
5. The City of Anchorage operates a well which is situated on 2½ acres of land near the eastern boundary of the Tract.
6. The entire Campbell Tract is crisscrossed by a crude network of trails. These have been used by tanks and other military equipment, dog sleds, skiers, hikers, snowshoers, snowmobilers, and many others. Utility wires and pipelines also cross the Tract and there is a gaging station located on the North Fork of Campbell Creek.



MAP 2
EXISTING LAND USE



Above — Aerial showing National Guard buildings on left and Department of Highways facilities on right.



Right — Aerial showing BLM District Headquarters, portion of the gravel runway and some of the revetment roads.

INTRODUCTION

Man's ability to alter nature to suit his purpose has reached a level of technical sophistication which allows him a far greater range of development possibilities than ever before. Almost anything can be built almost anywhere. However, this technological prowess does not include the capability to recreate nature. A forest, lake, or swamp, once altered or destroyed by man, cannot be reclaimed; nature's virginal state cannot be twice achieved.

Applied science has broadened the choices open to us. We can do with land as we wish. We need not maintain the respect that we once held for natural features. Skyscrapers can be built in swamps if we so choose. We can redesign nature. In contrast, however, this development plan is based on a proposition which reflects a different approach. Ian L. McHarg represented this position quite well when he wrote in *Design With Nature* that "any place is the sum of historical, physical and biological processes, that these are dynamic, that they constitute social values, that each area has an intrinsic suitability for certain land uses and finally, that certain areas lend themselves to multiple coexisting land uses." The design process utilized in the evolution of this plan is one which, within certain parameters, allows the site to dictate the development.

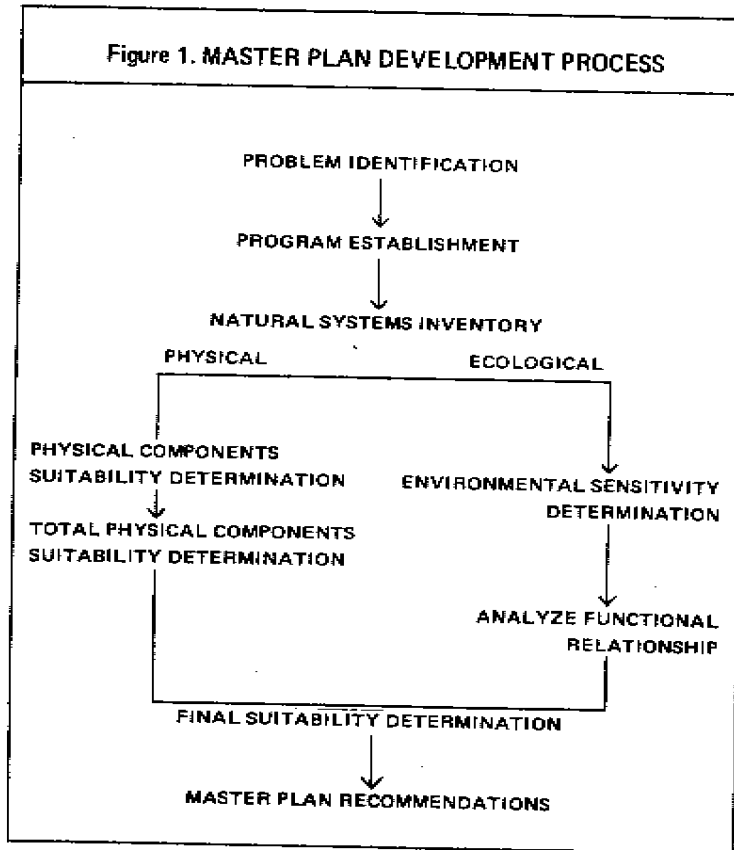
Because the design process is considered to be so significant, it is dealt with in some depth. All too often, the meticulous details of plans such

as this become the immediate focus of attention. When this happens, the overall concept is quickly lost — or never articulated at all. If the fundamental premises and the design process are submitted for public scrutiny, the result is a general statement of what is desired and a method for actualizing that objective. Then, deliberations on final details will be within the context of a more firmly conceptualized goal.

It is far more expedient to start at the end and offer only the final product for public reaction. But this approach will never accomplish, for either government or citizenry, the enunciation of what is "in the best public interest". It shortchanges government, which has not learned anything with which to improve the ways it serves its people. This in turn, of course, does disservice to all.

Figure 1 outlines the development process utilized in this plan. Each step is described and, where appropriate, accompanied by maps or charts.

Figure 1. MASTER PLAN DEVELOPMENT PROCESS



PROBLEM IDENTIFICATION

Quite simply, the problem is to develop a master plan which is consistent with stated objectives for the use of the land known as Campbell Tract. The preliminary phase of problem identification involves a general familiarization with the site and research of relevant background information. The purpose is to gain an overview of the project and to get an overall feel for what will be involved

PROGRAM ESTABLISHMENT

Four primary steps are required in the establishment of the program:

1. outlining the process;
2. determining the scope;
3. stipulating program activities; and
4. specifying site requirements.

1. The Process (Summarized in Figure 1)

It may seem odd that one of the steps in the process is the establishment of the process itself. But, without an idea of the general concerns of the project, a workable procedure for plan development cannot be realistically defined. Process establishment is more than just listing steps and connecting them with arrows. The implications of each phase must be fully considered. The procedure must be delineated in detail but be afforded sufficient flexibility to accommodate unforeseen circumstances.

2. The Scope

This activity is the relating of project objectives to factors which identify the parameters of the project. The result is a conceptual milieu, a broad-brushed framework within which general use categories can be judged to be desirable or undesirable or incompatible. The parameters emerge from two sources: a) a survey of public input to date, and b) the national objectives and criteria for Bicentennial observances.

Letters, newspaper articles, proposals, records of meetings, and an attitudinal survey of recreational needs were among the sources of information used to review public expressions of opinion. This data was used to compile a listing of possible uses which have been suggested.

The National American Revolution Bicentennial Commission, the Congress, and the White House have promulgated a considerable volume of material which sets forth guidelines and criteria for national recognition of projects as an official part of the Bicentennial celebration. In addition, the state and local Bicentennial Commissions have been involved as they perform their functions of coordinating and reviewing plans for the observance. The Far North Bicentennial Park Proposal is the response to these criteria and requirements.

3. Program Activities

The list that follows is representative of the result of the two major inputs just discussed. Some uses are quite specific, while others are intentionally more general.

- nature study centers or camps
- picnic facilities
- campgrounds
- major buildings
- bicentennial celebration pavilions
- golf courses
- sports fields
- archery ranges
- alpine skiing
- ski jumping
- outdoor amphitheaters
- snow machine trails
- equestrian trails
- dog mushing trails
- hiking trails
- skiing trails
- nature trails
- snow machine trails

The listed activities and others will be considered in more detail. At this stage, it is not implied that every activity will be included in the final plan, nor that some may not be excluded almost immediately as not being consistent with the plan objectives.

4. Site Requirements

For each of the above listed activities or uses, there is a set of desirable characteristics which should be present in a potential site. For example,

a downhill ski area certainly requires a hill. As stated earlier, it is possible to alter virtually any site and render it suitable for almost any use. Where no hill exists naturally, one could be made by man. But the approach taken in this process is to try to minimize modifications of this land. So, if there is no hill, there will be no downhill ski area.

The critical requirements that each use demands of a site were assembled and categorized. These site requirements can be grouped into major areas of concern: soils, depth of water table, degree of slope of terrain, vegetation density, and slope orientation. Every activity makes a unique set of demands on the various traits. Similarly, no two areas of the site exhibit identical combinations of these characteristics. Many other factors which describe a site could have been used. They were excluded either because they were less significant or were irrelevant to the possible uses (such as elevation), or because they were relatively constant over the entire site (such as climate).

The site requirements of each use are displayed in the chart on the opposite page. The chart reveals the site characteristics which must be present for each activity. In addition, the chart indicates features which would specifically prohibit an activity (a slope greater than 8% would preclude a sports field). Site requirements range in degree of importance from essential to desirable or acceptable. In addition, some site factors may have no significant bearing on certain activities.

Examination of the chart discloses that some activities have requirements very similar to other activities. These activities were subsequently grouped to reflect this similarity. The grouping yields the following shortened list:

- nature study centers or camps, picnic facilities
- and campgrounds
- major buildings, bicentennial celebration pavilions
- golf courses

sports fields, archery ranges
alpine ski areas
ski jumping areas
outdoor amphitheaters
skiing and hiking trails
snow machine trails
equestrian trails
dog sled trails
nature trails
snow machine trails

The site requirements do not always have the same relative importance among the different groupings. That is, while degree of slope might be the single most important factor for a sports field, it may be less important for a building site. In order to express this, the pertinent site requirements were prioritized for each activity group. The three trail-related groups were excluded from this phase of the process. Although the trails do have site requirements, their locations are best determined by other methods.

Site features were further prioritized in order to discern degrees of suitability in sites. For example, while an alpine ski slope could be located on any slope, a north-facing hill would probably be the best. Or, while a ski-jumping area could be well located on a hill with more than 15% slope, a prime location would be on a slope of greater than 30%.

The result of this ordering of site factors is a variety of site descriptions for each activity. Each set of factors describes a site which is suitable for the suggested use. The ordering indicates a range of suitability from the prime locations to less desirable areas. The combinations of site factors are then grouped into four categories ranging from most suitable (No. 1) to less suitable (No. 4). The ordering and ranking system is presented below for each of the six activity groups.

Figure 2. ACTIVITY SITE REQUIREMENTS

	SOILS				SLOPE					WATER TABLE			VEGETATION DENSITY				SLOPE ORIENTATION		
	Gravel	Mixed Sand and Gravel	Unsorted	Swamp	0% - 2%	2% - 8%	8% - 15%	15% - 30%	30% or more	10 ft. or less	10 ft. - 20 ft.	20 ft. or more	high	medium	low	marsh	north	south	other
nature study centers or camps	+	+	+	-	+	+	-	-	-				+	+	0	-	-	+	0
bicentennial celebration pavilions	+	+	0	-	+	0	-	-	-	-	0	+				-			
picnic facilities	+	+	+	-	+	+	-	-	-				+	+	0	-	-	+	0
campgrounds	+	+	+	-	+	+	-	-	-				+	+	0	-	-	+	0
major buildings	+	+	0	-	+	0	-	-	-	-	0	+							
golf courses	+	+	+	-	+	+	0	-	-				-	0	+	-	-	+	0
sports fields	+	+	+	-	+	0	-	-	-				-	0	+	-	-	+	0
archery ranges	+	+	+	-	+	0	-	-	-				-	+	0	-	-	+	0
alpine skiing	+	+	+	-	-	-	-	+	+								+	-	0
ski jumping	+	+	+	-	-	-	-	0	+								+	-	0
outdoor amphitheaters	+	+	+	-	-		0	+	0	-			+	0	-	-	-	+	0
equestrian trails					+	+	0	-	-				0	+	+	-			
dog sled trails					+	+	+	-	-				+	+	+	-			
hiking trails					+	+	+	-	-							-			
skiing trails					+	+	+	+	-										
nature trails					+	+	0	-	-										

+ essential or most desirable
0 acceptable

- prohibitive or undesirable
blank square indicates that the characteristic is not a major consideration

Figure 3. SITE REQUIREMENTS FOR OUTDOOR AMPHITHEATERS

No. 1 Priority Site Requirement: Slope
 most suitable site: 8% - 15%
 suitable sites: 2% - 8%; 15% - 30%

No. 2 Priority Site Requirement: Slope Orientation
 most suitable site: south facing slope
 suitable site: other facing slope

No. 3 Priority Site Requirement: Vegetation density
 most suitable site: high density vegetation
 suitable site: medium density vegetation

Characteristics of Sites Meeting the Requirements for Outdoor Amphitheaters, Listed in order of Decreasing Suitability

	Slope	Slope Orientation	Vegetation Density	
No. 1	8-15%	south	high	NO. 1 SUITABILITY
No. 2	8-15%	south	medium	
No. 3	8-15%	other	high	NO. 2 SUITABILITY
No. 4	8-15%	other	medium	
No. 5	15-30, 2-8%	south	high	NO. 3 SUITABILITY
No. 6	15-30, 2-8%	south	medium	
No. 7	15-30, 1-8%	other	high	
No. 8	15-30, 2-8%	other	medium	NO. 4 SUITABILITY

Figure 4. SITE REQUIREMENTS FOR GOLF COURSES

No. 1 Priority Site Requirement: Slope
 most suitable site: 0% - 8%
 suitable sites: 8% - 15%

No. 2 Priority Site Requirement: Slope orientation
 most suitable site: south facing slope
 suitable site: other facing slope

No. 3 Priority Site Requirement: Vegetation density
 most suitable site: low density vegetation
 suitable site: medium density vegetation

Characteristics of Sites Meeting the Requirements for Golf Courses, Listed in Order of Decreasing Suitability

	Slope	Slope Orientation	Vegetation Density	
No. 1	0-8%	south	low	NO. 1 SUITABILITY
No. 2	0-8%	south	medium	
No. 3	0-8%	other	low	NO. 2 SUITABILITY
No. 4	0-8%	other	medium	
No. 5	8-15%	south	low	NO. 3 SUITABILITY
No. 6	8-15%	south	medium	
No. 7	8-15%	other	low	
No. 8	8-15%	other	medium	NO. 4 SUITABILITY

Figure 5. SITE REQUIREMENTS FOR ALPINE SKI AREAS

No. 1 Priority Site Requirement: most suitable site:	Slope 15% or greater slope												
No. 2 Priority Site Requirement: most suitable site: suitable site:	Slope orientation north facing slope other facing slope												
<p>Characteristics of Sites Meeting the Requirements for Alpine Ski Areas, Listed in order of Decreasing Suitability</p>													
	<table border="1"> <tr> <td></td> <td style="text-align: center;">Slope</td> <td style="text-align: center;">Slope Orientation</td> <td></td> </tr> <tr> <td>No. 1</td> <td>15% or more</td> <td>north facing</td> <td>NO. 1 SUITABILITY</td> </tr> <tr> <td>No. 2</td> <td>15% or more</td> <td>other facing</td> <td>NO. 2 SUITABILITY</td> </tr> </table>		Slope	Slope Orientation		No. 1	15% or more	north facing	NO. 1 SUITABILITY	No. 2	15% or more	other facing	NO. 2 SUITABILITY
	Slope	Slope Orientation											
No. 1	15% or more	north facing	NO. 1 SUITABILITY										
No. 2	15% or more	other facing	NO. 2 SUITABILITY										

Figure 6. SITE REQUIREMENTS FOR MAJOR BUILDINGS

No. 1 Priority Site Requirement: most suitable site: suitable sites:	Depth of water table water table 20 feet deep or deeper water table 10 feet - 20 feet deep																																									
No. 2 Priority Site Requirement: most suitable site: suitable site:	Soil gravel; or mixed sand and gravel unsorted material																																									
No. 3 Priority Site Requirement: most suitable site: suitable site:	Slope 0% - 2% 2% - 8%																																									
<p>Characteristics of Sites Meeting the Requirements for Major Buildings, Listed in order of Decreasing Suitability</p>																																										
	<table border="1"> <tr> <td></td> <td style="text-align: center;">Water Table</td> <td style="text-align: center;">Soil</td> <td style="text-align: center;">Slope</td> <td></td> </tr> <tr> <td>No. 1</td> <td>20 ft.</td> <td>gravel, or mixed</td> <td>0-2%</td> <td rowspan="2">NO. 1 SUITABILITY</td> </tr> <tr> <td>No. 2</td> <td>20 ft.</td> <td>gravel, or mixed</td> <td>2-8%</td> </tr> <tr> <td>No. 3</td> <td>20 ft.</td> <td>unsorted</td> <td>0-2%</td> <td rowspan="3">NO. 2 SUITABILITY</td> </tr> <tr> <td>No. 4</td> <td>20 ft.</td> <td>unsorted</td> <td>2-8%</td> </tr> <tr> <td>No. 5</td> <td>10-20 ft.</td> <td>gravel, or mixed</td> <td>0-2%</td> </tr> <tr> <td>No. 6</td> <td>10-20 ft.</td> <td>gravel, or mixed</td> <td>2-8%</td> <td rowspan="2">NO. 3 SUITABILITY</td> </tr> <tr> <td>No. 7</td> <td>10-20 ft.</td> <td>unsorted</td> <td>0-2%</td> </tr> <tr> <td>No. 8</td> <td>10-20 ft.</td> <td>unsorted</td> <td>2-8%</td> <td>NO. 4 SUITABILITY</td> </tr> </table>		Water Table	Soil	Slope		No. 1	20 ft.	gravel, or mixed	0-2%	NO. 1 SUITABILITY	No. 2	20 ft.	gravel, or mixed	2-8%	No. 3	20 ft.	unsorted	0-2%	NO. 2 SUITABILITY	No. 4	20 ft.	unsorted	2-8%	No. 5	10-20 ft.	gravel, or mixed	0-2%	No. 6	10-20 ft.	gravel, or mixed	2-8%	NO. 3 SUITABILITY	No. 7	10-20 ft.	unsorted	0-2%	No. 8	10-20 ft.	unsorted	2-8%	NO. 4 SUITABILITY
	Water Table	Soil	Slope																																							
No. 1	20 ft.	gravel, or mixed	0-2%	NO. 1 SUITABILITY																																						
No. 2	20 ft.	gravel, or mixed	2-8%																																							
No. 3	20 ft.	unsorted	0-2%	NO. 2 SUITABILITY																																						
No. 4	20 ft.	unsorted	2-8%																																							
No. 5	10-20 ft.	gravel, or mixed	0-2%																																							
No. 6	10-20 ft.	gravel, or mixed	2-8%	NO. 3 SUITABILITY																																						
No. 7	10-20 ft.	unsorted	0-2%																																							
No. 8	10-20 ft.	unsorted	2-8%	NO. 4 SUITABILITY																																						

Figure 7. SITE REQUIREMENTS FOR SPORTS FIELDS AND ARCHERY RANGES

No. 1 Priority Site Requirement: most suitable site: suitable sites:	Slope 0% - 2% 2% - 8%
No. 2 Priority Site Requirement: most suitable site: suitable site:	Slope orientation south facing other facing
No. 3 Priority Site Requirement: most suitable site: suitable site:	Vegetation density low density vegetation medium density vegetation

Characteristics of Sites Meeting the Requirements for Sports Fields and Archery Ranges, Listed in order of Decreasing Suitability

	Slope	Slope Orientation	Vegetation Density	
No. 1	0-2%	south	low	NO. 1 SUITABILITY
No. 2	0-2%	south	medium	
No. 3	0-2%	other	low	NO. 2 SUITABILITY
No. 4	0-2%	other	medium	
No. 5	2-8%	south	low	
No. 6	2-8%	south	medium	NO. 3 SUITABILITY
No. 7	2-8%	other	low	
No. 8	2-8%	other	medium	NO. 4 SUITABILITY

Figure 8. SITE REQUIREMENTS FOR SKI JUMPING AREAS

No. 1 Priority Site Requirement: most suitable site: suitable sites:	Slope 30% or greater 15% - 30%
No. 2 Priority Site Requirement: most suitable site: suitable site:	Slope orientation north facing other facing

Characteristics of Sites Meeting the Requirements for Ski Jumping Areas, Listed in order of Decreasing Suitability

	Slope	Slope Orientation	
No. 1	30%	north	NO. 1 SUITABILITY
No. 2	30%	other	NO. 2 SUITABILITY
No. 3	15-30%	north	NO. 3 SUITABILITY
No. 4	15-30%	other	NO. 4 SUITABILITY

**Figure 9. SITE REQUIREMENTS FOR PICNIC FACILITIES,
NATURE STUDY CENTERS AND CAMPGROUNDS**

No. 1 Priority Site Requirement: most suitable site:	Slope 0% - 8%
No. 2 Priority Site Requirement: most suitable site: suitable site:	Slope orientation south facing slope other facing slope
No. 3 Priority Site Requirement: most suitable site: moderately suitable site: suitable site:	Vegetation density high density vegetation medium density vegetation low density vegetation

Characteristics of Sites Meeting the Requirements for Picnic
Facilities, Nature and Campgrounds, Listed in order of
Decreasing Suitability

	Slope	Slope Orientation	Vegetation Density	
No. 1	0-8%	south	high	NO. 1 SUITABILITY
No. 2	0-8%	south	medium	NO. 2 SUITABILITY
No. 3	0-8%	south	low	
No. 4	0-8%	other	high	NO. 3 SUITABILITY
No. 5	0-8%	other	medium	
No. 6	0-8%	other	low	NO. 4 SUITABILITY

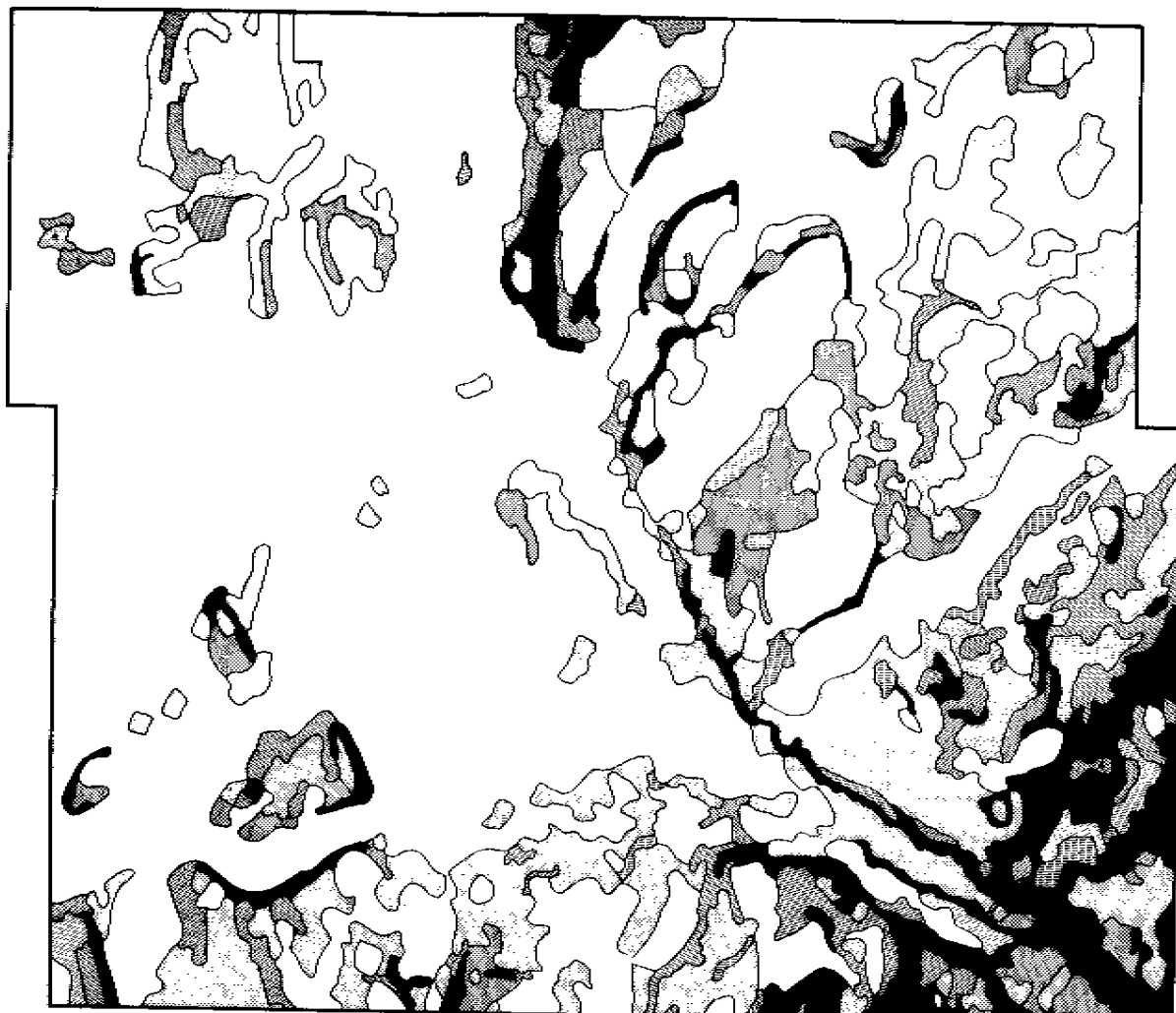
PHYSICAL SYSTEMS INVENTORY

The site requirements for a variety of land uses have been presented. In order to determine whether the Campbell Tract contains locations which can accommodate these prerequisites, the site must be described in terms of these physical requirements. The following set of maps presents this information for each of the five data groups: slope, slope orientation, vegetation density, soils, and depth of water table.

