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# Section 36 Park Master Plan

April 2014

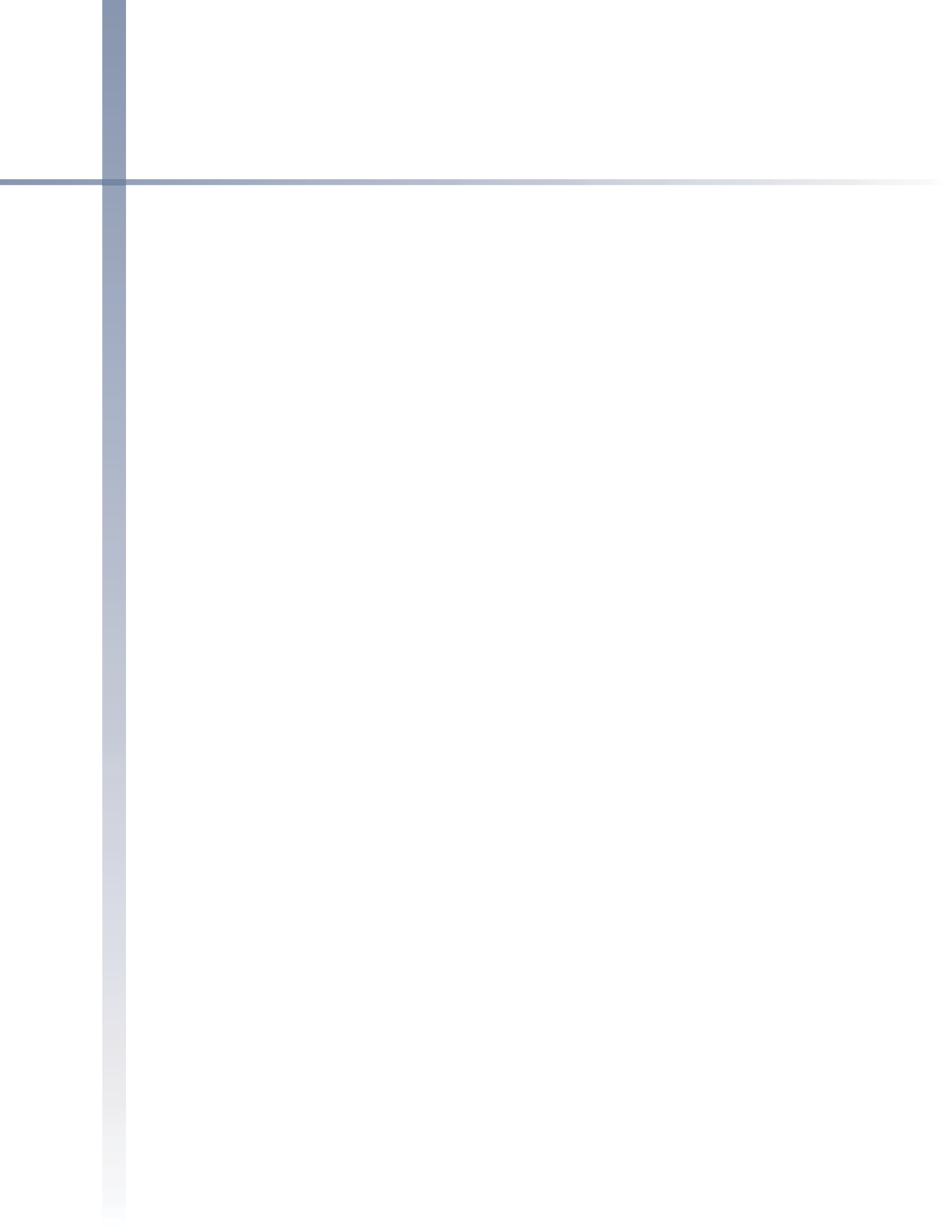
Plan prepared by DOWL HKM  
Additional editing by Municipality of Anchorage Parks  
and Recreation Department





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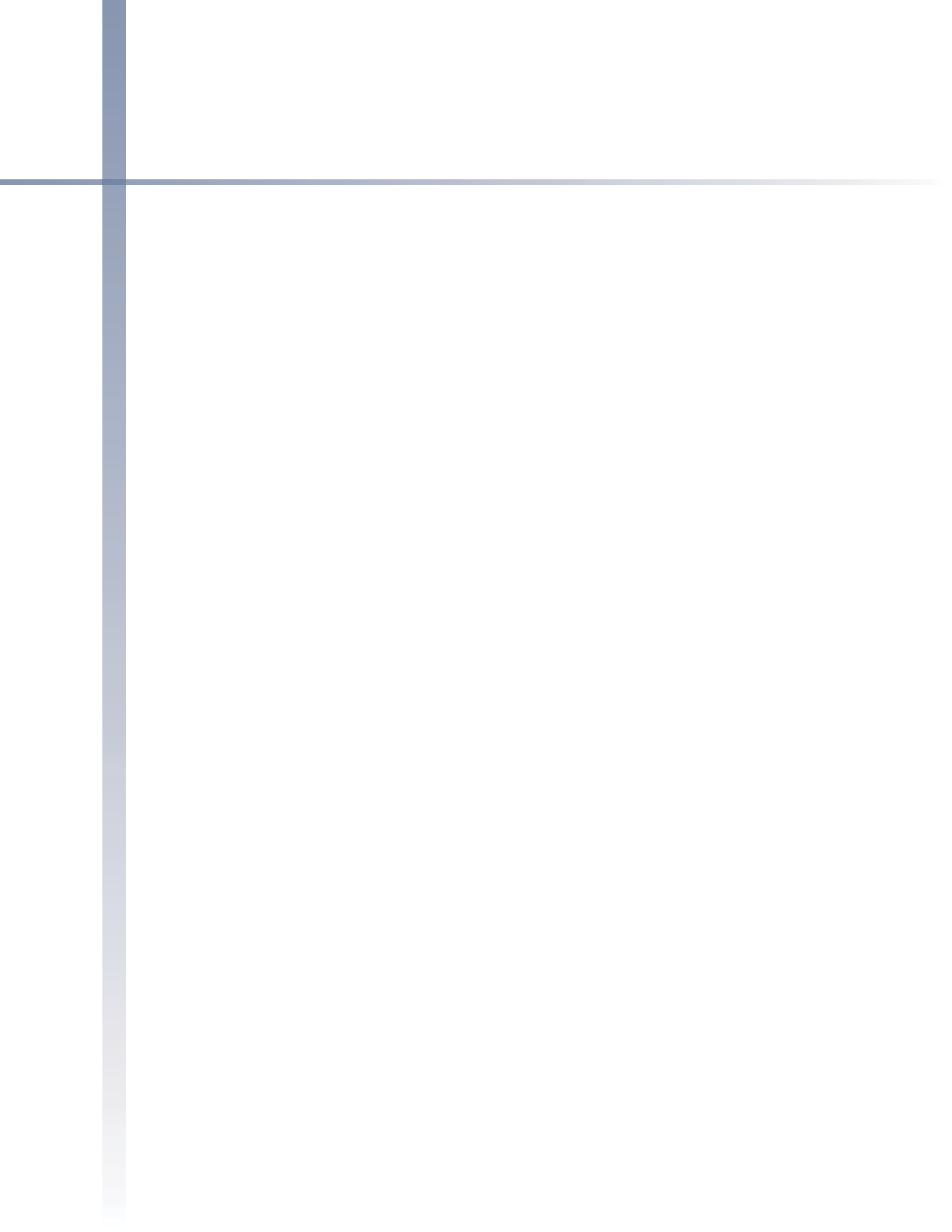




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chapter 1

# Introduction







## Introduction

Parks and open space are crucial for the health and well-being of society. They are places that reconnect people to nature through spontaneous play, social gatherings, and healthy activities. Located at the foothills of the Chugach Mountains in southeast Anchorage, Section 36 provides unique and valuable recreation opportunities for the community and the entire city of Anchorage. With the superb diversity of landscape from ridgeline to wetland and its proximity to Bear Valley Elementary School and Storck Park, Section 36 provides diverse areas for various forms of recreation and learning about nature. It also provides access to a variety of habitats, opportunities to see wildlife, and spectacular views of the Anchorage area.

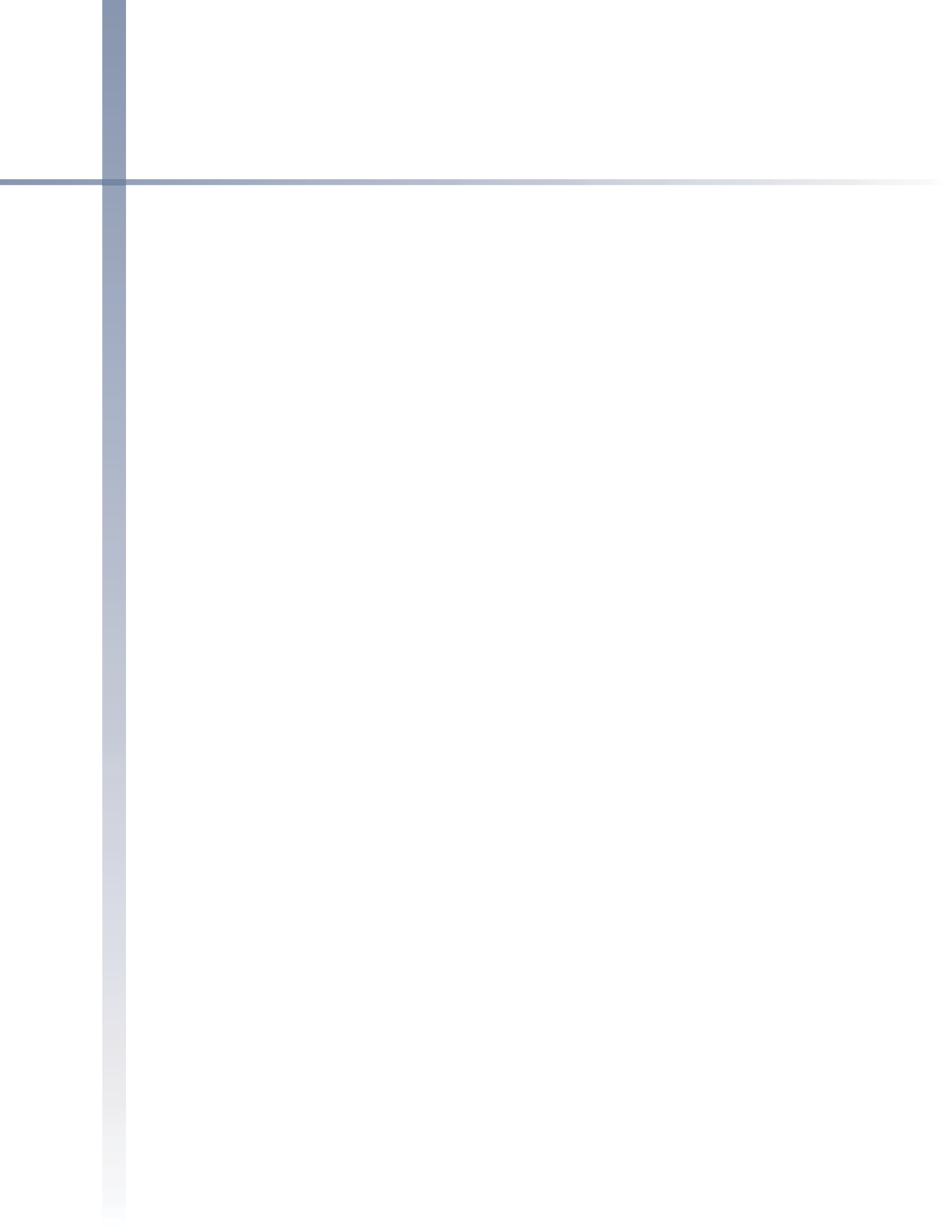
## Plan Purpose

The purpose of the Section 36 Master Plan is to guide the future development of Section 36 and determine suitable improvements based upon how this park fits into the network of existing parks and trails in the Anchorage area. The plan identifies the appropriate types and levels of recreational use compatible with the conservation of the natural resources of Section 36, an undeveloped square mile of land. Appropriate access and facility improvements consistent with the site characteristics and proposed uses are recommended and potential funding sources for park improvements and maintenance are evaluated.

This master plan is not a detailed design document, but a concept plan that provides guidance for future development of the park. This plan is expected to have a useful life of 10 to 15 years. After that time the actual use of the Section 36 should be evaluated and an update to the Section 36 Park Master Plan should be produced to determine a new vision.

## Preferred Concept

A preferred concept was determined through a planning process which included input from the public, a Citizens Advisory Committee (CAC), a public open house, a project website, newsletters, and email updates. The uses and facilities determined to be suitable for Section 36 will be relatively low impact and will provide for both active and passive recreation through multi-use trails designed to Class 2 and 3 parameters, ranging from low to medium density.





chapter 2

# Planning Process







## Planning Process

The planning process for the Section 36 Master Plan included the tasks outlined below:

### Public Involvement

Public involvement was an important component in the Section 36 master planning process. The CAC assisted in the development of the Section 36 Park Master Plan and included local residents as well as recreation specialists with a wide range of experience. Parks & Recreation also obtained public input through the community councils, from individuals via the project website, and a public meeting. The public was also able to testify before the Parks and Recreation Commission when the draft was presented.

The result of initial public input were three conceptual designs, which illustrated relatively low, medium, and high development. These figures were displayed at a public open house in early November in order to gather public input in developing a preferred alternative. There was a large turnout at the public meeting which included over 50 attendees representing differing points of view.

Through this process many people provided input. The public comments varied and ranged from users who desire low impact development without facilities to users who desire wide lighted ski trails and a chalet (Appendix E). Due to the diverse range of opinion, support was expressed for all three concepts.

### Site Inventory

The site inventory summarized information collected on the existing environment of Section 36. Base maps were prepared that compiled the information on site constraints and opportunities as well as recreation uses and needs.

### Visioning

The visioning process was used to explore the CAC's thoughts on the park character and level of development. The vision of what Section 36 could be in 10 to 20 years was explored and the steps needed to achieve this vision were listed as the goals.

## Program Development

Program development further refined the vision and goals. The program identified and evaluated the types and levels of activities appropriate for this area. They took into account recreational demand and the site's natural, cultural, and scenic characteristics. Information was gathered from existing documents, surveys, and CAC meetings.

### Site Concept Plans

Three alternative concept plans were developed based on the recommended program for the park. The concepts addressed access, parking, recreational/educational facilities, and connections to adjacent or nearby parks, trails, and greenbelts. The concepts acknowledged the area's natural and scenic resources in the siting of parking or other facilities and identified methods of accommodating appropriate types and levels of use. After public review of the three alternatives a preferred concept was developed.

### Preparation of the Master Plan

This Draft Section 36 Master Plan incorporates the information provided in the previous steps and presents a comprehensive summary of the planning process and final Master Plan Concept.

## Citizens Advisory Committee

The CAC was appointed through the Mayor's office and was one of many tools used to gather public input during the plan development process. The members of the CAC represented a wide cross-section of interests and included diverse segments of the community. The CAC was expected to represent both their personal views and those of the greater community. The CAC was designed to promote an understanding of a range of perspectives, facilitate an effective information channel, inform the planning team of community perspectives, and to augment the public process. Working with a small focused group of people allowed the planning team to engage in a more focused dialogue than what occurs at large public meetings. The CAC meetings were held monthly through much of 2009 and were concluded in early 2010.

An essential role of the CAC was to make recommendations on the type of use and level of

development for Section 36. The CAC gained background knowledge on Section 36 through meeting discussions, their own research and outreach, a group site walk, and presentations by special guests. Presenters included Rick Sinnott, wildlife biologist with Alaska Department of Fish & Game; Aimee Wedemeier, MOA Parks & Recreation on the “Get Outdoors Anchorage” program; Ian Moore of the Arctic Orienteering Club; Tom Harrison of Chugach State Park; and Claire Steffens, a Bear Valley resident who discussed the history and background of Section 36. The final consensus of the CAC recommended the type of use to be wild land recreation, which does not include the development of athletic fields. The level of development was proposed to be low impact recreational use with the preservation of natural open spaces. Discussions included the value of Section 36 in being a place between an urban park (Storck Park) and the wilderness of Chugach State Park creating an opportunity for those who may not have the abilities or knowledge to experience more remote wilderness. Section 36 could also be appropriate for outdoor education particularly for Bear Valley Elementary School. There was also discussion regarding facilities and the role they play in recreation. The result of these discussions was the Vision, Goals, and Program Elements which guided the development of the three concepts.

The CAC’s diverse backgrounds and connections in the recreational community has given them exposure to the different needs and desires. The CAC was an important part of the planning process and though the

CAC was not a decision-making body, their perspectives informed the planning process. Project decisions will ultimately be made by MOA Parks and Recreation Department through this planning process.

The Section 36 CAC members are listed below:

*Susanne Comellas*  
*Rabbit Creek Community Council*

*Laurie Holland*  
*Bear Valley Community Council*

*Louise Hooyer*  
*Heritage Land Bank Advisory Commission*

*Jerry Lewanski (chair)*  
*Former Chugach State Park Superintendent*

*Julian Mason*  
*Chugach State Park Advisory Committee*

*David McGivern*  
*Alaska Pacific University Outdoor Studies*

*David Mitchell*  
*Great Land Trust*

*Victor Mollozzi (vice chair)*  
*Parks & Recreation Commission*



*Section 36 Citizens Advisory Committee Site Walk*



The background of the slide is a photograph of a tall, slender antenna tower or radio mast. The tower is positioned vertically on the left side of the frame, extending from the bottom to the top. It has a lattice-like structure and a small platform or antenna at the very top. The tower is situated in a flat, open field with sparse vegetation. In the distance, there is a line of trees and a body of water under a clear sky. The overall color palette is muted, with greys, browns, and blues.

chapter 3

# Site Inventory



## Location

Section 36 is approximately 640 acres of primarily undeveloped land located in the Bear Valley area of southeast Anchorage. Road rights-of-way encompass approximately 14 acres, and Alascom Inc. owns a 2.5 acre in-holding developed as a communications facility. The legal description is: Section 36, Township 12 North, Range 3 West, Seward Meridian, Anchorage, Alaska (Figure 3-1).

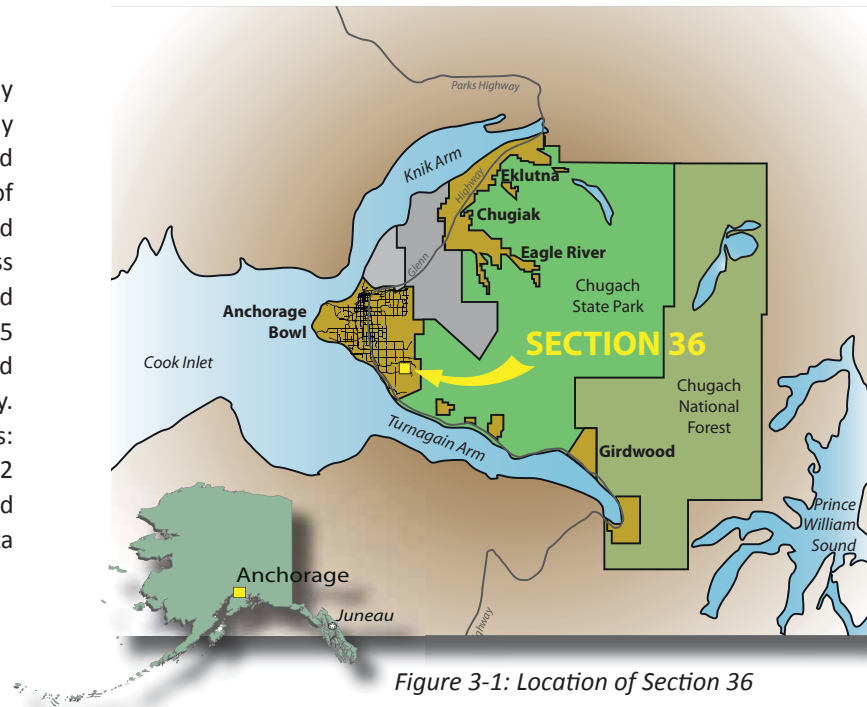


Figure 3-1: Location of Section 36

## Background and History

Section 36 has a controversial history due to issues associated with ownership, development, and use. Two and a half acres of Section 36 are a radio relay in-holding and 14 acres consist of road rights-of-way for Clark's Road, Heights Hill Road, and a small section of Rabbit Creek Road in the northwest corner. Section 36, less the in-holding and road rights-of-way, was under state control until 1989 when land ownership was granted to the MOA.

The 2.5-acre in-holding was originally managed and operated as the Rabbit Creek Radio Relay Site by the Army from the 1960s to 1980s. The initial acquisition of the in-holding was through Public Land Order 2993 issued by the Department of the Interior Bureau of Land Management (BLM) on March 22, 1963. Through this order, lands could be withdrawn for use by the Departments of Army and Air Force. On November 8, 1983 the Department of Defense sold the Rabbit Creek Radio Relay Site to Alascom, Incorporated. This site is currently an Alascom in-holding within Section 36 zoned as AF (Antenna Farm). Three additional antenna towers on HLB land are operated by the Alaska Department of Transportation and Public Facilities (Figure 3-2).

In 1979, the MOA applied to acquire 623.5 acres of Section 36 that was under state control, through the Municipal Land Entitlement Program of 1978. This program was designed to facilitate the transfer of land from the state to boroughs and unified municipalities. The land was transferred from the State Department of Natural Resources to the MOA over several years, with the final transfer occurring in 1989.

The Heritage Land Bank (HLB) was created by the MOA to manage the lands acquired from the State that were not assigned to other agencies for specific uses. In 1984 and 1988, the HLB prepared land inventories to evaluate the appropriate disposition of HLB lands. Both inventories included recommendations that a master plan be prepared for Section 36 to determine the most appropriate land use and development pattern. The potential uses identified in these inventories included residential development, open space, greenbelts, and trails.

Controversy over the use, zoning, and platting of Section 36 arose in the 1980s. The public requested the entire section of land to be maintained as park land; though in 1991, the HLB Section 36 Land Use Study called for a mix of residential and park land development. The 1991 study evaluated the development suitability



**1959**

U.S. Army acquired the 2.5-acre Rabbit Creek Radio Relay site.

**1960****1963**

Mandatory Borough Act allows municipalities to acquire certain state lands.

**3-22-63**

BLM Public Land Order 2993 withdrew lands for military use (including the Rabbit Creek Radio Relay Site)

**11-08-83**

The Department of Defense sold the 2.5 acre Rabbit Creek Radio Relay Site to Alascom.

**1980****1984**

MOA HLB acquired Section 36 for use or disposal to be determined after the development of a master plan. Section 36 was recommended for disposal without the development of a master plan.

**2-15-84**

PLO 2993, Deed BK 1048 Granted from the USA to Alascom Inc. Easement Deed for the Antennae Farm and Deed of Land for the Antennae Farm Roadway.

**1986**

Residents requested Section 36 be transferred to MOA Parks and Recreation Commission. MOA did not have patent to Section 36 parcels so the HLB could not transfer the land.

**1979**

MOA applied for Section 36 parcels under MLEP.

