



Municipality of Anchorage, Alaska  
**Parks & Recreation Department**

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**URL** [www.muni.org/departments/parks](http://www.muni.org/departments/parks)



## MEMORANDUM

**Date:** May 9, 2019

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**To:** Parks & Recreation Commission

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**Cc:** Josh Durand, Parks Superintendent

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**From:** Steve Rafuse, Senior Park Planner

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**Project:** **PRC 19-06: Chanshtnu Muldoon Park: Phase 2 Development**

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### INTRODUCTION

Chanshtnu Muldoon Park (formerly Muldoon Town Square Park) is a dedicated Community Use Park located in the Muldoon Area of East Anchorage. The park encompasses 26.4 acres and features both natural and developed areas including the recently completed Phase 1. Anchorage Parks & Recreation is continuing development of Chanshtnu Muldoon Park with Phase 2 of improvements in the Core Area of the park.

Chanshtnu Muldoon Park is defined by E Debarr Road to the north; Muldoon Road to the west; East 14<sup>th</sup> Avenue right-of-way (ROW), residences and Windsong Park to the south; and Joint Base Elmendorf-Richardson (JBER) to the east. Phase 2 proposes the development of the Core Area of the park with a mix of facilities intended for use by the larger community and neighborhood residents. The Core Area encompasses the middle third of the park and is accessible from the intersection of Boston Street and Debarr Road.



**Chanshtnu Muldoon Park - Master Plan graphic showing the locations of Phase 1 and Phase 2**

As envisioned in the *Master Plan*, the Core Area is designed to be an active and social community space providing a mix of developed facilities and natural areas. Proposed development of Phase 2 includes a community garden and food forest, off-leash dog park, bouldering and nature play area, bicycle pump park, paved and soft-surface trails, landscaping, parking lot, and viewing points. Construction is anticipated to begin late summer 2019 with completion expected fall 2020.

## BACKGROUND

The creation and development of Chanshtnu Muldoon Park has long been a priority of residents in East Anchorage. Over the years - area activists, neighbors, and community members voiced a strong desire for a shared public space and destination fronting Muldoon Road that is reminiscent of the character, uniqueness and popularity of the Alaska Greenhouses, a commercial nursery operation formerly located on this site and owned by the late Mann Leiser.

The adopted 2014 *East Anchorage District Plan* identified the development of a “small area plan” (*Muldoon Town Square Park Master Plan*) as a priority action for implementation of the District Plan. In July 2015, the Anchorage Assembly formally dedicated the entire property as parkland (AO No. 2015-77) and the MOA PRD began the master planning process. The result is a Parks and Recreation Commission and Planning and Zoning Commission approved Master Plan that recognizes the community's vision, establishes a framework for future development, and provides a vision for Chanshtnu Muldoon Park over the next 20 years. More specifically, the *Master Plan* identifies and prioritizes park improvements consistent with the desires of the East Anchorage community.

Two state grants totaling \$1.5 Million in funding were used to construct Phase 1 of the park in 2017 (*Urban Design Commission Case 2016-044*). Phase 1 (Muldoon Area) has resulted in a welcoming, year-round destination featuring an inclusive playground, parking lot, community event space, pavilion, skate ribbon, and flexible open space all located along the highly visible Muldoon Road corridor.

## PHASE 2 DEVELOPMENT

Anchorage Parks & Recreation is continuing on the success of Chanshtnu Muldoon Park with the development of Phase 2. Funding for the development of Phase 2 includes \$750,000 in federal grants, \$500,000 in municipal bonds, \$30,000 Anchorage Park Foundation Challenge Grant, and over \$20,000 in private donations.

Phase 2 consists of the development of the Core Area of the park and is intended to be a transition zone from the highly developed Muldoon Area in the west to a wilderness-fronting green space in the east (JBER boundary). It proposes a mix of developed facilities and natural areas intended for use by the larger community and neighborhood residents.

### Proposed Phase 2 Improvements:

- Parking lot with 48 spaces (46 and 2 ADA) at the intersection of East Debarr Rd and Boston St
- Community Garden and Food Forest
- Dog Park with separate small dog and large dog areas
- Bouldering and Natural Play Area
- Bicycle Pump Park for beginner and intermediate skilled bike riders of all ages
- Paved Multi-Use Trail \*
- Soft-surface Trail and Viewpoints of Chester Creek and the Chugach Mountains
- Open field (natural meadow)
- Natural Areas (existing vegetation to remain)

All proposed improvements meet or exceed Title 21 requirements.