1. Slope

The topography of the site is generally flat on the western half while the east half slopes upward toward the mountains. The steepest slopes tend to be along the sides of the canyon of the South Fork of Campbell Creek, and in the general vicinity of the canyon area. Map No. 3, Slope, illustrates these variations.

A slope analysis aids in determining areas on a site which are economically and environmentally feasible for the establishment of a specific activity or facility. Economically speaking, steeper slopes are generally more expensive to build on than less steep slopes. Environmentally speaking, steep slopes tend to be more sensitive than flatter slopes.



MAP 3

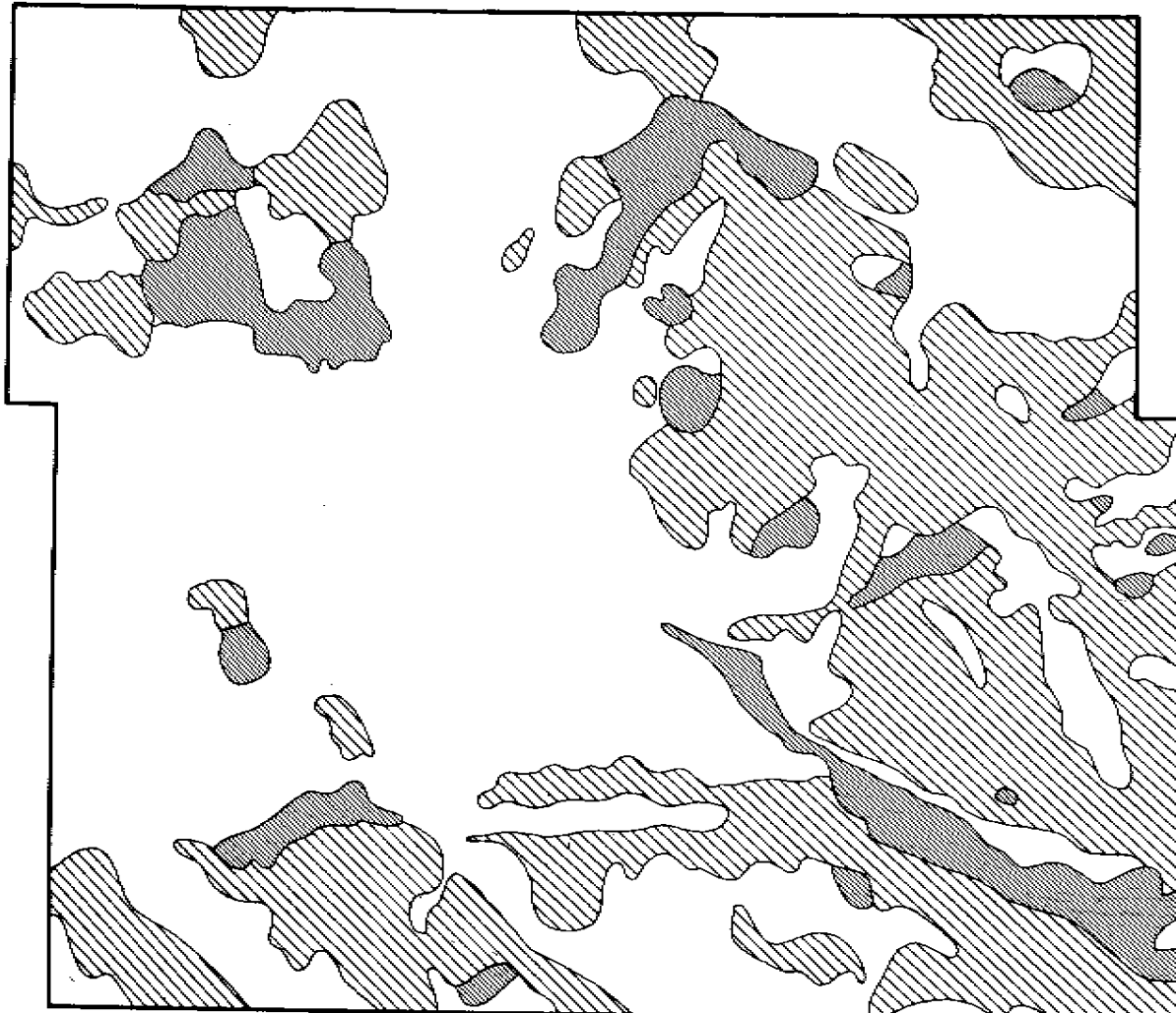
SLOPE (PERCENT)



2. Slope Orientation




Most of the Tract is a relatively flat plateau, although a mountain slope encompasses the eastern portion. The direction of slope tends to be towards the northwest, generally quite steep down the mountain slope, and becoming nearly level on the western portion. Due to the site's orientation, many of the slopes are inclined downward towards the north and are generally cooler than the few south-facing slopes. It is very important to consider the orientation of a slope when determining the suitability of an area for a specific activity, since temperatures influence the length of season for an activity. (See Slope Orientation Map.)

For mapping purposes, those slopes from 60 degrees west of north clock-wise through 60 degrees east of north are considered northerly-oriented; slopes from 60 degrees east of south clock-wise through 60 degrees west of south are considered southerly-oriented; and slopes not falling into either of the above ranges are termed "other".



MAP 4

SLOPE ORIENTATION

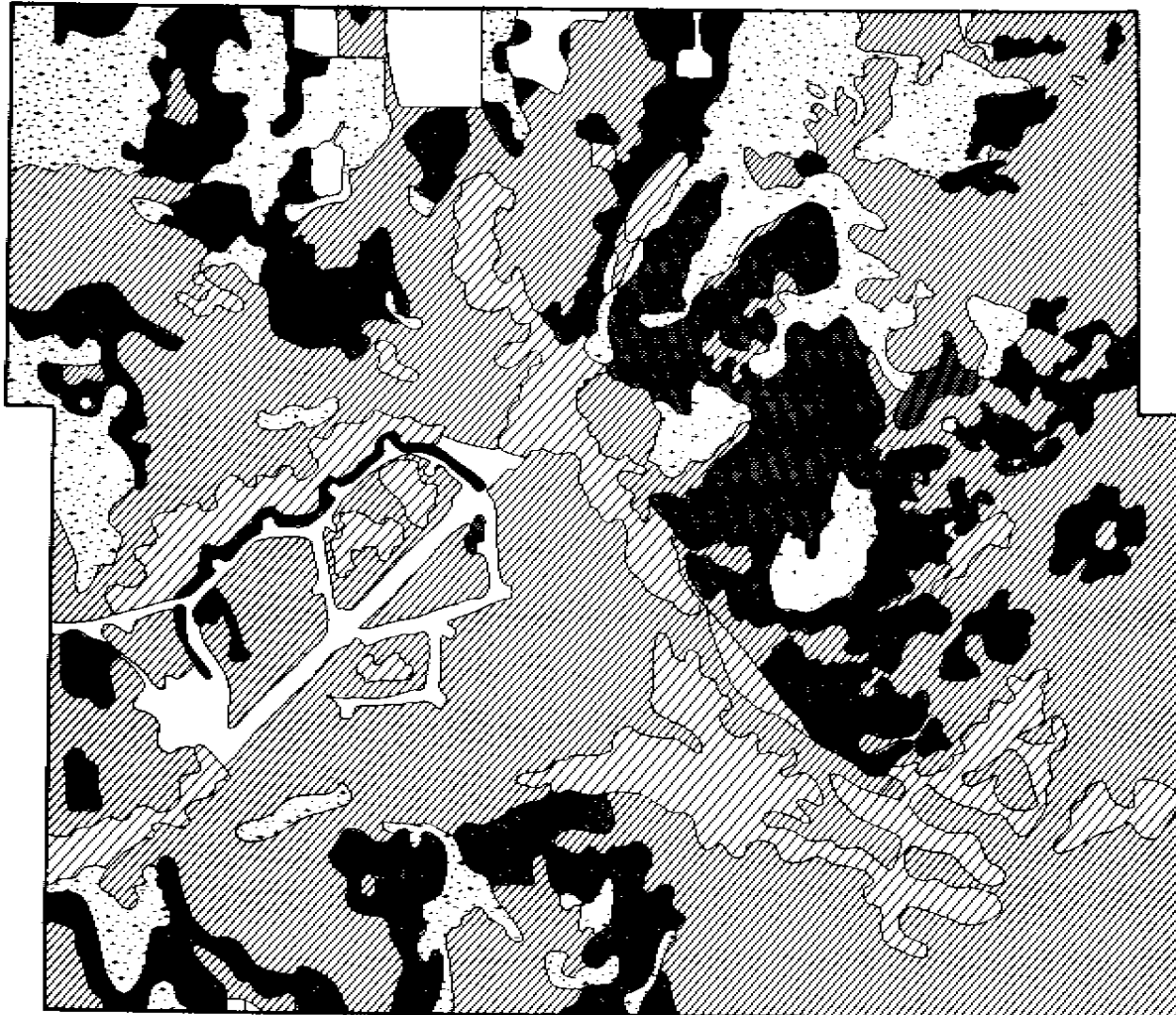
-  North
-  Other
-  South



3. Vegetation Density





The density of vegetation (i.e. trees) varies immensely over the Tract. Areas of climax forest exist intermingled with areas of less mature forest. In some areas along the creeks, the forest is very open, with sight-distances as long as a quarter-mile or greater, while an area near the two small bog lakes has very dense forest coverage, with sight-distances often being as short as fifty feet.

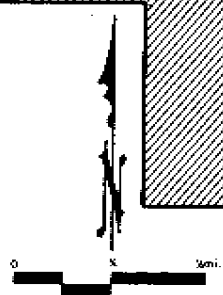
The consideration of tree density as it relates to activity suitability is important aesthetically as well as functionally. Aesthetically, tree density can create a mood as well as create a spatial experience. Functionally, denser trees serve as a visual or sound barrier.



MAP 5

VEGETATION

-  High Density
-  Medium Density
-  Low Density
-  Swamp

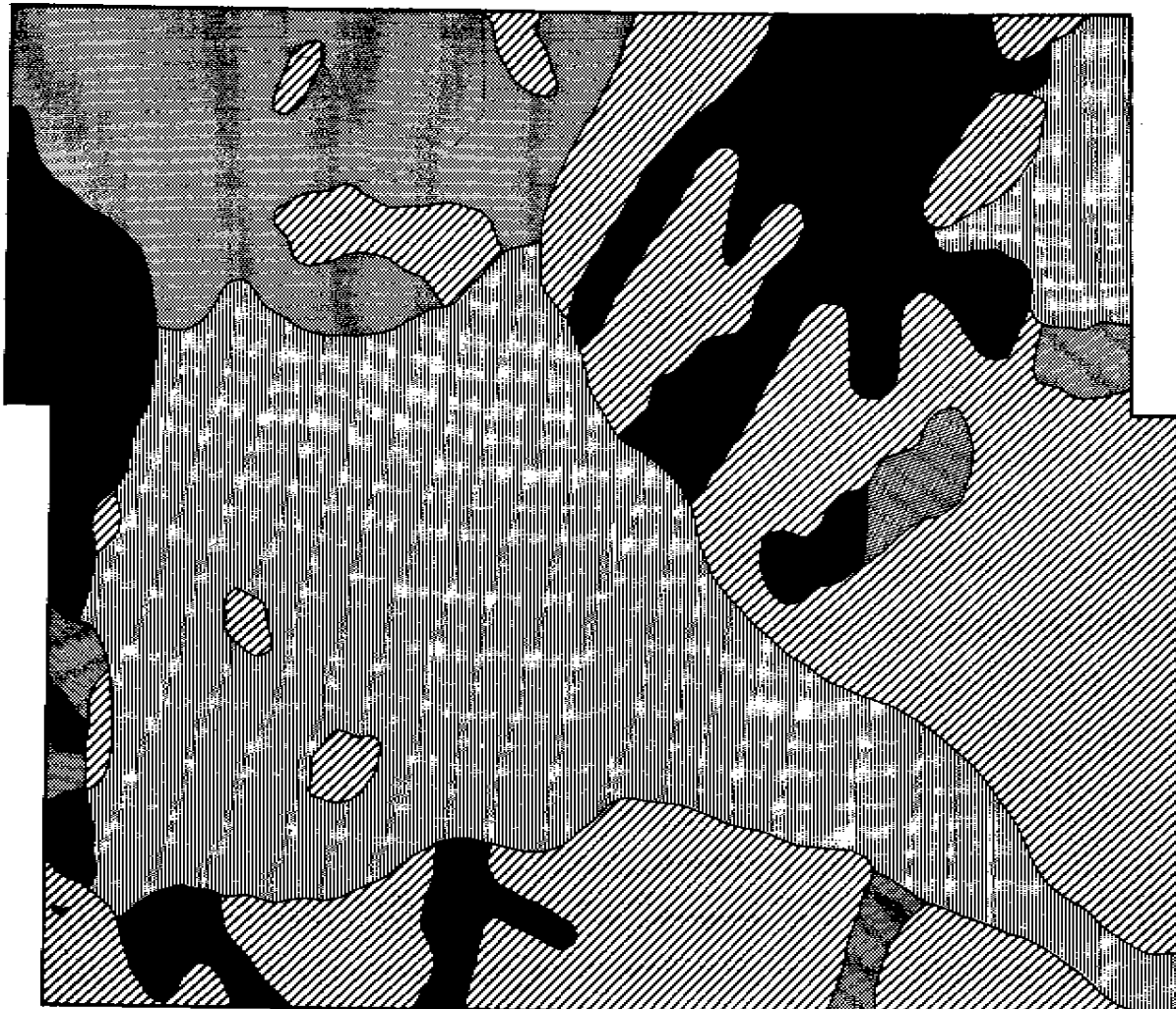


4. Soils.

The soils and surficial geology of the site vary considerably. Unsorted glacial till predominates along the mountainous areas of the site, alluvial gravel deposits are found around both forks of Campbell Creek, and swamp deposits lie in some of the lower, poorly-drained areas. Although not critical for most activities or facilities, soils are a determining factor when choosing sites for buildings and other structures. Although this is a significant economic consideration, i.e., a sound soil is generally cheaper to build on than an unsound soil which requires special footings or foundations, there may also be serious environmental consequences from building on unsuitable soils.





5. Water Table (Note: map data is incomplete)

To a large degree, the water table is relatively high throughout, being ten feet or less from the surface. Large areas of deeper water table are scattered throughout the western portion of the Tract. These areas are the result of two basic factors: good drainage and elevation above surrounding higher water table lands. Water table depth must be considered, particularly when choosing sites for structures, as an area with a high water table limits the type of structure that can be placed on the site.

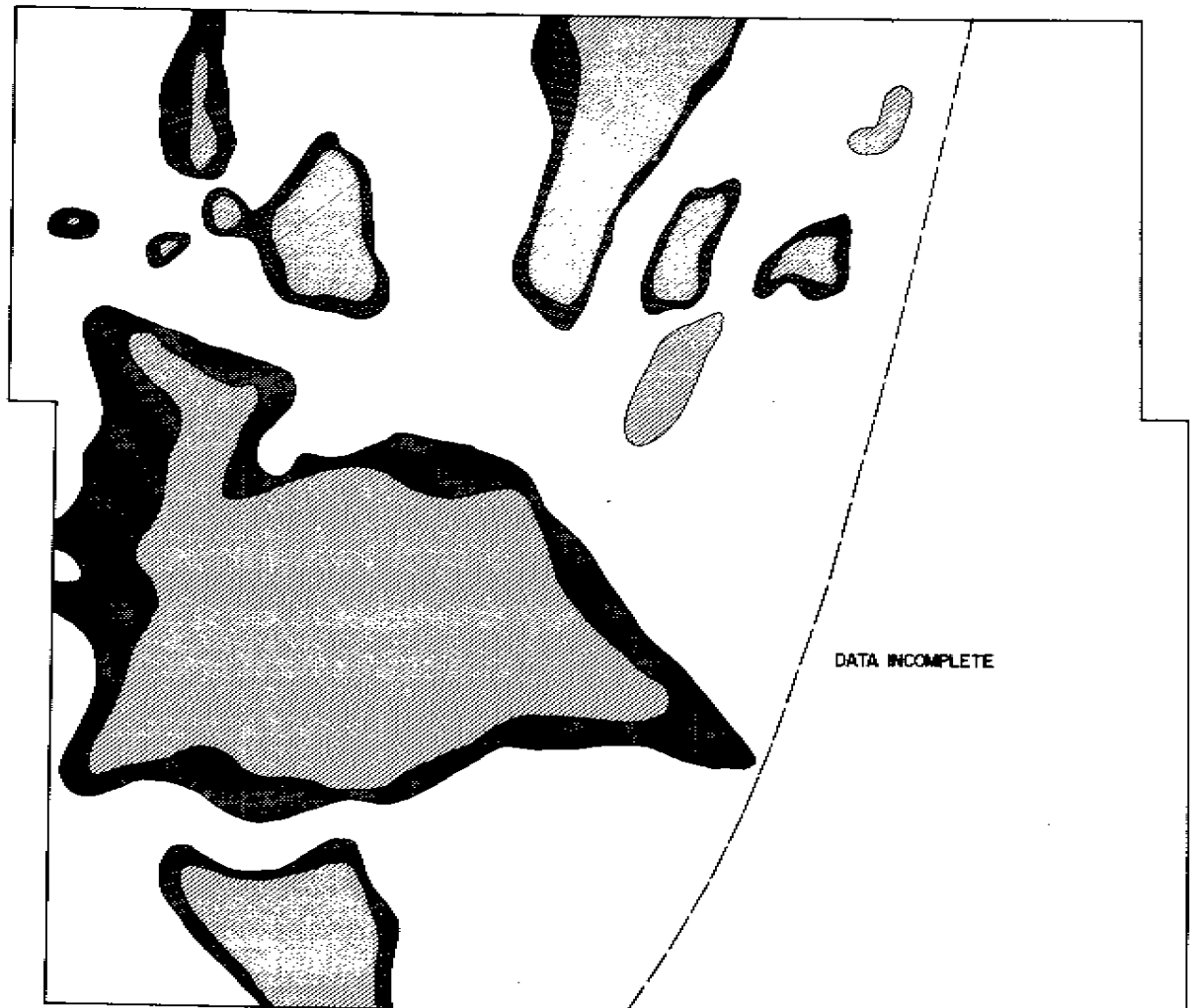


MAP 6

SOILS

-  Predominantly Gravel
-  Gravel & Sand
-  Unsorted Material
-  Swamp Deposits

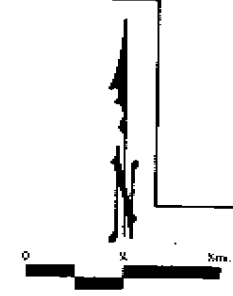




MAP 7

WATER TABLE DEPTH

- 0'-10'
- 10'-20'
- 20'+

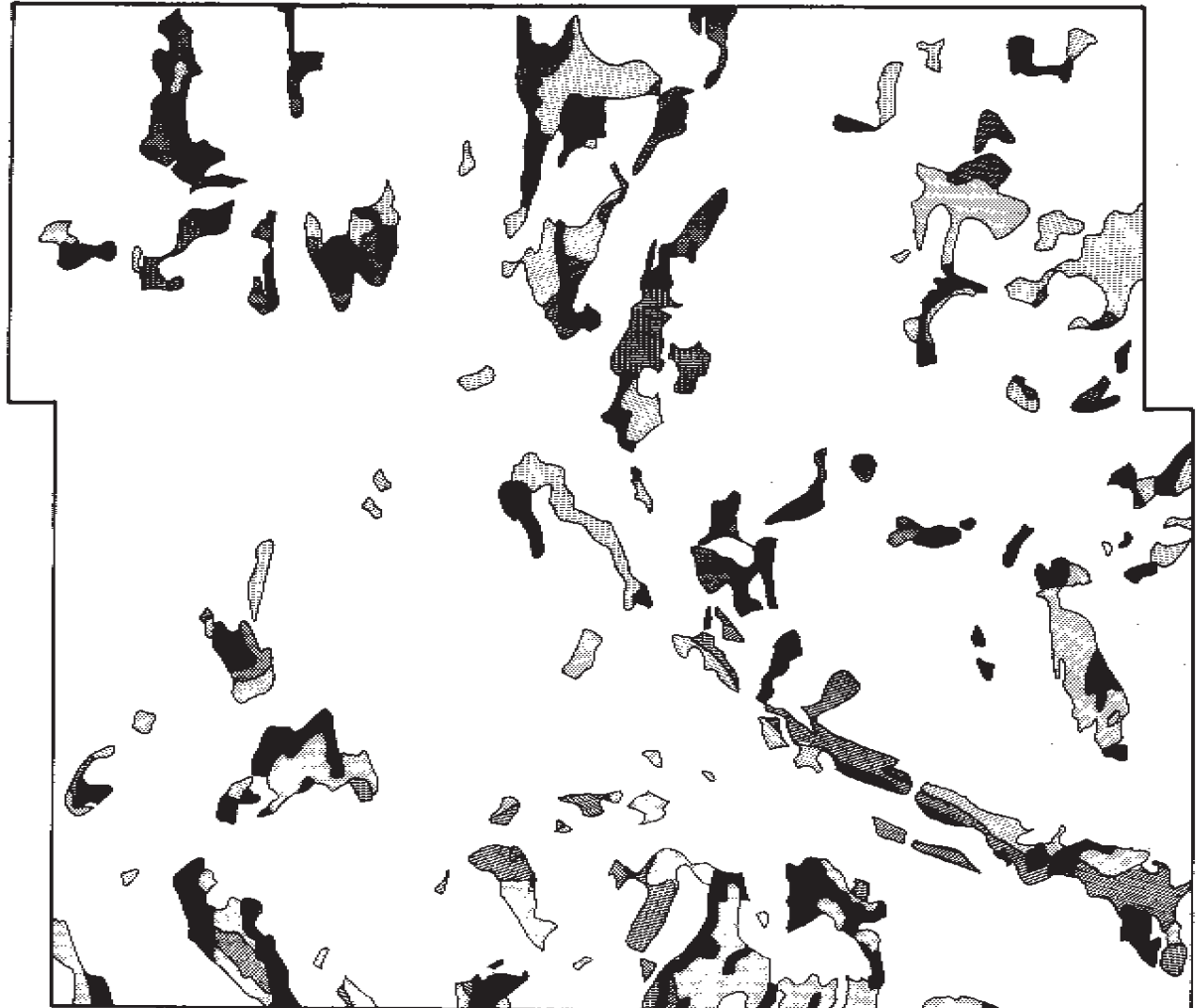


PHYSICAL COMPONENTS SUITABILITY DETERMINATION

This critical phase of the master plan development process integrates the site data with the site requirements for each activity group. The product is a graphic display of the portions of Campbell Tract which are suitable for each use in terms of physical components only. Environmental considerations are accommodated in a later stage. For an example, the suitability determination for an outdoor amphitheater is summarized here.