**1978**

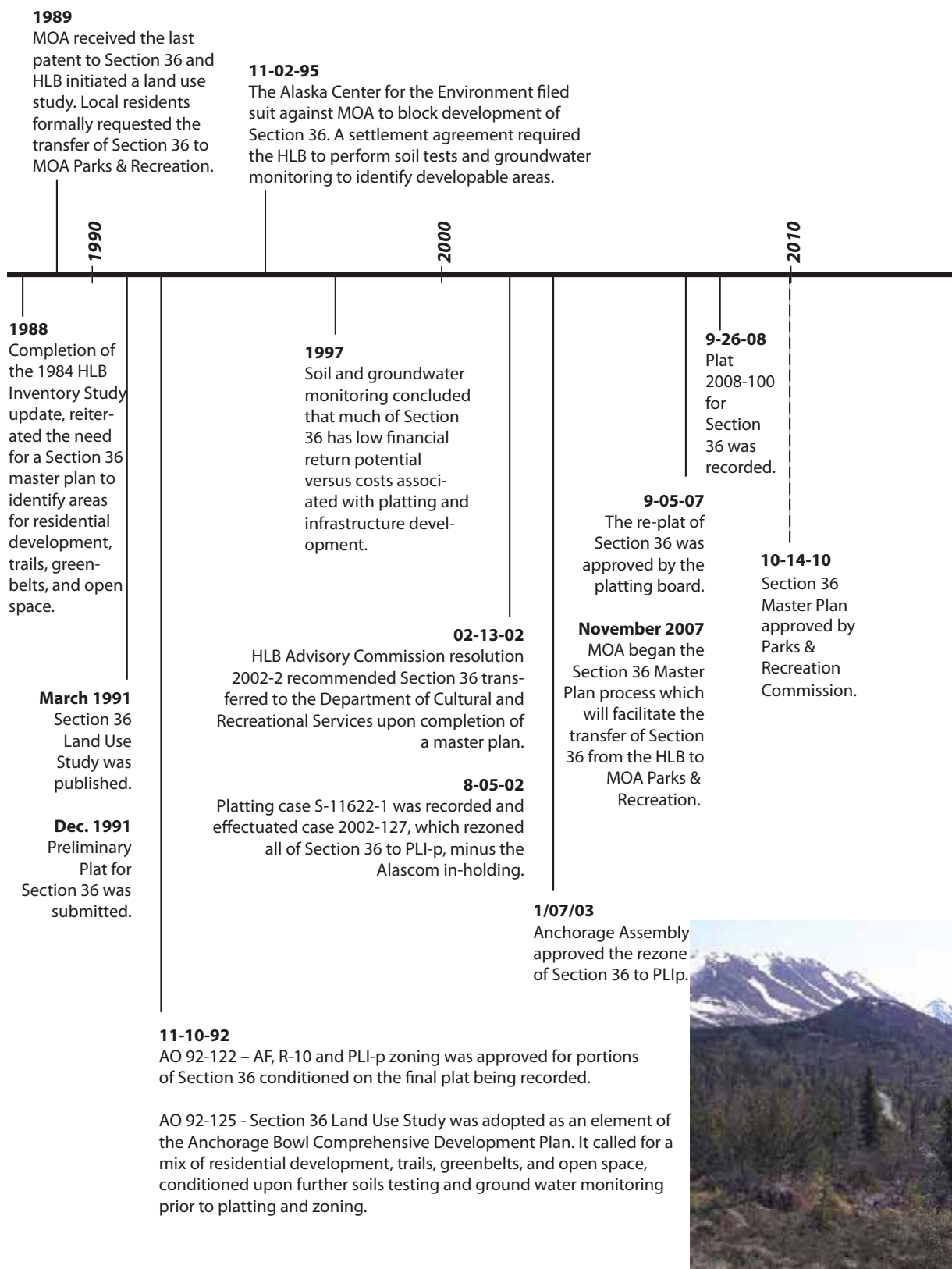
The Municipal Land Entitlement Program of 1978 (MLEP) transferred land from the state to boroughs and unified municipalities.

**1970****1987**

Initial HLB Five Year Management Plan called for the development of a Section 36 land use plan.

Figure 3-2: Section 36 Historic Time Line from 1960 through 2008





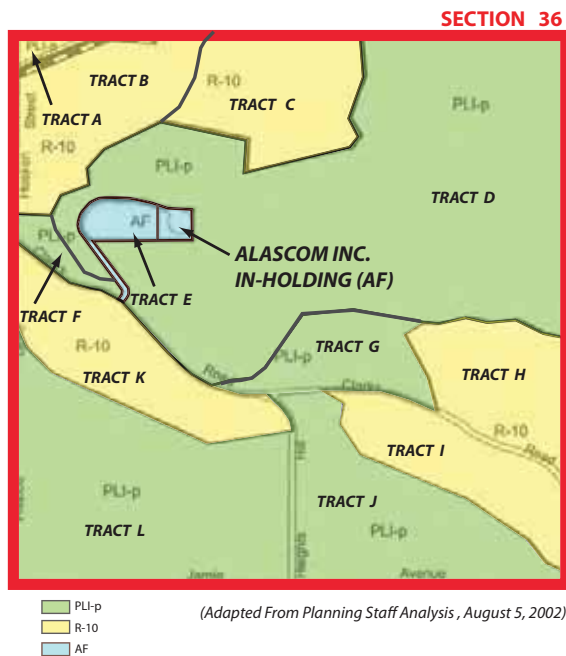
of the area and recommended that 200 acres be designated for residential development and the remainder (less the existing Alascom Inc. in-holding and antennas) be designated for open space (Figure 3-3). The implementation plan called for soil testing and groundwater monitoring to confirm the development suitability of the residential areas, platting the area into open space and residential areas, rezoning the areas appropriately. The MOA adopted the Land Use Study in 1992 and approved a rezone of the area.

In 1995, the Alaska Center for the Environment filed suit to stop the subdivision of the property. On November 2, 1995, the MOA and the Alaska Center for the Environment entered into a settlement agreement to conduct the studies required to determine the development suitability of Section 36. Soil tests were completed in 1997 and concluded that much of the property was not suitable for development and

that development costs would be too high to justify residential development. In 2002, the HLB passed a resolution recommending that management of Section 36 be transferred to the MOA Parks and Recreation Department and the entire section, except the in-holding, be rezoned to Public Lands and Institutions. On January 7, 2003 the Anchorage Assembly approved the rezone of Section 36 to PLIp. On September 5, 2007, the Platting Board approved the Section 36 re-plat for Tracts 1-5, T12N, R3W to PLIp (Figure 3-4).

Other than the antenna towers and the road rights-of-way, Section 36 has remained undeveloped and has become a popular recreation area primarily for neighborhood residents. Section 36 is currently managed by the HLB and will be transferred to MOA's Parks and Recreation Department management upon the completion of this master plan.

*Early plat of Section 36 with both residential and open space development (PLI-p)*



*Recent plat of Section 36 with PLI-p Zoning*

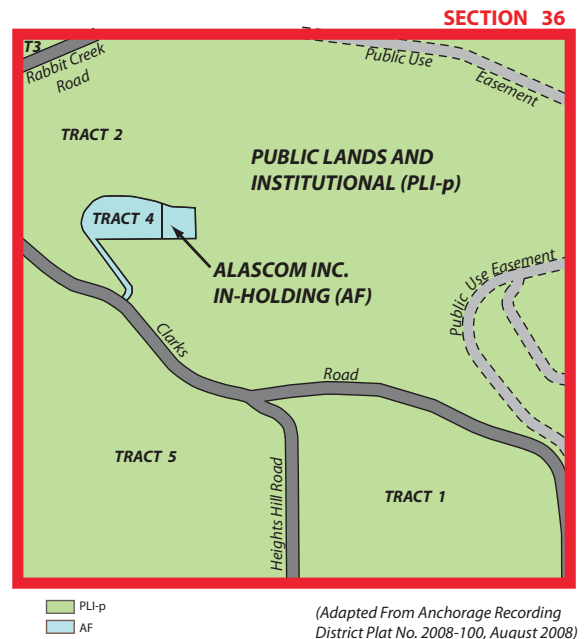


Figure 3-3: Section 36 Zoning

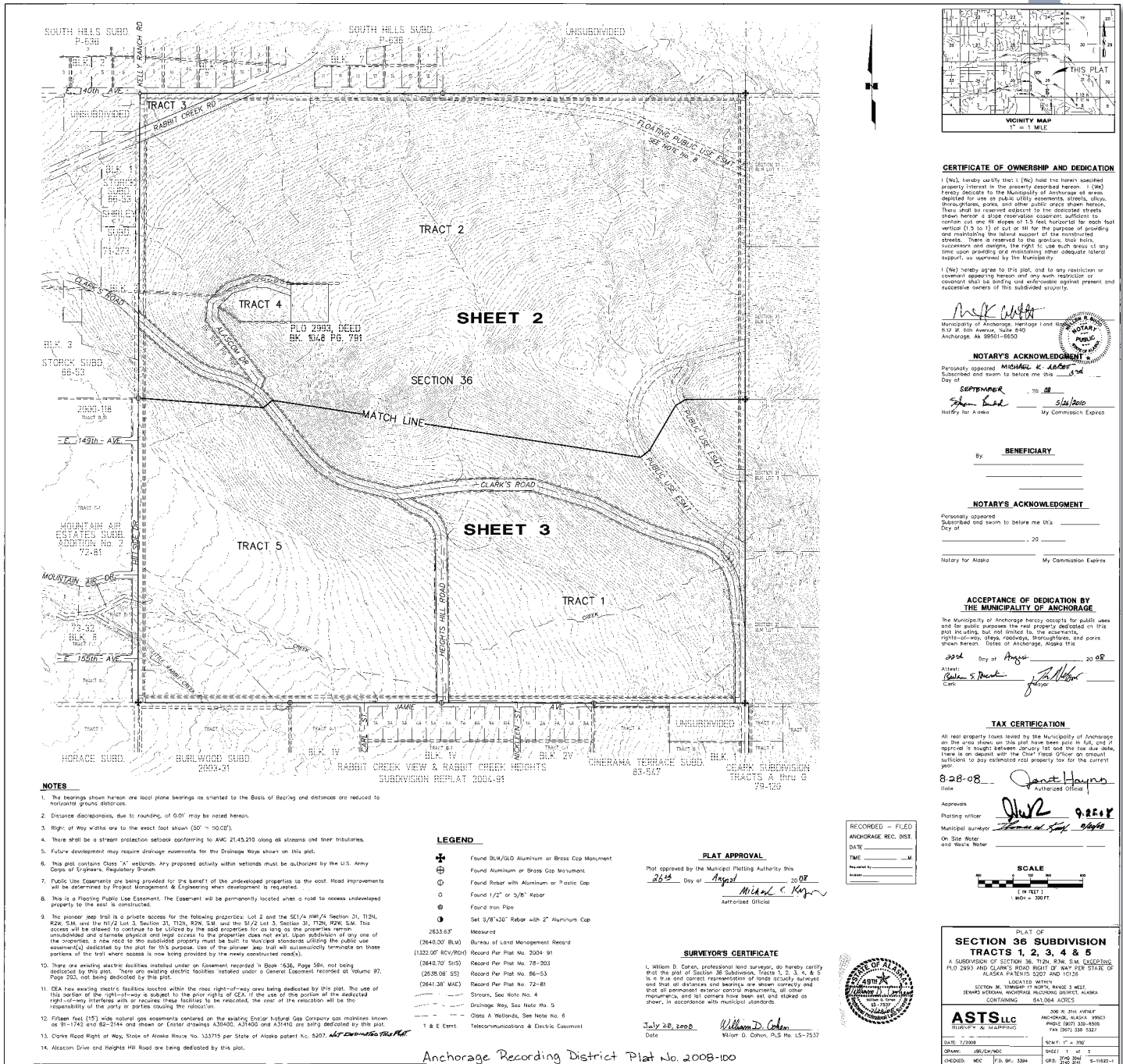


Figure 3-4: Section 36 Recorded Plat (Anchorage Recording District Plat No. 2008-100)



*Looking south to the ridge line of Section 36.*

### Regional Context

Section 36 is part of the Southeast Park District of Anchorage. The 2009 population estimate of the Anchorage Borough is 286,283. The population of the Anchorage Bowl is approximately 220,000 with a population increase of 80,000 expected by 2020 (SGLI, 2008). Most of that growth is expected to occur primarily in southeast Anchorage due to its relatively high percentage of undeveloped land. The rezoning of Section 36 as park land allows for a large area of land to remain undeveloped while surrounding development continues to expand, providing unique and valuable opportunities for outdoor recreation and education. Maintaining undeveloped areas allows natural systems to function, and can mitigate the effects of development, which can be especially problematic in this steep area. This large undeveloped block of land with a diversity of habitat is important in maintaining habitat and wildlife connectivity on the Hillside. Also, as population and development are increasing in southeast Anchorage, access to Chugach State Park is decreasing. Section 36 has the potential to play a role in connecting the south end of the Anchorage Bowl to Chugach State Park and other greenbelts, where informal connections are disappearing with development (MOA, 1991).

### Climate

The climate in the Anchorage area is moderated by the waters of Cook Inlet. Summers are cool and winters are relatively mild. The average temperatures in January range from 8 to 21 degrees Fahrenheit. In July, average temperatures range from 51 to 65 degrees Fahrenheit. Annual precipitation is 15.9 inches, and annual snowfall is 69 inches (Alaska Department of Commerce, Community, and Economic Development, 2008). The

location of Section 36, high on the Anchorage Hillside, results in a longer winter period than areas lower in the Anchorage Bowl. In addition, the area is subject to high winds from September through April. Winds over 50 miles per hour occur an average of six times per year, and gusts on the Hillside have been measured at over 90 miles per hour (MOA, 1991).

### Physical Features

Section 36 is dominated by a low mountain ridge with low-lying wetlands south of the ridge. The forested ridgeline contains four knolls that run east-west at approximately the middle of the section forming a north-facing slope down to Rabbit Creek, a west-facing slope down toward a small subdivision and Ray E. Storck Homestead Park (Storck Park), and a south-facing slope down to the wetlands area and Little Rabbit Creek (Figure 3-5).

The topographic elevations within Section 36 range from 950 feet to 1,630 feet. The steepness of the slopes range from virtually flat (0 to 5 percent slope) in the low-lying wet areas to very steep (25 to 40 percent) in other areas (MOA, 1991).



*Figure 3-5: Physical Features*



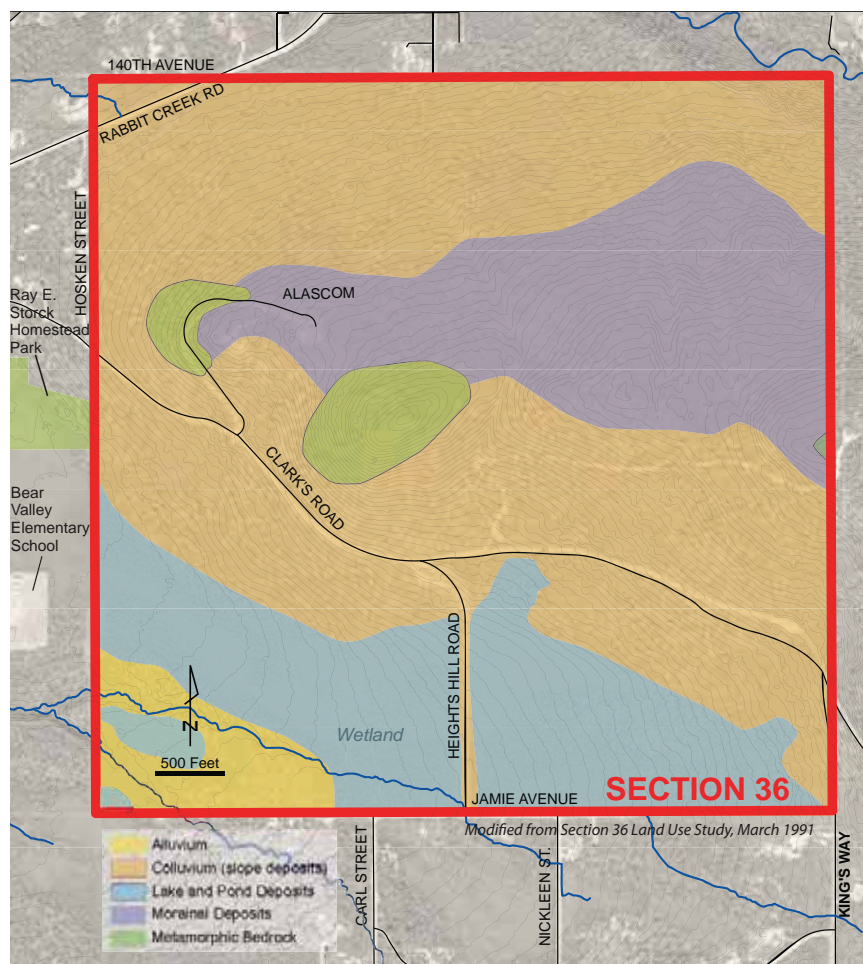


Figure 3-6: Surficial Geology

## Geology

The land forms of the Anchorage area are dominated by surficial deposits of unconsolidated materials originally deposited by glacial and glaciofluvial processes during the Quaternary period (Grey, 1982). The land formations of Section 36 were deposited by Wisconsin glaciation approximately 20,000 years ago. The surficial material along the ridge and in the extreme northeast corner consists of moraine deposits, an accumulation of earth and stones deposited by glaciation. Colluvium, fragments of sand and gravel, intermixed with bedrock, solid rock exposed to the surface, can be found as deposits along the slopes. The bedrock is metamorphic rock with outcrops occurring in three places that total approximately 14 acres (Figure 3-6). The vertical thickness of unconsolidated sediments overlying the

bedrock increases when descending from the higher to lower slope areas and ranges from 0 to 50 feet.

The wetland areas are typically underlain by lake and pond deposits, consisting of silt and clay that accumulated in formerly ice-dammed lakes. These types of soils are not permeable and prevent the water from filtering down into groundwater aquifers.

Alluvium occurs in the area around the confluence of the two forks of Little Rabbit Creek and in a small area near the northwest corner of Section 36 (MOA, 1991).



Rock Outcrop in Section 36



## Soils

A limited soils survey was conducted in February 1990 by Harding Lawson Associates (MOA, 1991) (Figure 3-7). At the time, residential development was being considered and the purpose of the geotechnical investigation was to determine any prohibitive subsurface conditions. The focus of the study was primarily the depth of the soil over bedrock, depth to existing water table and determination of fundamental soil classification. Percolation rates, long-term groundwater monitoring and site specific analysis of soil characteristics were not addressed in the investigation. The conclusion of the geotechnical analysis determined the subsurface conditions of Section 36 to be consistent with other residential developments in the general area (Krueger, 1990). Though residential development is no longer

being considered for Section 36, the geotechnical information can be valuable when evaluating recreational improvements.

The majority of the soils found in Section 36 are Homestead silt loam which can be found in other areas of the Upper Hillside (Table 3-1). The Doroshin peat and Grenwingk sandy loam are wet, poorly drained soils associated with the wetland and riparian areas (MOA, 1991).

Soil classifications found in Section 36 in their order of prevalence are Homestead silt loam, Purches silt loam, Caswell, Grewingk, Torpedo Lake silt loam, and Doroshin peat.



Exposed Soils in Section 36



Figure 3-7: Soils

Homestead silt loam is a well-drained soil formed by wind deposits of glacial till and colluvium. It occurs on nearly level to steep side slopes. Runoff is moderate on slopes to 20 percent. Slopes from 20 to 40 percent and above have very rapid runoff rates and represent severe erosion hazard if disturbed. Homestead silt loam is found throughout most of Section 36, except for the low-lying wet areas. As an indication of these soils, vegetation varies from mixed stands of white spruce-birch to tall shrub alder.

Doroshin peat is a very poorly drained soil formed in moderately deep deposits of decomposing peat over a mineral substratum. An indication of these soils is vegetation consisting of stunted stands of closed black spruce with an understory dominated by tall shrub and sphagnum mosses in the wetland areas. Doroshin peat occurs next to the Torpedo Lake soils in the wetland areas of Section 36. It is found by itself in the north central portion of Section 36 on a 15 to 25 percent slope.

Grenwingk sandy loam is a somewhat poorly drained soil occurring on the north-facing slope of a moraine in one area of Section 36. The water table is within three feet of the surface. Surface runoff is rapid, and the erosion hazard is severe.

Torpedo Lake silt is poorly to moderately well-drained soil occurring on muskeg borders and slight depressions on glacial till uplands and ground moraines. It is found only in the wetland areas of Section 36. The water table typically ranges from two to six feet.

Purchases silt loam is a poorly to moderately well-drained soil occurring on muskeg borders and slight depressions on glacial till uplands and ground moraines. It is found only in the northwest corner of Section 36. An indication of these soils is vegetation consisting of mixed stands of birch and white spruce.

Caswell soil is a moderately well-drained soil which occurs on low terraces. It is formed in silty and sandy waterlaid sediments over very gravelly sand. It occurs only in one small area in the northeast corner of Section 36 (MOA, 1991).

	<i>Picnic Areas</i>	<i>Trails</i>	<i>Access Roads</i>	<i>Parking Lots</i>	<i>Picnic Areas</i>
<i>Doroshin</i>	Severe	Severe	Severe	Severe	Severe
<i>Homestead</i>	Moderate	Moderate	Moderate	Moderate	Slight
<i>Purchases</i>	Moderate	Moderate	Severe	Severe	Slight
<i>Torpedo Lake</i>	Severe	Severe	Severe	Severe	Severe
<i>Caswell</i>	Moderate	Moderate	Severe	Severe	Moderate
<i>Grenwingk</i>	Severe	Moderate	Severe	Severe	Severe

*Table 3-1: Soil Constraints for Recreational Development*

## Hydrology

Section 36 is part of the Hillside District that has a unique combination of characteristics that affect drainage. It receives higher rainfall and snow than the Anchorage Bowl and has some of the steepest slopes. It also contains a complex arrangement of landforms and soils resulting in some areas that drain quickly and others with high water tables (MOA, 2007).

The dominating east-west trending ridge is flanked by Rabbit Creek to the north (just outside Section 36) and Little Rabbit Creek to the south (Figure 3-8). The



*Wetlands in Section 36*



headwaters for both Little Rabbit Creek and Rabbit Creek are at high altitudes in the bedrock terrain within Chugach State Park. All drainage ways and streams crossing Section 36 discharge either directly to one of these two streams or to a small tributary to Rabbit Creek west of Storck Park. All stream features and springs are concentrated in a narrow band along the south border and far southwest corner of the section. Throughout the remainder of Section 36, major watercourse features occur as natural channels or roadway ditches. Deep narrow ravines cut the slopes of the central ridge, flaring to shallower swales at the base and then discharging across small, steep, vegetated fans (MOA, 2008).

Wetlands and discharge zones form a band around the central mountain ridge. The wetlands area encompasses nearly 25 percent of Section 36 (MOA,

2000) and the Anchorage Wetlands Management Plan designates it as Class A preservation wetlands. At numerous locations, the discharge zones cut by roads are capturing and significantly redirecting some of the shallow groundwater surfacing in these areas (MOA, 2008).

This system as a whole--the densely vegetated bottoms of the large ravines draining to clusters of broad swales and then into small streams and wetland complexes near the base of the steep mountain slopes--attenuates peak runoff by detaining upslope runoff. Maintenance of these systems yields substantial drainage control benefits. Their disturbance would create long-term erosion, icing, drainage issues, and road system maintenance problems. Once these systems are disturbed, they can be very costly and difficult to repair (MOA, 2008).