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\* Anticipated connection to Phase 1 as funding becomes available in the future

## **PLANNING AND PUBLIC INVOLVEMENT**

Anchorage Parks and Recreation has worked closely with the Northeast Community Council and the Parks Committee since 2015 to plan, design, fund, and construct improvements at Chanshtnu Muldoon Park. The following is a summary of the public involvement completed during the design-development process for Chanshtnu Muldoon Park Phase 2:

- Parks Committee meeting on 1/17/19
  - Northeast Community Council attendance on 1/17/19
  - Parks Committee meeting on 2/21/19
  - Northeast Community Council attendance on 2/21/19
  - Parks Committee meeting on 3/21/19
  - Public Meeting at Northeast Community Council meeting on 4/18/19
- Outreach included:
- Public Meeting Invite Postcards mailed to 1208 addresses within 550 feet of park and to Community Council
  - Federation of Community Councils email notifications (2) to full mailing list
  - E-Newsletter Invite to 367 project-specific emails for April 18<sup>th</sup> public meeting
  - Facebook Event inviting community to April 18<sup>th</sup> public meeting
  - Project website updates (ongoing)

The Public Meeting conducted at the Northeast Community Council meeting on April 18, 2019 was attended by 45 members of the public as well as Anchorage Assembly representatives Pete Peterson and Forrest Dunbar.

## **STAFF RECOMMENDATION**

The Anchorage Parks and Recreation Department recommends approval of Phase 2 Development of Chanshtnu Muldoon Park. Development priorities for Phase 2 are based on public input gathered through the master planning process and confirmed through the design-development process. The Concept Plan has been presented to the Parks Committee for input and review and is supported by the Northeast Community Council.

The Department recommends that the Parks and Recreation Commission pass the proposed resolution in support of the Chanshtnu Muldoon Park Phase 2 Development.



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**PRC RES NO. 2019-05**  
**Chanshtnu Muldoon Park Phase 2 Development**

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, the 2016 *Muldoon Town Square Park Master Plan* identifies and prioritizes improvements for future development of the Core Area of the park; and

WHEREAS, the improvements proposed for Phase 2 are based on community priorities identified in the *Master Plan* and have been reviewed and confirmed by the Parks Advisory Committee through deliberation and discussion; and

WHEREAS, Phase 2 development will provide an active and social community space with a mix of developed facilities intended to serve the larger community and neighborhood; and

WHEREAS, Phase 2 Development will include a community garden and food forest, off-leash dog park space, bouldering and nature play area, bicycle pump park, paved and soft-surface trails, landscaping, parking lot, and viewing points.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the proposed Phase 2 development submitted by the Department for Chanshtnu Muldoon Park.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 9th day of May, 2016.

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Chair  
Parks and Recreation Commission

ATTEST:

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John Rodda, Director  
Parks & Recreation Department