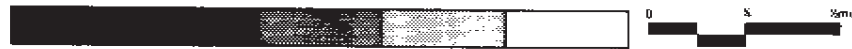
Proper slope, slope orientation, and density of vegetation, respectively, are the three most important site requirements for an amphitheater. As shown in Figure 3, the optimum location for this activity would be in an area which 1) offers a slope which is 8% to 15%, 2) is south-facing, and 3) has high density vegetation. To determine where, if at all, such a combination of factors is present in the Campbell Tract, the slope map, the slope orientation map and the vegetation density map are superimposed. All the areas which have each of these traits are traced onto a new map. The new map shows the best sites for an outdoor amphitheater. These areas are indicated in black on the suitability map for outdoor amphitheaters, Map No. 8. However, there are seven additional combinations of requirements which will also produce sites that are suitable for an outdoor amphitheater. The second, third, and fourth combinations of requirements, when extracted from the site data maps and added together, will yield a different scattering of areas on the new map. These are areas which are quite suitable, but slightly less so than the superior sites indicated by No. 1 Suitability. Thus, all four categories of acceptable areas are shown on the Outdoor Amphitheater Suitability Map. In the design phase, attempts will be

made to locate the facility in a No. 1 Suitability area. However, other factors to be allowed for may exclude all of the prime areas. In such a case, the No. 2 Suitability regions would be considered next, followed by the No. 3 and No. 4 sites. All of the white portion on the map is unsuitable for an outdoor amphitheater, according to the criteria established for this particular activity. So if all of the suitable areas become infeasible for any reason, the amphitheater will not be included in the design stage.



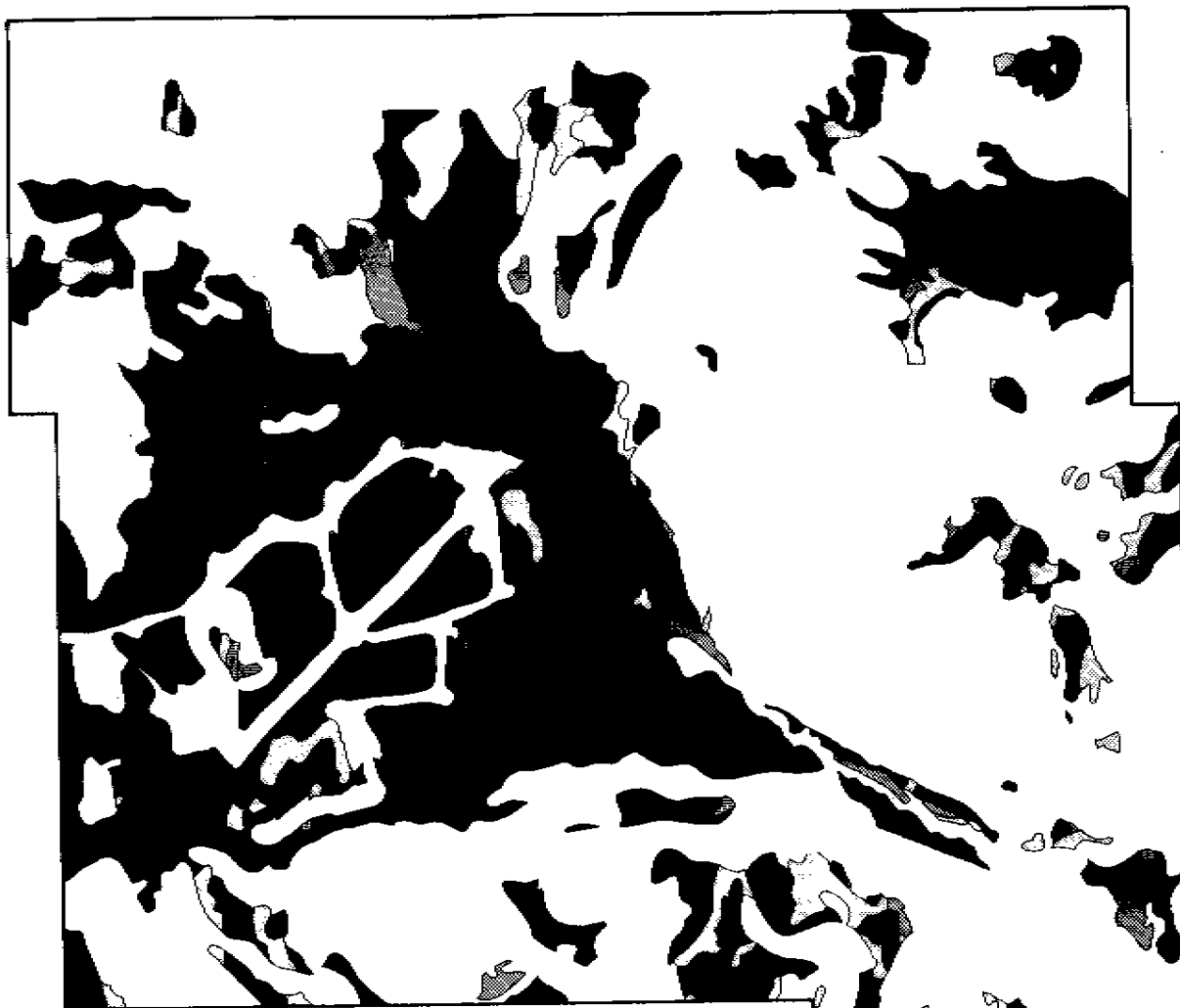
MAP 8

OUTDOOR AMPHITHEATERS SUITABILITY



HIGHEST

LOWEST



MAP 9

GOLF COURSES

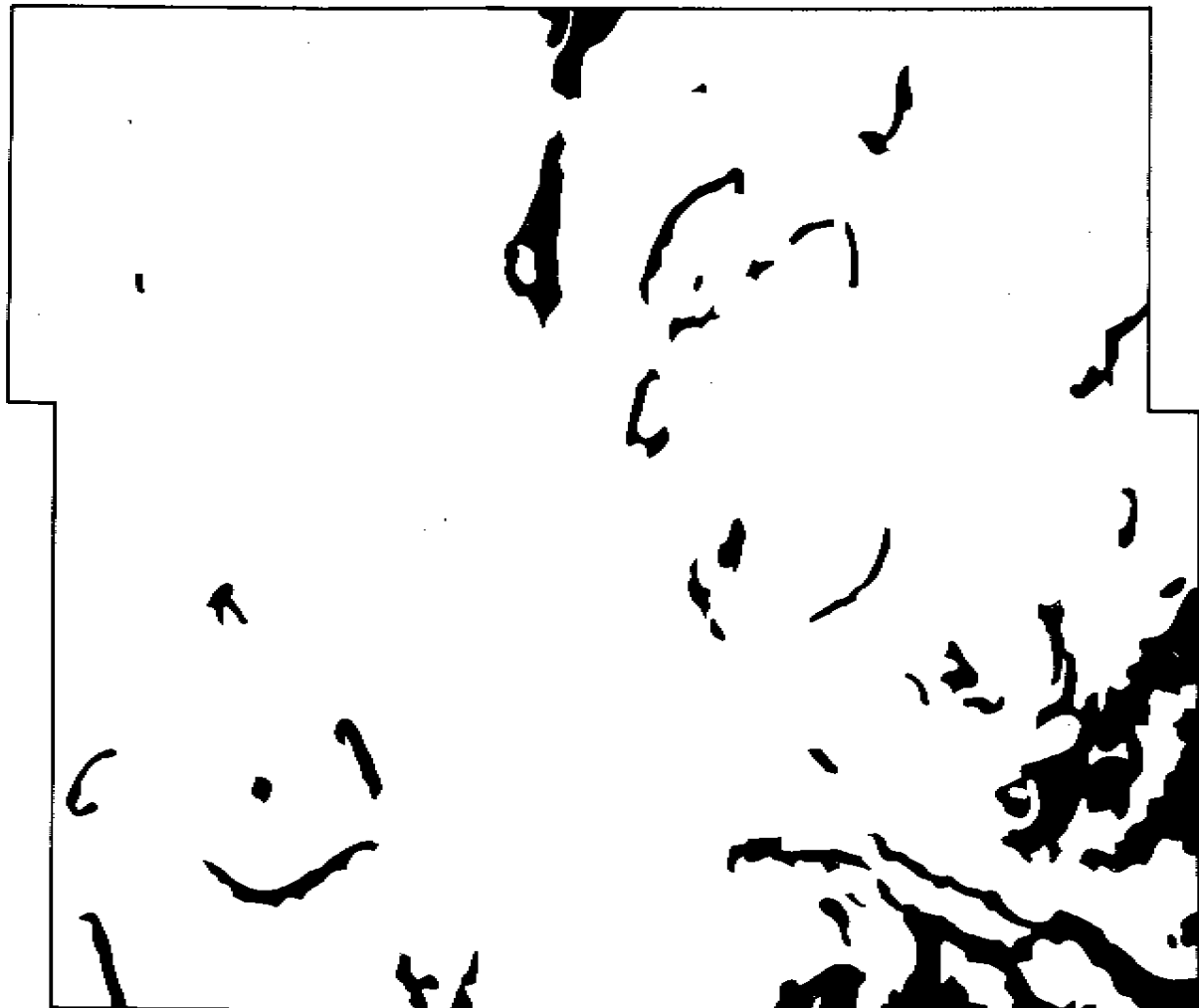
SUITABILITY



HIGHEST

LOWEST

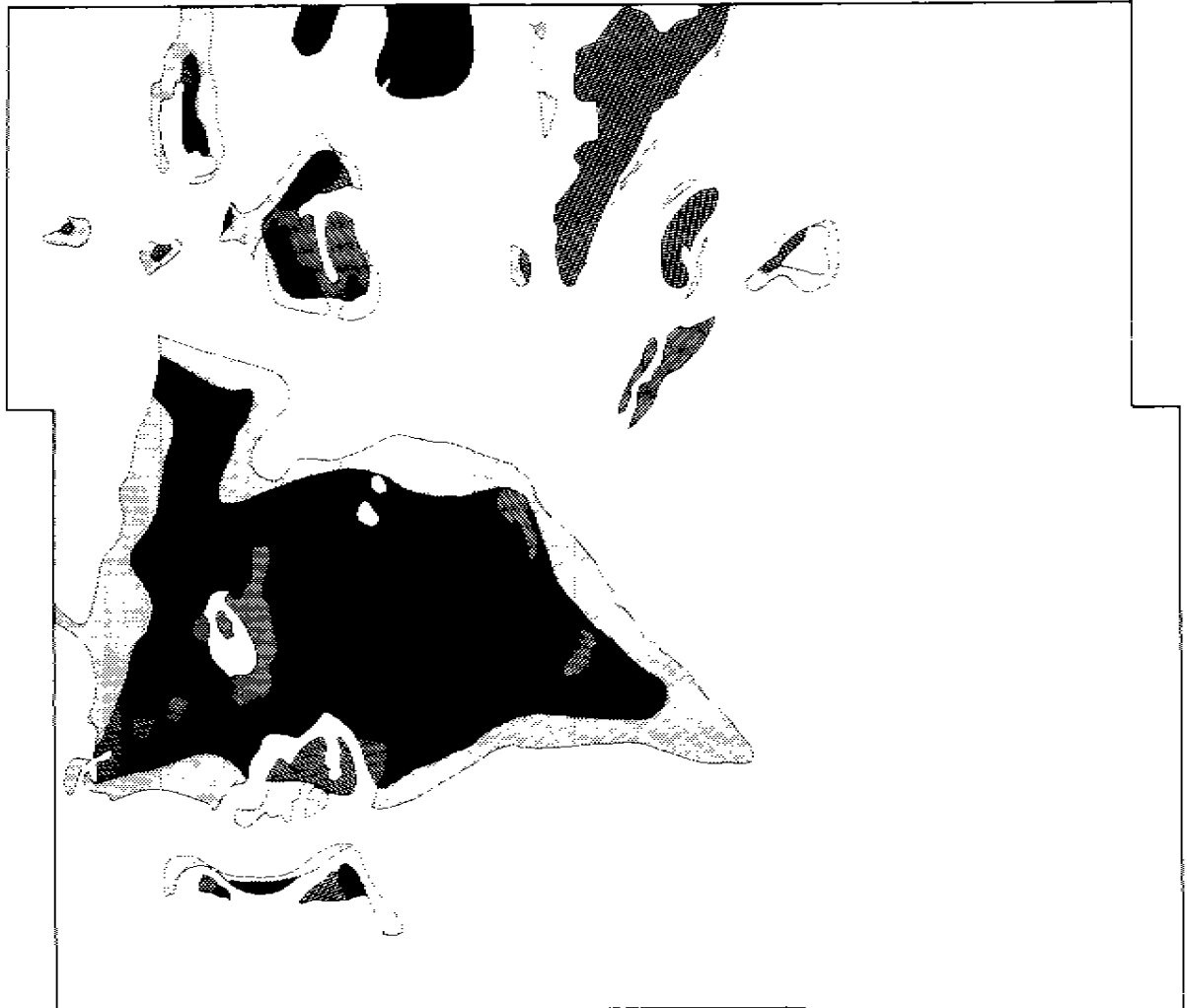




MAP 10
ALPINE SKIING

SUITABILITY

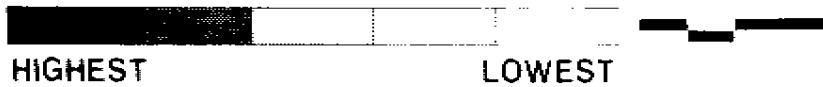




MAP 11

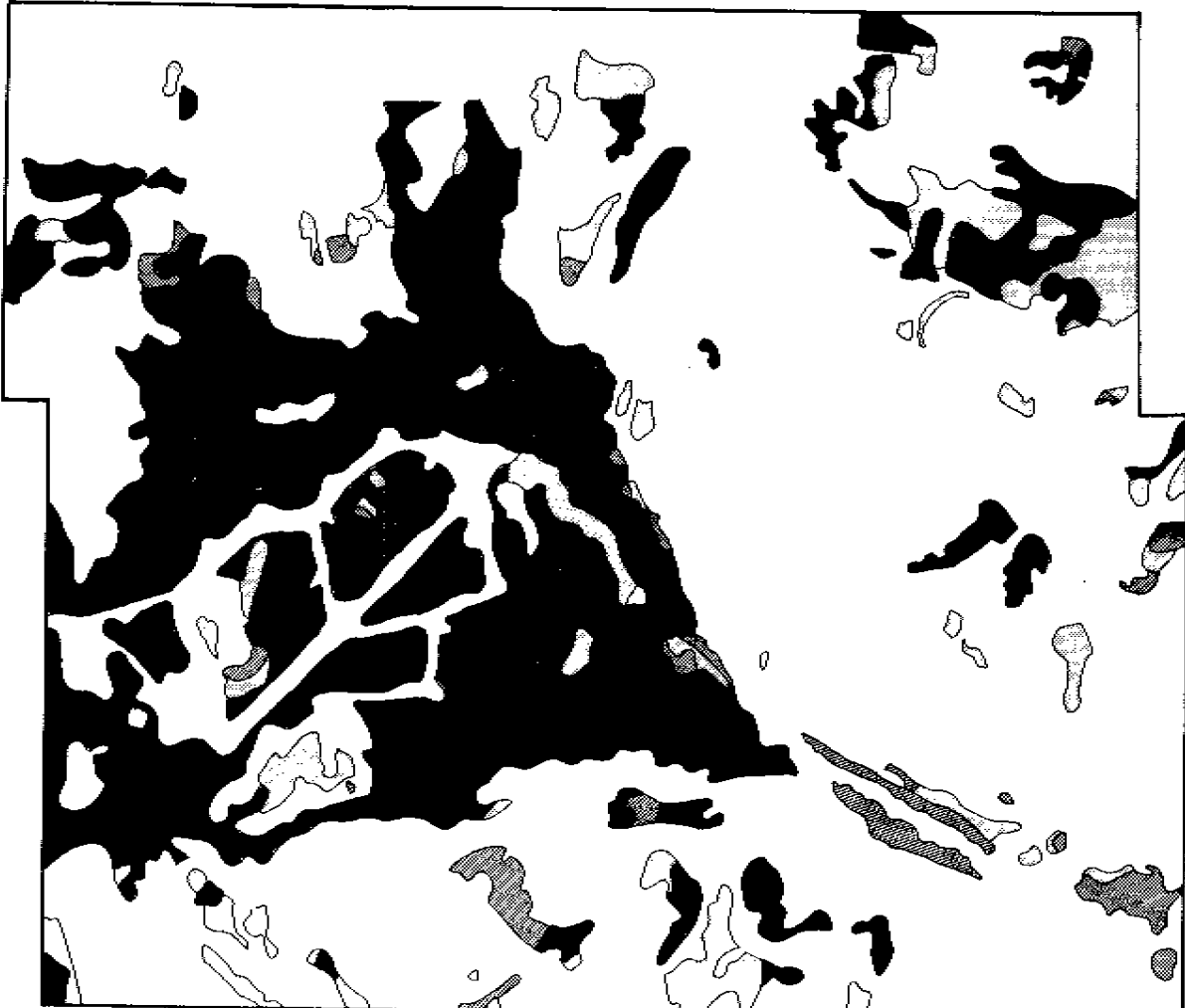
MAJOR BUILDINGS

SUITABILITY



HIGHEST

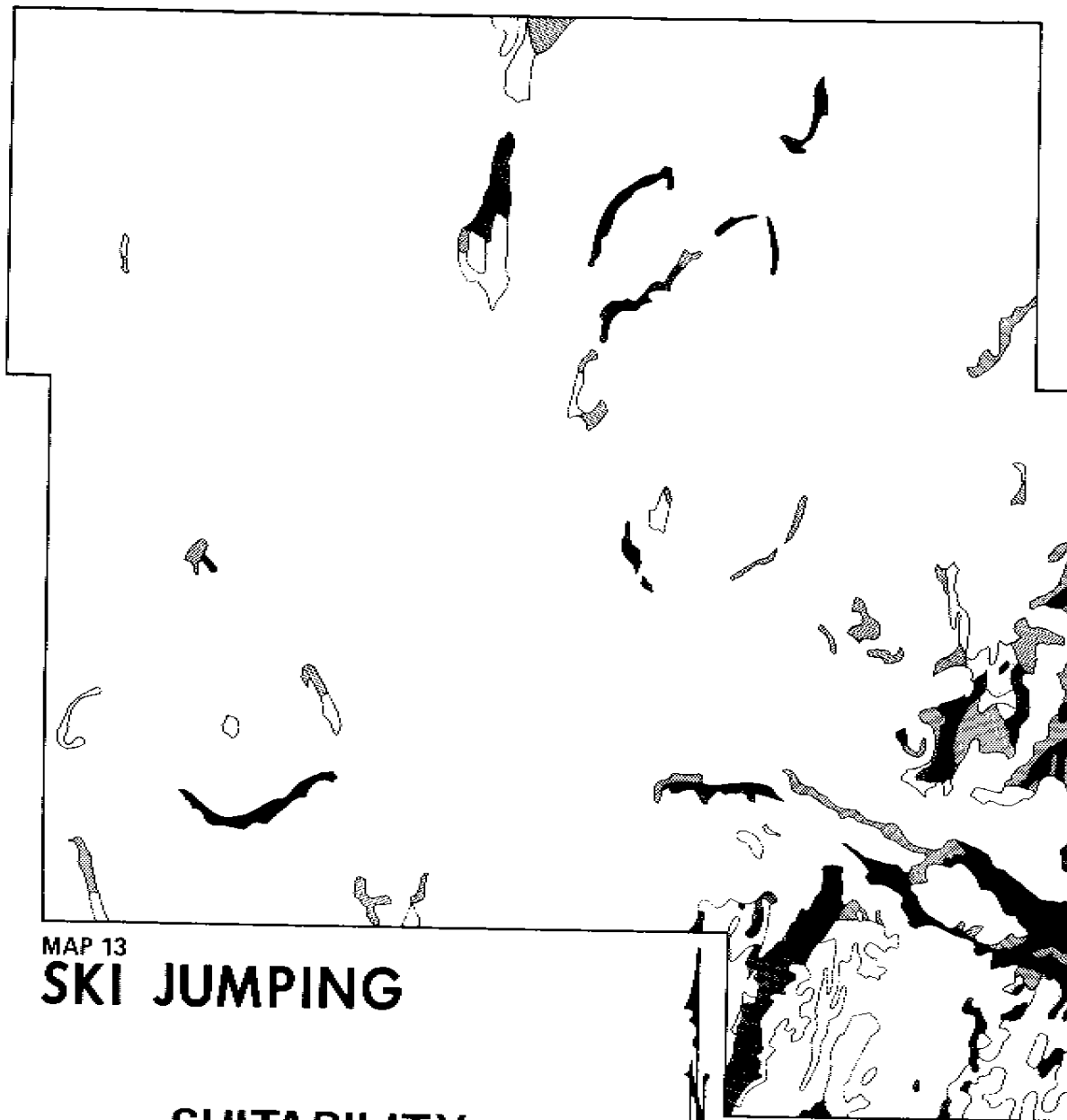
LOWEST



MAP 12
SPORTS FIELDS

SUITABILITY

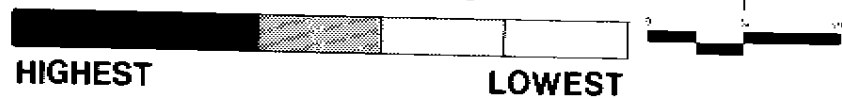


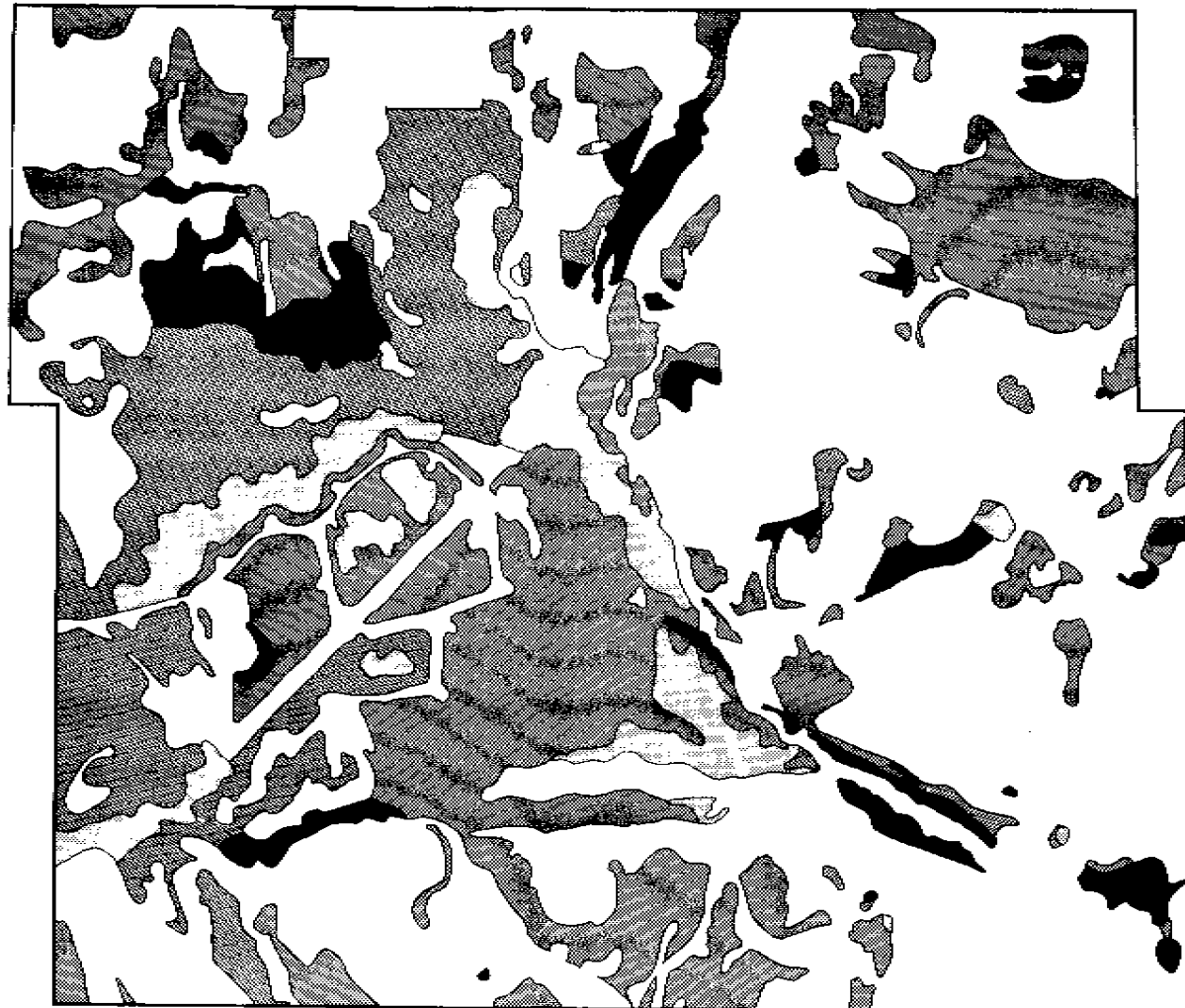


MAP 13

SKI JUMPING

SUITABILITY





MAP 14

PICNIC FACILITIES - CAMPGROUNDS SUITABILITY





MAP 15

TOTAL SUITABILITY

-  Sports Fields
-  Golf Courses
-  Major Buildings
-  Outdoor Amphitheatres
-  Alpine Skiing/Ski Jumping
-  Picnic Facilities/Campgrounds



TOTAL PHYSICAL SUITABILITY DETERMINATION

The maps which have been developed illustrate the areas which fulfill the needs of each activity group. Later on in the process it is necessary to examine how these areas relate to each other. For now, it is useful to have a single map which displays the best areas for all uses. To achieve this, all of the suitability maps are superimposed to form a new, total suitability map. There is considerable overlapping of the suitability regions, mainly because many of the uses make similar demands. So, for ease of interpretation the four suitable grades are shown as one for each set of activities. This map, the Total Suitability Map, Map No. 15, denotes the general suitability areas for various uses, and how these areas are spatially interrelated.