*Wetlands in Section 36*



*Figure 3-8: The Hydrology of Section 36*

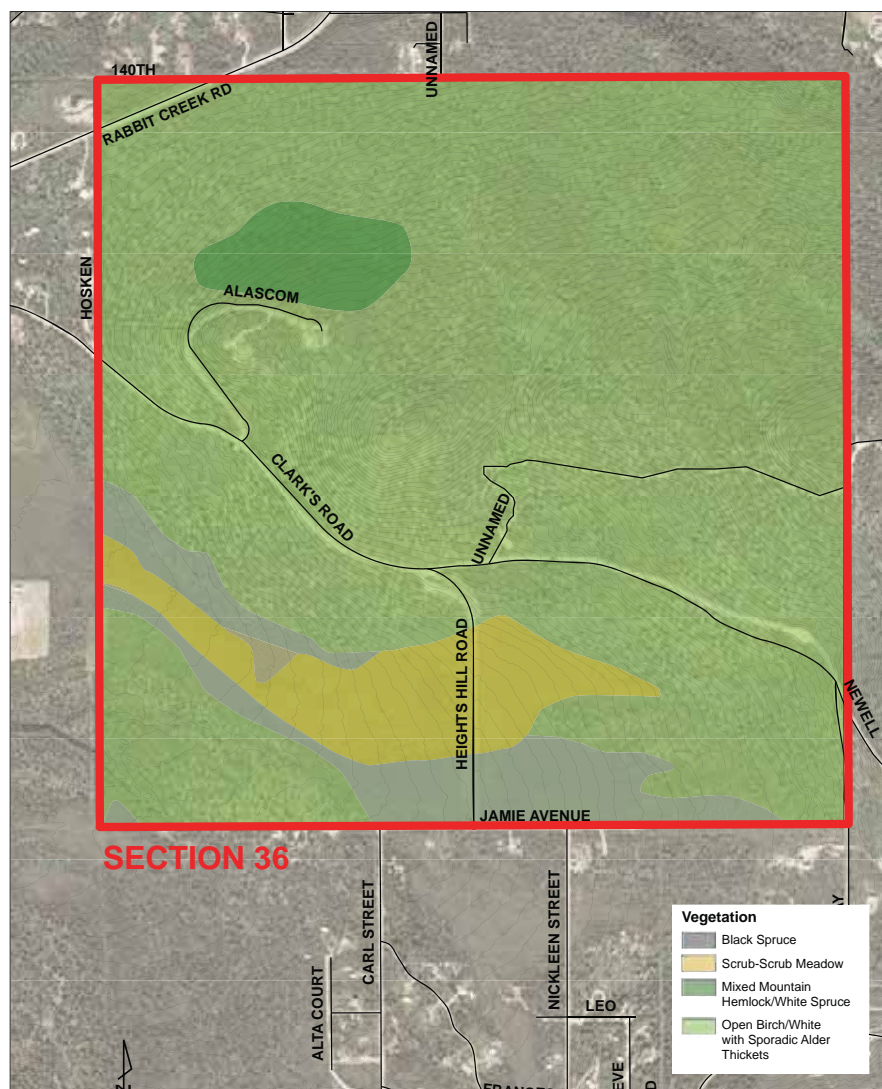


Figure 3-9: Vegetation

## Vegetation

The range of topography of Section 36 has formed two distinct physical features: a forested ridgeline and a wetland meadow. The northern portion of the site is a forested ridgeline with distinct knolls and varying slopes. The southern portion of the site contains a large relatively-flat forested wetlands area. In addition, a tributary of Little Rabbit Creek crosses the southwest corner of the section and a tributary of Rabbit Creek crosses the northeast corner (MOA, 1991).

The vegetation, including birch, poplar, alders, cottonwood, black spruce, devil's club, and sedges, varies with changes in topography. Upland and

## The Diverse Vegetation of Section 36



wetlands vegetation can exist side by side due to changes in drainage, topography, and soil conditions. Forest cover along the slopes of the east-west trending mountain ridge of Section 36 include large white spruce and one of the northernmost stands of mature and healthy Mountain Hemlock forests in North America (MOA, 2002). The vegetation in low-lying areas consists primarily of black spruce and mixed scrub-shrub meadow (Figure 3-9).



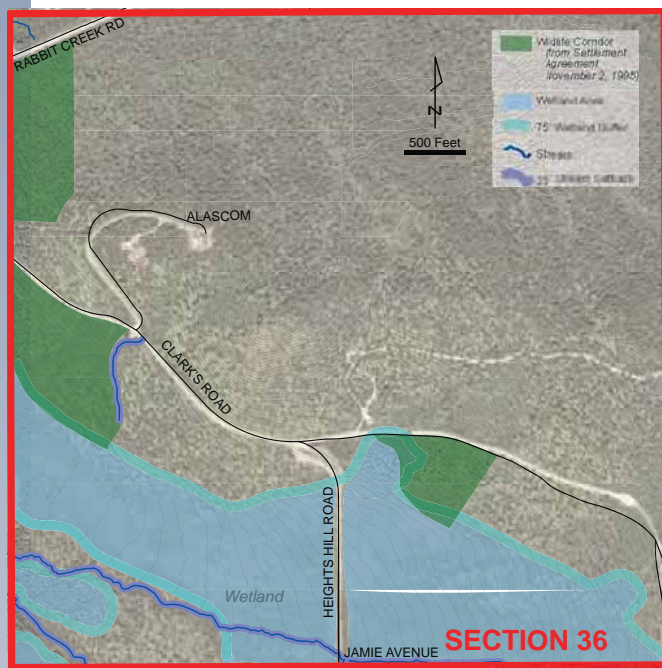


Figure 3-10: Wildlife Corridors

### Wildlife

Section 36 is one of the few unfragmented areas on the Hillside. It is a large contiguous block of land that contains several types of habitat intermixed in a natural mosaic that meets the seasonal needs of many species of birds and animals. The type of habitat in Section 36 is relatively similar to habitat in other portions of the Hillside (Westland, 1990). However, the Hillside area does not contain many other large areas of undeveloped public land that could be dedicated to habitat - resource protection as well as public recreation.

Alaska Department of Fish and Game, Division of Wildlife Conservation Staff conducted a habitat and animal use survey in 1990 (Westland, 1990). Evidence of heavy moose browse indicated the exposed slope along both sides of Clark's Road serves an important winter range for moose. The wetland area has limited winter habitat value, but does provide a movement corridor and escape habitat for moose, bear, and other species.

For the initial platting of Section 36, wildlife corridors were designated as a condition of residential development (Figure 3-10). Although that plat was later superseded by a plat that did not contain this condition, the passive recreational development proposed for Section 36 will preserve the ability for much of Section 36 to continue to function as a "wildlife corridor."

### Mammals

#### Moose

Moose reside year-round in the Anchorage area, with a summer population of about 200 to 300 moose and as many as 700 to 1,000 moose in winter (ADF&G, 2000; ADF&G, 2004). Throughout Anchorage, moose tend to concentrate in greenbelts and open space, though they are also common in residential areas, particularly on the Hillside. Moose movement between seasonal ranges typically occurs during the spring when many moose move out of the Anchorage Bowl and into the Chugach Mountains, and during fall when many moose move back into the Anchorage Bowl for winter.

Moose in Alaska browse heavily on willow and birch shrubs as well as aspen and poplar saplings (Odemeyer, 1983; Seton, 2002). They also feed on aquatic vegetation during the summer and on ornamental foliage in residential areas. In general, males use areas with abundant forage, whereas females with calves tend to avoid deep snow in winter and frequent areas with fewer predators in summer (Miquelle, 1992).

Moose primarily use Section 36 during the fall and winter. The southerly exposed slope along both sides of Clark's Road serves as important winter range for moose (ADF&G, 2000). Calving does occur in the habitat type similar to the wetland area of Section 36. Moose are also known to move along the stream corridors in search of food (MOA, 2002).

#### Black and Brown Bear

The ADF&G estimates that there are 250 black bear and approximately 60 brown bear in the Anchorage area with 40 to 50 black bear and 5 to 10 brown bear in the Anchorage Bowl (ADF&G, 2000; Great Land Trust, 2000). Large parks such as the Far North Bicentennial Park (FNBP) and the BLM Campbell Tract are considered important habitat for maintaining the local black and brown bear populations.

Bear use of Section 36 occurs primarily in the spring and early summer (Westlund, 1989), though local residents have seen bear into the summer season. Black bear utilize the riparian corridors in Section 36 primarily for migration and food gathering (MOA, 2002).



### *Small Mammals*

Other small mammals that live and breed on the Anchorage Hillside include coyotes, snowshoe hares, lynx, red fox, porcupine, red squirrel, and several species of microtine rodents. These animals are frequently seen on Section 36. Beaver, muskrat, and mink occur along waterways in the Hillside area.

### **Fish**

The ADF&G Atlas to the Catalog of Waters Important to the Spawning, Rearing or Migration of Anadromous Fishes identifies Rabbit Creek and Little Rabbit Creek as anadromous streams (ADF&G, 2007). Rabbit Creek supports king salmon, coho salmon, pink salmon, chum salmon, and Dolly Varden; Little Rabbit Creek supports coho salmon, pink salmon, and Dolly Varden (Johnson, 2007). A tributary of Little Rabbit Creek crosses the southwest corner of the section, and a tributary of Rabbit Creek crosses the northeast corner. The tributaries are not listed as anadromous water bodies.

### **Birds**

Much of the Hillside, including Section 36, can be characterized as having upland open forest. Bird species commonly found include owls, goshawks, grouse, ravens, magpies, and numerous common songbirds and passerine species.

### **Cultural Resources**

The State Historic Preservation Office and the Alaska Heritage Resource Survey records show that there are no known sites of historic or cultural significance in the general area of Section 36.

### **Scenic Resources**

Scenic or visual resources include panoramas, areas where land and water meet, and a variety of landforms that combine with vegetative patterns and water to create an outstanding scenic quality. Hillside residents and community council members have requested that no development occur adjacent to Clark's Road in order to preserve the visual view corridor of the mountains from Storck Park and Bear Valley Elementary School. Areas left undeveloped surrounded by development are an asset, providing a break in urbanization.



*Coyote*



*Black Bear*



*Lynx*

*Wildlife photography courtesy of Cheri Lipps, Anchorage, Alaska*



*View of Anchorage and Mt. Susitna*



*View of Bear Valley and Chugach State Park*

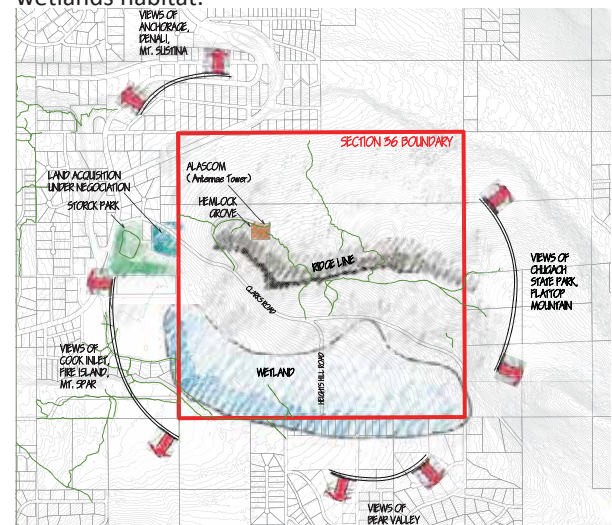


*View of Downtown Anchorage*



*View of Chugach State Park*

Expansive views from Section 36 to the surrounding landscape are extremely scenic (Figure 3-11). From the high points of the ridge, the vista spans 360 degrees with views of the inlet, Anchorage, and the distant mountains of the Alaska and Chugach Mountain Ranges. The scenery throughout the upland area is picturesque and offers views from non-typical angles of the surrounding landscape. Fire Island, Mount Spur, Bear Valley Elementary School, and Storck Park can be seen to the south/southwest. Views of the mountains to the north include Mount Susitna (Sleeping Lady) and Denali, with Flattop Mountain to the east. Long views of the mountains and inlet are interwoven with the foreground throughout the site, peeking through groves of birch and unique stands of mountain hemlock. Views from within the wetland areas are at a more personal scale, allowing participation in a diverse and flourishing wetlands habitat.



*Figure 3-11: 360 degree views from Section 36*

### Access and Public Facilities

Section 36 can be accessed from the New Seward Highway via Rabbit Creek Road and Clark's Road, Rabbit Creek Road also cuts through the northwest corner of the site. Development within Section 36 is limited to a few roads and a single in-holding. State-owned Clark's Road is a paved neighborhood collector street, bisecting the section in an east-west direction. Heights Hill Road, owned by the MOA, travels southward from Clark's Road, crossing a wetlands area, and connects with Jamie Road and an adjoining residential subdivision. Alascom Drive extends off of Clark's Road connecting to three transmission antenna tower sites on a 2.5-acre in-holding within the section.



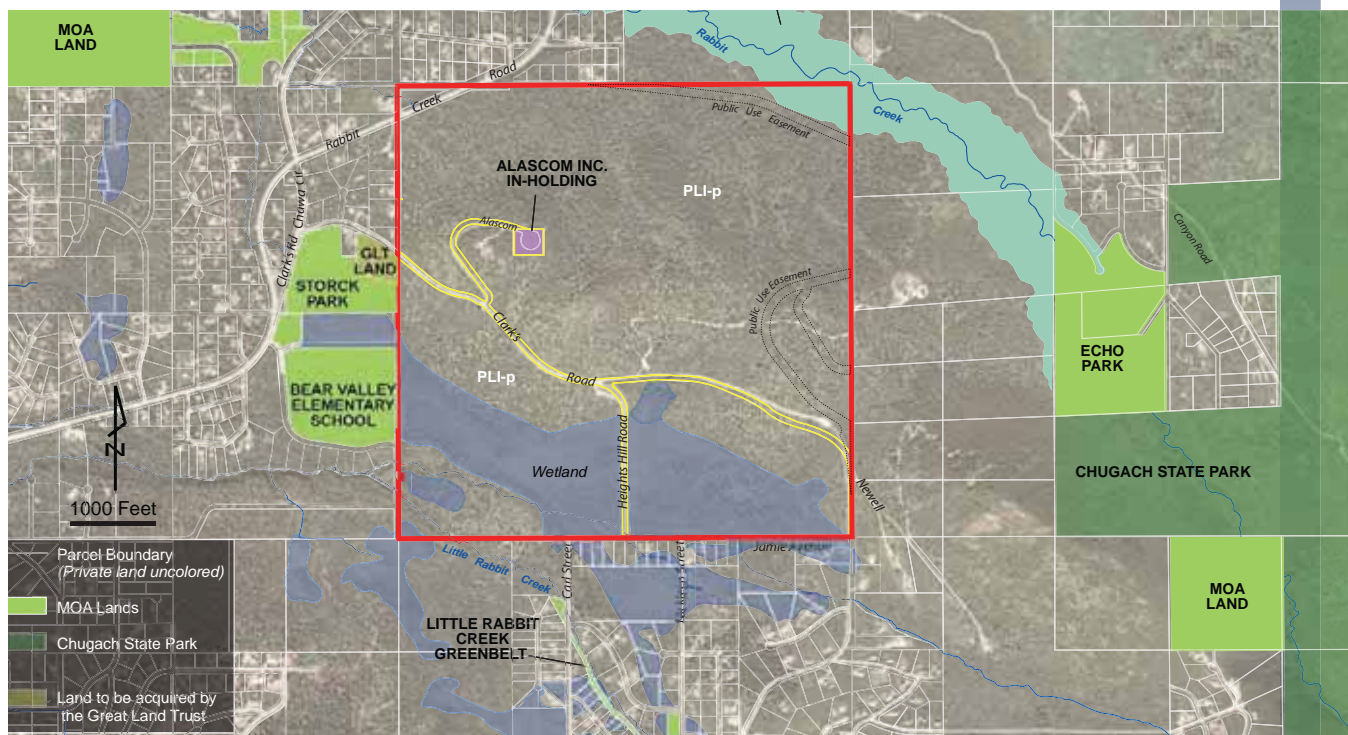


Figure 3-12: Land Ownership

Utilities such as natural gas, electricity, and telephone services are available to the surrounding residential neighborhoods. The substation at the intersection of Rabbit Creek Road and Golden View Drive services southeast Anchorage. A 12.5-kilovolt electric distribution line leads to the Alascom Inc. transmission tower site located on Section 36 and runs north-south along the entire east section line. There is no existing or planned public water or sewer system available to this area (MOA, 1991).

### Area Land Ownership and Use

Section 36 is located in Southeast Anchorage, in the Upper Hillside area; east of Rabbit Creek Road and south of Rabbit Creek. Chugach State Park is located one-half mile to the east. Surrounding land use, as outlined in the Section 36 Land Use Study, consists of primarily private vacant land and partially developed large-lot residential subdivisions to the north; vacant large-lot residentially zoned land to the east; vacant land and partially developed large-lot residential subdivisions to the south; and Storck Park, Rabbit Creek Fire Station 10, Bear Valley Elementary School, vacant land, and partially developed large-lot residential subdivisions to the west (Figure 3-12).

According to Anchorage Recording District Plat No. 2008-100 (Figure 3-4), Public Use Easements are being provided for the benefit of the undeveloped properties to the east and will be permanently located when an access road is constructed. The existing pioneer jeep trail is a private access for the properties to the east of Section 36 and will be allowed to continue while the properties remain unsubdivided and alternate physical and legal access does not exist. Upon subdivision of any one of the properties, a new road to the subdivided property must be built to Municipal standards utilizing the public use easement(s) dedicated by the plat for this purpose. Use of the pioneer jeep trail will automatically terminate on those portions of the trail where access is now being provided by the newly constructed road(s).

As stated in the Hillside District Plan, southeast Anchorage has the highest density of vacant residential land in the bowl. This area also includes many development issues including steep slopes, shallow water tables and decreasing water quality. The plan encourages growth within the lower hillside. As illustrated on the Land Use Map, it is recommended that portions of residential development in the southeast be of higher density than the typical one acre lot which is common to much of the hillside (Figure 3-13).

Map 2.2  
Hillside Land Use Plan Map - Public Hearing Draft

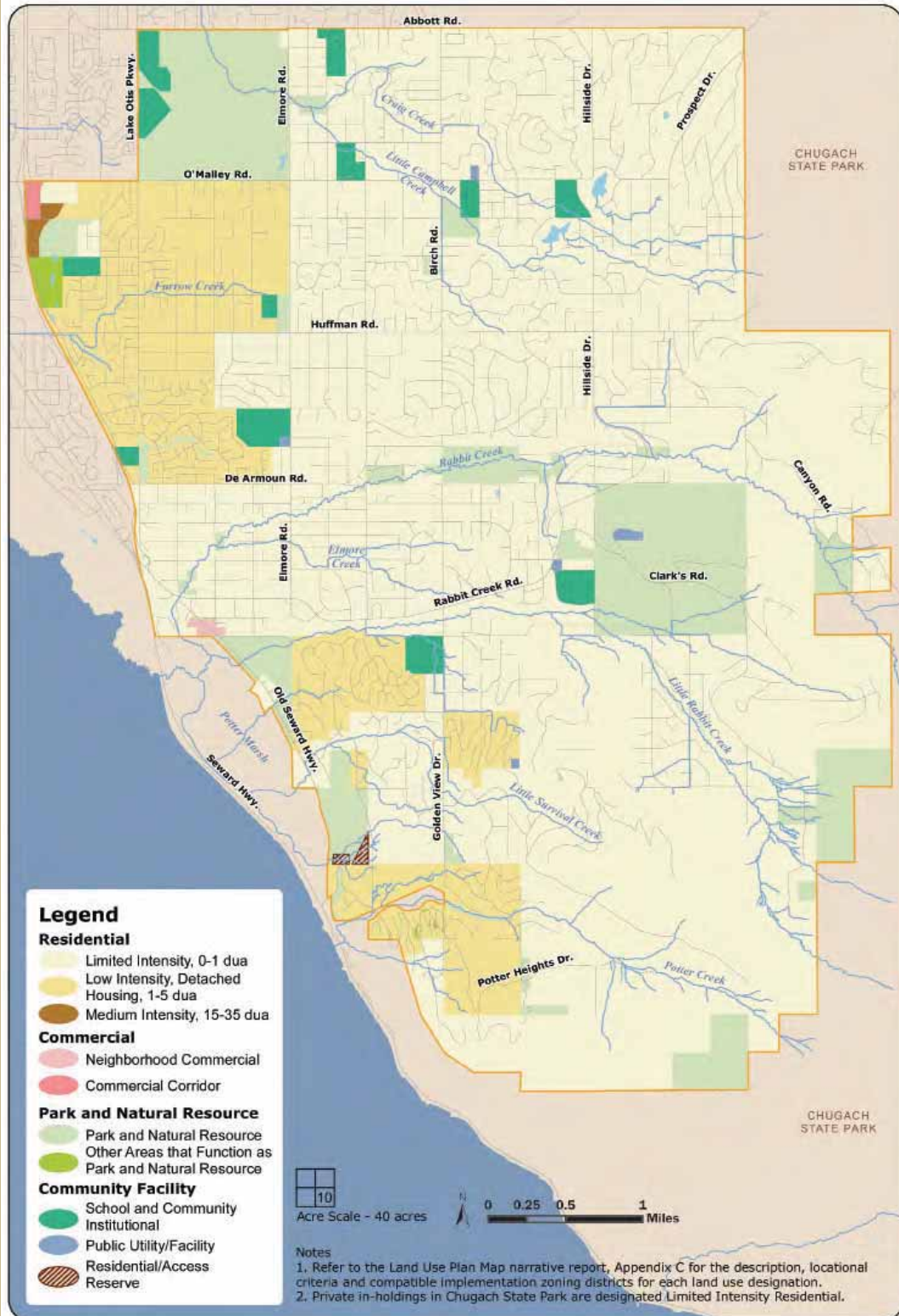


Figure 3-13: Hillside District Plan Land Use Map



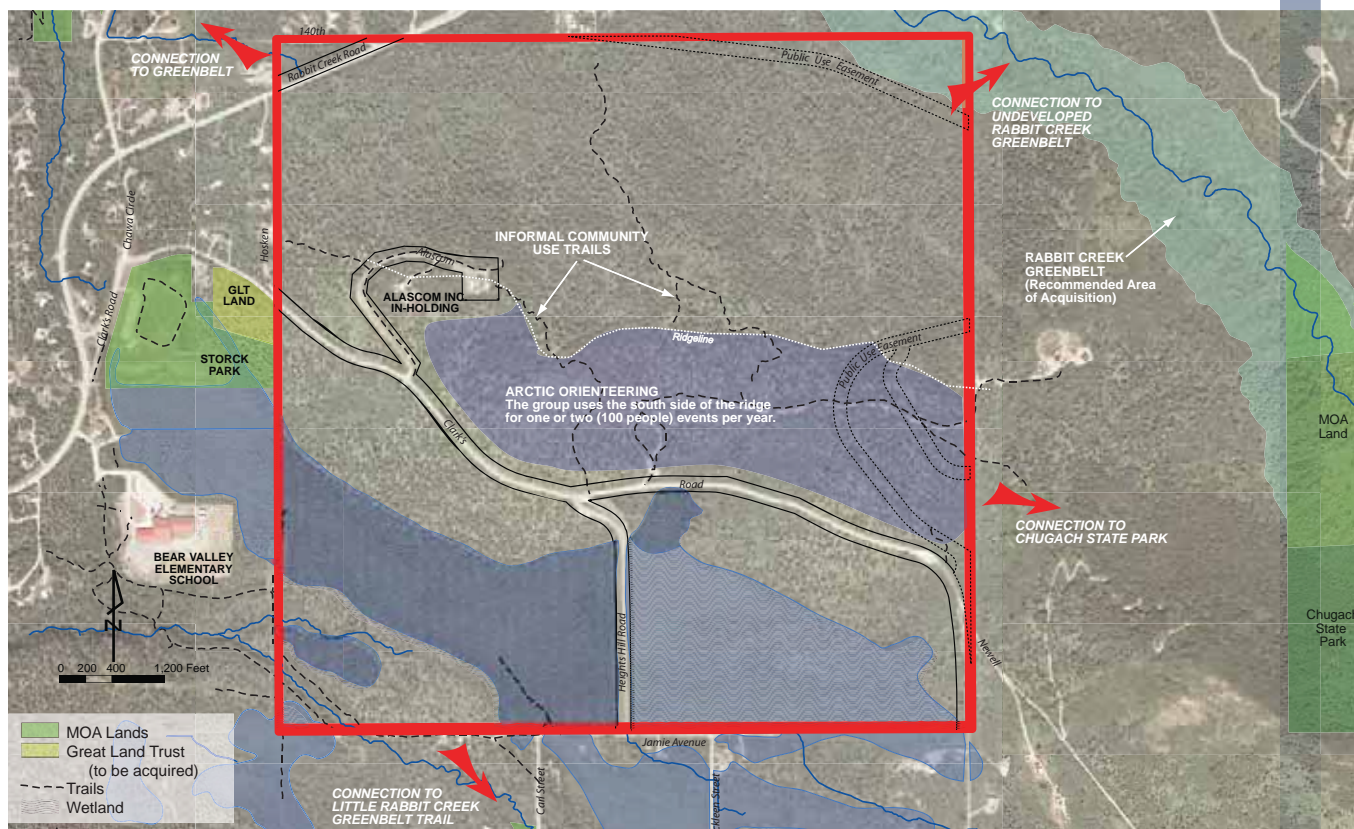


Figure 3-14: Recreational Use of Section 36

A 2.5-acre Alascom Inc. in-holding contains a Federal Communications Commission-licensed communication facility. The only other facilities within Section 36 are three antenna towers on HLB land adjacent to Alascom in-holding that are operated by the State of Alaska Department of Transportation and Public Facilities.