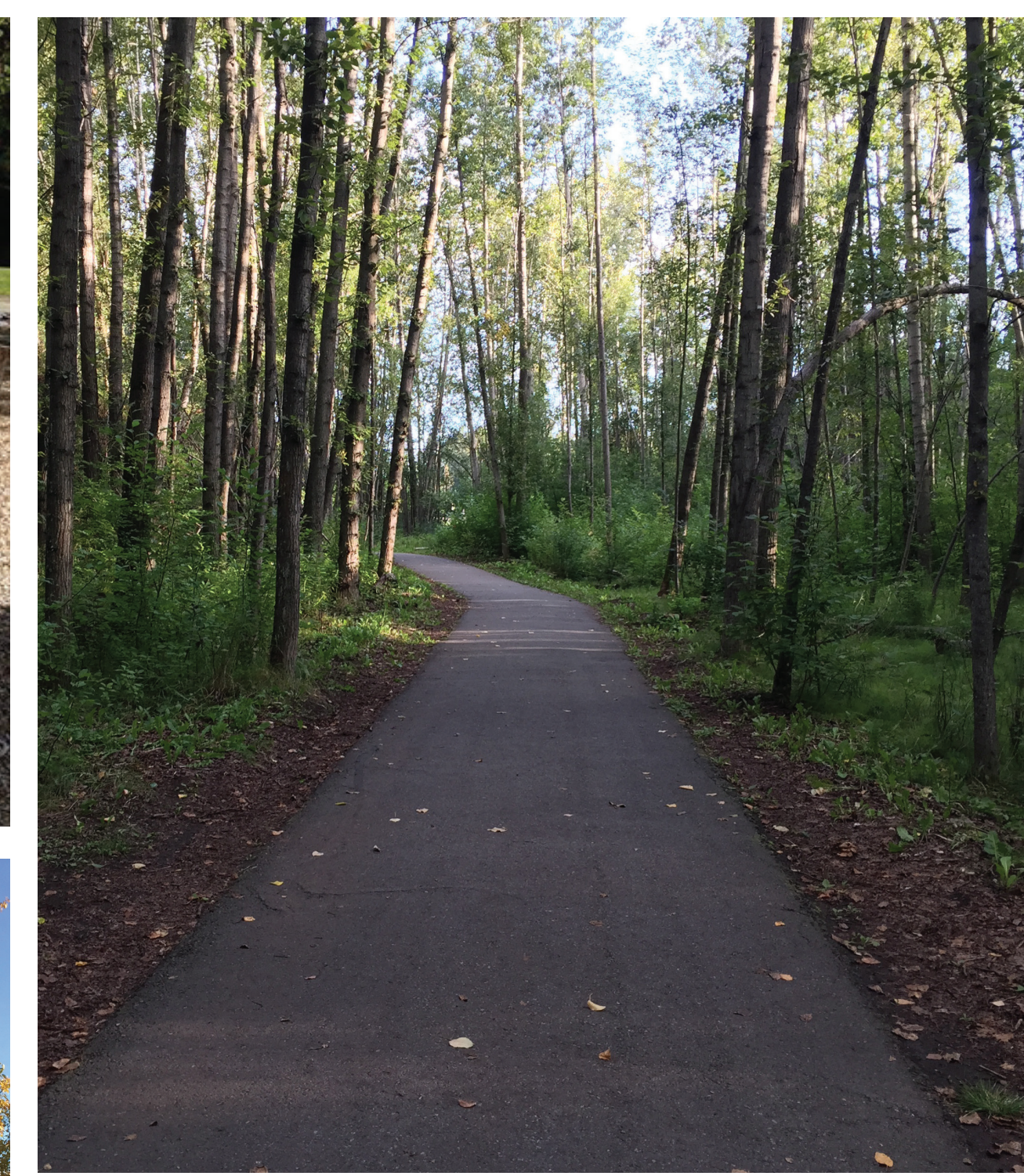
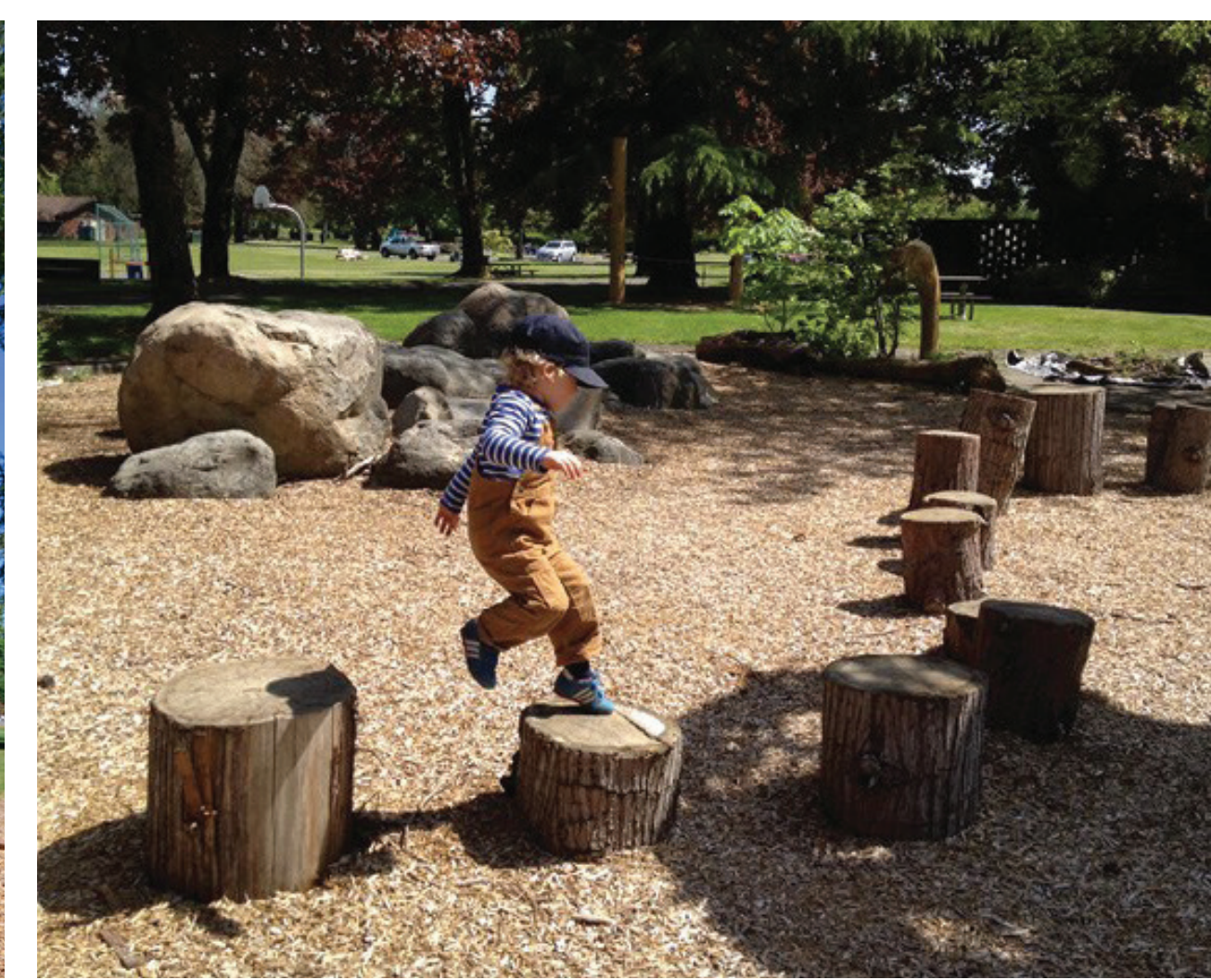




NATURE PLAY



COMMUNITY GARDEN & FOOD FOREST



DOG PARK



TRAILS



BIKE PARK