ENVIRONMENTAL SENSITIVITY DETERMINATION

1. Introduction

The Campbell Tract is certainly not a pristine piece of land. It has been and continues to be the scene of many varied uses by man. However, the site is remarkable in that it is still in a state that is relatively natural considering its proximity to a metropolitan area and that at one time a portion of the area was logged. Human activity in the Tract has, to some extent, altered the intrinsic processes which determine the complexion of this particular environment. Furthermore, the activities which this plan recommends will be responsible for many more changes. Hopefully, though, this planning procedure approaches a balance. The balance is between maximum use of the land and minimum destruction of the land's integrity. Such a balance is difficult to achieve and even more difficult to maintain.

Up to this point, the physical characteristics of the Campbell Tract have been inventoried and analyzed for their capacity to satisfy the prerequisites of certain types of uses. This procedure has not examined the effects which would be produced if an activity or facility is actually located in one of the suitable areas. However, based on additional information about the Campbell Tract, it is possible to delineate those places which are particularly sensitive to varying degrees of modification.

2. Environmental Sensitivity

Those portions of the Tract which are closely related to sources of water are highly susceptible to adverse effects. These areas may be divided into two groups: the water recharge area and the lands along the major streams.

Between the Chugach Mountains and the highly developed urbanized areas, there is a strip of land from Ship Creek to upper Rabbit Creek. This is known as an area of water recharge to aquifers. Although there is insufficient data available to determine the exact bounds of the recharge area, it is estimated that roughly the eastern half of the Tract is within the area where this critical restoration takes place.

Within this region, water can soak down to deep underground water storing layers. This cannot occur in most other parts of Anchorage because an impermeable layer of clay-like material separates this deep aquifer from the surface. Water which reaches the aquifer in the recharge area then moves westerly underground and maintains the level of water in the deep system under the Anchorage area. In addition, some water seeps through the gravel creek beds into the deep water system. It is vitally important to maintain the quality and quantity of this water, which feeds thousands of public and private wells in the Anchorage area. Almost any activity in the recharge area will have a detrimental effect. Clearing trees or disrupting the ground cover would increase runoff and erosion and decrease the amount of water soaking into the ground. Disturbances to the ground cover would be a particularly serious problem because the area is prone to periods of very high winds which can quickly multiply the damage done by removal of a small area of ground cover. The recharge area also contains almost all of the Tract's steep slopes, which are particularly vulnerable to damage.

Maintenance of the recharge area in its current state has important implications for other concerns. The possibility of flooding downstream is minimized by the type and quantity of vegetation found in this area. The region also supports a variety of wildlife including bear, moose, snowshoe rabbit, furbearers, grouse, and ptarmigan. These animals are dependent upon the existing vegetation for their habitat.

The creeks which run through the Campbell Tract are also vulnerable to

influences in their vicinity. Significant development near these creeks could have disastrous effects both within the Tract and further downstream in more densely utilized areas. As in the water recharge area, the existing vegetation is crucially important. The land along these creeks moderates extreme weather conditions. In times of heavy rainfall or melting snow, this land holds much water which would otherwise reach the streams and cause flooding.

The creeks and their surroundings are also very important to the area's wildlife. In addition, Campbell Creek still supports a fish population which includes Dolly Varden and spawning king, pink, chum and coho salmon. Any major change in the conditions of Campbell Creek would probably eliminate these fish. Their habitat would be threatened by any actions which increased the siltation, turbidity, or temperature of the streams, or unnaturally changed their depth, rate of flow, or composition. To avoid these changes, only an absolute minimum of development could be tolerated for some distance on either side of the streams. Flood prevention and habitat protection require similar measures.

The areas of the Campbell Tract which are neither in the water recharge area nor close to the creeks are more ecologically sturdy. In general, these portions of the Tract may be characterized as being quite flat, well vegetated, and having more stable types of soil and surficial geology. The effects of disruption of these environments are likely to be much more localized than in the floodplain or water recharge areas. For example, the clearing of trees and ground cover from 10 acres of steep watershed land, in addition to the effects on those 10 acres, could have a measurably deleterious impact on areas further down slope and on the quality of surface and sub-surface waters far removed from the site of the disturbance. These effects are more generalized, and often more serious.

3. Environmental Sensitivity Map

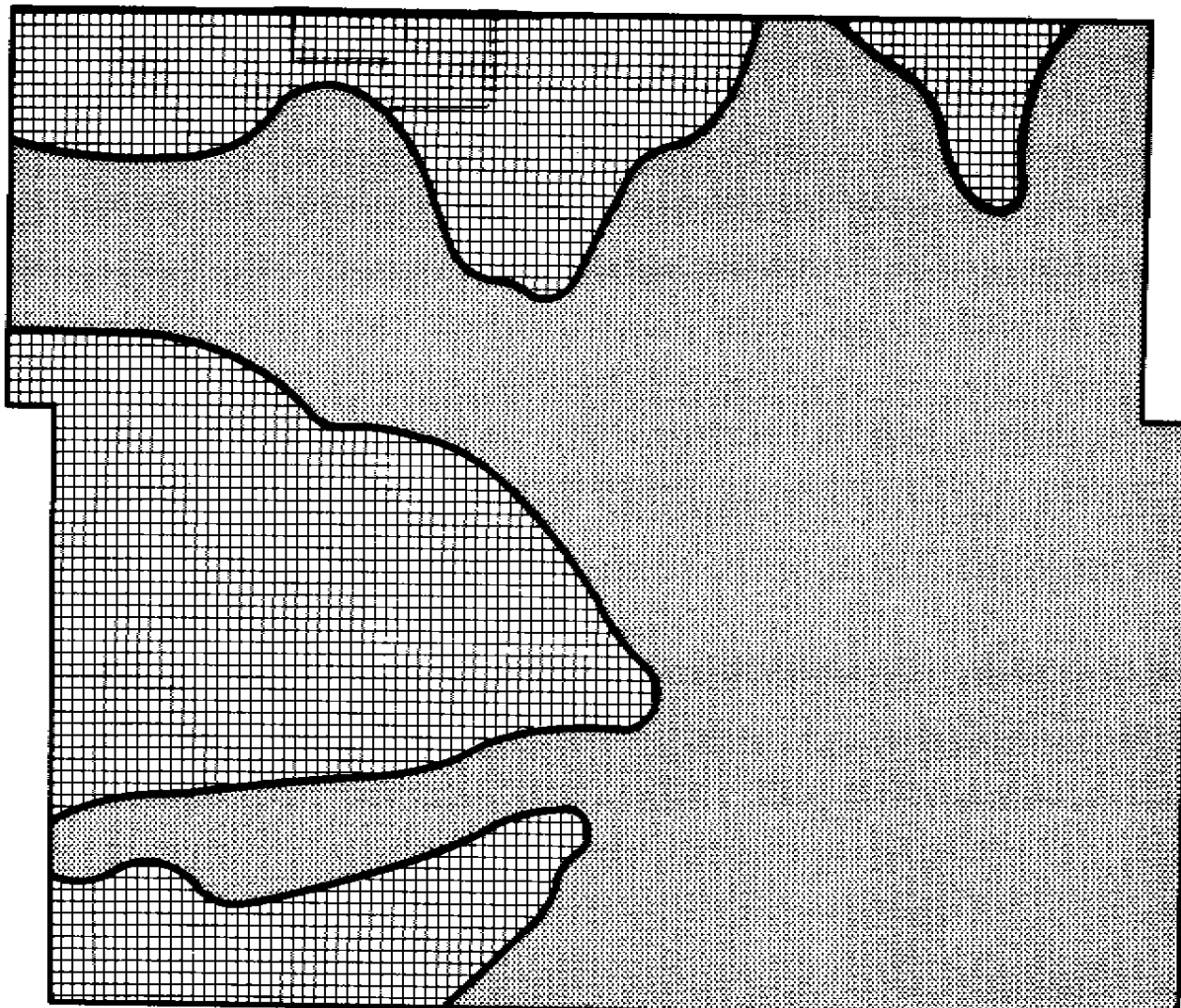
In 1972, an advisory committee was formed to assist the Bureau of Land Management in developing a plan for the use of Campbell Tract. This group recommended four major land use categories and outlined

these areas on a map. In their deliberations, environmental effects were of primary concern. Their recommended zones and broad descriptions of permitted uses reflect these concerns. The Environmental Sensitivity Map is basically derived from the General Plan for Campbell Tract, as developed by the advisory committee.

The Environmental Sensitivity Map delineates those portions of the Tract which are unsuitable for certain types of uses because of the greater potential for unwanted environmental consequences. Based on this map, certain types of development are restricted from areas more vulnerable to damage. The area labeled "more environmentally sensitive" on the Environmental Sensitivity Map corresponds with the watershed/recharge area and greenbelt area shown on Map No. 19, Generalized Land Use Plan. The area labeled "more environmentally sturdy" corresponds with the active recreation area and public lands and institutions area on the same map.

In general, and assuming proper design, any of the activities which have been considered here could be environmentally tolerated in the "more sturdy" area. Of course, certain specific sites may be more or less stable than the area as a whole. On the other hand, only five of the fifteen activities are judged to be environmentally tolerable in the "more sensitive" area: picnicking, and trails for hiking, skiing, dog sledding, and observation of nature.

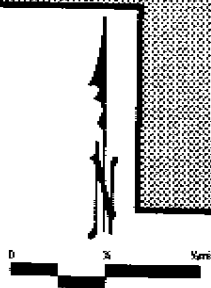
In accord with the objectives of this Plan, the advisory committee's proposed land use plan incorporates environmental considerations and attempts to achieve a balance in use by allowing for areas of more intensive development as well as for conservation. Therefore, both the Far North Bicentennial Park Proposal and this Plan recognize these land use categories and have essentially adopted the recommended boundaries (see Map No. 18, Generalized Land Use Plan). Based on those general guidelines, this Plan suggests a detailed development plan and provides restrictions controlling the use and development of the Campbell Tract. These are included in the Recommendations section of this Plan.



MAP 16

ENVIRONMENTAL SENSITIVITY

-  **More Sensitive**
-  **Less Sensitive**



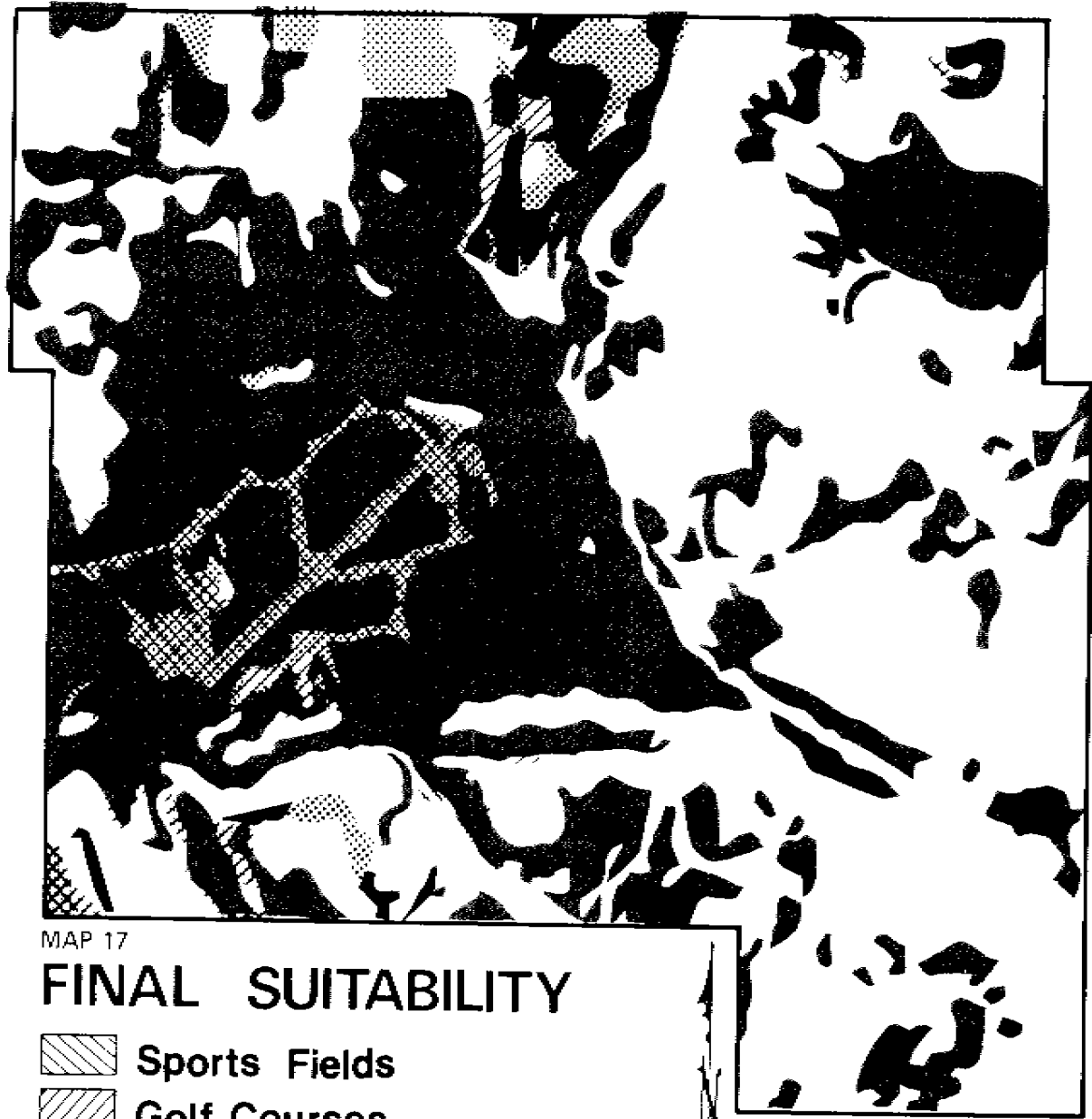
FINAL SUITABILITY DETERMINATION

When the Environmental Sensitivity Map is integrated with the Total Suitability Map, some of the physically suitable areas are eliminated. This occurs wherever a site which meets the requirements for an activity is located within an area considered too ecologically vulnerable for that activity. The result is the Final Suitability Map, Map No. 17. This map indicates the areas which are suitable for each activity group, both in terms of offering the required site characteristics and in terms of an acceptable level of environmental sensitivity. Again, trails are not indicated on this map because a different method is used to determine their placement. However, the environmental suitability determinations for trails do carry through into the design stage.

FUNCTIONAL ANALYSIS

The Final Suitability Map displays areas appropriate for each activity, but does not pinpoint specific sites for any activity. Before that occurs, it is helpful to examine how well each activity group relates to the other activity groups. For example, a nature study center should not be located directly adjacent to a golf course. Yet a ball field and a golf course could be very compatibly arranged in close proximity to each other. A functional relationship diagram is included as Figure 10. It indicates which activities are compatible or incompatible with other activities. This becomes an important factor in developing the site plan.





MAP 17

FINAL SUITABILITY

-  Sports Fields
-  Golf Courses
-  Major Buildings
-  Outdoor Amphitheaters
-  Alpine Skiing/Ski Jumping
-  Picnic Facilities/Campgrounds

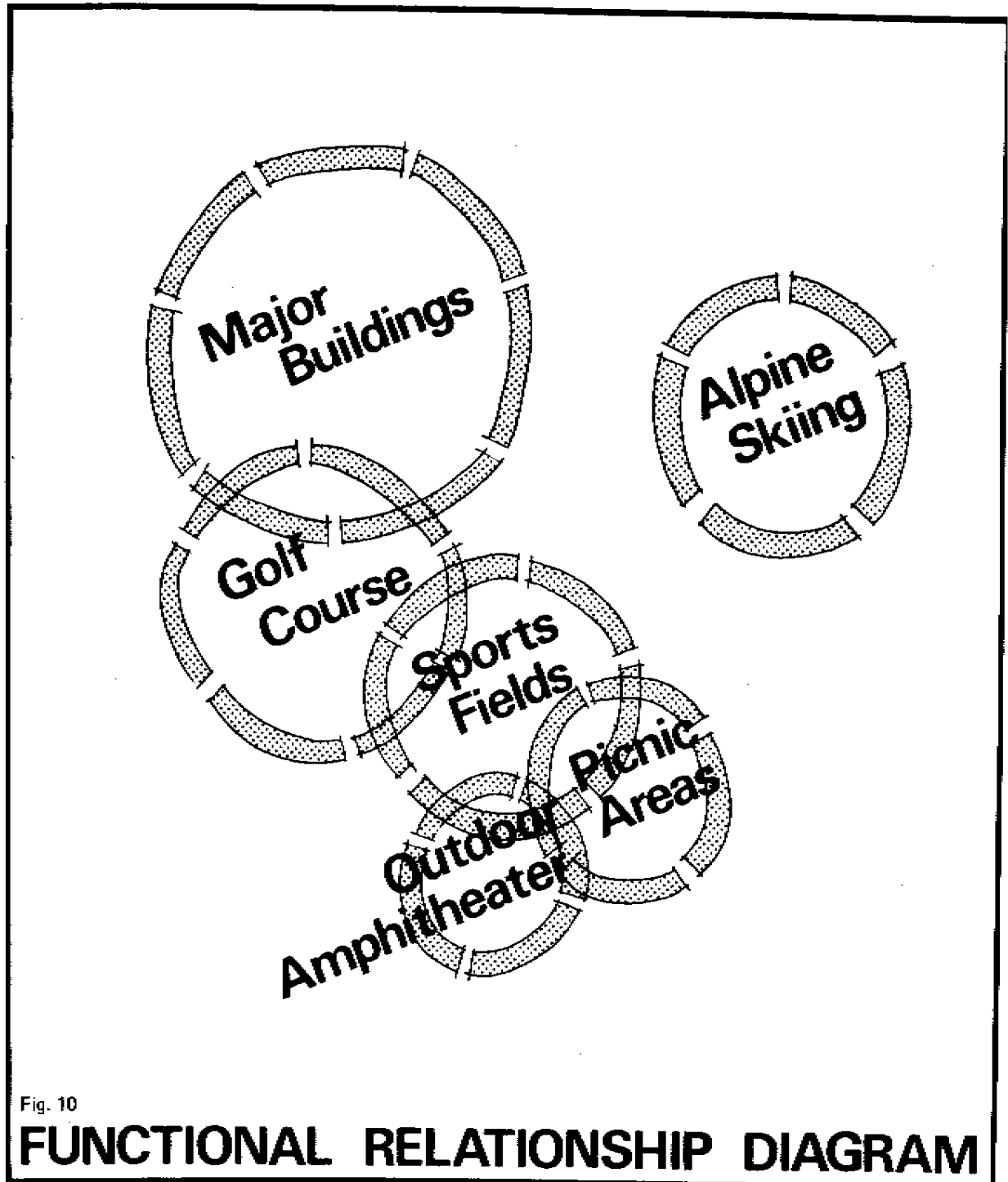


Fig. 10

FUNCTIONAL RELATIONSHIP DIAGRAM

RECOMMENDATIONS III

RECOMMENDATIONS III

MASTER PLAN

1. Introduction

A design for the development of the Campbell Tract has been produced based on information presented throughout this document. A possible pattern of development is shown in two phases on Maps No. 19 and 20, Schematic Development Plan, Phases I and II. Phase I offers a development plan for the near future, one which could be completed by the target Bicentennial date, July 4, 1976. Phase II is a longer range plan which is contingent upon the phasing out of some of the existing uses in the Tract. These maps offer one (and only one) configuration possible when the data and the restrictions of the Far North Bicentennial Park Plan are considered. Descriptions of the four land use categories and the activities included in the Schematic Development Plan follow here. The restrictions controlling development and use are found in the Far North Bicentennial Park Plan, which is included at the end of this document.

The schematic development plan recognizes that peoples' needs and preferences change with time and in directions that can not be predicted with certainty. Therefore, the recommended developments are not necessarily intended to control activity without variation over the life of the Plan, but rather to serve the needs of the people of Alaska for a reasonable time. Planning for development and/or redevelopment must be a dynamic ongoing process to insure that the Park continues to reflect the desires of the citizens. However, the basic intent and objectives for the Park should remain unchanged for the duration of the Plan.

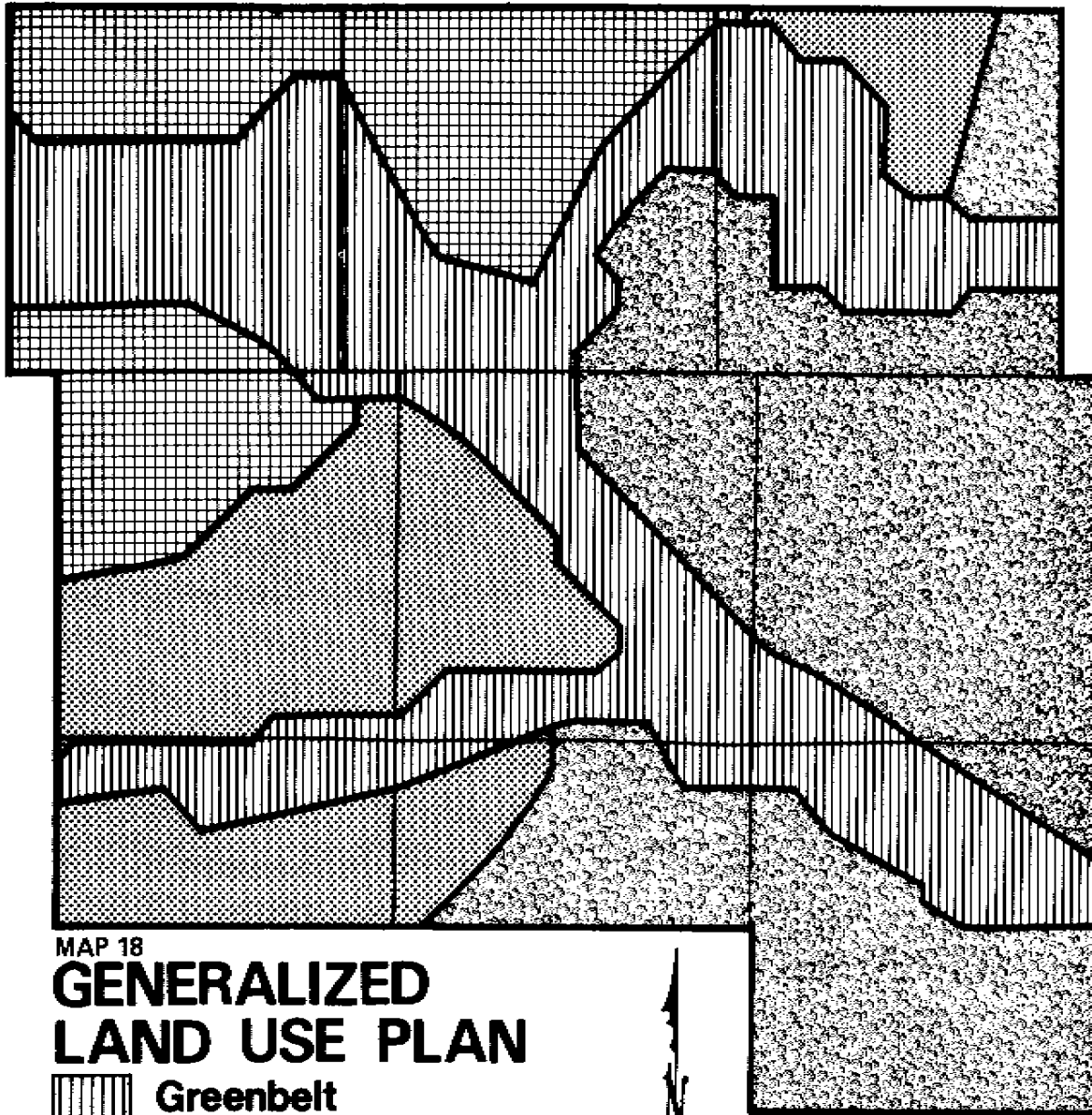
2. Watershed/Recharge Area

a. Description of Area:

The lands included in the watershed/recharge area are divided into three areas by two linear segments of the greenbelt area. The smallest of the three occupies the extreme northeast corner of the Tract. This roughly rectangular piece of land totals about 190 acres. This does not include a 2.5 acre well site occupied by the City of Anchorage within the area.