Storck Park is a 20-acre community park with an informal ball field, a soccer field, a picnic shelter, and a parking lot. To the east about one-half mile is Chugach State Park, which contains 495,000 acres of wilderness.

The Rabbit Creek Greenbelt extends around Section 36 on the north and east sides. According to the adopted Rabbit Creek Greenbelt Plan (1987), the northeast corner of Section 36 is included within the greenbelt. The greenbelt consists of 100 acres of MOA-owned parkland that was once inaccessible to the surrounding neighborhoods due to dense vegetation and the absence of trails and trailheads. In 2002, the Rabbit Creek Community Council and the Anchorage Trails and Greenways Coalition partnered with the MOA Parks and Recreation Department to construct a 36-foot footbridge and over a mile of trails that joined

three trailheads in the south and east portions of the greenbelt.

### Recreational Use

The informal trails of Section 36 are used primarily for hiking in the summer and snowshoeing in the winter (Figure 3-14). A primary route appears to be from Bear Valley near the intersection of Clark's Road and Heights Hill Road to the ridge. Tracks left by 4 wheelers have been observed in numerous locations of Section 36 including the ridge top.

The Arctic Orienteering Club is one of the few organized groups that currently uses Section 36, holding one or two events per year with approximately one hundred participants. Boy Scout Troop 26, whose members mostly live in southeast Anchorage, presently use Section 36 lands for various activities. Arctic Airwalkers is an organized group of paragliders that have expressed an interest in improving a cleared area adjacent to Heights Hill Road for a paragliding landing site. This decision will be resolved outside of this master planning process through an MOA permitting process.



## Relationship to the Municipality of Anchorage Park System

The purpose of the master plan is to guide development of Section 36 in a manner sensitive to its hillside location, valuable natural resources, scenic vistas, potential recreation/outdoor education opportunities and connections to recreational facilities, including Chugach State Park. Due to the size of Section 36, it is important to evaluate how it fits into the city-wide system of park facilities. The planning process explored a wide range of possible options for the use of Section 36 and included people from throughout the community, in addition to those living nearby, to get diverse expertise, vision, and insight into this planning process.

The vision and mission of the MOA Strategic Action Plan 2005-2008 strives to provide for the diverse needs of the Anchorage community.

*“Our mission at the Anchorage Parks and Recreation Department is to provide a network of public spaces and programs throughout the community that preserve and enhance Anchorage’s heritage, lifestyle, special places, and natural areas for future generations:*

*“Healthy Parks, Healthy People, Healthy Future”*

*Our vision for Anchorage is a sustainable and accessible system of recreational facilities, parks, programs, trails, and natural resource areas that meet year-round neighborhood and community-wide needs and are a catalyst for bringing these direct benefits to individuals, families and the community.”*

The various parks in Anchorage provide a unique diversity of high quality recreational opportunities, which includes walking, running, biking, nordic and alpine skiing, skijoring, dog mushing, and rollerblading.

Section 36 consists of 640 acres of primarily undeveloped land located in the Bear Valley area of southeast Anchorage and is included in the Southeast Park District, as defined by MOA Parks and Recreation Department. A number of park and land use plans address Section 36 as discussed below.

## Strategic Action Plan 2005-2008

In June 2005, the MOA Parks and Recreation Department published a draft of the Strategic Action Plan 2005-2008, providing flexible recommendations that can evolve in response to changing conditions. Large tracks of undeveloped land have become major urban parks and greenbelts in Anchorage. To support these recreation areas, Anchorage Bowl residents pay \$64.78 per person per year for parks, which is proving inadequate to provide the services and maintenance expected by the public. The average cost for providing municipal parks in the United States is \$95 per person.

The Strategic Action Plan developed priorities through a public process. The plan includes eight goals and their associated objectives.

**Goal 1: Improve Maintenance and Stewardship of What We Have**

**Goal 2: Foster Private-Public Partnerships**

**Goal 3: Create and Use Parks as Community Building Blocks**

**Goal 4: Develop and Enhance Parks as Economic Engines**

**Goal 5: Provide Balanced Services and Facilities for a Diverse Community**

**Goal 6: Improve Access and Connections**

**Goal 7: Steward our Natural Resources**

**Goal 8: Create a Strong Parks and Recreation Organization**

Many of these goals correlate with and support the recommendations in the “Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan” discussed below.

This project, the Section 36 Master Plan, is included on the Capital Improvement Program (CIP) list in the Parks and Recreation Strategic Action Plan 2005-2008. There are also a number of other CIP projects outlined in the Southeast Park District Plan.

## Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan

The Anchorage Bowl Parks, Natural Resource, and Recreation Facility Plan (Park Plan) provides guidance for the planning, development, and maintenance of parks, recreation, and natural use areas in Anchorage. This plan focuses on the basic value of parks within the Anchorage Bowl, to provide for and reserve space for a range of leisure activities, and to retain a dimension of the natural environment as part of the overall design of the community. This plan was adopted in April 2006 as a component of the MOA Comprehensive Plan.

Parks today serve a multitude of uses for both passive and active recreation and the park system is composed of places that vary in size, function, service area, and development. The plan establishes five different park classifications within the Anchorage Bowl as described below:

*Neighborhood Use Areas: A focal point for one neighborhood that includes areas of informal play and family and community building.*

*Community Use Areas: Provides the recreation needs of several neighborhoods or a large section of the community.*

*Special Use Areas: Parks that provide a single specialized use; outdoor recreation facilities, historic/cultural/social sites, and indoor recreation facilities.*

*Natural Resource Use Areas: Land set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics or buffering, conservation, and reserved for future use.*

*Trails and Connectors: Non-motorized links between residential areas, parks, and schools consisting of trails, greenbelts, and linear parks.*

As part of the Park Plan, a needs assessment was developed in order to identify the recommended level of service (LOS) for each of the park classifications. The LOS provides a measurable method to determine how

well parks and facilities are distributed throughout Anchorage based on population and the amount and type of recreation. The resulting range of LOS standards allows Anchorage to equitably and logically improve the park, recreation, and open-space system as funding allows.

The Park Plan identified five park districts in Anchorage. Section 36 is located within the Southeast Park District, which is composed primarily of single-family housing in large-lot subdivisions. The 2000 population of the district was 18,786, with an estimated population of 35,733 by 2020.

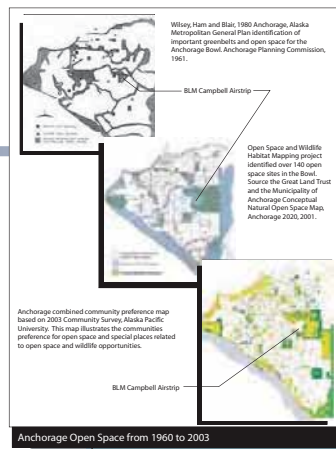
The Southeast Park District has the largest concentration of natural resource use areas in the Anchorage Bowl, but the lowest amount of developed parks of any of the park districts. The Southeast Park District includes FNBPs 4,000 acres, as well as an additional 375 acres of regional parks and open space at 18 sites. The lack of trail connectivity to the Anchorage Bowl from the Southeast Park District is a major problem. In addition to upgrading and adding facilities for neighborhood parks, community-wide park improvements are also needed, including the development of a master plan for Section 36 and developing a link with Storck Park. The Southeast Park District also has the greatest adjacency to Chugach State Park. Maintaining links and acquiring access points for trailheads to Chugach State Park is included in the Park Plan's recommendations.

The Park Plan makes the following recommendations for the Southeast Park District, many of which are relevant to Section 36:

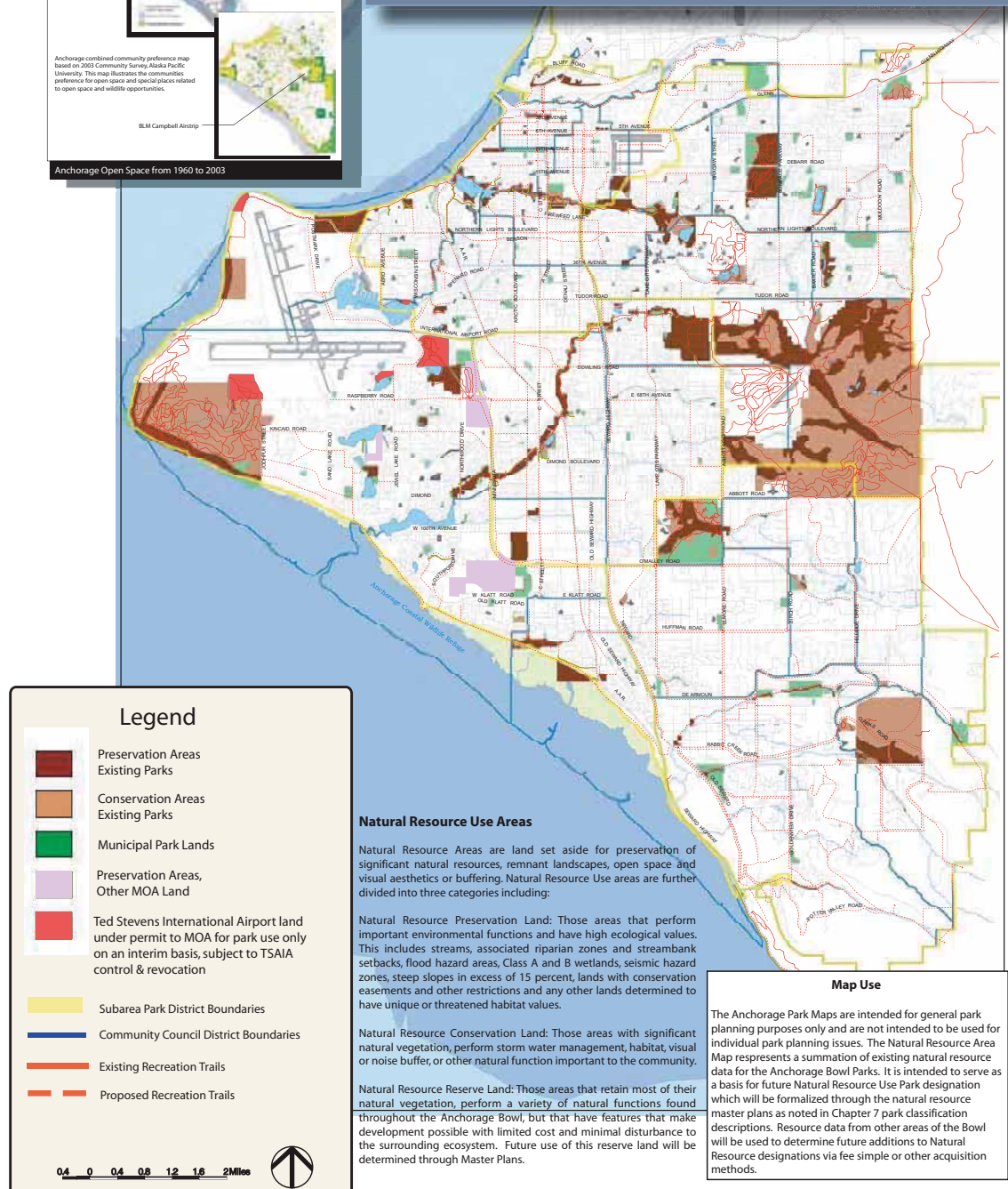
*Upgrade Existing Parks:* This recommendation includes developing a master plan for Section 36 and developing a link with Storck Park.

*Acquire Land and Develop New Parks:* The acquisition and future development of Section 36 as new park land is recommended.

*School-Park Partnership:* The location of Section 36 adjacent to Bear Valley Elementary School will facilitate a school-park relationship. Section 36 in particular could also be part of a wider network of school-park partnerships within the Anchorage Bowl.



<b>SECTION 36</b>	<b>612 acres</b>	
<b>FNBP</b>	<b>4000 acres</b>	<b>80 miles of trails</b>
<b>KINCAID</b>	<b>1500 acres</b>	<b>30 miles of trails</b>



Map Revised  
March 2006

## Map 6 Natural Resource Use Areas

### Anchorage Park, Natural Resource & Recreation Facility Plan

Figure 3-15: Natural Resource Use Areas

*Expand and Develop Recreation Facilities:* The development of Section 36 will be an expansion of recreation facilities.

*Protect and Improve Natural Resources:* This recommendation includes developing a resource management plan for Section 36 and allowing for necessary access sites. Section 36, as a large undeveloped parcel of land, could accommodate appropriate recreational uses, while protecting habitat and its connectivity.

*Develop Park Access, Trails, and Connectivity:* This recommendation includes completing or establishing easements for trails proposed in the Area-wide Trail Plan. Section 36 is ideally located to be part of a connection from the Anchorage Bowl into Chugach State Park.

Section 36 is classified as a Natural Resource Use Area (NRUA) in the adopted Park Plan. On Map 6: Natural Resource Use Areas, the wetland area of Section 36 is classified as Natural Resource Preservation Land (Figure 3-15). The remainder upland areas of Section 36 are classified as Natural Resource Conservation Land. Preservation lands are areas that perform important environmental functions and have high ecological values. This includes streams, associated riparian zones and streambank setbacks, flood hazard areas, Class A and B wetlands, seismic hazard areas and any other lands determined to have unique or threatened habitat values. Natural Resource Conservation Lands are those areas with significant natural vegetation that perform storm water management and provide habitat, visual or noise buffer, or other natural functions important to the community.

Although Section 36 is classified as a NRUA, the Southeast Park District Recommendations of the Park Plan identify the development of a master plan for Section 36 and the development of a link between Section 36 and Storck Park as proposed Community Use Park improvements.

Another recommendation in the Park Plan included the development of a resource management plan for Section 36 allowing for necessary access sites in order to protect and improve natural resources.

Section 36 is also designated as a Winter Special Use Site on Map 4: Athletic & Winter Special Use Areas, though there is no text providing guidance on how this designation applies to Section 36.

## Hillside District Plan

The Hillside District Plan (HDP) is a neighborhood plan for the MOA's Hillside area. Its goal is to establish a sound public policy for the area that reflects the vision of residents and landowners for future Hillside growth (Figure 3-16). Anchorage 2020, the MOA comprehensive plan adopted by the MOA Assembly in 2001, calls for the development of neighborhood/district plans to refine the general guidance provided in comprehensive plan. The HDP, adopted in April, 2010, provides more specificity for land use and public services, addressing issues such residential densities, water and sewer service, drainage, roads, trails and open space. The Hillside District Plan also replaces the Hillside Wastewater Management Plan.

The Hillside District has retained its rural setting, yet maintains convenient access to downtown Anchorage. Continued development will have an impact on the character of the Hillside District, which includes more than 50 percent of Anchorage's remaining vacant private land. Retaining the special qualities of the Hillside, while accommodating the projected growth, has emerged as the overall goal of the HDP. More parks and recreational facilities are in the north part of Anchorage than in the south, so providing a park in the Hillside District will help alleviate this inequality. Much of the land in the Hillside district is currently undeveloped, though this could drastically change with the expected growth. The central location of Section 36 provides a valuable area for recreation, outdoor education, and wildlife corridor connectivity.

Trails and open space in the Hillside District are popular with both local residents and visitors. At least 200,000 users access Chugach State Park through the Hillside each year, and many residents enjoy walking on the generally quiet Hillside roads. In many places on the Hillside, trails infrastructure--parking areas, trash services, signage, and general management of use--has not kept pace with demand. Conflicts and user-pressure have mounted over the years, often intensifying with new development. Section 36 could



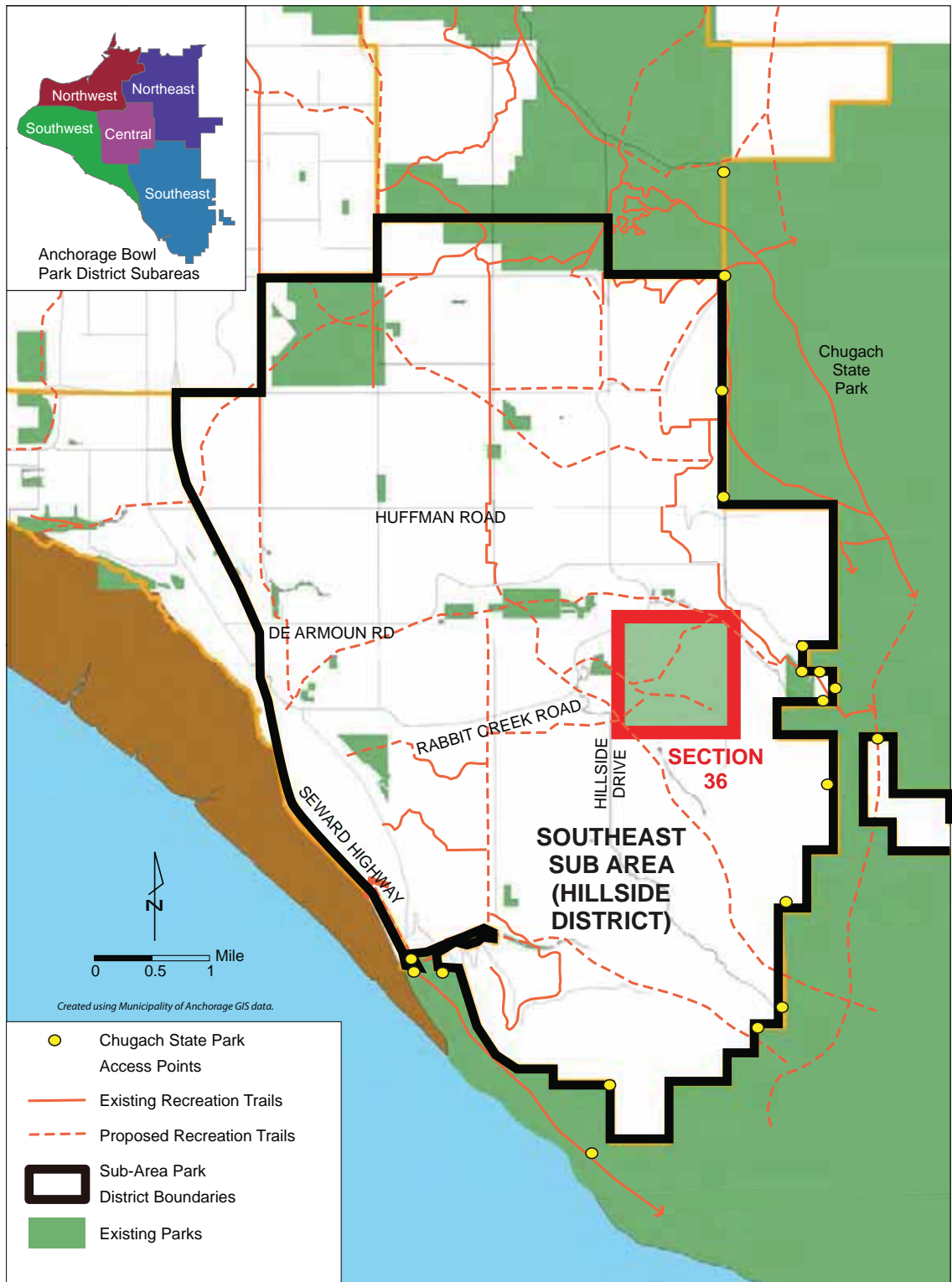


Figure 3-16: Hillside District Plan Area Map

help alleviate some of these pressures by providing an additional area for recreational use and outdoor education.

The Anchorage Parks and Recreation Service Area boundary, as discussed in the *Hillside District Plan*, transects Section 36 excluding approximately twenty-six percent of the park area (the east-southeast corner). Given the type and extent of proposed development in the Park, and in the east-southeast portion in particular (soft-surface trails), the Service Area boundary as it exists is not expected to have a significant effect on park development.

The *Hillside District Plan* recommends extending the APRSA boundary to include the entire Hillside and part of Chugach State Park (Policy 14-B). As noted in the *HDP*, expanding the service area would allow the Municipality "to generate and spend funds for projects and actively manage trails and other recreation uses" in portions of the southeast Anchorage area, including Section 36.

## Areawide Trails Plan

The Areawide Trails Plan (ATP) is the MOA's primary trail planning and policy document (MOA, 1997). The purpose of this plan is to guide and establish trail facilities as part of the overall transportation system. The dual focus of the ATP is the development of integrated trails serving multiple recreational users and the creation of a trail system that facilitates alternative modes of transportation.

The ATP recommends an interpretive display for the Mountain Hemlock Stand located in Section 36. Interpretive trails educate the public on the natural environment and help to increase public sensitivity on the various habitats and ecosystems that support the array of wildlife in the Anchorage Bowl. Recommendations also include the establishment and maintenance of natural trails within Section 36 park lands. Natural trails are unpaved, unlighted, ungroomed, non-motorized, generally narrow, lightly used trails that occur in a natural setting enjoyed by non-competitive walkers, bird watchers, outdoor educators, skiers, etc. The need to restrict the use of groomed cross-country ski trails by

motorized vehicles, horses, sled dog teams, family pets, and people on foot is discussed, as well as the need for trail lighting on cross-country ski trails in the Anchorage Bowl. Cooperative efforts of the Municipality and the Nordic Skiing Association should be actively supported and standardized signage should be used throughout the MOA trail system to designate acceptable trail uses.

Whenever possible, the ATP recommends that different types of uses should take place on a single trail. In the summer, hikers and joggers can use cross-country trails. In the winter, dog mushers and cross-country skiers can use summer hiking trails. Waterways can be used as a winter dog mushing and cross-country skiing trails.

## Chugach State Park Access Inventory

The goal of the Chugach State Park Access Inventory is to ensure future generations of Alaskans retain access to Chugach State Park (ADNR, 2002). In order to meet the needs of existing users and provide for future use, it is important to understand the current trend of park users. In areas of the Anchorage Bowl, such as the Hillside, opportunities for access to Chugach State Park are disappearing as land continues to be developed. As these areas of access disappear, park use has been increasing. In order to meet the needs Chugach State Park, existing trailheads need to be preserved and strategically placed new trailhead access points should be designed to disperse use.

Section 36 does not link directly with Chugach State Park, but it has the potential to become a component in a link between the park and the Hillside District. Numerous streets east of Section 36 provide neighborhood access to the park, most of which are not suitable to develop for expanded use. Public comment supported maintaining public access in the area between Rabbit Creek and Potter Valley, focusing on the McHugh Peak Complex, Rabbit Lakes, the Suicides, and the backside of Flattop. The need to connect to existing MOA trails and parks was also expressed; especially desirable is connectivity to the Rabbit Creek Greenbelt, Section 36, and the North Fork of Campbell Creek. In addition, several respondents voiced support for the development of a park to coast connection particularly along the Tour of Anchorage route and in South Anchorage.

### Storck Park Master Plan

Two master plans for Storck Park have been produced for the MOA. The Storck Park Master Plan appears to date from the mid-1980s and was approved by the Rabbit Creek and Bear Valley Community Councils. The Storck Park Improvements Plan was completed in 1997. Improvements in Storck Park are consistent with these plans. Parking and other recreation facilities are indicated on these plans though restroom facilities are not (Appendix A). The existing facilities at Storck Park include a parking lot with 63 spaces, accessible play equipment, a ballfield, two soccer fields, a picnic shelter, nature trail, and portable restrooms that are available through the summer. Many people also use the park for exercising their dogs. Though the parking lot is often full during games and tournaments during the summer, it is relatively empty when there are no scheduled games and during the spring, fall, and winter months. Improvements proposed in the Section 36 Master Plan have considered and are consistent with the Storck Park Master Plans.

### Park Designation

Although Section 36 is referred to in existing plans, its designation and projected use is not clearly defined. It is classified as a Natural Resource Use Area (NRUA) in the adopted Park Plan. NRUAs are lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics or buffering. On the plan's map showing NRUAs, most of Section 36 is shown as Conservation Area (areas with significant natural vegetation, perform stormwater management, habitat, visual or noise buffer or other natural functions important to the community) and the wetland portion is shown as Preservation Area (areas that perform important environmental functions and high ecological value areas, including streams, riparian zones, streambank setbacks, flood hazard areas, etc.)

However, the section on Southeast Park District Recommendations states that Community Use Park improvements are needed in Section 36. Community parks are larger in size and meet the recreation needs

of several neighborhoods or of a large section of the community. This section also notes that a resource management plan, that allows for necessary site access, should be developed for Section 36.

Section 36 is not shown on the Community Use Park map, but it is shown as a Winter Special Use Site in the plan. There is nothing in the text providing guidance on how this designation applies to Section 36.

Finally, other issues, needs and recommendations in the Southeast Park District that should be considered in the development of Section 36 include:

- The Southeast Park District has the largest concentration of NRUAs in the Anchorage Bowl and the lowest amount of developed parks of any area.
- The Southeast Park District has a shortage of developed parks, both Neighborhood Use and Community Use.
- The Southeast Park District has deficiencies in all aspects of recreational facilities.
- Trail development is needed in many areas, including the Rabbit Creek Greenbelt.
- Access points for trailheads into Chugach State Park should be acquired.
- Rabbit Creek and Little Rabbit Creek greenbelts should be enhanced.



An aerial photograph of a river meandering through a dense, forested landscape. The river is a light-colored, winding line that cuts through the darker, textured terrain of the forest. The overall image has a high-contrast, almost painterly quality with a blue and grey color palette.

chapter 4

# Vision, Goals and Use Program





# Chapter 4: Vision, Goals and Use Program

# 4

This section articulates the vision, goals, and use program for the future development of Section 36.

## Defining the Vision and Goals

The vision statement expresses the desired future conditions of Section 36, including the management of its natural resources and the quality of the experience of its users. Goals are determined in order to guide development and management in achieving the conditions described in the vision. The program development will define the uses that are appropriate for Section 36 guided by the vision and goals.

## Vision

*Encourage, enhance, and provide a balance between appropriate wild land recreation opportunities and natural open spaces. Section 36 is a place for connecting with and learning about nature through recreation and natural open spaces.*

## Goals

- Conserve natural resources and habitat.
- Develop a means to get people interested and engaged in the outdoors in a wild land setting.
- Provide for a variety of ways to connect with and learn about nature.
- Provide opportunities for active trail-based recreation, nature appreciation, and quiet reflection.
- Provide for future access to Chugach State Park and trail connectivity to greenbelts.
- Develop in a manner sensitive to the area and adjoining neighborhoods.
- Develop sustainable Class 2 and 3 trails, as well as accessible trails and boardwalks in appropriate areas.
- Provide reasonable and low impact access and adequate parking in non-obtrusive areas, sensitive to neighboring areas.
- Recognize the potential for nuisance behaviors and design the park to minimize these to the extent possible.
- Develop a means of funding construction and maintenance of the park.



## Use Program

The uses and facilities determined suitable for Section 36 will provide for passive and active wildland recreation as well as some educational experiences. They will help preserve and interpret the unique qualities of Section 36. The program developed for Section 36 will provide for recreational opportunities including walking, hiking, biking, picnicking, nordic skiing, and horse-back riding.

Below is a summary of the program elements that were determined to be appropriate for Section 36.

The overall level of development is mid-level which includes a variety of trail classes appropriate for a diverse range of abilities and age groups. Constructed restroom facilities and parking areas will be provided at trail heads. Outdoor education will be provided for through the use of Bear Valley Elementary School during the summer.

Connections from Section 36 to other greenbelts and recreation areas, should be a priority and implemented as land and funding becomes available.

## Use Program Elements

### *Trails*

Network of sustainable multi-use trails, appropriate for a variety of abilities and age groups, including walkers, hikers, nordic skiers, bikers, and equestrians.

Multi-use loop trail, designed to Nordic Class 3 parameters, with low-impact lighting on lower slopes on the north side of the ridge.

Multi-use loop trail, designed to Nordic Class 3 parameters, without lighting, on the lower slopes south of the ridge (south of Clark's Road, east of Heights Hill Road).

Multi-use loop trail, designed to equestrian Class 2 parameters, on the slopes and along the ridge.

Area of mixed network of Class 2 and Class 3 trails of low to moderate density, designed to equestrian parameters, north of the ridge.

Area of Class 2 trail network south of the ridge, designed to equestrian parameters.

Class 2 accessible boardwalks with wildlife viewing platforms where appropriate in the wetland area.

Trail connection to Storck Park, Bear Valley Elementary School, Chugach State Park, and greenbelts.

Grade-separated trail crossing Clark's Road.

### *Amenities*

Bear Valley Elementary School as a summer outdoor education facility.

Benches at scenic viewing areas and set in a natural setting along trails for rest and picnics.

Where appropriate, design sustainable amenities, such as restrooms and lighting, in appropriate locations facilities that utilize solar, wind, water catchment, composting toilets, etc. could be incorporated into interpretation and education.

Scenic viewing areas.

Wildlife viewing areas.

Educational/interpretive signage on appropriate trails, boardwalks, and viewpoints.

Trailhead parking and constructed restrooms at trail heads.

### *Parking/Access*

Non-obtrusive locations, but visible and safe.

Adequate for current and future use.

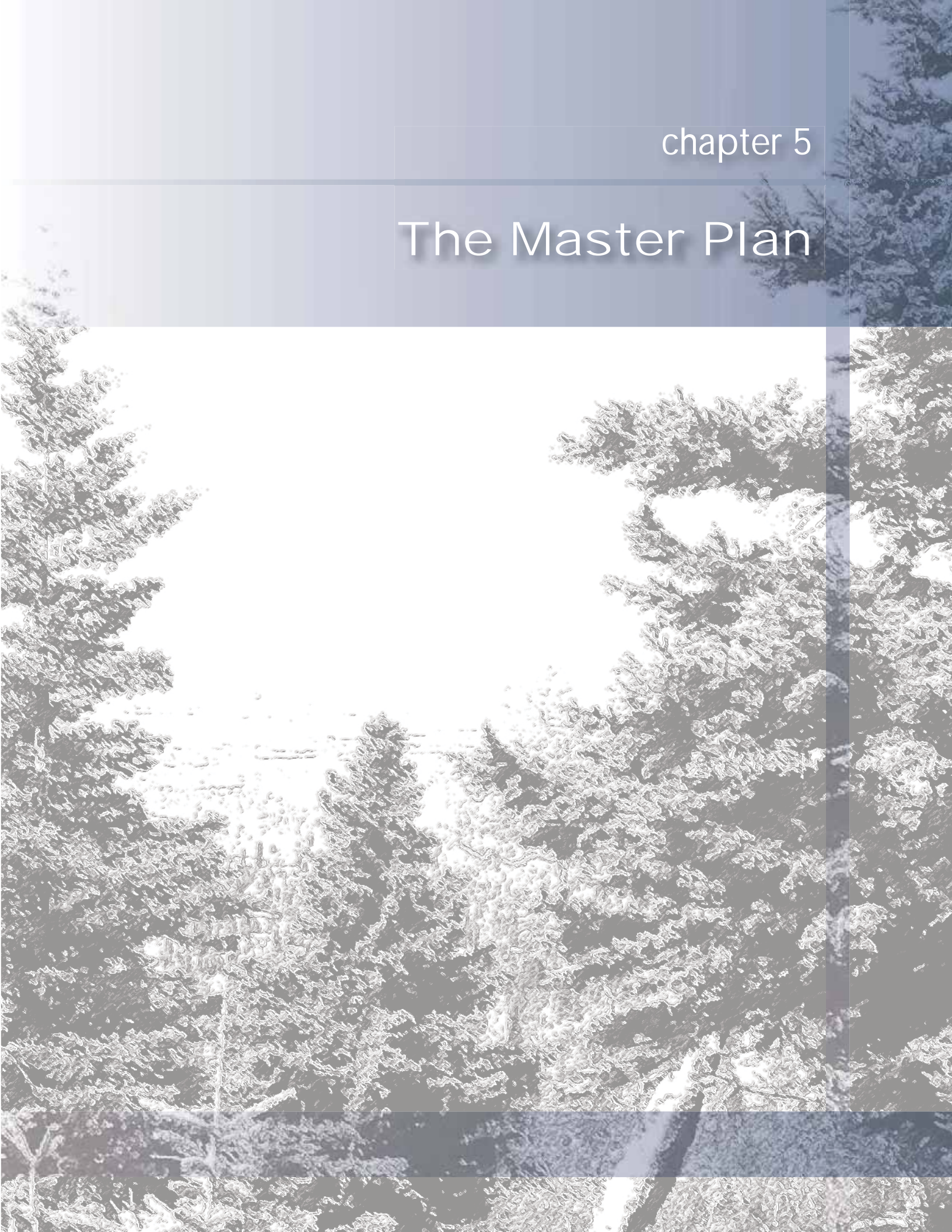
Primary parking and upgraded restroom facilities located at Storck Park.

Limited secondary parking at trail heads.



chapter 5

# The Master Plan







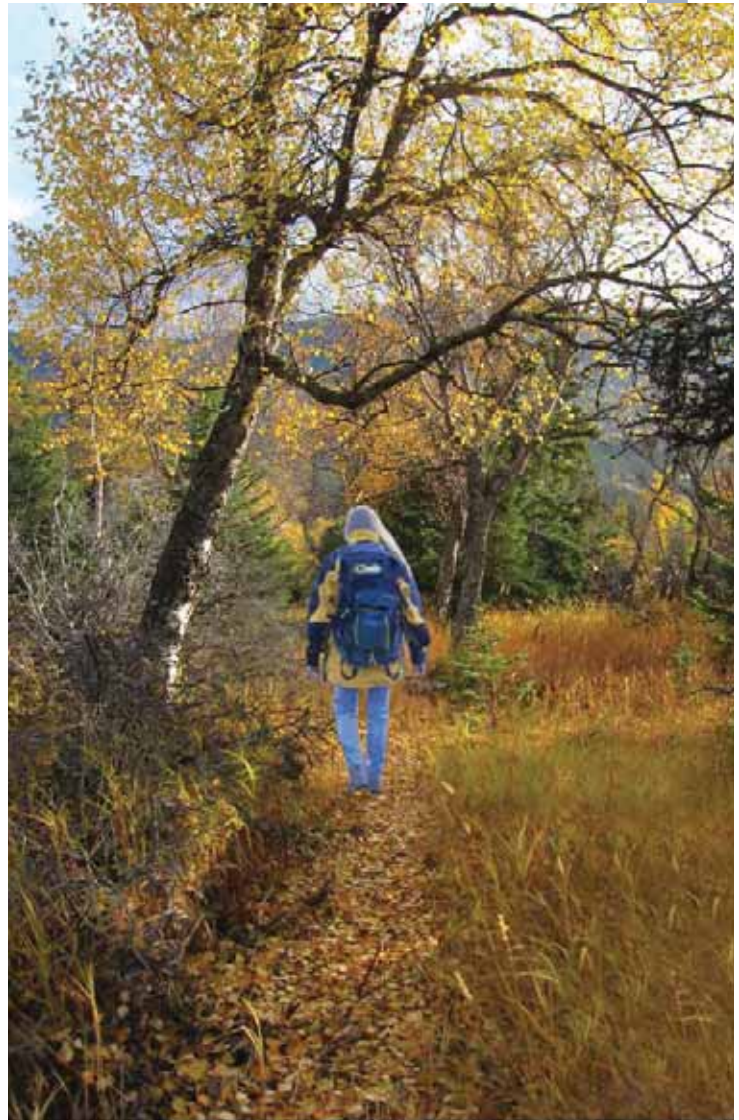
The MOA Park Plan identifies Section 36 as a NRUA and proposes it be improved to serve as a community park in the Southeast Park District. As a NRUA, Section 36 will continue to have a role in maintaining the natural systems on the hillside, such as storm water infiltration. Due to the size of the population in southeast Anchorage and the lack of community parks in the area, it will serve a broader population base than that of other community parks in Anchorage. Section 36 will be a park that fills a gap between the urban parks in Anchorage and the wildness of Chugach State Park.

Section 36 provides many opportunities for recreation as well as incredible views, unique areas of vegetation including hemlock forests, and wildlife habitat.

## Preliminary Concepts

Three preliminary concepts were developed based on the information gathered through the planning process. Special attention was given to viewsheds and other features that define the area's character, as well as possible connections to other recreation trails and greenbelts. The concepts were designed to be sensitive to the area's natural resources; for example, taking advantage of the areas that are more suited to development for parking areas. Trails were proposed to provide for a variety of levels of recreation abilities. Though all three alternative concepts were consistent with the vision of providing wildland recreation opportunities balanced with natural open spaces, they showed a range of development density, from very limited recreational development to relatively more intensive recreational development. The three concepts are shown and described on the following pages.

All three concepts incorporate relatively low levels of development, primarily trails, trailheads, and parking. All concepts respond to the context around them, facilitating connections with other greenbelts and recreation areas is an essential consideration for all three.



*Computer simulation of a trail in the upland area of Section 36*



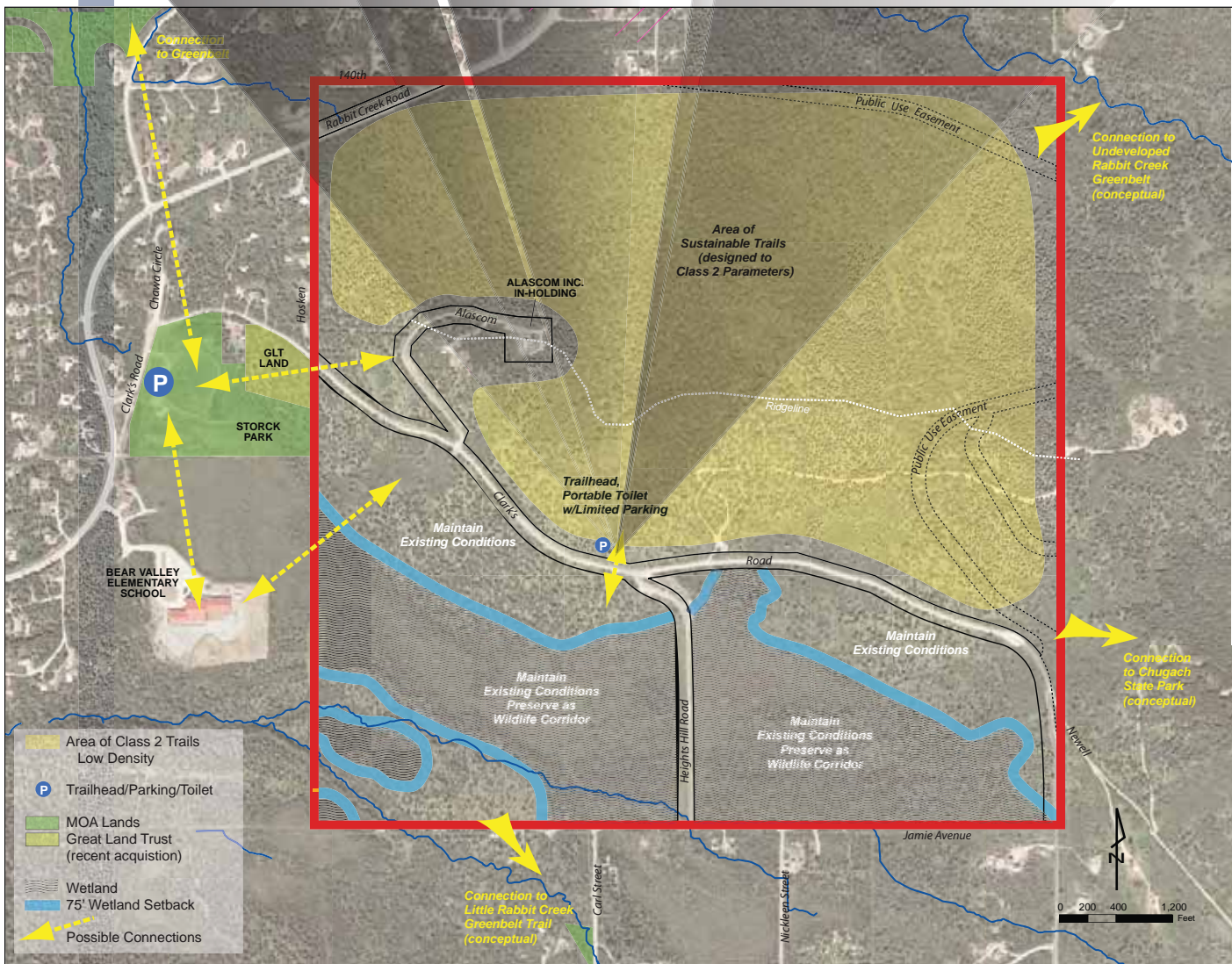


Figure 5-1: Section 36 Preliminary Concept #1  
Illustrating Minimal Development

### Concept 1

The primary focus of Concept 1 was to develop a sustainable trail system with access similar to current use and to provide portable toilets and some parking and a trailhead (Figure 5-1).



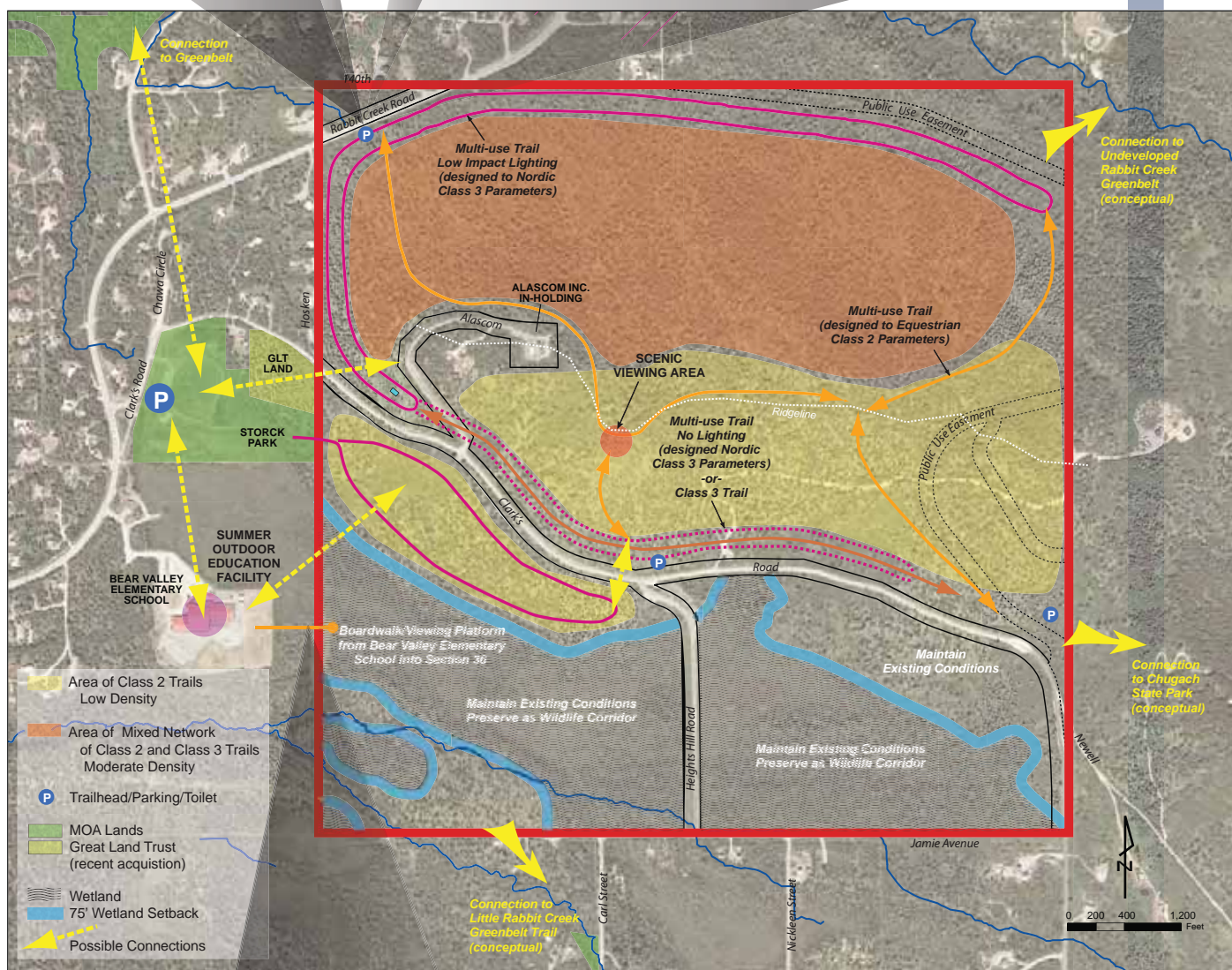


Figure 5-2: Section 36 Preliminary Concept #2  
Illustrating Moderate Development



### Concept 2

Concept 2 involves slightly more development, including an increase in the trail system relative to Concept 1. This concept involves the development of a variety of trail classes appropriate for a diverse range of abilities and age groups. Constructed restroom facilities and parking areas would be provided at up to three trailheads. Outdoor education would be provided through a trail/boardwalk from Bear Valley Elementary School (Figure 5-2).