The largest of the watershed/recharge areas extends into five sections and is bordered by the eastern boundary of the Tract and the greenbelt areas of the North and South Forks of Campbell Creek. Its eastern edge abuts a square mile section of sparsely settled land known as Basher, a short section of military boundary and about a quarter mile of Chugach State Park boundary. At its widest part, this irregularly shaped piece extends to the center of the Tract. There are dog sled trails and two small lakes within the area. In addition, a military fuel pipeline and an electrical transmission line run through this area. Part of an unpaved road which serves the settlement of Basher runs across the southern portion. This central recharge area is about 1,088 acres in size.

The third portion of watershed/recharge lands is in the south and southeast part of the Campbell Tract. This area of approximately 652 acres is bounded on the west by an active recreation area of the Tract and on the north by the greenbelts of Little Campbell Creek and the South Fork of Campbell Creek. On the south the area butts the Borough's Hillside Park and private land, while on the east it is adjacent to the Chugach State Park for one half mile. Approximately 2 kilometers of cross-country ski trails loop through the southern section as a continuation of trails in the Borough Park. The military pipeline also runs through this area.



MAP 18

GENERALIZED LAND USE PLAN



Greenbelt



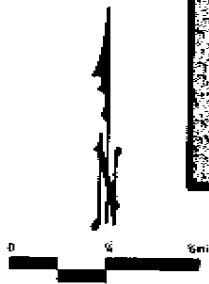
Watershed



Active Recreation



Public and Institutional Lands



b. Recommended Development:

Both watersheds and areas where recharge of the ground water system occurs are very important natural features. In addition, these regions are sensitive to adverse influences from erosion, removal of natural ground cover, alteration of the existing terrain, or introduction of chemicals or other polluting agents. The watershed/recharge areas include most of the Tract's steepest slopes, which further increases their frailty. Because of the high degree of sensitivity of the watershed/recharge areas, and because of the importance of maintaining the quality and quantity of water associated with these areas, it is recommended that essentially all development be prohibited. The only exceptions are the inclusion of day-use hiking trails, nature trails, bicycle trails, cross-country ski trails, and the continued use of existing dog sled trails. These uses are shown on Maps 19 and 20. It is further recommended that the existing road to Basher continue to serve that settlement until such time as an alternate route is available or access is no longer necessary. Since the Basher settlement is totally within the Anchorage community's watershed, the local government should encourage these few residents to relocate to areas where they do not threaten pollution of the community's water supply. Such protection efforts should extend to all residential developments in watershed areas. Vehicular traffic in the park should be discouraged from utilizing the portion of the road which traverses the watershed/recharge area.

c. Access:

Vehicular access to watershed/recharge areas is recommended to be limited as much as possible. The present road to Basher will provide passage into the largest of the three watershed/recharge areas, which is located in the east central portion of the Tract. This road parallels the

southwestern boundary of the watershed/recharge area, but is located within the adjacent greenbelt area, except for the last 1/3 mile which cuts through the southern tip of the watershed/recharge zone of the Tract. A limited number of picnic areas are recommended to be located along the road and some may extend into the watershed/recharge area. Traffic other than that originating from or destined for Basher will be discouraged from continuing beyond the pull-out and turn-around to be located where the road enters the watershed/recharge area from the west.

A number of trails leading throughout this area will be accessible from the road. These include hiking and walking trails, cross-country skiing trails, bicycle trails and dog sled trails.

The other two watershed/recharge areas are not suggested to be directly accessible by road. However, where they abut private land both north and south of the Tract, Section line road easements do exist, although the terrain on the south will make development impractical. An application is already in to develop a road along the north. Existing and new trails will run through these watershed/recharge areas, including the continued use of the cross-country ski loop in the southern area.

3. Greenbelt Area

a. Description of Area:

The greenbelt area of Campbell Tract encompasses the three major streams which flow through the Tract: the North Fork of Campbell Creek, the South Fork of Campbell Creek and Little Campbell Creek. As recommended by the advisory committee to the Bureau of Land Management, the greenbelt is roughly in the form of a large "X". The North Fork enters the Tract in the northeast and exist in the northwest. The South Fork enters at Campbell Canyon in the southeast and flows northwesterly to exit in the northwest as it approaches its junction with the North Fork. Little Campbell Creek flows westerly from the southcentral part of the Tract and exist near the southwest corner. With this pattern, no part of the Tract is more than a mile from a stream. At its widest in the northwest, where two streams are parallel, the greenbelt is 4,500 feet across, but it averages a span of less than 1,000 feet. The terrain of the greenbelt varies widely from the low, flat, boggy areas where the creeks flow slowly, to the steep gorge of Campbell Canyon where the South Fork drops several hundred feet as it rushes west far below the embankments which border it. A total of about 1523 acres are allocated to greenbelt uses.

b. Recommended Development:

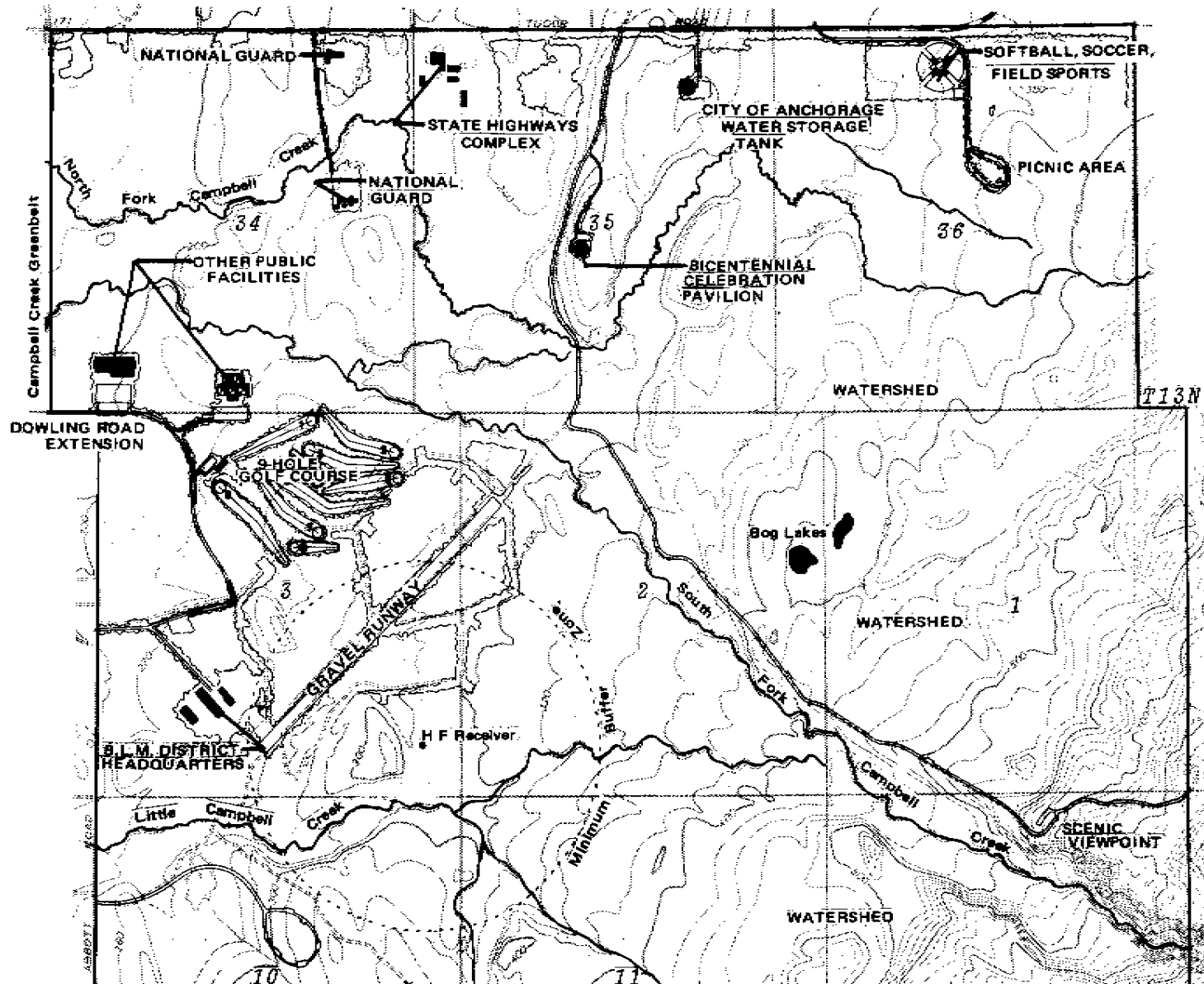
The concerns for potential environmental harm in the greenbelt area are similar to those for the watershed/recharge area. In accord with the objectives of this Plan, it is recommended that development in the greenbelt be limited to the extent necessary to maintain the integrity of

the creeks and bordering lands. The greenbelt could tolerate certain activities and facilities if these are properly designed. These uses include picnicking, and trails for hiking, bicycling, cross-country skiing, dog sledding, and observation of nature. Each of these requires only minimal development, little or no clearing of trees, and disruption of ground cover in small areas only. The facilities will be designed to avoid intensive utilization of any part of the greenbelt.

c. Access:

The existing road to Basher enters the Campbell Tract from Tudor Road and extends across about 3/4 mile of public lands and institutions area. As the road enters the greenbelt area, it runs roughly parallel to the South Fork of Campbell Creek for about 2½ miles. This road will provide the primary access into and through the greenbelt.

Picnic areas, turn-outs, turn-arounds, and parking areas at entrances to the trail system will be located along the road. Other entrances to the trail system will be available off Tudor Road in the northeast corner, through the public lands and institutions area in the northwest, and from roads in the western and southwestern active recreation area. The trails in the northwest portion of the Tract are planned to connect with the trail system of the Campbell Creek Greenbelt Park. The Campbell Creek Greenbelt Project, which is now in execution, will acquire most of the land along the 4½ miles of Campbell Creek west of the Tract. The overall result of the two projects would be a greenbelt stretching from the Chugach Mountains to Cook Inlet and traversing the entire Anchorage Bowl.



The facilities and installations shown on this map are for the purpose of illustration only and should not be construed as binding. The principles of location on the land and arrangement of facilities with each other are the important considerations.



PHASE 1

SCHEMATIC DEVELOPMENT PROPOSAL

MAP 19

4. Active Recreation Area

a. Description of Area:

The Bureau of Land Management advisory committee designated three areas of the Tract as being appropriate for active recreational use. The smallest is a roughly triangular piece of land in the northeast part of the Tract. This area is primarily swamp and is unsuited in its present condition for most active recreational uses. Since it is very near potentially densely-developed residential areas, treatment to develop recreational use may be warranted.

The larger of the active recreation areas lies in the west central part of the Tract and encompasses the District Office and the airstrip of the Bureau of Land Management. This area is bounded on the northeast, east, and south by the greenbelts of Little Campbell Creek and the South Fork of Campbell Creek, on the north and northwest by a public lands and institutions area, and on the Tract's western boundary by Abbott Loop Road. The land is approximately trapezoidal with its base approximately 8,500 feet long on the south, parallel to Little Campbell Creek. The eastern leg is approximately 4,500 feet long, and the western leg about 3,300 feet. The area encompasses 588 acres and contains the largest part of the prime development land in the Tract.

About 288 acres of land in the southwest corner of the Campbell Tract have also been designated for active recreational uses. The area is bounded on the west by Abbott Loop Road, on the north by the greenbelt of Little Campbell Creek, on the east by a watershed/recharge area, and on the south for a quarter mile by the Borough's Hillside Park, and for a quarter mile by private land.

b. Recommended Development:

Development recommended for the active recreational areas responds to a multitude of recreational needs. The land is generally flat and well-drained, and has an excellent gravel base, so nearly any kind of facility can be accommodated.

At this time, it is difficult, if not impossible, to predict what the far-reaching demands will be for active recreation in the Anchorage area. The approach taken here is to assume that demands in the intermediate future will be somewhat similar to the demands of the present, but to provide facilities which are flexible enough to accommodate a different, unforeseen activity demand at some future date. The Schematic Development Plan, Phase I is an attempt to satisfy present demands, while remaining flexible enough to accommodate different needs when they become evident, and maintaining a good functional relationship among activities.

Development of the west central active recreation area is proposed in two phases. The second phase will become feasible when the two major existing uses are phased out. The Bureau of Land Management's Anchorage District Office is located on the Campbell Tract. From this office complex they carry out the functions of resource management, cadastral survey work, fire-fighting and operation of the state-wide communications system. They believe the large area around the office complex is needed to efficiently execute the functions headquartered there. The entire airstrip area with prismatic zones at each end of the runway is necessary for the flight operations and para-cargo training. The taxiways are necessary for routing and parking areas during periods of intensive aircraft operations, such as normally occur during the fire season. The communication site is the key to the state-wide communications network. The site serves other agencies as well as the Bureau of Land Management, including the Alaska State Troopers, the

Alaska Department of Fish and Game, the State Ferry System, Alaska Fish and Game marine vessels and state educational needs. Because of the critical nature of the site, a buffer zone is necessary for continued satisfactory operation to keep the area free of electronic interference.

The existing airstrip is on a large, well drained acreage, which has of course been cleared of trees to enable this use. The continued use of the airstrip is expected to be necessary for 10 to 15 years for the activities of the fire control aircraft of the Bureau of Land Management. During the summer months, on occasions when it is very dry in Alaska, the aircraft traffic in and out of this strip is very heavy, too heavy in fact to be accommodated on any existing commercial fields in addition to their regular flights. The operations of the Bureau of Land Management in fire protection can eventually be planned into expansions of other airports, at which time this land will return to the recreational uses of park land.

The Bureau of Land Management already has overfiled on 160 acres where their headquarters, warehousing and maintenance shops are located. Although this use is expected to be terminated in less than 15 years, the B.L.M. believes that they will have need of a much larger area until that time comes. The runway, its prismatic end zones and the clear area around the communications headquarters will bring their total requirement to nearly 1,100 acres. Although they require control of such a large part of the Campbell Tract much of it can be integrated into the ultimate recreational uses of the park while still being under the B.L.M. "hold".

The first phase of development for active recreation proposes a golf course, picnic areas, bicentennial celebration pavilion, active game areas, and access roads. The total two-phase golf complex is a complete 18-hole tournament-quality facility with a clubhouse, practice driving range and putting green. Phase One includes the construction of a

nine-hole course and concession facility north of the existing runway, with an access road from the existing BLM access road or the proposed Dowling Road extension (see Map No. 19, Schematic Development Plan, Phase I). This nine-hole facility would not interrupt the use of the airport in any manner, so it could be constructed in the very near future. Picnic areas could be located along the access road. The facilities included in the first phase could be completed by the Bicentennial year, 1976.

Phase Two involves the provision of the remaining nine holes for golfing, completion of the clubhouse and driving range, construction of a new access road and parking area, additional picnic facilities, an outdoor amphitheater, and sports fields (see Map No. 20, Schematic Development Plan, Phase II). The picnic area is intended to be more of a passive than an active recreational area. Access to it will be from a road constructed on one of the existing revetment roads. Facilities of the picnic area will include tables, grills, parking areas, barbeque pits for large groups, restrooms, trails, small open lawn areas for informal games, and tot lots. Another facility closely associated with the picnic area will be the outdoor amphitheater. Built into the side of the hill near the picnic area and game field, it will provide a meeting area for large groups.

The area designated for use as sports fields uses a portion of the existing runway as a part of the cleared area both require. The area is designed to allow baseball, softball, soccer, football, tennis, or any other sport requiring a large, open, flat area. Portable bleacher units provide flexibility in the types of activities which can be accommodated. For instance, the area can be used for softball fields one day (as shown on the Schematic Development Plan), and used for a reviewing area the next day, with the bleacher units aligned in a row along one side or both sides of the field area. Other facilities included are parking areas, restrooms, office/shower/changing room facilities, covered picnic

facilities for large groups, and storage areas for sports and maintenance equipment. Ski trails through the active recreation area can be accommodated, and the existing dog mushing trails will still be used exclusively for dog mushing, although their configuration will change slightly when some of the existing revetment roads (used currently by mushers) are upgraded to all-season park access roads.

Planned development for the southern active recreation area is presently limited to picnic sites and trails. The small road providing access to the picnic sites could provide an access to the north side of Hillside Park, if this is found to be necessary. Facilities included in the picnicking area would be picnic tables, restrooms, water, and parking.

c. Access

Abbott Loop Road presently runs along the southern half of the western boundary of the Tract. Access to both the southwestern and west central active recreation areas will be provided by roads leading off Abbott Loop Road. The west central active recreation area will be the most intensely developed of the three areas and will also generate the most traffic. Access between the New Seward Highway and this area will have to be upgraded to accommodate this traffic.

The Anchorage Area Official Streets and Highways Plan currently is being changed to recommend an east-west arterial which connects Raspberry Road with Dowling Road in the vicinity of Arctic Boulevard and extends east to connect with the New Seward Highway. If this road were extended further to the east to Abbott Loop Road, it would provide excellent access to both the major recreation area and the southern public lands and institutions area. A continuation of this road and several loops running from it will serve all the activities and facilities proposed in the area.

The southwestern area will be accessible by a new road leading through it from Abbott Loop Road. Because of the nature of the facilities recommended in this area, the road will be designed for a low traffic capacity. A turn-around will be provided at the road's end in the central part of this area. A trail which crosses Little Campbell Creek will connect the southwestern and west central recreation areas, but will be for non-vehicular use only. Entrances to the Tract's trail systems will be available at various points along both roads.

4. Public Lands and Institutions Area

a. Description of Area:

Portions of the Far North Bicentennial Park area have been considered by the advisory committee to the Bureau of Land Management to be suitable for development of a more intensive nature than that recommended for the greenbelt, recreation and water conservation areas. The lands selected for this designation stretch for two full sections along Tudor Road on the north side of the Tract beginning at the west corner. The depth of these development lands varies from 900 to 3,700 feet and the acreage is approximately 500. A second area with this designation lies in the central west portion, being roughly triangular in shape; the base of the triangle being approximately 4,000 feet along the western boundary, with the sides of the triangle pointing to the east to a depth of approximately 4,500 feet. This area is approximately 290 acres in size. The two portions of land in this designation are divided by the two branches of Campbell Creek and the greenbelt lands associated with these streams.

Altogether approximately 790 acres are included as lands suitable for public buildings and institutions. This acreage is reduced by the withdrawals already taken and occupied. These include 40 acres being held by the Alaska National Guard, forty acres in use by the State of

Alaska and five acres used by the City of Anchorage for a water tower. An additional 18 acres is used for road right-of-way and power easements along Tudor Road. These acreage reductions are from the northern portion leaving slightly under 400 acres for immediate consideration.

The use of 60 acres almost directly in the center of the Tudor Road frontage bisects the land which the University of Alaska would like to have reserved for use as a South Central Alaska research center. The occupants of this 60 acres, the Alaska National Guard and the State Department of Highways, both want to expand the lands they occupy.

The other most serious contenders for the land along Tudor Road include the Chugach Electric Association, claiming a site here to be a necessity for the installation of a sub-station; the U.S. Postal Service wanting to build a garage facility; and the Anchorage Hockey Association wanting to start building a sports arena as soon as possible.

The public lands and institutions portion of land south of the Campbell Creek Greenbelt occupies 290 acres. The Fish and Wildlife Service of the Department of Interior is considering the installation of several long range facilities with which to serve the public either on this land or on parts of the active recreational land to the south. Plans are not firm and the possibility exists that this activity may be accommodated in the new federal building for Anchorage located downtown.

Present and future plans of some of these existing and proposed uses are discussed in greater detail below.

State of Alaska, Department of Highways: Forty acres at the southeast corner of the intersection of Tudor Road and Boniface Parkway has been turned over to the State of Alaska in fee by the Bureau of Land Management. This is a part of the land released in 1964 and accepted by BLM in 1965.

All of the natural vegetation and tree cover has been removed from the 40 acre tract. To the credit of the Highway Department, access to Tudor Road has been restricted to two points and the buildings constructed here have been set well back from Tudor Road. At the present time 90,000 square feet of buildings have been developed in five major structures. This building area figure does not take into account any floor space except the ground level area. Approximately 365 automobile parking spaces have been developed, and this does not count the space used for vehicle maintenance and equipment storage.

The majority of these buildings are used for the various activities of the State Highway Department, although a portion of one building houses the communications office of the State of Alaska. The most recent planned addition to this operation is a sand storage silo.

Alaska National Guard: At the present time the Anchorage Armory, on 20 acres of land patented to the State of Alaska, occupies 1,320 feet of frontage on Tudor Road. The usable depth of property is 560 feet since right-of-way and easements account for the north 100 feet. On this property is an armory of 26,000 square feet located inside a fenced area 260 x 560 feet in size. In addition, a parking lot suitable for 50 cars has been developed.

When the Corps of Engineers Real Estate Section, on behalf of the Army, released the bulk of the Campbell Tract land, they did not release 3 parcels on which the Alaska National Guard had secured licenses. These licenses permit the land to be used for training purposes until such time as the Army cancels the license.

One parcel is a twenty acre piece immediately south of the land where the armory has been built. It measures 1,320 feet east and west and 660 feet north and south. There is an old antenna field located here, but it is not currently in use.

A second parcel, consisting of 10 acres, and across Campbell Creek, is one quarter mile south of the armory. This parcel is within the area designated in this plan for greenbelt. There are five 25' x 50' storage buildings and one 40' x 60' building there. None of these structures would be classified as a permanent building by military standards. This storage yard is within a fenced area 100' x 540' on this square ten-acre tract.

The third parcel on which the Guard has a license is a 15 acre parcel on the south side of the 5,000 foot runway two miles south of the armory. This parcel is not in use by the Guard and they plan to establish the air portion of their activities near Camp Carroll on Fort Richardson Army Base, at which time they will turn their license for the 15 acre parcel back to the Army.

The Alaska National Guard has indicated an interest in enlarging the land on Tudor Road which it controls from 50 to 120 acres. Besides the existing armory and support maintenance shop they would expect to build, over the next ten years, (1) an operations center for the Alaska Disaster Office combined with an adjutant general's office, (2) a USPFO complex with office and warehouse, (3) a training equipment pool building, (4) an armory headquarters building, (5) an organizational maintenance shop, (6) another armory building for a cavalry squadron and (7) a state communications building. The present armory building would be devoted to storage and a support maintenance shop.