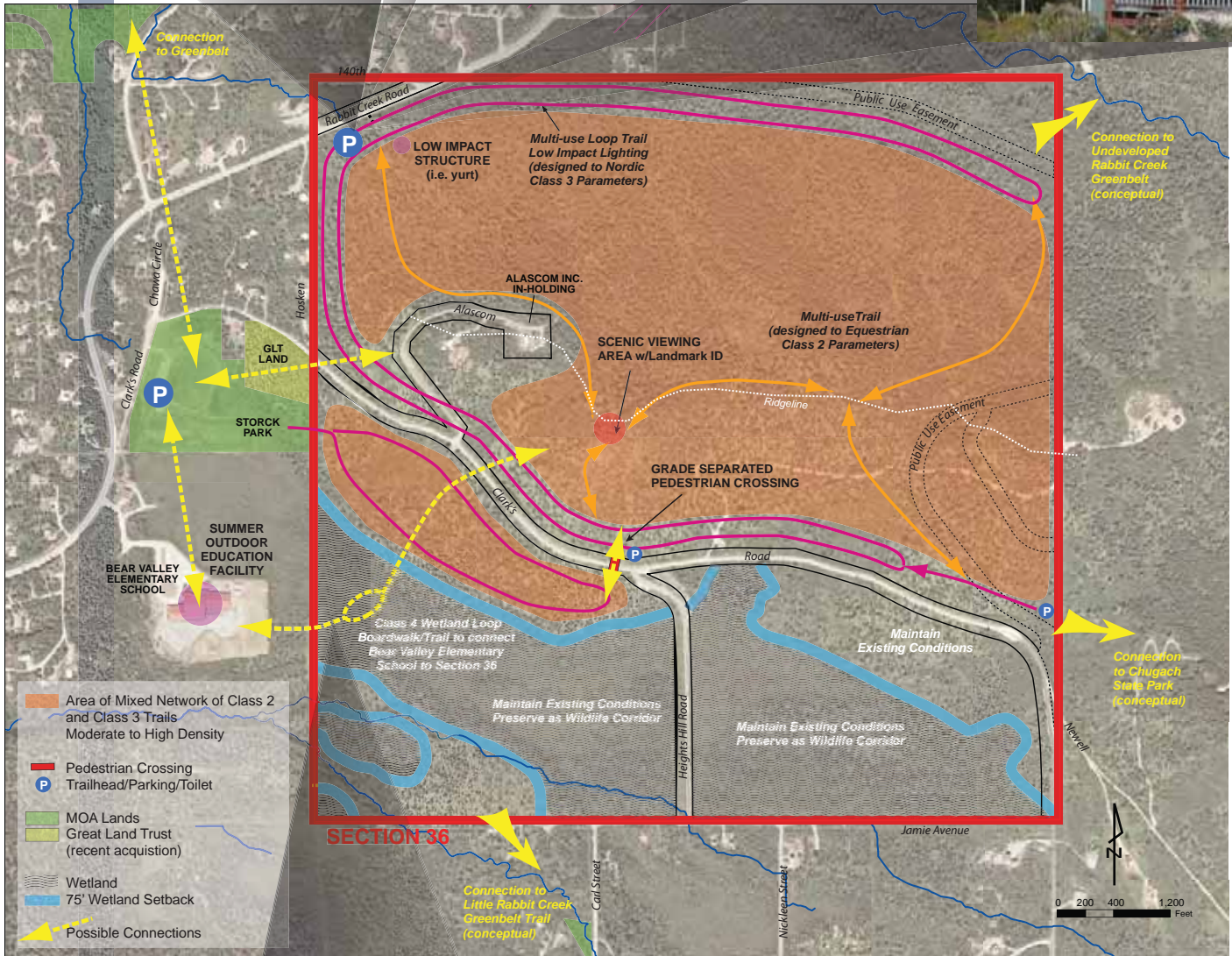


Figure 5-3: Section 36 Preliminary Concept #3 Illustrating Enhanced Development



### Concept 3

Concept 3 provided for development of a variety of trail classes appropriate for a diversity of abilities and age groups. This trail system would be denser than that proposed in Concept 2. The level of development of structures would still be nominal, consisting of trailheads, parking, and constructed restrooms. Outdoor education could be provided through the use of a trail or boardwalk from Bear Valley Elementary School and a minimal structure such as a yurt, which could also function as a warming hut during the winter (Figure 5-3).



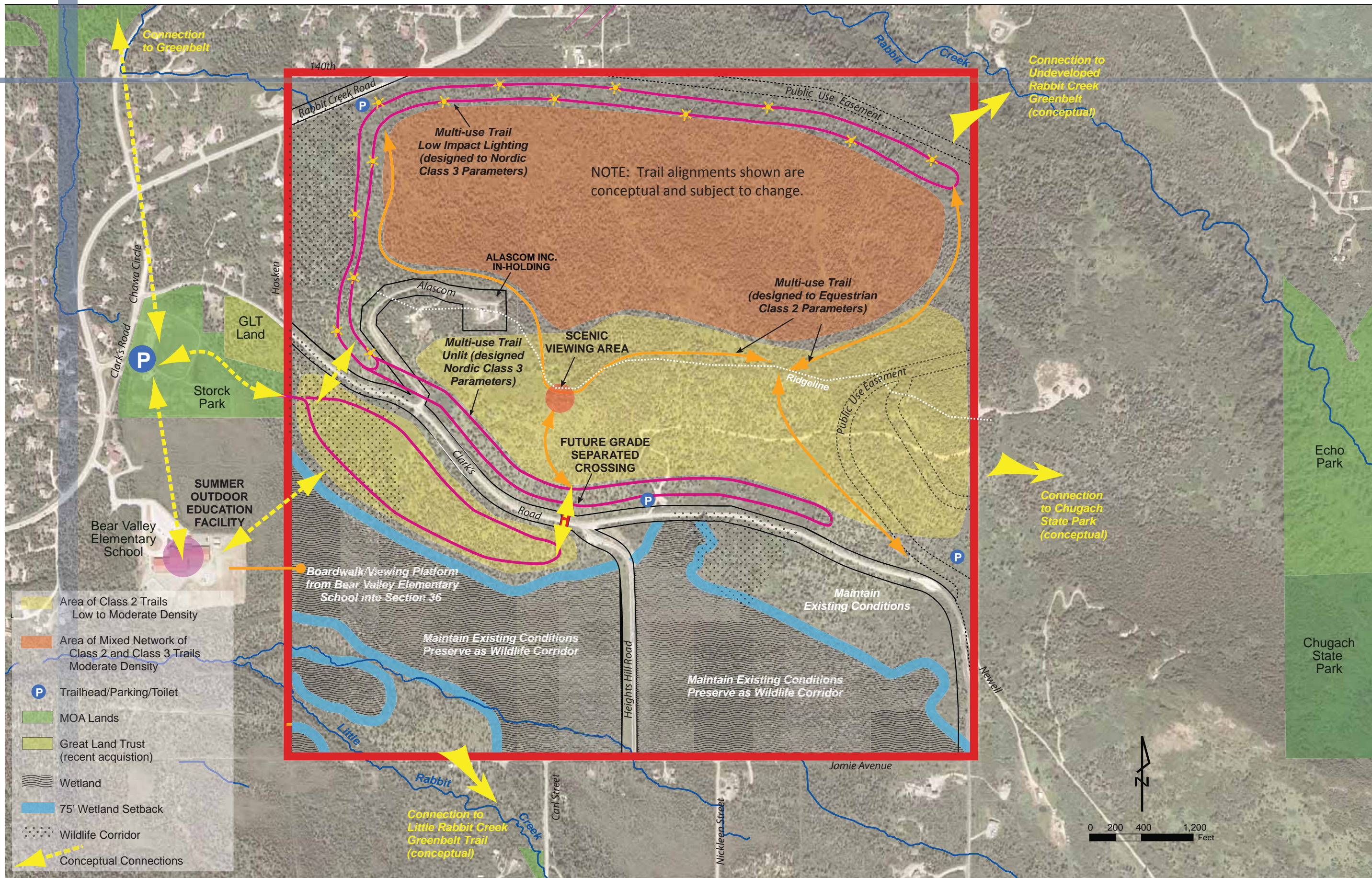
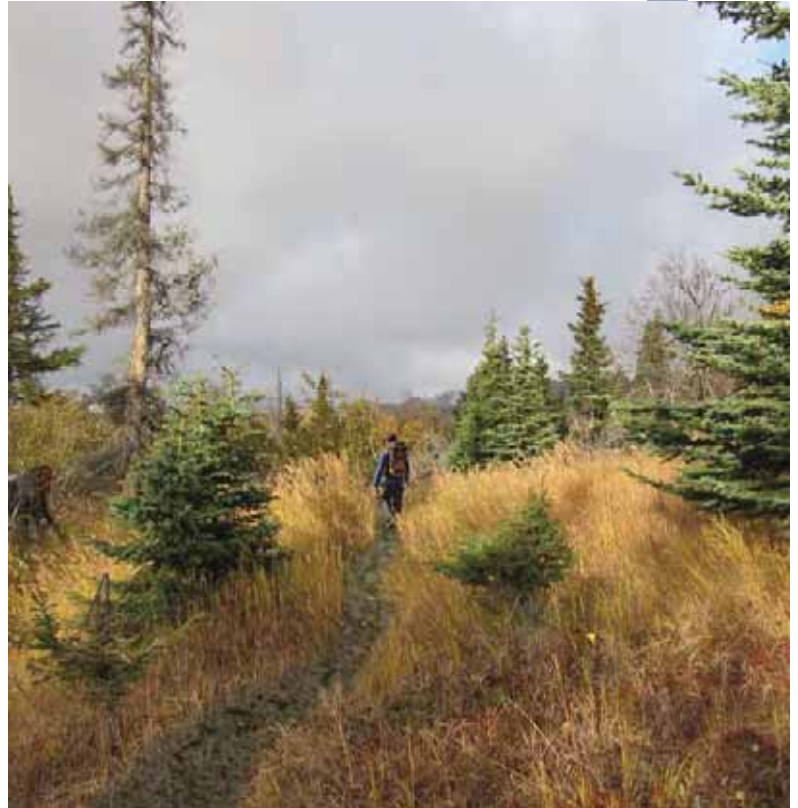


Figure 5-4: Section 36 Preferred Concept



The three concepts were refined through the summer/fall of 2009 with input from the CAC and the public. A public meeting in November gave the larger public an opportunity to evaluate the three concepts and contribute their input. All comments received were considered in the development of the preferred concept.

The result of this master planning process envisions Section 36 as a park developed with a non-motorized trail system that would fill the needs of a diverse range of recreational users (Figure 5-4). The trail system would include a network of low to moderate density trails for both active and passive recreational use, including walking, hiking, biking, snowshoeing, and nordic skiing (diagonal and skate). Equestrian use is expected from the neighboring communities but the area will not be designed to attract riders from outside the southeast area. This network of trails should provide opportunities for those who are training competitively as well as those who want more of a low-key passive hike, snow shoe, or cross-country ski.



*Computer Simulation of a Trail in the Upland Area of Section 36*



*Section 36 Preferred Concept Amenities*

### Trails

The majority of the trails in Section 36 are proposed to be a network of multi-use Class 2 and 3 trails of low to moderate density (Figure 5-6), on the slopes and along the ridge. On the north side of Clark's Road, along the perimeter of Section 36 could be the location of a groomable multi-use trail loop. This trail would be a wider, less steep trail usable in summer by walkers and bikers at a more passive recreation level.

The proposed trails and trail classes follow the approved trail class parameters developed by the MOA Parks and Recreation ((Figures 5-7, 5-8 and Appendix B). All of the trails are intended to be multi-use with no excluded uses. The most stringent designed use will dictate the design parameter to be used. For example, in determining the cleared trail height for a proposed trail that allows walking, hiking, skiing, biking, and horseback riding, the most strict design parameter would apply. In this case, the designer would use the equestrian design parameter to incorporate the highest clearance.

The trail system will be connected across Clark's Road with a surface cross-walk connection with pedestrian crossing warning signs on Clark's Road. In the long term, a grade-separated crossing should be considered.

Bike paths or lanes should be incorporated into future road upgrades to provide for additional non-motorized access to the park from throughout the south hillside.

### Lighting

Due to the long and dark winters of Alaska, many Anchorage trails are lit. However light pollution has become more of a concern over time, with increasing light levels affecting night sky views. Public input was received both in support of and in opposition to lit ski trails.

Lighted ski trails are recommended on the north side of the Section 36 ridge to reduce concerns of some residents. All lighting should be eco-friendly, low-impact, with full cutoff to minimize impacts to residences and promote dark skies. Consideration should also be given to other alternatives to reduce the impact of lighting, such as limiting lighting to a specific time schedule or to an as-needed basis.

A wide corridor along the northwest boundary of Section 36, which was designated as a wildlife corridor when residential development was proposed, will help to buffer the residences west of Section 36 from lighted trails that might be proposed within Section 36.

### Trailheads/Parking

Storck Park has an established parking lot that experiences high use in the summer primarily during soccer matches. Other times in the summer and throughout the winter the use is minimal and the parking lot is often under utilized. This parking lot could provide most of the needed spaces and access to Section 36, especially in the short-term. In addition, up to three small 5-12 space parking lots could provide additional parking along with toilets at the trailheads (Figure 5-5). The toilets could be portable initially then upgraded to constructed toilets if and when the funding and use increases.

Parking areas and trailheads were determined based on the terrain and accessibility to the existing roads and proposed trails. Flatter and more accessible sites were identified for parking areas to reduce the impact development of the sites would have on the existing vegetation. Another consideration was the visibility into the parking areas from the roadways and the volume of traffic that occurs. Some roads in the vicinity of Section 36 have little traffic while others have higher levels of traffic such as Clark's Road and Rabbit Creek Road. The above considerations affect the safety and security of the parking area. A parking lot in a highly visible area from roadways with higher volumes of traffic provides a more secure environment for people and automobiles left unattended.

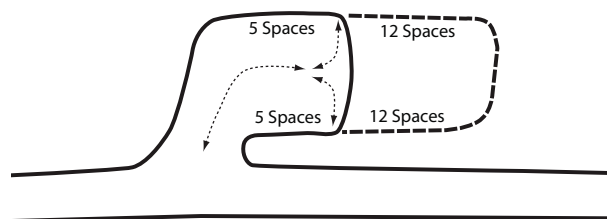


Figure 5-5: Conceptual Parking Configuration  
(Approximately 5,000-10,000 square feet)



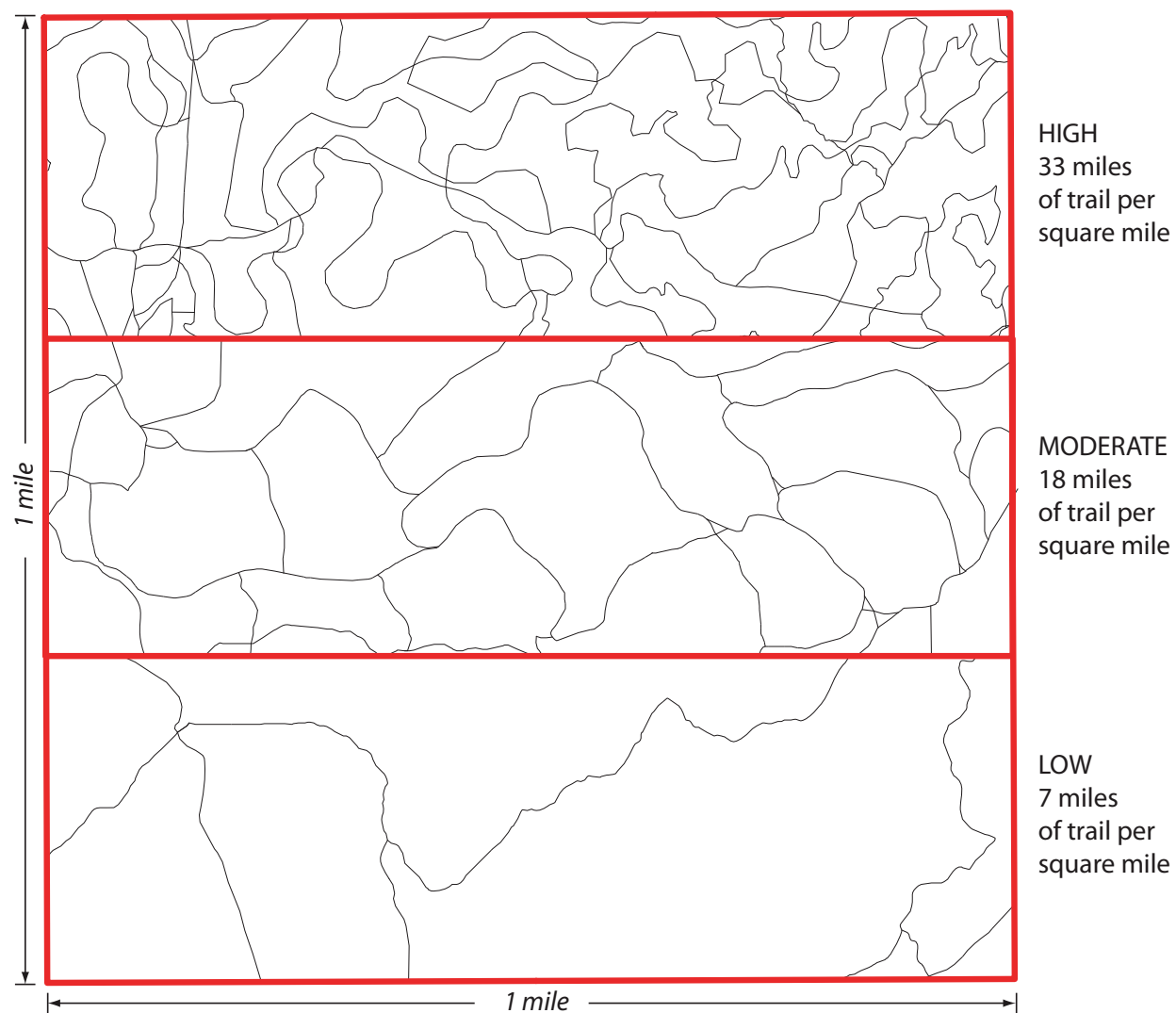
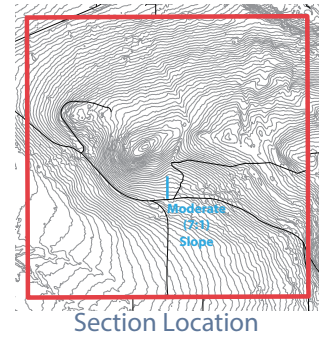
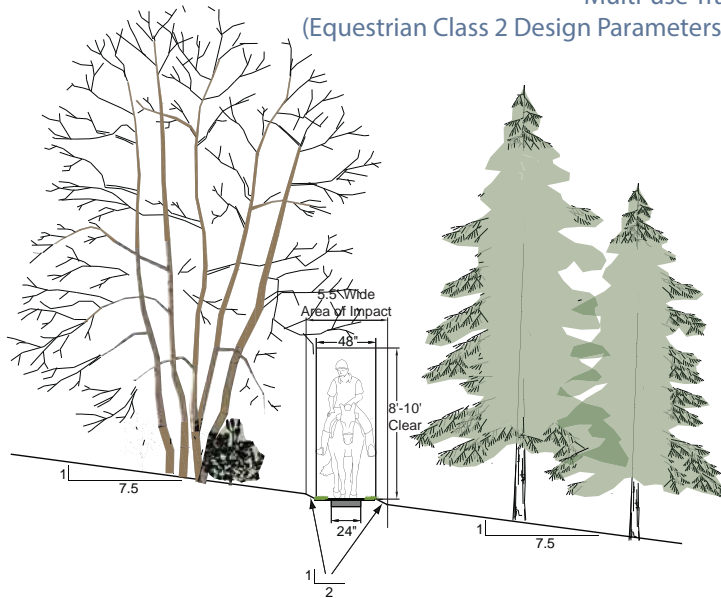


Figure 5-6: Trail Density Over One Square Mile

### Multi-use Trail (Equestrian Class 2 Design Parameters)



### Multi-use Trail (Nordic Class 3 Design Parameters)

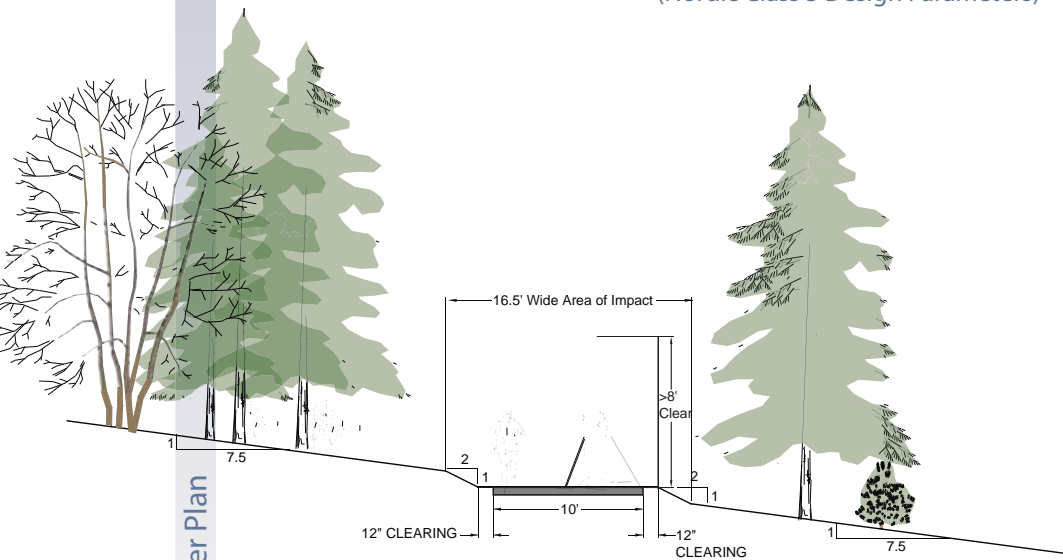
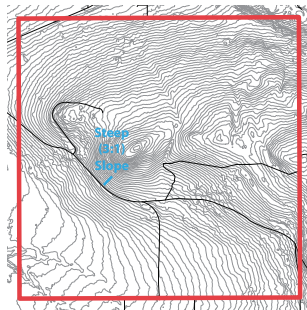
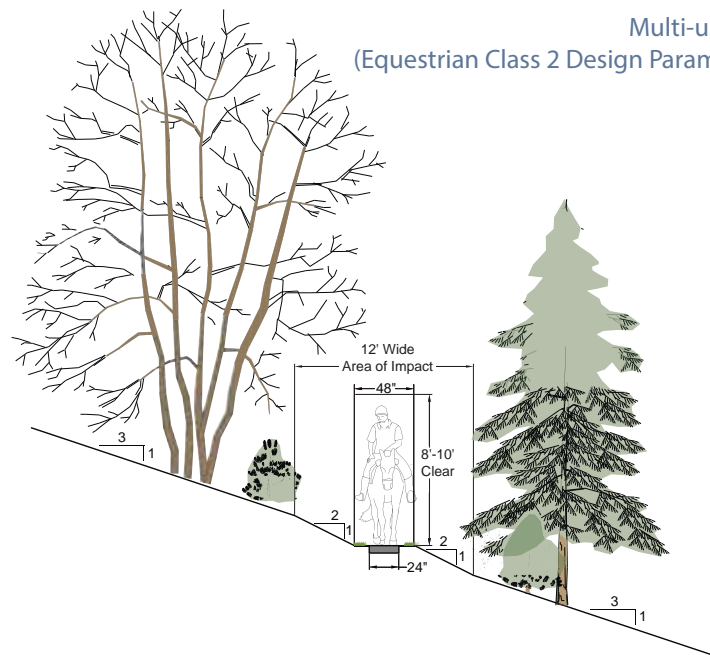


Figure 5-7: Section 36 Trail Cross Sections on a Moderate (7:1) Slope

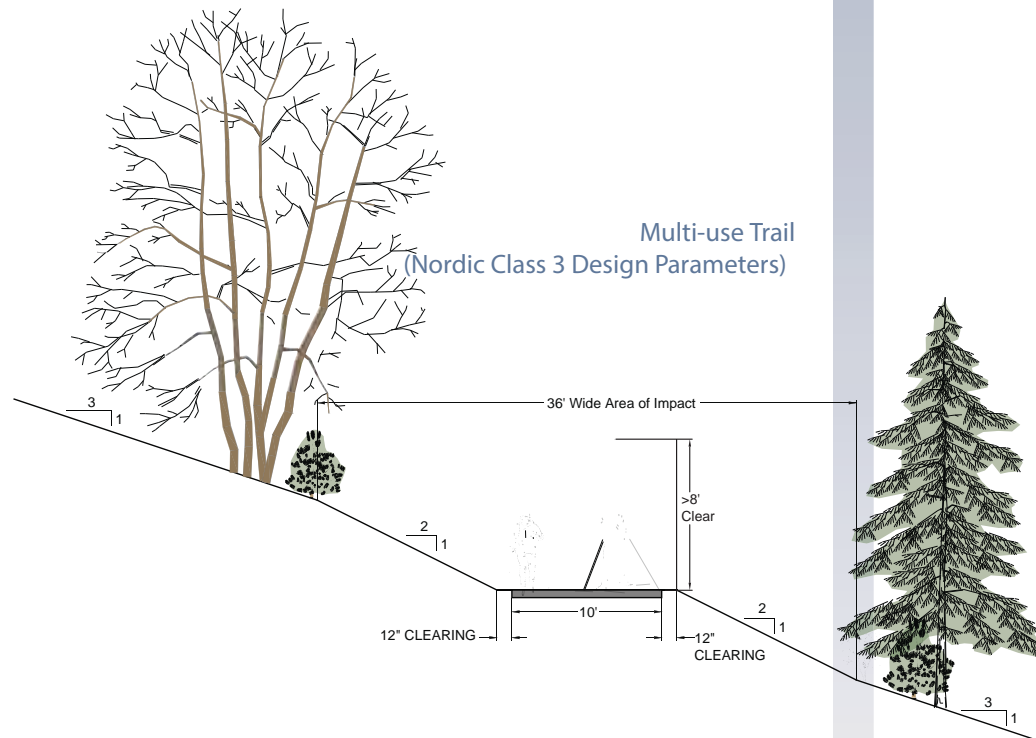


Section Location

### Multi-use Trail (Equestrian Class 2 Design Parameters)



### Multi-use Trail (Nordic Class 3 Design Parameters)



Trail Sections illustrate the impact to the surrounding landscape (includes trail width, shoulder and 3:1 cut slope)

Figure 5-8: Section 36 Trail Cross Sections on a Steep (3:1) Slope





*Figure 5-9: Looking South into Section 36 from the Intersection of Upper De Armoun Road and Canyon Road. This Photo Simulation Gives an Indication of the Visual Impact of a 10-foot Wide Multi-use Trail*

#### Visual Impact

The visual impact of the proposed trails in Section 36 is expected to be minimal. The wider the trails and the steeper the side-slope, the greater the impact will be on the surrounding terrain (Figures 5-9 and 5-10). The trail system proposed in the Section 36 master plan is not expected to have as great an impact as the existing roads and the extensive vegetation of Section 36 should also contribute to disguising the impact. The use of full cut-off lighting should minimize light pollution.

#### Wildlife Habitat

In addition to the recreational user, Section 36 also provides habitat for many species of wildlife, primarily in the wetland area. The existing conditions of the wetlands should be maintained and preserved as a

wildlife corridor, though a limited boardwalk/platform facility could provide a valuable outdoor education resource for children, including those from Bear Valley Elementary School. The proposed types and density of trails are expected to have minimal impacts on wildlife habitat and movement.

Pending transfer to Parks and Recreation, management authority of wetland and appropriate buffer areas (south of Clark's Road) may be retained by the MOA Heritage Land Bank and subject to a conservation easement to protect conservation values. Prior to transfer, development of appropriate low-impact improvements would be allowed, such as trails, including boardwalks, viewing platforms, and interpretive signage.



*Figure 5-10: Looking Northwest into Section 36 from Clark's Road. This photo Simulation Gives an Indication of the Visual Impact of the Multi-use Trails*



*Looking East from Section 36 into Chugach State Park*

The Settlement Agreement of November 1995 between the MOA and ACE referred to wildlife corridors that would be required in the event of residential development within Section 36. These wildlife corridors have been incorporated into the preferred concept. The proposed trail development should have little impact on these animal movement corridors.

### **Connections**

Section 36 should be developed in anticipation of future connections to Chugach State Park and other greenbelts and parks. Much of the land surrounding Section 36 is privately owned. More studies are needed to determine which connections are feasible. The MOA should look for opportunities to acquire trail easements on specific properties as they are developed. The state and other organizations are looking at facilitating connections to Chugach State Park and incorporating Section 36 into this process.

One connection suggested through public input involves a connection through Chawa Circle to the greenbelt northwest of Section 36.

### **Conclusion**

Section 36 is important to the community and wildlife of the Anchorage Bowl, due to the quantity and quality of its largely undeveloped land. Through sensitive and sustainable development of recreation facilities, Section 36 has the potential to become an even more integral and significant asset to the region.

Throughout this planning process this park has been known as Section 36. The designation of Section 36 is based on its location, which is Section 36, T12N, R3W. It is also suggested that a community-wide effort be used to determine a name that a park of this quality deserves.





chapter 6

# Funding Sources and Maintenance





# Chapter 6: Funding Sources and Maintenance

# 6

The funding of recreational trails and facilities is often difficult and with the economic climate of 2009-2010, the difficulty is even more pronounced. A conceptual cost estimate is provided in Appendix C. Creative and alternative funding will have to be sought in order to construct improvements to Section 36. Funding opportunities for trail development and other recreation facilities may be available from both private and public sources on national, state, and local levels.

The primary funding sources available for the development and maintenance of Section 36 will be through Partnerships, Capital Improvement Programs, and Operations/Maintenance Funding.

## Federal Funding

There are several funding programs for which trails are eligible. These programs are listed below and the type of projects funding is provided for.

### Surface Transportation Program

Surface Transportation Program (STP) was designed to provide states with flexible federal funding to improve all modes of transportation. These funds are distributed by the State of Alaska Department of Transportation and Public Facilities. The types of project funded through this program include:

- Bicycle lanes on roadway
- Paved shoulders
- Shared-use path
- Intersection of trail and highway
- Overpass, underpass, tunnels, bridges
- Sidewalks
- Curb cuts and ramps
- Crosswalks
- Signal improvements
- Traffic Calming
- "Share the Road" signs

### STP- Transportation Enhancements Program

This program provides funding for transportation enhancement projects that strengthen the cultural, aesthetic, and environmental qualities this country's intermodal transportation system. The types of project funded through this program include:

- Bicycle lanes on roadway
- Paved shoulders
- Signed bike routes

- Bicycle parking facilities and programs
- Bicycle use promotion programs
- Shared-use path
- Intersection of trail and highway
- Overpass, underpass, tunnels, bridges
- Trailhead facilities
- Land acquisition for trails
- Pedestrian access path or boardwalk
- Sidewalks
- Crosswalks
- Curb cuts and ramps
- Signal improvements
- Traffic calming
- Walking promotion program
- Safety campaigns and publications
- "Share the Road" signs
- Helmet use promotion

### Congestion Mitigation and Air Quality Improvement Program

Congestion Mitigation and Air Quality Improvement Program provides funding for projects that reduce transportation-related emissions. The types of project funded through this program include:

- Bicycle lanes on roadway
- Paved shoulders
- Signed bike routes
- Bicycle parking facilities and programs
- Bicycle use promotion programs
- Maps or publications
- Shared-use path
- Intersection of trail and highway
- Overpass, underpass, tunnels, bridges
- Sidewalks
- Curb cuts and ramps
- Crosswalks
- Signal improvements
- Traffic calming
- Walking promotion program
- Safety campaigns and publications
- "Share the Road" signs
- Helmet use promotion

### Recreational Trails Program

Recreational Trails Program provides funding for the development of both motorized and non-motorized recreational trails. The types of project funded through this program include:



Mountain bike trail  
 Shared-use path  
 Intersection of trail and highway  
 Trailhead facilities  
 Land acquisition for trails  
 Trail maintenance  
 Training  
 Pedestrian access path or boardwalk  
 Back country hiking trail  
 Safety campaigns and publications  
 "Share the Road" signs  
 Helmet use promotion

## State Funding

### Land and Water Conservation Fund (LWCF)

This program can be used to provide partial funding for the acquisition of outdoor recreation lands and/or development of outdoor recreation facilities. The federal LWCF grant program, administered through the Alaska Division of Parks and Outdoor Recreation, can provide up to 50% matching assistance for the cost of the project.

State agencies and local governments having park and recreation powers qualify to apply. The project must be accessible to persons with disabilities and be identified as a priority in the Anchorage region by the State Comprehensive Outdoor Recreation Plan (SCORP).

### Alaska Trails

Alaska Trails is a statewide, non-profit trail organization whose motto is, "We're known by the tracks we leave." With a membership composed of trail enthusiasts, land management agencies, and business enterprises with an interest in trail promotion and development, Alaska Trails assists and supports agencies and organizations responsible for trail planning, programming, policies, construction, funding, reserving trail rights-of-way, and maintenance throughout Alaska.

Alaska Trails states that its mission and purposes are:

- To raise and provide funds to organizations for acquisition, development, maintenance, promotion, safety and education.

- To educate through forums, conferences, informational materials, training and other activities.
- To assist public and private organizations in the formulation of coordinated programs, policies and standards.
- To preserve and improve public trail access and related facilities.
- To promote sustainable trail systems for all users.
- To encourage the formation of local trails organizations.
- To develop and provide technical assistance and project support for trails.
- To promote health, social and economic benefits of trails.
- To foster cooperation among diverse groups through facilitation and planning.

## Local Funding

### Capital Improvement Program (CIP)

The MOA also budgets for capital projects to be funded either through bonds or general tax revenues. These projects are generally completed within 2 to 5 years. However, park projects are not likely to be the highest priority for limited CIP funds.

Examples from communities around the U.S. include San Diego's ½-cent sales tax earmarked for transportation spending, a half percent of which is set aside for bicycle projects. In the year 2000 this amounted to one million dollars for bicycle transportation. Bernalillo County, New Mexico, which includes the city of Albuquerque, sets aside five percent of street bond funds for non-motorized transportation projects. Voters in Pinellas County, Florida voted to implement a one-cent sales tax increase to pay for their trail system. The city of Colorado Springs has implemented an excise tax of four dollars on every bicycle sold in the city which is used for the installation and maintenance of bicycle lanes and bicycle trails.

### Park and Trail Improvement District

Another source of funding could be the development of a Park and Trail Improvement District. Portions of the community can decide to assess themselves for park and trail development and maintenance, in the same manner as a road improvement district or a street lighting district.

### Partnerships

Many of the park and trail projects throughout Anchorage have been constructed through Partnerships, volunteer efforts, grants, and Youth Employment in Parks. The partner is often a trail user group which is in support of a specific project. This group is responsible for raising the majority of the funding necessary to develop the project. The sources of money are varied and are often obtained through fund raising and grants. This gives the MOA Parks and Recreation considerable flexibility in the use of their resources to distribute work and participate in projects with a variety of user groups.

### Fundraising Efforts

A number of communities have held trail development fundraisers. Jackson County, Oregon held a “Yard Sale” in which each yard along a proposed trail was sold for forty dollars. Other communities have held “Buy-a-Foot-of-Trail” campaigns. Springfield, Missouri holds an annual adventure race. In 2003, fifty-four teams participated in the race and more than \$17,000 was raised for greenways and trails development and maintenance. A small outdoor equipment retailer in the Colorado Springs area has implemented a “Change for the Better Program” in which he donates twenty-five cents from every sale to the local trails coalition program and asks his customers to match it. This retailer’s efforts have raised approximately \$12,000 a year.

### Wetland Mitigation Funding

Funding for projects related to education on wetlands, such as the proposed boardwalk trail and interpretive information near Bear Valley Elementary School, may be available from various organizations. Local developers that impact wetlands are often required to pay fees to a local land trust to be used for wetland preservation and other related projects. Although wetland acquisition and preservation is preferred, other wetland-related projects could potentially be eligible for this funding. Similarly, the HLB has been successful in selling wetland mitigation credits to public agencies by putting certain wetland areas under conservation easements.

### Additional Sources of Funding

There are a number of foundations that distribute grant funds for non-motorized transportation and trail development including the Robert Wood Johnson Foundation, Youth Corps, and the Conservation Fund.

Financial resources may also be obtained from private donations and corporate giving. For those corporations whose revenues depend upon the sales of outdoor recreation equipment, ensuring continued access to a variety of recreational activities is good business.

### Maintenance

In order to protect the health and safety of trail users some MOA P&R funds are budgeted for operations and maintenance of park improvements. This funding could be available for the upkeep of Section 36 facilities after construction.

The MOA has instituted an Adopt-A-Trail Program in the same manner as Adopt-A-Park program. Volunteers are responsible for light maintenance and litter removal along designated sections of trails and walkways.

The MOA could also enlist volunteers in a Trail Watch program, similar to the Neighborhood Watch program. They would routinely patrol designated sections of trails and walkways and be able to report problems or assist people in trouble.

### Implementation and Phasing

Due to limited sources of funding the implementation of this plan will probably occur in phases.

#### Phasing

Multi-use loop trail on lower slopes designed to Nordic Class 2 Parameters.

Multi-use trail to ridge designed to Equestrian Class 2 Parameters.

Complete a surveyed trail plan. Two possible trail plans are included in Appendix D).

#### Process for Trail Construction

The following is the process trail users or organizations must follow in order to develop and build a project.

- Propose to MOA P&R staff and assembly a project to be included in MOA CIP and/or bond packages

- Acquire and submit a volunteer Park Improvement Proposal to MOA P&R.
- Meet with MOA P&R staff to discuss the Volunteer Park Improvement Proposal. Available funding and funding being pursued will be discussed (such as private funding or a partnering opportunity with MOA P&R) as well as the time-line or schedule for the work.
- Review wetland delineation report?
- Create a development/maintenance agreement with MOA P&R, if necessary for the project.
- Attain the necessary construction permitting from the MOA or other agencies as required, such as:
  - Stormwater Pollution Prevention Plan
  - Fill and Grade Permit
  - 404 and 401 permit from the USACE, for construction in wetlands
  - Coastal Consistency Review, as required



The background of the slide features a photograph of tall, golden-brown grass in the foreground and dark, silhouetted trees in the background. A semi-transparent blue overlay covers the entire image, with a darker blue rectangular area at the top where the title is located.

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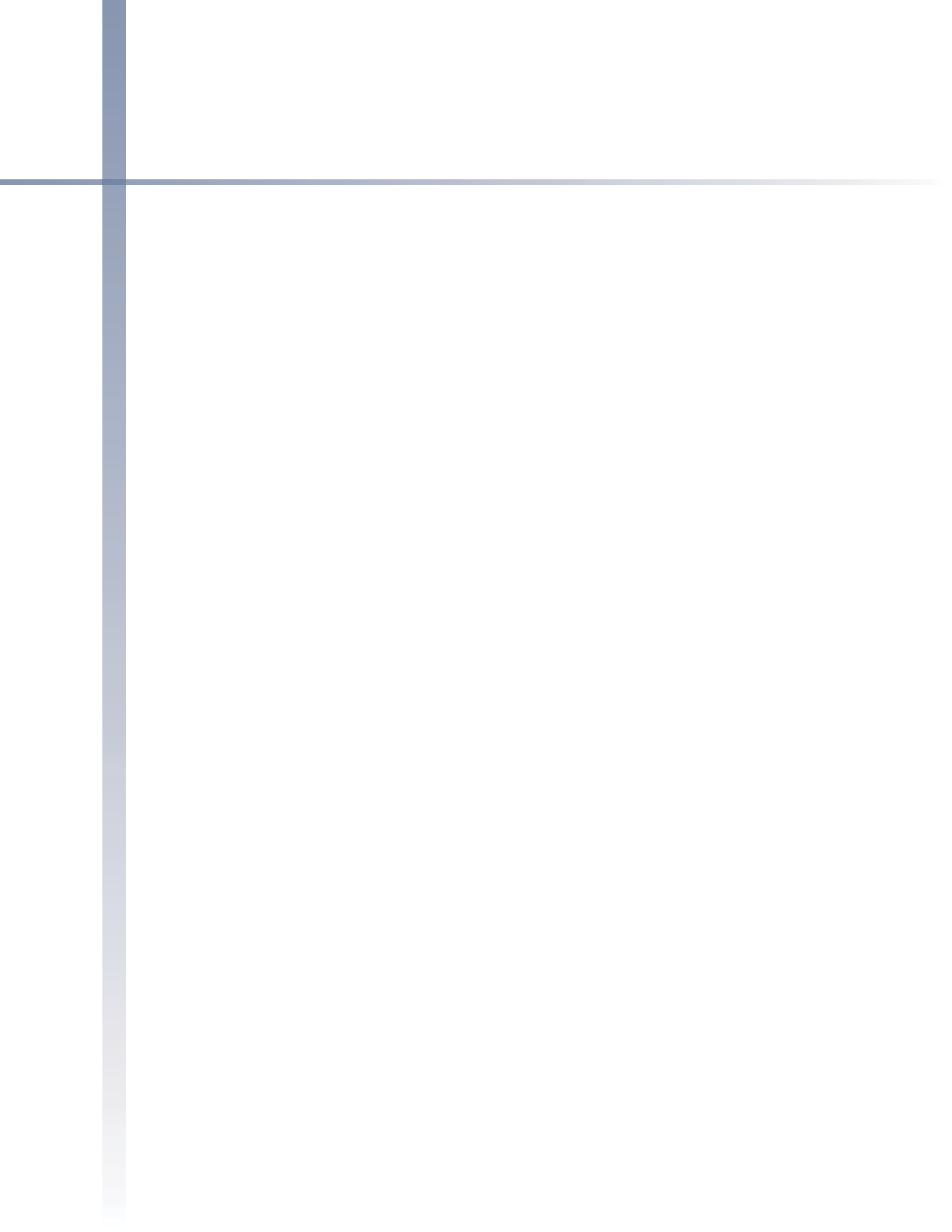
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# Appendix







# List of Appendices

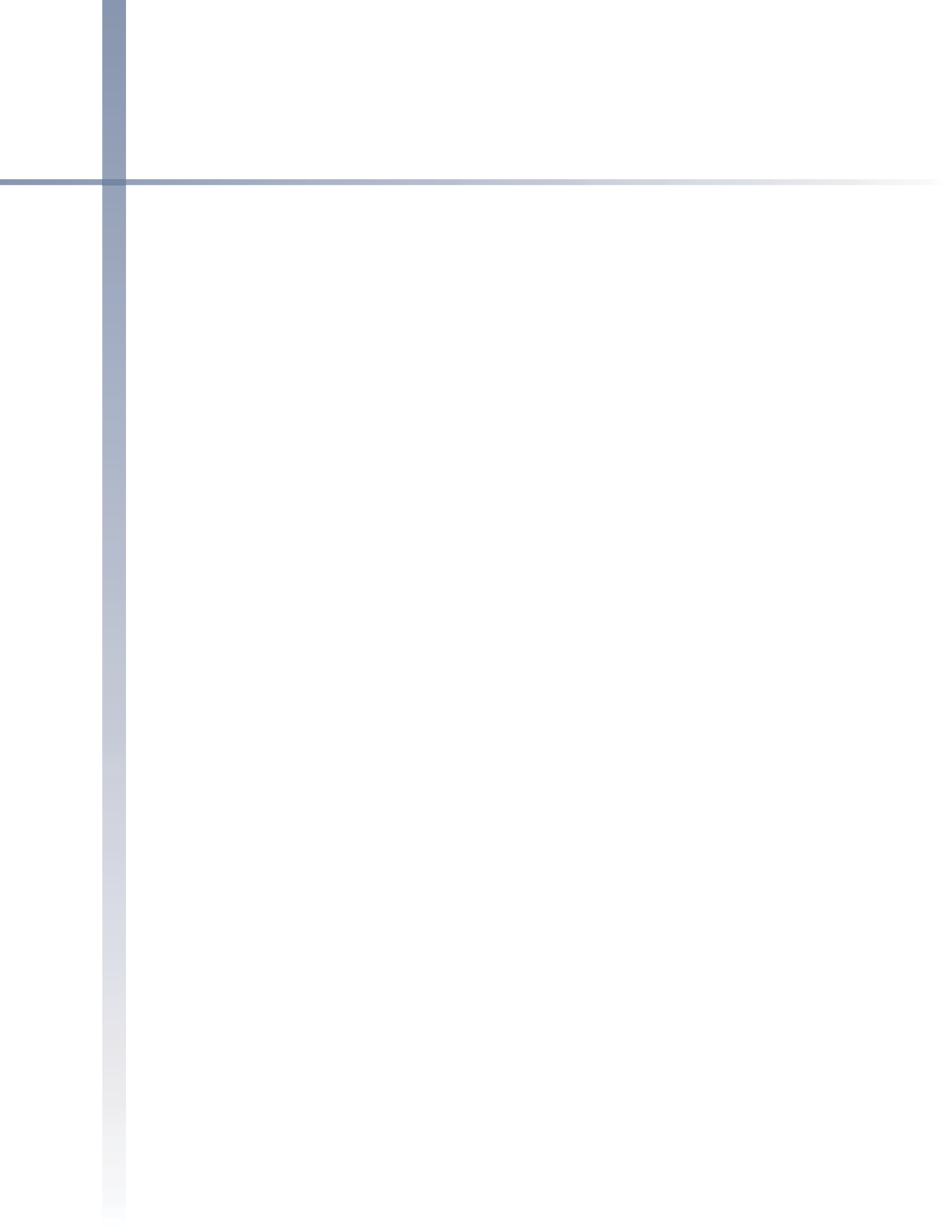
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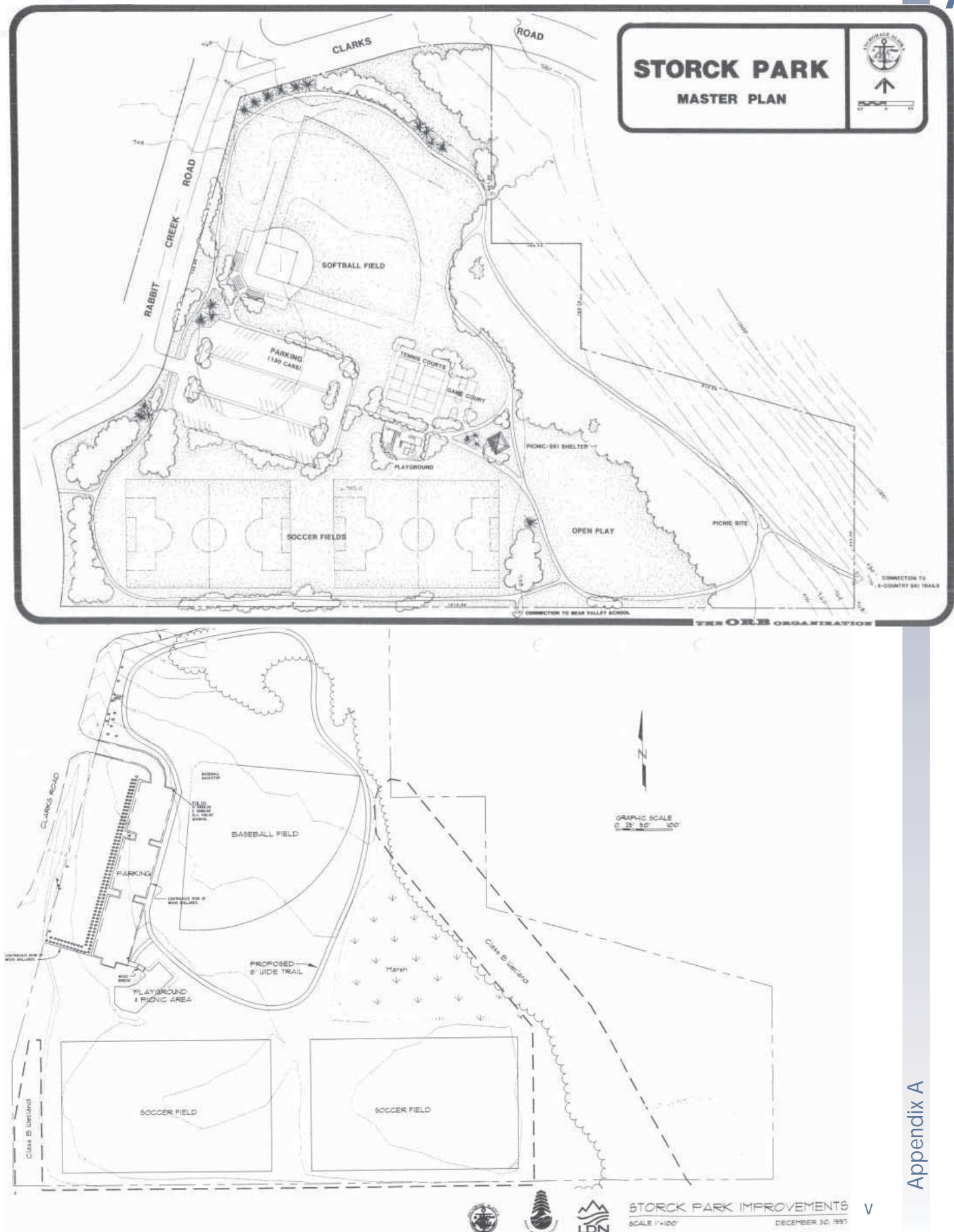
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# Appendix A: Storck Park Master Plan

A







# Appendix B: Trail Parameters

# B

## USFS Trail Design Parameters (1/31/2005)

Trail Design Parameters provide guidance for the assessment, survey and design, construction, repair and maintenance of trails, based on the Trail Class and Designed Use of the trail. Exceptions and variances to these parameters can occur, however, when site-specific circumstances demand such exceptions.