Bureau of Land Management: The Bureau of Land Management maintains its State Office in downtown Anchorage. In addition, the Bureau's Anchorage District Office and fire control headquarters for southern Alaska are located in Anchorage at a facility in Section 3 of the Campbell Tract. The 5,000 foot gravel runway is used very heavily in the summer when fire control activities are at their peak. The BLM

has reserved 160 acres for their facilities, not counting the airfield and a clear area around it. This acreage is very probably well in excess of the actual need for ground facilities. They do, however, need to control the activities surrounding their installation. They have indicated that their need for these facilities will last no more than 15 years, after which all of these lands can be integrated into the overall plans for the area for park and recreational purposes. Only 7½ acres of the 160 acres of BLM headquarters land is within public lands and institutions designation.

Anchorage Hockey Association: The Anchorage Hockey Association, Ltd., has applied for 20 acres on which to construct a Winter Sports Arena. The 84,000 square foot structure would contain a full size hockey rink, two 60' x 80' figure skating rinks, seating for 9,000 spectators and related facilities.

Their plans indicate future installation of 4 outdoor skating rinks and 12 tennis courts. These would eventually be roofed. A speed-skating course is also contemplated. Parking for 2,500 cars is planned to be provided.

University of Alaska: The two colleges of the Anchorage area are located adjacent to one another about ½ mile north of the northwest corner of the Far North Bicentennial Park lands. Between these institutions and the park lands there is private land, State of Alaska land used for the Alaska Psychiatric Institute Hospital and the McLaughlin Youth Center, and Sisters of Charity land used for Providence Hospital and related facilities.

The University of Alaska has control of nearly 300 acres of land, while Alaska Methodist University has an additional 275. Not all of these lands are suitable for intensive development; in fact, approximately a third could better be left in open space, bog preserve, nature trails and greenbelt along Chester Creek. The lands also are diminished in

usefulness in that they are not in a compact unit; rather, the University of Alaska development will need to be spread out along a spine of connecting corridors stretching for a mile and a half from end to end if their entire property is developed.

The University of Alaska has applied to the BLM for land in the Campbell Tract which they would propose to use for a research center and laboratories for study of the environment.

The preliminary plans for development show a spine type configuration of buildings in the central sections of approximately 300 acres of the northern area of public lands and institutions lands. The preliminary plans for use do not extend east beyond the Campbell Field Road which enters the Bicentennial lands from the north.

Fish and Wildlife Service: The Fish and Wildlife Service of the Department of the Interior is making a feasibility study of the need for development of facilities which would aid the public in its enjoyment of Alaska's living natural resources. The proposed development tentatively would consist of three facilities, either constructed separately or combined into one or more buildings. They envision a Fish and Wildlife Headquarters Office, a Fish and Wildlife Research facility, Wildlife Visitor Center and nature area.

The office would provide the focal point for all of the Fish and Wildlife Services' Alaska operations, for which about 70 employees are stationed in Anchorage. The research facility would provide specialized laboratory space, data processing equipment, library, specimen collections, and experimental animal holding facilities. The visitor center would provide information on Alaska's natural resources and outdoor recreation opportunities. Interpretive media would illustrate terrain and climate, and describe recreation available and the natural resources of the area.

b. Traffic and Transportation:

A major factor to be considered in planning for the development of the Far North Bicentennial lands is the road system in that part of the community, the capacities of the roads surrounding the tract and the effect that certain kinds of development would have on various transportation systems.

The major highways in Anchorage are the Glenn, running east and west three miles north of the Tract, and the Seward Highway, running north and south a mile and three quarters to the west. (See Map No. 21.) Both are four-lane divided highways and are capable of carrying large amounts of traffic. However, these two highways are the only such roads in the area and each becomes a part of the highway out of town in the only two directions it is possible to exit from Anchorage by automobile.

There are minor arterials at one mile intervals between the park boundaries and these major highways. To the north of the Tract, Tudor Road borders the park; Northern Lights is a mile north and DeBarr is two miles north. On the west, Lake Otis Boulevard is a mile away and parallels the western boundary.

There is no road along the northern one mile of the park's western boundary and none should be considered, since it would traverse a boggy, peat area and would cross both branches of Campbell Creek. Although the Official Streets and Highway Plan adopted June, 1973, shows a road at this location, it is recommended that this proposal be re-evaluated in light of the potential for damage to the greenbelt. To the south, Little Campbell Creek is crossed on this western boundary by a minor street, Abbott Loop Road. Without an extension to the north, it will not become a major arterial.

Figure 11. TRAFFIC COUNTS FROM HIGHWAY DEPARTMENT REPORT

	(from report) (MADT) 1972	(estimated) (MADT) 1973
Muldoon	10,600	13,000
Lake Otis (at Tudor)	5,800	8,000
Lake Otis (at Abbott)	5,600	7,500
Boniface (at N.L.)	9,200	11,000
Boniface (at Tudor)	7,000	10,000
C Street (at N.L.)	10,300	12,000
New Seward (Fireweed)	27,500	
New Seward (S. of N.L.)	22,500	27,000
New Seward (36th)	18,500	
New Seward (Tudor)	13,000	
New Seward (Dowling)	11,500	
New Seward (Diamond)	10,500	
Tudor (west of Boniface)	10,300	11,000 (counted)

MADT = Monthly Average Daily Traffic

A table showing the traffic loads carried by various routes in the Anchorage area is included as Figure 11. The Alaska State Highway Department has provided updated estimates of current traffic at these points as well as an actual count of the traffic on Tudor Road at a point 300 feet west of the Boniface Parkway intersection. The monthly average daily traffic at this checkpoint increased from 10,300 in 1972 to 11,032 in 1973. This is an increase of 7%. Currently, Tudor Road east of the Seward Highway is a two-lane street, but it is scheduled for rebuilding to a four-lane urban-type street in 1975.

Lake Otis Boulevard, for the two miles north of Tudor Road, is scheduled for improvement in 1976 and several intersections along the Seward Highway are scheduled for upgrading in 1976 to grade-separated intersections. The improvements mentioned here are necessary to handle the normal increase in traffic generated by the present and known development. Any increased uses of land in this area or any intensification of use would cause an imbalance in the system.

The major traffic generators along Tudor Road at the present time are the Borough Administrative Offices and school bus barn just west of the Tract, and the Alaska State Department of Highways Administrative Headquarters and maintenance facility at Boniface Parkway. Tudor, together with its northern extension, Muldoon Road, forms an eastern by-pass for traffic between Palmer and Seward, and other points north and south of the city.

The master highways plan for the Anchorage area, as currently approved by the Planning Commission and Borough Assembly, envisions Tudor Road as improved beyond the four lanes scheduled for 1976. A widening to six lanes could be accomplished, but would require complete rebuilding of the facility. The construction of a four-lane parallel facility would probably prove more economical and more useful in the future.

As traffic increases along with population expansion, even the contemplated increased width of Tudor/Muldoon Road will be required to handle by-pass traffic, and intersections should be kept to a minimum. The introduction of intensive uses along the route should be avoided if Tudor/Muldoon is to serve its main function for transporting traffic. For this reason attention should be given to limiting the traffic generators introduced into the undeveloped portions of land south of the route, and most certainly, the introduction of many traffic intersections should be avoided.

During the first phase of development, the existing uses on Tudor Road will generate enough traffic to use the four-lane facility to capacity especially during the hours of trips to and from work. If the University were to begin the development of a research facility, some traffic from that activity would be added. The immediate construction of a winter sports arena on Tudor Road would increase traffic load on the contemplated four-lane urban street. The sports complex developers contemplate use throughout the day and evenings although major events will take place during evening hours.

Up to the present time there is little traffic to the public lands and institution lands south of Campbell Creek. Indeed, it is possible to approach this area only on the south from 68th Avenue and Abbott Loop Road, and much better access will be required if development of any kind is to take place here.

The Anchorage Area Official Streets and Highways Plan currently is being changed to recommend an east-west arterial which connects Raspberry Road in the southwest Sand Lake area with Dowling Road in the vicinity of Arctic Boulevard. This route would then travel east and connect to the New Seward Highway. If this road were to continue east for another mile and a half, it would come directly into the public lands and institution lands of this park area, and if the road were to connect

with Abbott Loop Road from the south, additional access would be provided, both to public lands and institution lands and to the largest section of active recreation lands in the park. (See Map No. 22.)

Considering the long range development of the Anchorage community, the further development along Tudor Road and Muldoon Road, and the increased by-pass traffic that will want to use this major route, it seems reasonable to reserve an additional right-of-way for the future construction of a parallel road. The present right-of-way and easements extend south of the Section line a distance of 100 feet. An additional 150 feet should be reserved now to assure that traffic can be accommodated in the future. Such a development alongside Tudor Road would be preferable to the construction of another entirely new arterial when Tudor becomes overloaded, as it surely must. A 150 foot reservation would also provide sufficient width for bicycle traffic routes somewhat removed from traffic fumes.

c. Recommended Development:

Parts of the public lands and institution areas of the Far North Bicentennial Park are shown on a reproduction of an aerial photograph included as Figure 12. This figure shows the existing uses being made of this land. The manner in which the northern section is cut in two by the National Guard land and State Highway development is clearly visible. The denuding of the land in the developed areas is quite noticeable on such photographs.

The direction being taken by the latest developments on the lands occupied by the State Department of Highways; i.e., a new maintenance facility and sand storage bins or silos, does not fit too well with the overall designation for public buildings and institutions. A large part of the forty acre site is being used for industrially defined operations. Even though the entire operation is State owned, it does

not necessarily follow that the uses to which the area is devoted will fit into the accepted public lands and institutions concept and be considered compatible with other contemplated uses.

The operations of the State Highway Department both now and in the near future should be confined to this 40-acre parcel since the present Highway operation is incompatible with the use of the area as a Bicentennial park. No further construction of permanent type buildings should be done.

Since there is only one building of any significance presently existing in the National Guard area, it is recommended that no expansion take place and that the entire operation be eventually relocated. The phasing out of the use of this land by the Alaska National Guard need not occur immediately, but could be affected in 3 to 7 years.

This phasing out is proposed on the grounds that the activities carried on by the National Guard do not depend on their specific location for their efficient operation, and can probably more effectively be carried on in closer proximity to the other local military operations. The training of National Guardsmen from around the state could better be accomplished on the military base to the north of Anchorage. A disaster office headquarters should plan to secure space in conjunction with local government offices when a future permanent site for such facilities has been selected.

Approximately 25 acres on a knoll to the east of the existing road should be used for the immediate development of the Far North Bicentennial Park pavilion. This acreage is a very beautiful site and would be a fitting setting for the commemorative edifice. This pavilion should be a permanent installation to serve as a continuous reminder of our American heritage of freedom.

The development of a sports complex is an important part of providing for the recreation needs of the Anchorage community. The timing of the development of this facility will determine, in a large part, its location. Were it to become a reality in the very near future, a location in the northern section of the park will be necessary since the development of access on the Dowling Road alignment is a long-range goal, and a sports complex has need for a well developed transportation system. On the Phase II Schematic Development Plan, a public facility of this sort is shown south of Tudor Road. This plan is intended to be in the nature of suggestions, and rearrangement of permitted facilities is possible, and indeed, could become desirable.

The entire northern public lands and institutions area of some 475 acres with frontage on Tudor Road ideally should be reserved for the eventual use of the University of Alaska for the development of a research center concerned primarily with the study of the environment. A possible beginning layout of buildings is shown on Map 19, Schematic Development Plan, Phase I. This plan shows research buildings, laboratories, dormitories, cafeterias, and housing which could be strung along a spine corridor. Parking areas can be located along the edges; hiking, ski, dog mushing and bicycle trails go through and around the area, and all of the development is located well away from the noise and dust of Tudor Road. If all the possible uses mentioned for this north area of public lands and institutions come into being, the acreage available for the University of Alaska will be reduced to between 300 and 330 acres.

The northern portion of the 290 acre parcel to the south of the greenbelt would lend itself well, in part, to the possible development of the sort of facilities contemplated by the U.S. Fish and Wildlife Service. Many Alaskans and most tourists will never see all of Alaska. The facility contemplated by the Fish and Wildlife administrators could

provide the opportunity for visitors to learn of the living natural resources, particularly fish and wildlife, that abound within the State. The possibility exists that this facility will be housed elsewhere in Anchorage, but it would be most compatible here.

The research facilities of the University of Alaska north of the greenbelt, and the Fish and Wildlife installations south of the greenbelt could be tied together by nature trails and observation points crossing and meandering in the greenbelt area. It is at this location that the greenbelt is widest (nearly a mile) and between the two branches of Campbell Creek is land which can support the more intensive use of the area that many visitors will bring.

Dowling Road should be developed to at least a four-lane capacity from the New Seward Highway into the park at this southern location. Ample parking should be centralized at the end of Dowling for automobiles, tour buses and mass transit facilities. Only the area north of Dowling Road extended would be necessary for the development of this visitor/research facility, with the land south of Dowling reserved for future public purposes.

While the Anchorage winter sports arena can be accommodated on either Tudor Road or in the extreme southwestern corner of Section 34, another possible location would be one half mile farther west, and that much closer to the New Seward Highway. The location suggested is a forty-acre Mental Health tract south of Dowling Road which is being managed by the Alaska Division of Lands.

The location suggested is close to the Seward Highway, and would serve to spread traffic more evenly by locating the sports arena where less competition exists.

The development of an Alaska Native Cultural Center which will embody the heritage of Alaska should be a principle objective of this

Far North Bicentennial Park. The history of Alaska and of its people needs to be preserved and commemorated as part of the American heritage. Although the history and culture of Alaska predates that of the American Nation, it is nevertheless, part of the American heritage linking the past with the present. The center's location could be anywhere within the public lands and institutions area, but a location to the east of the Fish and Wildlife installation on the south side of Campbell Creek would be quite central to the other ultimate park development. Joint parking facilities could be used. A cultural center located here could thus become an integral part of the leisure time activity of the community and the heritage of our first citizens could be molded into our continuing celebration of the birth of the American Nation.

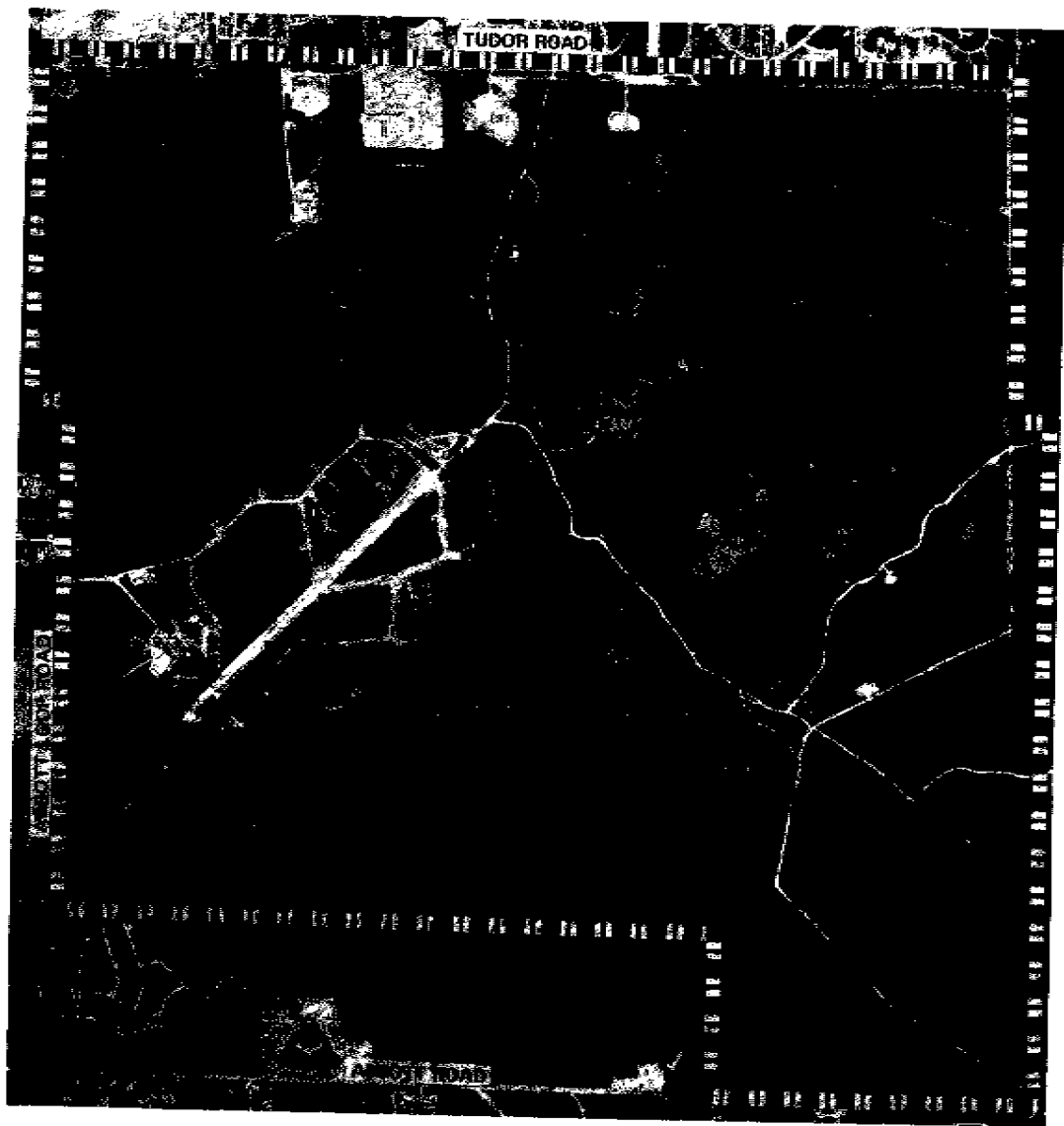


Figure 12. AERIAL PHOTOGRAPH OF AREA

FINANCING

The undertaking of a project of the magnitude of the Far North Bicentennial Park control will inevitably have expenses connected with it despite the fact that the land will be transferred to the Greater Anchorage Area Borough by the Department of the Interior at no cost.

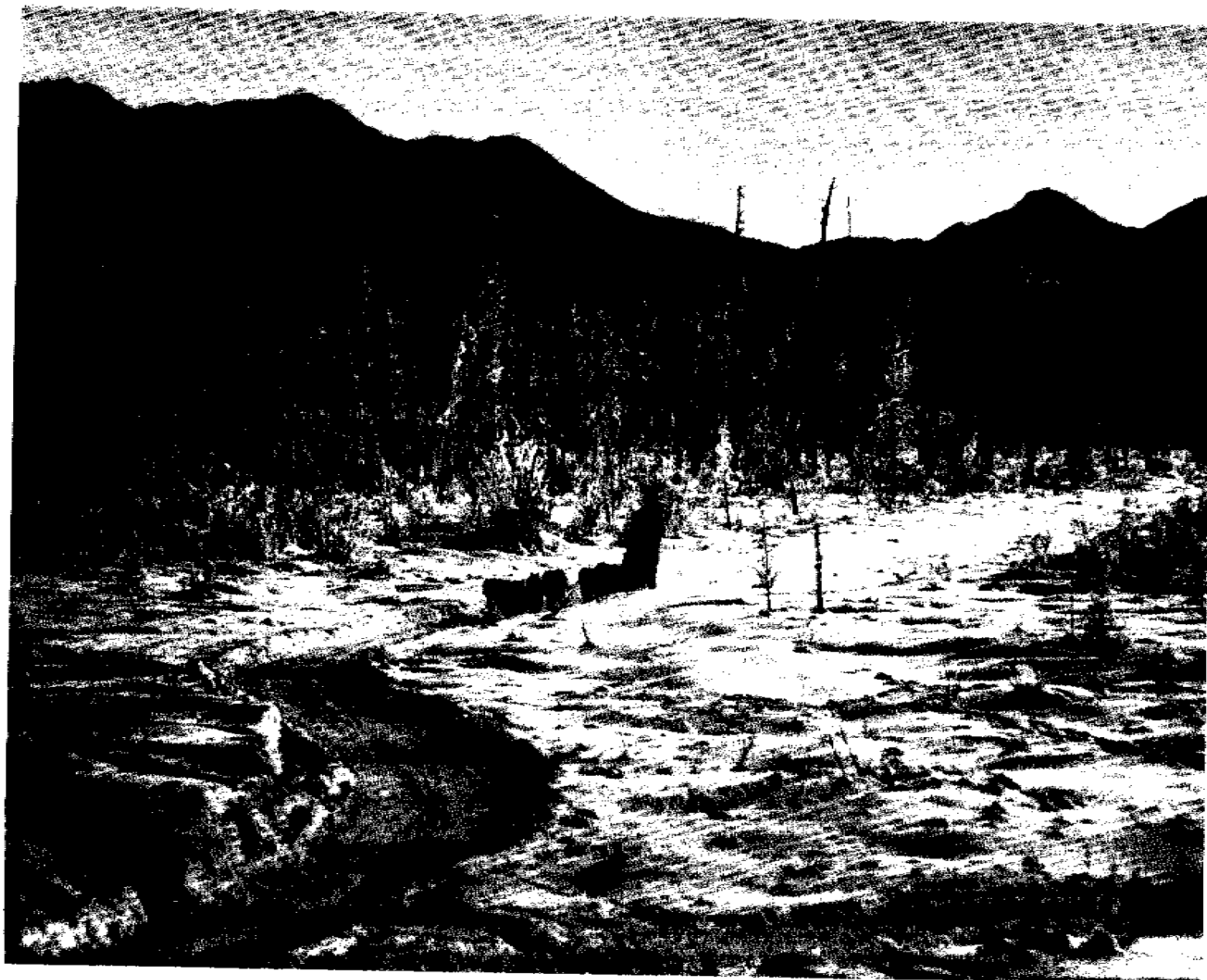
Part of the celebration of the Nation's birthday, July 4, 1976, will involve the development of a celebration pavilion for public assembly and for the display of historic outdoor cultural artifacts. The cost of this facility has been estimated at \$260,000 and it is expected to be financed by inclusion in the Capital Improvements Program of the Parks and Recreation Department of the Borough. The funding of the Capital Improvements Program can be either from proceeds of a bond sale or from a mill levy earmarked for this department's use by the Greater Anchorage Area Borough Assembly.

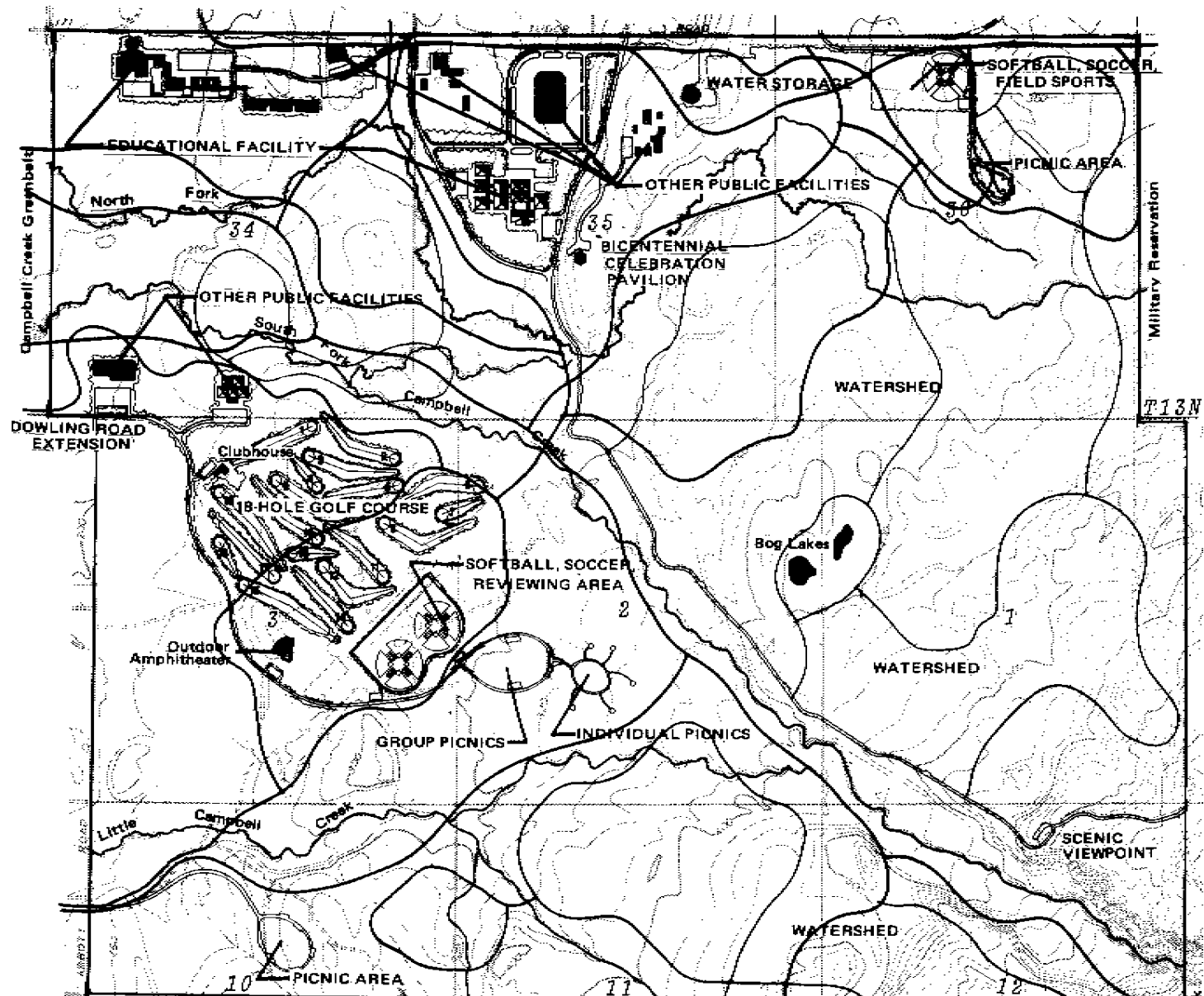
It will be necessary in connection with this bicentennial year to have constructed a new road into the park area at Dowling from Lake Otis. A parking area will also be required. It is expected that this access road and parking area will be built by the Borough and that they will be included in the Capital Improvements Program of the Public Works Department. Such facilities will be paid for either by the sale of bonds or by a mill levy for this program authorized by the Greater Anchorage Area Borough Assembly.

The developments in the public lands and institution areas will be paid for by those developing entities. Leasing fees collected by the Borough will be sufficient to cover costs of providing utilities necessary for coordinated service to all developments. Other costs to be covered by lease fees are administration of the park, limited park development, and maintenance of the lands.

Development of the more complex recreation facilities will depend upon future demands of the Anchorage citizens and their willingness to pay the costs as this willingness is communicated to their elected representatives.




The entire Far North Bicentennial area will be usable for an indefinite period of time for trails and similar low expenditure uses even though more expensive and sophisticated development can be postponed until the future.





The facilities and installations shown on this map are for the purpose of illustration only and should not be construed as binding. The principles of location on the land and arrangement of facilities with each other are the important considerations.

The trails shown on these overlays are for the purpose of illustration only. The exact locations of trails will be coordinated with other land uses and trail uses.

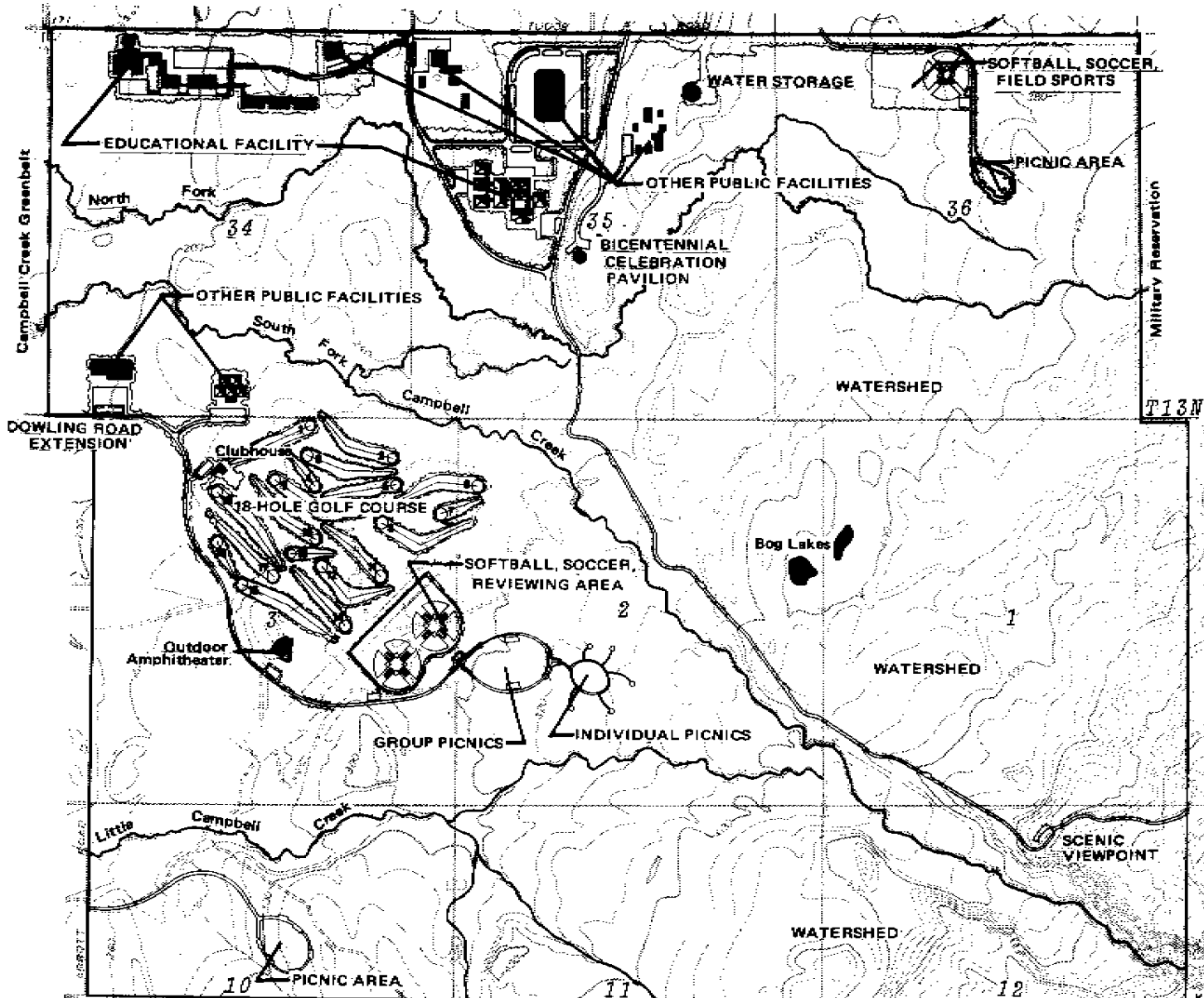
-  PEDESTRIAN/BICYCLE TRAIL
-  DOG MUSHING TRAIL
-  NATURE TRAIL



PHASE 2

SCHEMATIC DEVELOPMENT PROPOSAL

MAP 20



The facilities and installations shown on this map are for the purpose of illustration only and should not be construed as binding. The principles of location on the land and arrangement of facilities with each other are the important considerations.

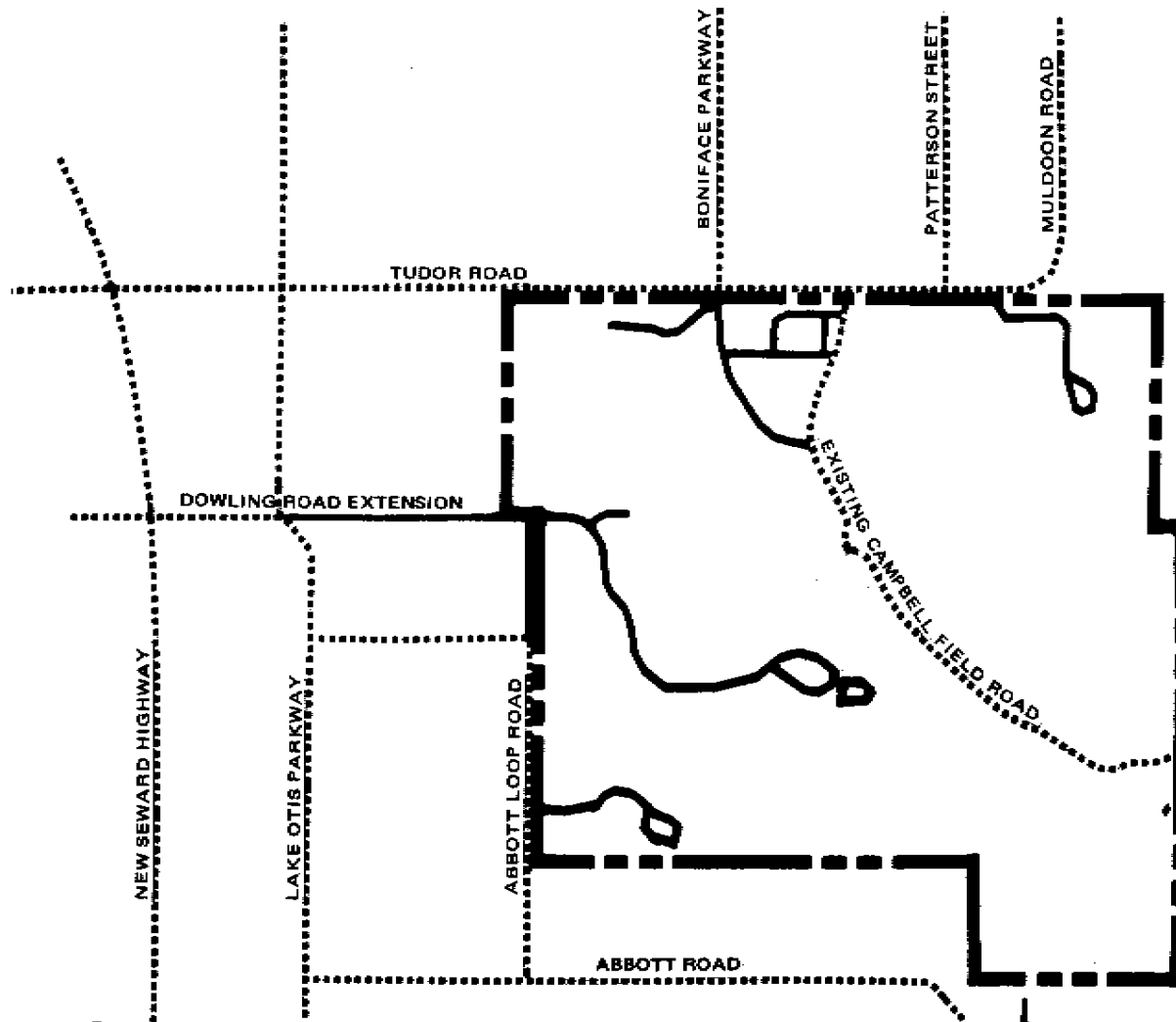


Hillside Park

PHASE 2 SCHEMATIC DEVELOPMENT PROPOSAL

MAP 20

Chugach State Park



MAP 22
PROPOSED TRANSPORTATION SYSTEM

Proposed ———



FAR NORTH BICENTENNIAL PARK PLAN

A Document

Controlling Development and Use

**Adopted by the Assembly
of the
Greater Anchorage Area Borough**

by Ordinance No. OR-

Passed, this day of , 19

(Ordinance is proposed pending acquisition)

Far North Bicentennial Park Plan

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FAR NORTH BICENTENNIAL PARK PLAN

II DESCRIPTION OF THE PLAN

a. *Description of the Park Land*

The following lands in the Anchorage Recording District, Third Recording District, Third Judicial District, State of Alaska, based on the Seward Meridian:

T12N, R3W – All of Sections 1, 2 and 12; the north halves of Sections 10 and 11 and all of Section 3 except the SW¼.

T13N, R3W – All of Section 34 except the N½ of the NE¼ of the NE¼; all of Section 35 except the NW¼ of the NW¼, and the N½ of the SW¼ of the NE¼ of the NE¼; and all of Section 36 except the NE¼ of the SE¼ of the SE¼ of the NE¼.

Boundary and zone lines are shown on Map No. 1, Generalized Land Use Plan.

b. *Objectives of the Plan*

1. To maintain the lands described above in perpetuity as a public park for the benefit of the citizens of Alaska.
2. To preserve the streambeds, watershed areas and wildlife habitat of the area in as pristine a condition as possible allowing for compatible use of the area for nature appreciation by the public.

3. To provide for recreational use by the citizens in areas where such use will be consistent with the primary objectives of nature conservation.
4. To provide areas where more intensive public uses can be developed in a manner consistent with nature and harmonious with neighboring uses.
5. To provide regulations and controls which will accomplish the aforementioned objectives and insure the continuous maintenance of these lands in a nearly natural state for the benefit of future generations.

c. *Actions*

1. The establishment of a development plan covering the four primary areas; i.e., (a) watershed/recharge, (b) greenbelt, (c) active recreation, and (d) public lands and institutions.
2. The translating of this plan into concrete rules and regulations which can be easily interpreted by reasonable persons to follow the spirit and purpose of the Plan.
3. The leasing of parcels or of portions of land within the public lands and institutions area and active recreation area to public or quasi-public agencies to develop and maintain according to the Plan.
4. The restricting of watersheds and greenbelt areas to recreational uses which do not require disturbing the natural terrain nor the installing of permanent

facilities. The providing of public potable water sources.

5. The establishment of the Far North Bicentennial Park Commission whose sole duty is the administration of this Ordinance.

d. Formation of the Far North Bicentennial Commission

The Far North Bicentennial Park Commission shall consist of nine members, all to be well versed in the regulations of the Ordinance, and the principles of environmental conservation.

Two members shall be appointed by the Governor of Alaska.

Two members shall be appointed by the Alaska Director of the Bureau of Land Management.

Two members shall be appointed by the Mayor of the Greater Anchorage Area Borough.

Two members shall be appointed by the Mayor of the City of Anchorage.

The eight appointed members shall select the ninth member.

The Commission shall select its own Chairperson and establish its own rules of procedure. The Commission shall meet a minimum of twice yearly.

The Assembly may establish terms of members, duties, meeting times, and such other regulations it sees fit which are not in conflict with this Ordinance. The Assembly shall provide for paying the necessary expenses of the Commission.

e. Duties of the Far North Bicentennial Commission

The Commission shall oversee all actions taken by the Borough in leasing or permitting use of this land to insure that it abides by the uses and purposes set forth in the Ordinance and shall require compliance by court action if necessary.

The Far North Bicentennial Park Commission shall periodically check all actions taken concerning review of plans for development of land and construction facilities.

III LAND USE PLAN

- a. *A Generalized Land Use Plan* for the Far North Bicentennial Park is included as Map No. 1, Generalized Land Use Plan.

This map shows the areas of land to be devoted to the various uses permitted by these regulations.

- b. *A Schematic Development Plan* shown in two phases, is included as Maps No. 2 and 3, Schematic Development Plan, Phases I and II.

These maps indicate possible ways that some of the areas open to more intensive use might be developed. This plan is

not intended to be limited to those structures and locations shown nor is it intended to suggest that such structures should be built. It is intended only to illustrate a possible distribution of uses fitting the restrictions of this Plan.

c. Land Uses Permitted

Within each of the development areas shown on the Generalized Land Use Plan the regulations and restrictions set forth here and in the rest of this section shall be adhered to.

1. Greenbelt Areas

There are two types of conservation areas depicted on the Generalized Land Use Plan. One is the greenbelt area bordering the three creeks. The greenbelt area is described as follows:

Beginning at a point 1,650 feet south of the NW Corner of Section 34, T13N, R3W, S.M., the true point of beginning; thence (1) S 45 degrees E, 466 feet; thence (2) East 2,970 feet; thence (3) N 45 degrees E 1,400 feet; thence (4) East 660 feet; thence (5) S 26½ degrees E 3,318 feet; thence (6) S 78 degrees E 1,518 feet; thence (7) N 26½ degrees E 2,212 feet; thence (8) N 45 degrees E 2,333 feet; thence (9) East 990 feet; thence (10) S 45 degrees E 467 feet; thence (11) East 660 feet; thence (12) S 45 degrees E 933 feet; thence (13) South 990 feet; thence (14) S 45 degrees E 467 feet; thence (15) East 660 feet; thence (16) S 45 degrees E 467 feet; thence (17) East 1,320 feet to the east line of Section 36;

thence (18) South 990 feet; thence (19) West 1,320 feet; thence (20) S 45 degrees N 467 feet; thence (21) West 1,550 feet; thence (22) N 45 degrees W 467 feet; thence (23) West 660 feet; thence (24) North 1,320 feet; thence (25) West 660 feet; thence (26) N 45 degrees W 467 feet; thence (27) West 660 feet; thence (28) S 45 degrees W 933 feet; thence (29) South 26½ degrees W 737 feet; thence (30) S 45 degrees E 467 feet; thence (31) South 330 feet; thence (32) S 45 degrees W 933 feet; thence (33) South 330 feet to the line between Section 35 and Section 2, T12N, R3W; thence (34) East 10 feet; thence (35) South 990 feet; thence (36) S 45 degrees E 4,200 feet; thence (37) S 63½ degrees E 737 feet; thence (38) S 59 degrees E 5,005 feet to the east line of Section 1; thence (39) South 990 feet; thence (40) West 1,980 feet; thence (41) N 63½ degrees W 737 feet; (42) North 330 feet; thence (43) N 63½ degrees W 1,475 feet; thence (44) N 45 degrees W 933 feet; thence (45) West 1,650 feet; thence (46) N 23½ degrees W 1,006 feet; thence (47) West 1,155 feet; thence (48) S 69 degrees W 2,828 feet; thence (49) S 78 degrees N 3,036 feet; thence (50) N 45 degrees W 933 feet, thence (51) S 79 degrees W 1,647 feet, to the east side of Abbott Road; thence (52) North 660 feet; thence (53) N 45 degrees E 424 feet; thence (54) East 2,640 feet; thence (55) N 45 degrees E 467 feet; thence (56) East 1,980 feet; thence (57) N 45 degrees E 933 feet; thence (58) East 2,310 feet; thence (59) N 45 degrees E 467 feet; thence (60) North 330 feet; thence (61) N 45 degrees W 1,400 feet; thence (62) North 330 feet; (63) N 45 degrees W 1,867 feet; thence (64) N 63½ degrees W 1,475 feet;

thence (65) West 1,320 feet; thence (66) N 45 degrees W 935 feet; thence (67) N 63½ degrees W 1,475 feet; thence (68) West 2,640 feet; thence (69) North 2,640 feet to the point of beginning.

In this area the following uses are permitted:

- a) Trails for hiking, bicycling, skiing, snowshoeing, dog sledding, but not to include any engine-powered machine. Equestrian trails are not included.
- b) Water wells and well houses are permitted above the 100 year flood as identified by the Corps of Engineers.

The following uses are permitted conditionally if specifically found to be needed and consistent with Plan objectives by the local government body:

- a) Access roads.
- b) Pull outs, look-outs and parking areas.
- c) Warm-up shelters.

No major roads, highways, or through roads shall be permitted to cross the greenbelt areas.

No vehicular roads shall be permitted in the greenbelt areas which separate the watershed recharge areas except for the existing road which connects Tudor Road with Section 6, T12N, R2W. More specifically,

no new roads are permitted in the greenbelt areas east of the north-south center line of Section 35, T13N, R3W, and east of the north-south center line of Section 2, T12N, R3W.

2. Watershed/Recharge Areas

The watershed/recharge area is described as all of the area between greenbelts of the branches of Campbell Creek in Sections 1 and 2, T12N, R3W, S.M., and Sections 35 and 36, T13N, R3W, S.M., and all of the area in the park south of Campbell Creek greenbelt in Section 12, T12N, R3W, S.M., and the area in Section 11, T12N, R3W, S.M., which is east of a line described as beginning 330 feet east of the W¼ corner of Section 11, thence N 45 degrees E a distance of 1,867 feet to a point; thence N 33½ degrees E a distance of 1,187 feet; thence north to an intersection with the greenbelt boundary. Also included is the area in Section 36, T13N, R3W, S.M., which is north of the Campbell Creek greenbelt and east of a line which begins 990 feet west of the NE corner of Section 36 and bears S 14 degrees W for a distance of 2,725 feet more or less to the intersection with the greenbelt.

In this area the following uses are permitted:

- a) Trails for hiking, bicycling, skiing, snowshoeing, dog sledding, but not to include any engine-powered machine. Equestrian trails are not included.

- b) Water wells and well houses, and their access roads, are permitted only where presently existing.
- c) Pull outs, look-outs and parking areas.

No highways, major roads, or through roads shall be permitted in the watershed/recharge area.

3. Active Recreation Areas

The areas where active recreational uses are permitted are those areas south of Little Campbell Creek not included in the greenbelt or watershed/recharge areas, those areas between Little Campbell Creek and the South Fork of Campbell Creek not included in the greenbelt nor the Institutional Lands in 4) below, and those areas in Section 36, T13N, R3W, S.M., which are east of the greenbelt of the North Fork of Campbell Creek and west of the watershed/recharge area.

In this area the following uses are permitted:

- a) Golf courses and club houses.
- b) Picnic facilities and campgrounds.
- c) Nature study centers or camps.
- d) Outdoor amphitheaters.
- e) Trails for walking, bicycling, hiking, nature study, skiing, snowshoeing, dog sledding, and horseback riding.

- f) Sports fields, including ball fields, play fields, ice rinks, and game courts.
- g) Bicentennial celebration pavilions.
- h) Archery ranges.
- i) Downhill ski areas.
- j) Ski jumping areas.
- k) Sports arenas.
- l) Sliding, sledding, and tobogganing areas.
- m) Snowmachine race tracks.
- n) Botanical gardens.
- o) Accessory uses.
- p) Access roads, turn-outs and look-outs.
- q) Parking areas.

The following uses are permitted conditionally, if specifically found to be consistent with plan objectives by the local governing body:

- a) Gravel extraction operations
- b) Nature research facilities
- c) Water wells, well houses and water transmission lines.

4. Public Lands and Institutions

The public lands and institutions lands are those in Sections 34 and 35, T13N, R3W, S.M., north of the Campbell Creek Greenbelt area, and those lands south of the Campbell Creek Greenbelt areas in Section 34, T13N, R3W, S.M., and Section 3, T12N, R3W, S.M. Identified on the south by a line beginning at a point 33 feet east of the west line of Section 3 and 330 feet south of the centerline of 68th Avenue; thence N 81 degrees E 1,970 feet; thence N 45 degrees E 1,400 feet; thence East 660 feet; thence N 45 degrees E 1,400 feet; thence North to an intersection with the greenbelt area of the south fork of Campbell Creek.

- a) Public offices and buildings, including state, federal, city and borough, the main purpose of which is direct service to the public.
- b) Educational facilities including classrooms, laboratories, research facilities and housing.
- c) Hospitals, owned and operated by public or non-profit corporations.
- d) Museums, botanical gardens, cultural centers.
- e) Sports complexes and stadia.
- f) Accessory uses.
- g) Parking facilities.

- h) Mass transit terminals (but not including maintenance or vehicle storage).
- i) Trails for walking, bicycling, hiking, nature study, skiing, snowshoeing and dog sledding.
- j) Water wells and well houses.
- k) Gravel extraction operations.

d. Conditions of Use

The development of the uses permitted in 3. c) above shall be governed by the specific conditions listed below. These provisions shall be in addition to restrictions placed on development by any codes and ordinances in force by the municipality having jurisdiction. Where any conflict is found to exist between these regulations and other applicable codes and ordinances, the most restrictive shall apply.

There are restrictions which govern development anywhere in the Far North Bicentennial Park, and there are others which vary according to the area. The specific restrictions are listed here by area with the general provisions covering the entire area set forth in e. below.

1. Greenbelt Areas

- a) Site limitations.
 - (1) An additional access road may be built to

cross the creek and connect the PLI/Recreation/Airstrip area with the existing road. Construction shall not disturb the natural terrain or vegetation in any area wider than 20 feet from the centerline of such road. No new roads are permitted east of the north-south centerline of Section 35, T13N, R3W, and Section 2, T12N, R3W.

- (2) Pull-outs, look-outs, and parking areas shall be permitted along the existing access road, no closer together than every ½ mile. Parking lots are limited to 5 cars.
- (3) Picnic areas may be developed limited to one table per area and with areas no closer than ½ mile one to another. Parking areas and the look-outs mentioned above may be located with picnic areas.
- (4) Warm-up shelters along trails shall be no closer together than one every ½ mile.

b) Size limitations.

- (1) Any structure permitted under these regulations shall be limited to one story or 16 feet in height.
- (2) The size of any structure permitted hereunder shall be no larger than 750

square feet.

c) Additional requirements.

- (1) Any structures permitted shall be painted in greens, browns, or earthtones.
- (2) No signs shall be permitted except directional and informational signs. A sign shall be considered a structure for color requirements.
- (3) Boats shall not be propelled by motors of any kind.

2. Watershed/Recharge Areas

The restrictions and provisions listed above (d.1) for the Greenbelt areas shall apply as well in the Watershed/Recharge Areas, where applicable. Warm-up shelters along trails are limited to 400 square feet.

3. Active Recreation Areas

a) Limitations of use.

Accessory uses (sports complexes) – The entire sports facility may be available to hire for sports activities; however, other industrial and commercial operations are permitted only as necessary to support authorized sports activities.

b) Limitations on size of structures.

- (1) No specific limitations on building area.
- (2) No specific limitation on building height.

c) Requirements for parking.

Off-street parking for automobiles shall be developed either at grade, below grade or in structures in numbers sufficient to accommodate the parking demand at each development. Parking facilities may be shared by two or more permitted uses.

d) Requirements for access.

Paths suitable for bicycles, wheelchairs, skis and snowshoes shall be provided in, around and through the grounds of all permitted development. Dog sled trails shall be provided as necessary.

e) Additional requirements.

- (1) Any structure permitted shall be painted in greens, browns, or earthtones.
- (2) Small information and directional signs are permitted.
- (3) Signs on buildings are permitted only as an integral part of the building structure.

Signs shall be considered structures for the purposes of paint color.

4. Public Lands and Institutions

a) Limitations of use.

(1) Accessory uses (governmental) – Where industrial phases of government operations are necessary they shall be limited to occupying less than 30% of the total building space and 30% of the developed land space.

(2) Accessory uses (educational) – Where industrial support phases of educational operations are necessary they shall be limited to 10% of the total building space and 10% of the total developed land space.

Commercial operations necessary to the function of permitted educational institutions shall be limited to 20% of the building space and 20% of the developed land space.

(3) Accessory uses (institutional) – The accessory industrial and commercial uses necessary to hospitals, museums, cultural centers and the like shall be limited to 20% of the total building space and 20% of the total developed land space.

- (4) Accessory uses (sports complexes) – The entire sports facility may be available to hire for sports activities; however, other than sports activity, industrial and commercial operations are permitted only as necessary to support authorized sports activities.
- b) Site limitations.
- (1) Use of the land for buildings, parking, playfields, or any other use which requires clearing of the natural growth shall be limited to 50% of the parcel. (A parcel is a described portion of land which may be leased or used by agreement for the development of uses permitted in this plan.)
- (2) No structure shall be located nearer than 100 feet to a street, road, or road reservation.
- (3) No structure shall be located nearer than 50 feet to a parcel boundary line.
- (4) Each development parcel shall have a minimum width of 50 feet on its perimeter (exclusive of necessary drives) devoted to trees or natural ground cover. Where this area has been disturbed or cleared, it shall be landscaped and planted.
- c) Limitations on size of structures.
- (1) No specific limitation on building area.
- (2) No specific limitation on building height.
- d) Requirements for parking.
- Off-street parking for automobiles shall be developed either at grade, below grade or in structures at the rate of one square foot of parking for each one square foot of other construction.
- e) Requirements for access.
- Paths suitable for bicycles, wheelchairs, skis and snowshoes shall be provided in, around and through the grounds of all permitted development. Dog sled trails shall be provided as necessary.
- Provisions shall be made for central pickup of mass transit riders. Where existing installations do not presently make such provision, they shall comply within two years of the initial effective date of this document.
- f) Additional requirements.
- Permitted structures, if painted, shall be painted in browns, greens or earthtones.

g) Requirements concerning signs.

Small informational and directional signs are permitted.

Signs on buildings are permitted only as an integral part of the building structure.

Signs shall be considered structures for purposes of paint color.

e. *General Provisions Covering More than One Area*

1. Design Criteria

Buildings and structures which are permitted shall blend into the natural surroundings. Wood and stone may be left natural looking. Steel and concrete shall be painted in browns, greens and earthtones.

2. Preservation of Vegetation

Where a permitted use can be designed without disturbing trees, the trees shall be saved. Where, for convenience of temporary access, excess tree clearing must be done, they shall be replaced with other trees upon completion of the work.

3. Gravel Extraction

Gravel extraction operations shall be permitted only in the public lands and institutions area or active recreation area and only for the primary purpose of

creating a lake, lagoon, water supply reservoir, or recreational resource which requires the removal of large amounts of earth. Sites for gravel extraction are accessory only and shall be located only where a new body of water is needed. Extraction shall proceed according to a predetermined plan of land contouring. The extraction of gravel from a single site shall be accomplished within 3 years and shall be subject to restrictions to be imposed by the local governing body, such as access determination or special speed limits for vehicles involved in the earth-moving operation.

4. Boat Docks

Boat docks are not permitted on any of the existing natural waterways. Docks may be permitted on man-made bodies where necessary to allow safe entry and exit from boats.

5. Signs

Informational and directional signs are permitted, and these shall be no larger than the minimum required for the message. They shall be painted in browns, greens and earthtones. No advertising signs shall be permitted; no neon signs are permitted; and no flashing signs are permitted.

6. Wells

Where water wells and well houses are located, uses of these lands shall be limited to the minimum area

actually required for the well drilling and the well house. No excess vegetation shall be removed.

Neither construction nor use of access roads to water wells or well houses shall disturb the natural terrain or vegetation in any area wider than 25 feet from the centerline of such road. Such areas shall be reseeded and trees restored to a maximum width of 20 feet. Well access roads shall not be open to the public.

Water transmission lines shall be located in existing road rights-of-way, where such exist in reasonable locations.

7. Fences

Fences are not normally permitted unless it can be shown that they are essential to security or safety. Where fences are necessary, they shall be on the developed portion of a development parcel and not around the parcel perimeter.

8. Utilities

All utilities to structures or facilities shall be installed underground.

9. Noise Restrictions

No permitted use shall emit noise in excess of 70 decibels measured at a distance of 100' from the source.

f. *Special Requirements*

1. Ownership of Land

The Greater Anchorage Area Borough may lease or permit the use of lands of the Far North Bicentennial Park only for the uses and purposes set forth herein. If the use or development of the land shall cease to comply, the property shall revert to the Borough and the Borough shall not be required to compensate the developer.

The Far North Bicentennial Park Commission shall oversee all actions taken by the Borough in leasing or permitting use of this land to insure that it abides by the uses and purposes set forth in this Ordinance.

Public and non-profit entities taking possession of portions of land within the park may sublet only to other qualified public and non-profit entities who may use the lands and facilities only in conformity with these regulations.

2. Review of Plans

Development of land and construction of facilities shall be done only in conformity with plans which have been submitted to the Park and Recreation Staff of the Borough, and approved by the Planning and Zoning Commission. Only those plans or portions thereof which are in full compliance with the regulations set forth herein shall be considered.

The Far North Bicentennial Park Commission shall act in surveillance over the Borough, periodically checking any actions taken to insure full compliance with this Ordinance.

Where compliance with any of these regulations, controls or restrictions necessitates interpretation or judgement, the Parks and Recreation staff shall so interpret and judge and submit a report to the Far North Bicentennial Park Commission for concurrence.

3. Timing of Development

The Greater Anchorage Area Borough may lease or permit the use of only those sites or portions of sites which can be reasonably developed within a 3-year period by the applying entity. Additional land which may be necessary for a complete and integrated development may be reserved by the Borough according to an approved development plan for such length of time as the Borough may find to be reasonable.

Whenever planned construction is not substantially underway within the prescribed 3-year period, the proposed developer shall forfeit any rights to the land. Where the developer has disturbed the land, an amount sufficient to repair the land shall be collected from him.

IV PROVISIONS FOR CHANGES IN THE APPROVED PLAN

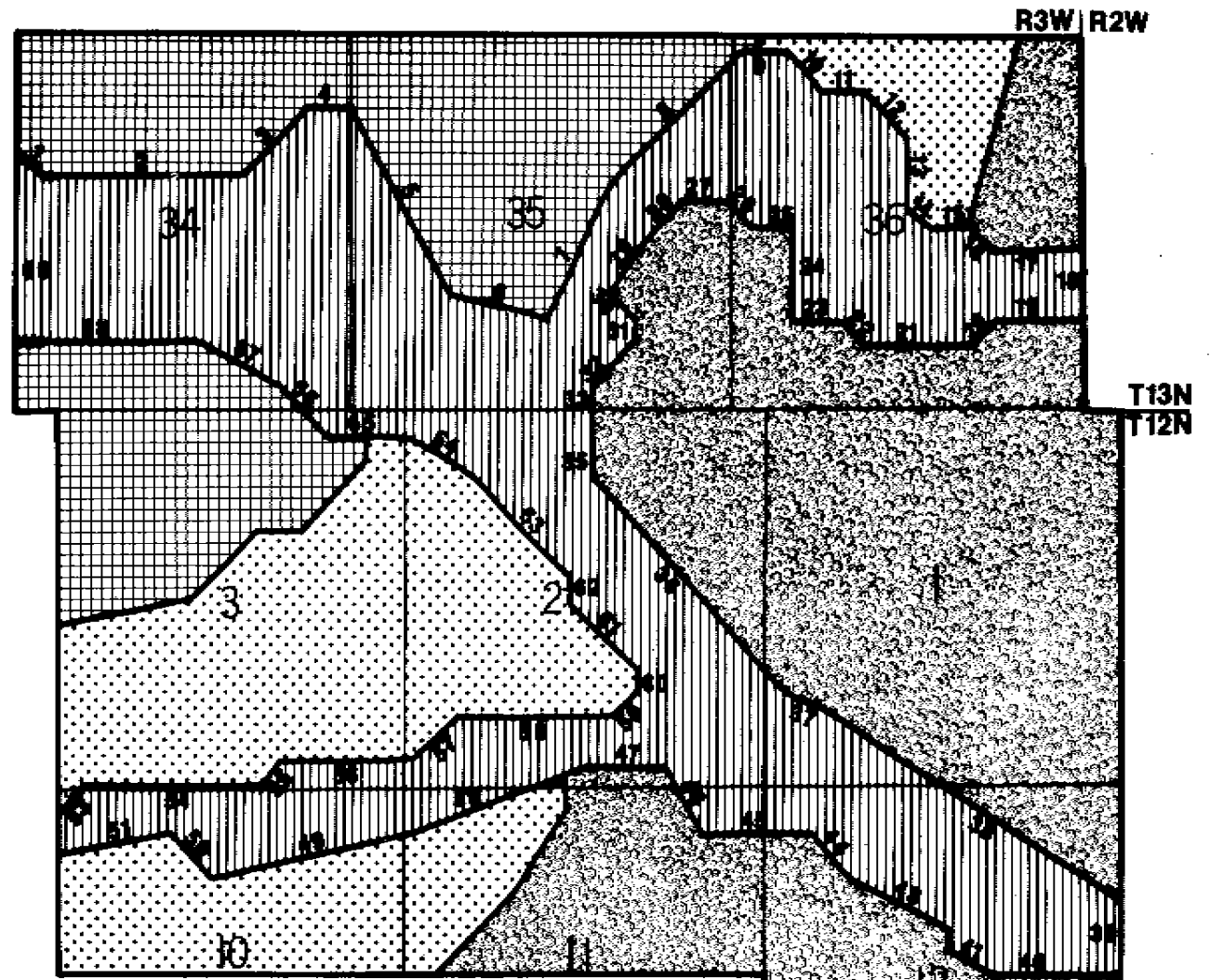
Changes to this Plan may be initiated by the Far North Bicentennial Park Commission and made by Ordinance by the Assembly of the Greater Anchorage Area Borough provided such changes do not alter the primary intent and purpose of these regulations to maintain and preserve the lands and natural features of the Far North Bicentennial Park for the benefit of present and future generations of the public.

V DURATION OF THE PLAN

The requirements, regulations, and restrictions of this plan shall remain in effect until July 4, 2176, and may be renewed thereafter at the discretion of the Greater Anchorage Area Borough or its lawful successor.

VI PROVISIONS FOR RECORDING

This Plan shall be recorded in the Anchorage Recording District, Third Judicial District, Alaska. Any changes to this Plan shall likewise be recorded in said recording office.

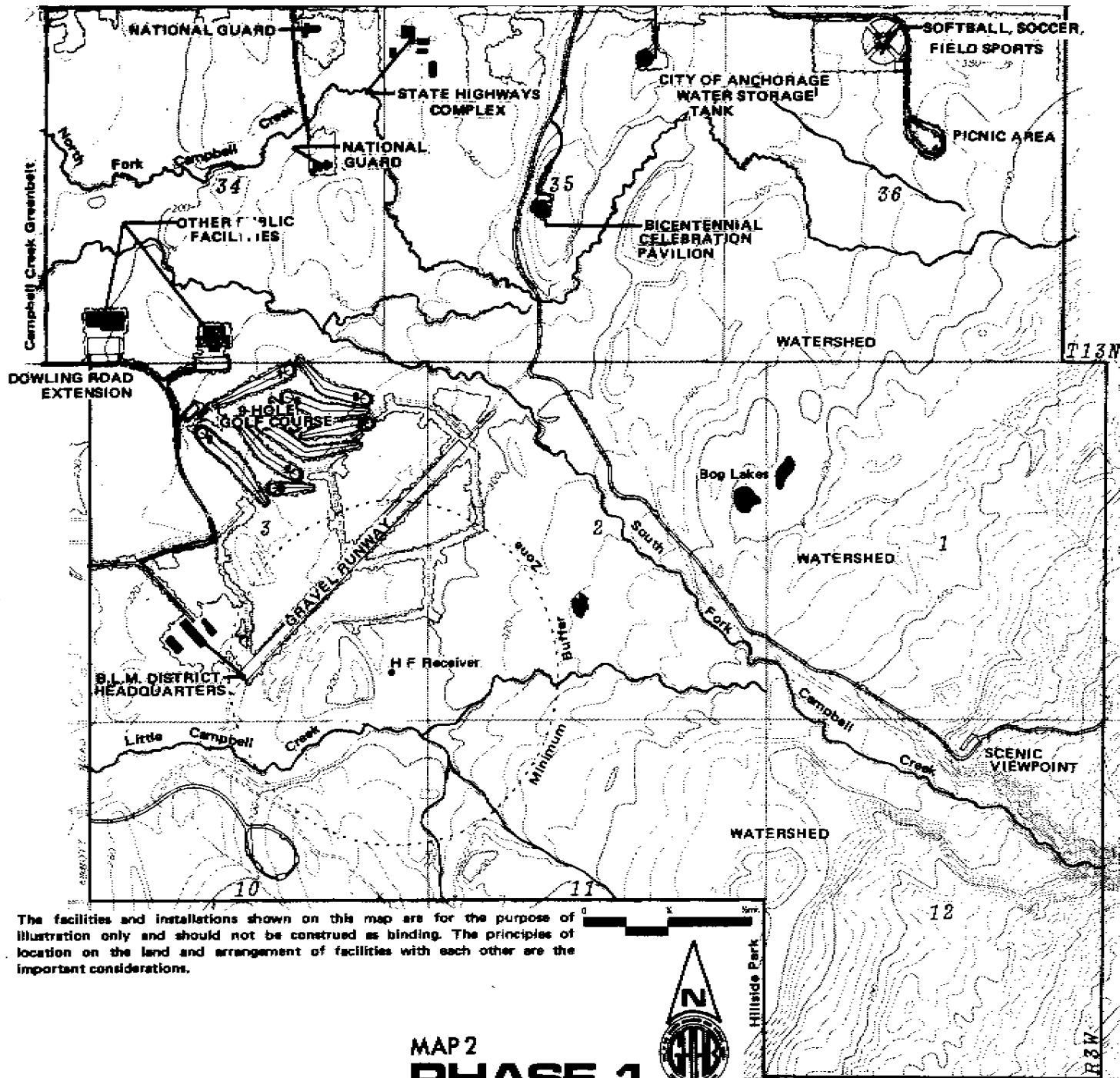


MAP 1
**GENERALIZED
 LAND USE PLAN**

-  **Greenbelt**
-  **Watershed**
-  **Active Recreation**
-  **Public and Institutional Lands**



Course Numbers 1 - 69

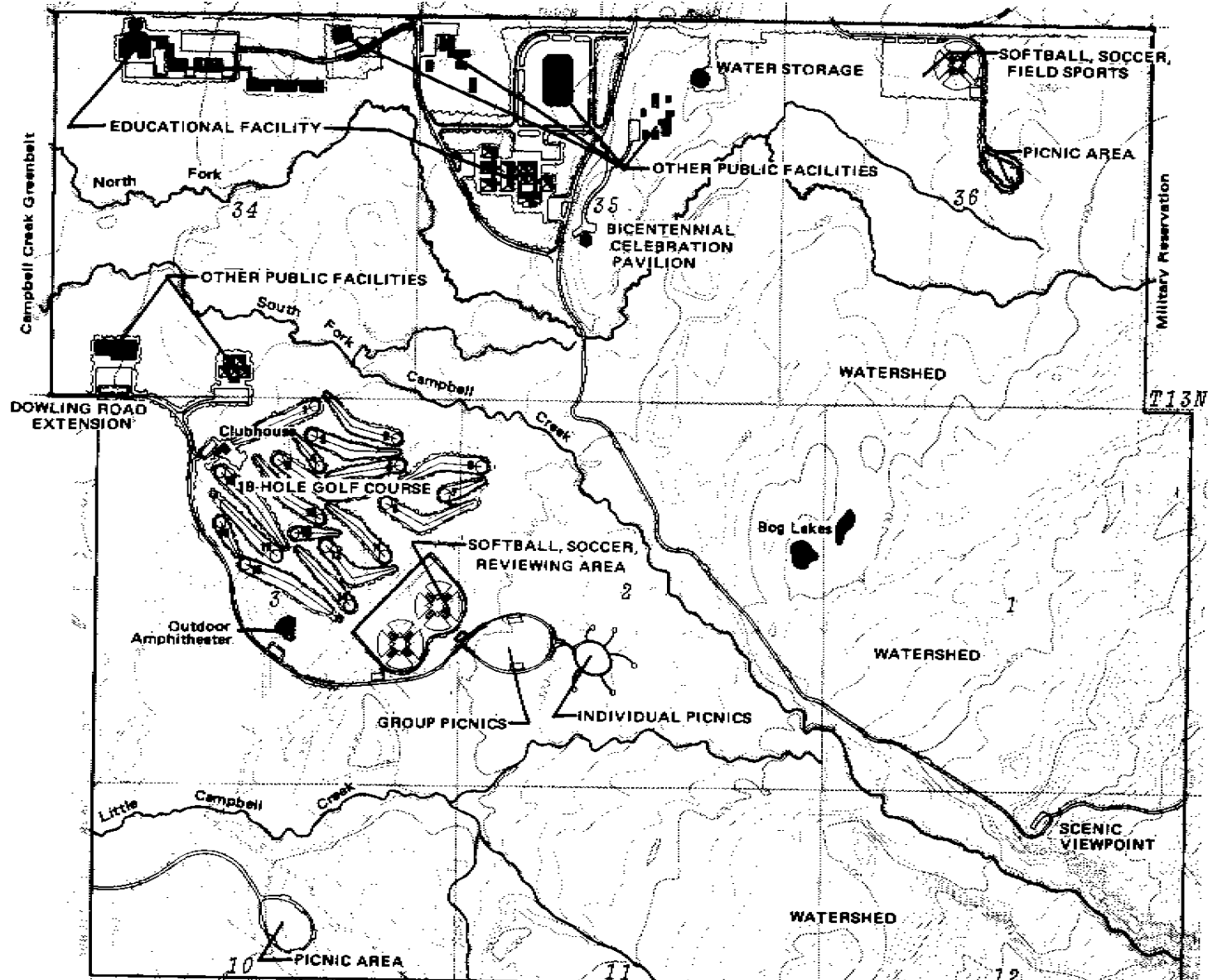


The facilities and installations shown on this map are for the purpose of illustration only and should not be construed as binding. The principles of location on the land and arrangement of facilities with each other are the important considerations.

MAP 2
PHASE 1



SCHEMATIC DEVELOPMENT PROPOSAL



The facilities and installations shown on this map are for the purpose of illustration only and should not be construed as binding. The principles of location on the land and arrangement of facilities with each other are the important considerations.

MAP 3
PHASE 2

SCHEMATIC DEVELOPMENT PROPOSAL

Greater Anchorage Area Borough, Alaska

Resolution No. RE-74-128

A RESOLUTION ADOPTING THE MASTER DEVELOPMENT PLAN FOR THE FAR NORTH BICENTENNIAL PARKS AS THE OFFICIAL PLAN FOR THESE PARKLANDS

WHEREAS, the United States of America is celebrating its 200th birthday in 1976 and all 50 states are entering into this celebration with commemorative projects; and

WHEREAS, a most fitting project for this purpose is the preservation of surplus military land known as Campbell Tract in as nearly a natural state as possible for the future enjoyment of Alaska residents and this proposal was approved by the Borough Assembly in Resolution No. RE-73-163 on November 26, 1973; and

WHEREAS, the Department of Parks and Recreation has prepared and presented a Master Development Plan for this park; and

WHEREAS, the plan is based upon the four land use zones: watershed, greenbelt, active recreation and public lands and institutions, which were agreed upon by the Bureau of Land Management, the Alaska Department of Natural Resources, the City of Anchorage and the Greater Anchorage Area Borough; and

WHEREAS, the Plan was reviewed and approved by the Parks, Recreation and Open Space Advisory Board; and

WHEREAS, the Planning and Zoning Commission also approved the Plan after holding a Public Hearing on the Master Development Plan; and

WHEREAS, the Plan has received wide support and provides a commemorative point of concentration for the celebration of the 200th birthday of our Nation; and

WHEREAS, the Greater Anchorage Area Borough Administration recommends that the Plan be adopted,

NOW, THEREFORE, BE IT RESOLVED that the Greater Anchorage Area Borough Assembly hereby adopts the Far North Bicentennial Park Master Development Plan of September 1974 as the official guide to the development of the Campbell Tract area with the amendment to eliminate all references to any of the structures and just have the map represent public buildings since the Plan is conceptual.

PASSED AND APPROVED by the Assembly of the Greater Anchorage Area Borough on the 16 day of September, 1974.


Presiding Officer

ATTEST:


Borough Clerk

APPROVED this 16 day of September, 1974.


Borough Mayor

GREATER ANCHORAGE AREA BOROUGH

Jack Roderick, Mayor

ASSEMBLY

Edward W. Willis, Assembly President

David G. Rose, Deputy Presiding Officer

Jessie L. Dodson

Mary R. Frohne

James M. Garrigues

Michael W. Gordon

Joseph Graham

Wilda G. Hudson

Bennie L. Leonard

Bernard Marsh

Walter B. Parker

**PARKS, RECREATION AND
OPEN SPACE ADVISORY BOARD**

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William Gibson

Robert C. Kallenberg

Donna Matthews

Lidia Selkregg

Arliss Sturgulewski

Parks and Recreation Staff

Dorie Clark, Director

Mary M. Putman, A/P, Senior Planner

Harry Shore, Landscape Architect

Linda Harvell, Associate Planner

Composer - Evey Carter

Layout - Judy Whitney

Photos - Harry Shore