Designed Use PACK AND SADDLE		Trail Class 1	Trail Class 2	Trail Class 3	Trail Class 4	Trail Class 5
Design Tread Width		Not Applicable: Not designed for equestrians as primary user, although equestrians may be present.	12" – 24" (With above exceptions)	18" – 48" (With above exceptions)	36" – 96"	Not Applicable: Not designed for equestrians as primary user. Equestrians generally not present.
Design Surface	Type		Native, w/ limited grading.	Native with some on-site borrow or imported materials.	Native with some imported materials or stabilization.	
	Obstacles		Roots, rocks, logs to 12"	Generally clear. Occasional protrusions to 6".	Smooth, few obstacles. Occasional protrusions 2-3".	
Design Grade*	Target Range (>90% of Trail)		< 20%	< 12%	< 10%	
	Short Pitch Max (Up to 200' lengths)		30%	20%	15%	
	Max Pitch Density***		< 5% of trail	< 5% of trail	< 3% of trail	
Design Cross-Slope	Target Range		5 – 10%	5%	5%	
	Maximum		Natural side-slope	10%	10%	
Design Clearing	Width		36" – 48"	60" – 78"	72" – 96"	
	Height		8' – 10"	10'	10' - 12'	
Design Turns	Radius		4' – 5'	5' – 6'	6' – 10'	

\* Grade variances should be based upon soils, hydrological conditions, use levels, and other factors contributing to surface stability and erosion potential. Due to effects of use on tread and erosion, steeper pitches should be carefully evaluated based on potential effects of these various factors.

\*\* Maximum pitch density refers to the percentage of the trail that is within 5% (+/-) of the Short Pitch Maximum Grade.

## PROPOSED Trail Design Parameters (Sept. 2008)

Trail Design Parameters provide guidance for the assessment, survey and design, construction, reconstruction and maintenance of trails, based on the Trail Class and Designed Use identified for the trail. Exceptions and variances to these parameters can occur, however, when site-specific circumstances demand such exceptions.

Designed Use NORDIC SKIING (DIAGONAL/SKATE)		Trail Class 1	Trail Class 2	Trail Class 3*	Trail Class 4*	Trail Class 5*	Special
Design Groomed Width*		N/A – (Not designed for skiing use – too narrow)	4'-6' Diagonal Only	9'-12' Diagonal and Skate (2 way); Diagonal only: 2 lanes, one way	12'-16'  Two-way use.  Recommend 8' – 10' wide (by at least 50' long) passing areas in steeper sections.	16'-22'	30' (3 skate lanes)
Design Grooming & Surface	Type		Coarse compaction. Occasional or no grooming (may be ski-packed). Snowmobile packing sufficient. Tracklayer optional.	Groomed or compacted using implements and/or tracklayer when packed surface is snow-covered, drifted, melted or skied out.	Smooth compaction using implements designed for creating skate lanes.	Smooth, well-groomed, using ski-specific equipment to provide a quality surface.	
	Obstacles [Caused by use, lack of grooming, melt, or surface/subsurface protrusions]		Dips, bumps, or ruts to 12" common and may be tightly spaced. Surface obstacles may occasionally require off-trail bypass.	Generally smooth. Dips, bumps, or ruts to 8" uncommon and widely spaced. Surface obstructions not present.	Generally smooth surface, but small imperfections of subsurface may be acceptable.	Surface should be smooth and consistent with no obstacles.	
Design Grade**	Target Range (>90% of Trail)		<15%	<10%	<8%	6-8%	
	Short Pitch Max (Up to 200' lengths)		<25%	<20%	15%	12%	
	Max Pitch Density***		<10% of trail	<10% of trail	<5% of trail	<5% of trail overall; up to 8% for short stretches (50' maximum.)	





# Appendix C: Conceptual Cost Estimate

C

Item	Unit	Unit Cost
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## TRAIL CONSTRUCTION

Natural Dirt Surface Trail Construction	L.F.	\$3.00
Clearing and Grubbing	acre	\$25,000
Geotextile, Separation	S.Y.	\$3.00
Aggregate Base course, D1	TON	\$25.00

## PARKING LOT CONSTRUCTION

Clearing and Grubbing	acre	\$25,000
Unusable Excavation (12")	C.Y.	\$20.00
Geotextile, Separation	S.Y.	\$3.00
Classified Fill, Type II-A (18")	TON	\$20.00
Aggregate Base course, D1 (3")	TON	\$35.00

## GRADE SEPARATED CROSSING

Bridge (75'x10')	L.S.	\$152,000
Bridge (47'x10')	L.S.	\$92,000

*design fees (15%)*

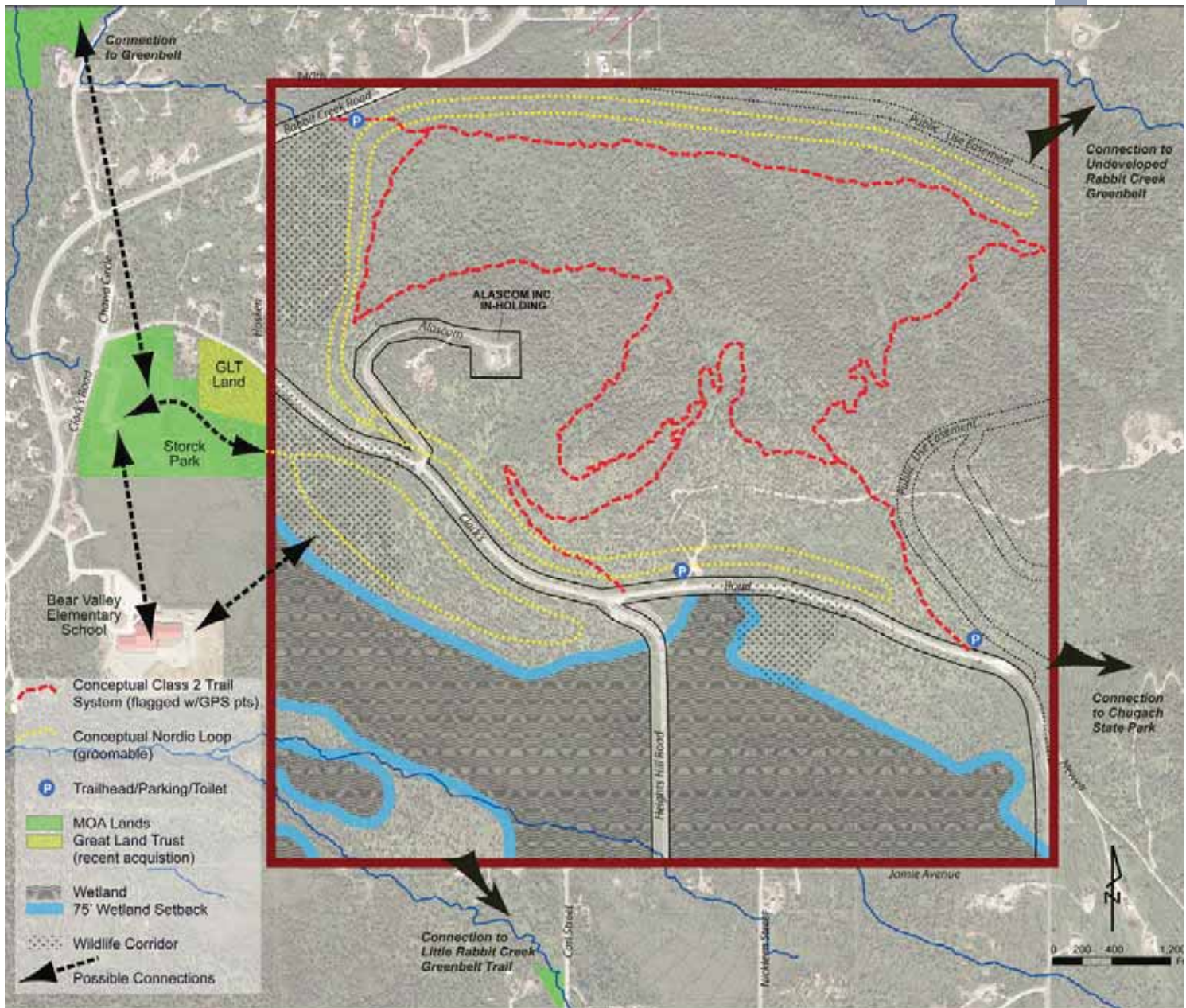
*contingency fees (20%)*

Tunnel (104'x14')	L.F.	\$2,000
Tunnel Excavation	C.Y.	\$13.00
Tunnel (36" Type A NFS)	TON	\$15.00
Tunnel (Type B)	TON	\$9.00
Tunnel (2" Leveling Course DI)	TON	\$25.00



## Appendix D: Trail Analysis and Possible Routing

D

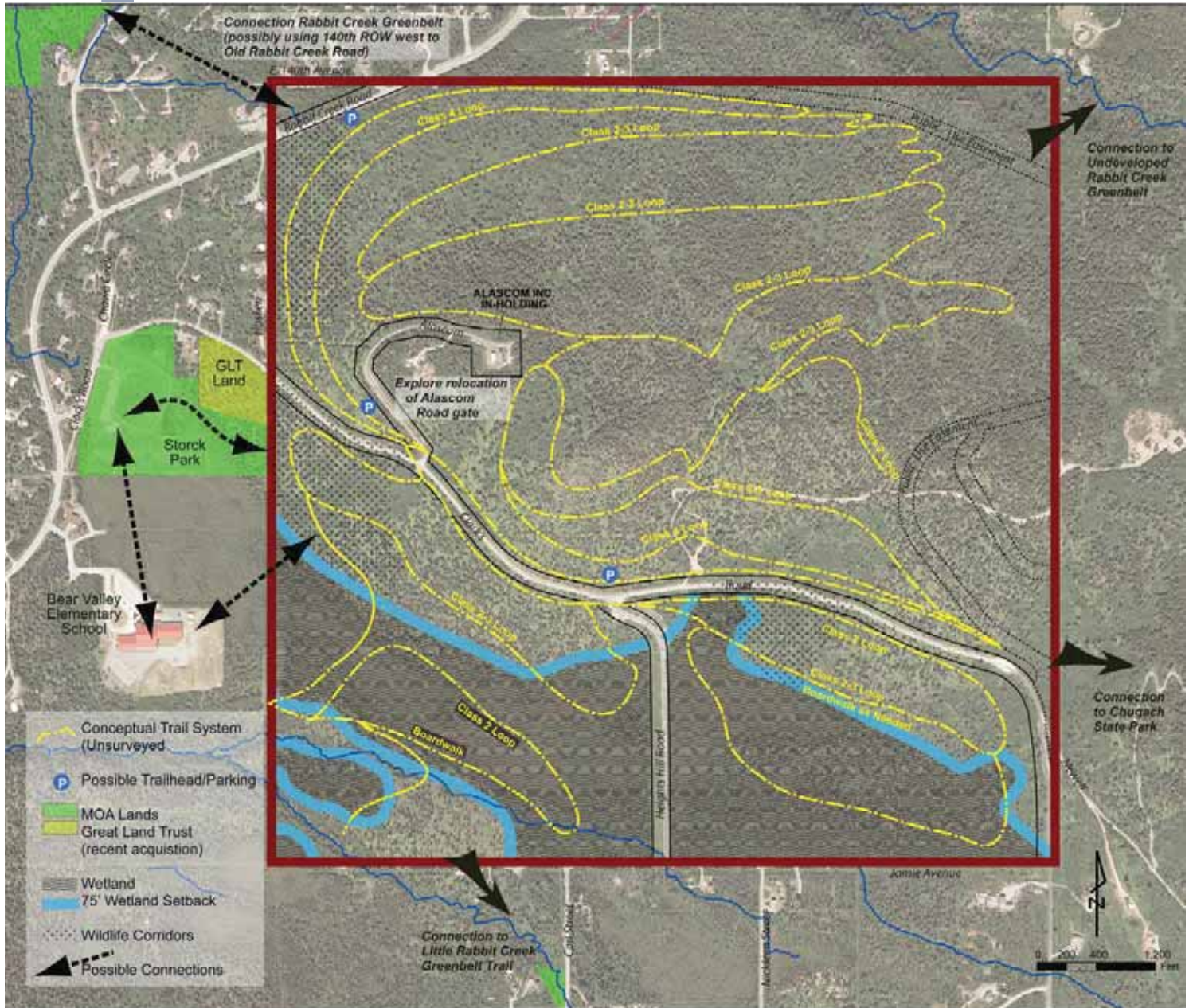


Conceptual Trail Layout with GPS Points

Although this master plan was intended to provide concepts and not detailed design of specific facilities such as trails, the public expressed a desire for some conceptual trail layouts that could provide the first steps in a grant application. One trail systems was flagged and laid out with GPS by Troy Duffin with Alpine Trails, Inc. Troy spent 2 full days, September 29 and 30, in the field

with the Section 36 planning team and was able to flag and note GPS points for initial conceptual trails. This routing of trails illustrates that Section 36 could support a Class 2 trail at the relatively low grade of 7%.





*Unsurveyed Conceptual Trail Layout*

The above trail system was drafted by Jack Mosby, former president of Alaska Trails. These trail layouts were not surveyed, but were partially field-verified and partially conceptualized, based on mapped topography.

Jack recommends the proposed trails on the south side of the ridge should be of sustainable design, and narrow (10-15" wide) probably for hiking or biking due to the exposure to sun and wind. The trail loops connecting on the north side of the ridge could also be narrow, but Jack recommends keeping the lower most loop as a wider Class 3 cross-country ski trail.

# Appendix E: Public Comments and Responses

E

Public Comment Analysis  
Section 36 Master Plan

Vision and Goals		
Commentor	Comment	Response
Dianne Holmes	The CAC's draft vision and goals statement does not acknowledge the Park Plan's need for developed parks in this area; instead, the vision's emphasis leans heavily away from providing extensive trail-related activities.	<i>The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. The Park Plan also cites the need for developed parks in South Anchorage and calls for some community park development at Section 36. The vision statement and goals are consistent with the recommendations in the Park Plan to provide for the recreation needs of several neighborhoods or a large part of the community while minimizing the impact on natural resources, wildlife habitat, open space, and other factors.</i>
NSAA	A mix of low, medium and high density trail areas, including Nordic ski trails are compatible with the vision of the Citizens' Advisory Committee, i.e., "Encourage, enhance, and provide a balance between appropriate wild land (non athletic field) recreation opportunities and natural open spaces. Section 36 is a place for connecting with and learning about nature through recreation and natural open spaces."	<i>A trail network is consistent with the vision and goals for the area; however, this area is classified as a Natural Resource Use Area and trail construction and use must be balanced with the need to minimize impacts on natural resources, wildlife habitat, open space and other factors.</i>
Park Purpose & Need		
Dianne Holmes	Most of Anchorage's undeveloped land is located in SE Anchorage; this area will experience more growth than other parts of town in the next few years. The revised Parks Plan states this area is already deficient in developed parks (p. 88).	<i>Acknowledged.</i>
Nancy Pease	Ensure that this Master Plan meets the needs of the current and future residents who live across the southeast Hillside, not just Bear Valley/Rabbit Creek Road.	<i>The master plan is designed to provide for community recreation needs while balancing the need to minimize impacts on the natural resources.</i>
Nancy Pease	Refer to Map 3 of the 2006 Parks Plan: the south Golden View and Potter areas fall outside the radius of any community parks and, therefore, Section 36 is the de facto community park to serve a 3 to 4 mile radius to the south.	<i>Acknowledged.</i>



Public Comment Analysis  
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Park Purpose & Need (continued)		
Nancy Pease	Add language to the background of this Section 36 Master Plan to acknowledge that the constituent area for Section 36 community park includes south Golden View and the Potter Valley areas, because the southeast Hillside does not have other municipal parks at the community scale.	<i>This is addressed in Chapter 5: The Master Plan.</i>
Nancy Pease	Refer to the pending Land Use Plan Map of the draft Hillside District Plan. Add language about future population, noting that large tracts in southeast Hillside may be subdivided at higher housing densities than the 1 acre common to much of the Hillside. The closest community park to these denser housing areas will be Section 36.	<i>Although the Hillside District Plan does call for higher densities in some areas of the hillside, it also calls for lower densities in other areas - particularly on the upper hillside. The plan does acknowledge the Southeast District's need for park facilities to support the population throughout the district.</i>
Park Classification		
Nancy Pease	The Master Plan must reflect that Section 36 is designated as a Community Park and Natural Resource Park. This means "focus on meeting the recreation needs of several neighborhoods or a large section of the community as well as preserving unique landscapes or natural use areas."	<i>The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. The Park Plan also cites the need for developed parks in South Anchorage and calls for some community park development at Section 36. The vision statement and goals are consistent with the recommendations in the Park Plan to provide for the recreation needs of several neighborhoods or a large part of the community while minimizing the impact on natural resources, wildlife habitat, open space, and other factors.</i>
Lori Davey	Section 36 is designated as a community park according to the revised Parks Plan (2006) and partially as a natural resource park area. A community park is to serve a wider area than just the neighborhoods. And it should include a variety of activities if appropriate. The Parks Plan says the SE part of Anchorage is deficient in all kinds of developed parks. This area has growth potential and therefore it is important to think ahead for when Section 36 could serve this growing part of town.	<i>See above.</i>

Public Comment Analysis  
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Park Classification (continued)		
Dianne Holmes	I do not see where it is stated as to the kind of park Section 36 is - is it a regional park, a neighborhood park, a community park, or a special area park?	<i>A discussion of the classification of Section 36 is included in the master plan report in Chapter 3: Site Inventory and Chapter 5: The Master Plan.</i>
NSAA	NSAA believes that active, trail-based recreation like Nordic skiing is consistent with a "natural resource" oriented park like Section 36. Trails are how people use and enjoy the park's natural resources.	<i>A trail network is consistent with the vision and goals for the area; however, this area is classified as a Natural Resource Use Area and trail construction and use must be balanced with the need to minimize impacts on natural resources, wildlife habitat, open space and other factors.</i>
Planning Process		
Dianne Holmes	The Section 36 platting process intended that a master plan should be developed untainted by pre-existing facilities.	<i>Neither the action by the platting board or the planning commission provided any direction on how to treat existing facilities in the planning process. The one reference to the jeep trail was related to providing access to adjacent properties: "The pioneer jeep trail is a private access for the following properties: ...This access will be allowed to continue to be utilized by the said properties for as long as the properties remain unsubdivided and alternate physical and legal access to the properties does not exist. Upon subdivision of any one of the properties, a new road to the subdivided property must be built to Municipal standards utilizing the public use easement (s) dedicated by the plat for this purpose. Use of the pioneer jeep trail will automatically terminate on those portions of the trail where access is now being provided by the newly constructed road(s)."</i>
Dianne Holmes	The biggest mistake I see is one I've been trying to bring to your attention. The plat was very clear that NO TRAILS were to be shown on the plat map in order for the master planning process to start with a clean slate and not be influenced by "social trails."	<i>See above.</i>

Public Comment Analysis  
Section 36 Master Plan

Planning Process (continued)		
Stephen Crozier	The Master Plan should allow for changing usage patterns, future growth and changing conditions.	<i>This master plan is designed to provide overall guidance for development of park facilities and management of park uses. The guidance in the plan should allow for development plans to adapt to changing usage and conditions and future growth.</i>
Bob French	I would encourage that the master plan to be kept as flexible as possible at this stage, realizing that public sentiments change over time, as do the needs of the community.	<i>See above.</i>
John Isby	Local residents concerns must be taken into account in the planning process.	<i>Public input from both local residents and broader perspectives have been taken into account in the planning process.</i>
Bear Valley Community Council	....NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: ....The terms of the November 1995 litigation settlement agreement shall be adhered to in all management plans, including in particular the provision of wildlife corridors.	<i>The 1995 settlement agreement was based on a MOA proposal to build housing in Section 36. Because the entire Section 36 parcel is now proposed to be a park (excluding communications sites), it is unclear how the settlement agreement applies to this plan.</i>
Concepts		
Support Concept 1		
Ronald Boyle	I support Concept 1 or 2 for the development of Section 36.	<i>Acknowledged.</i>
Scott Pexton and Robin Abramson	Concept 1 or a hybrid of Concept 1 and 2 is preferred.	<i>Acknowledged.</i>
Christopher Souser	I like Concept 1.	<i>Acknowledged.</i>
Yvonne Goldsmith	I prefer Concept 1 & 2.	<i>Acknowledged.</i>



Public Comment Analysis  
Section 36 Master Plan

Support Concept 1 (continued)		
Chris Allard	I am in favor of the level of development described in Concept 1.	<i>Acknowledged.</i>
Alaska Quiet Rights Coalition (AQRC)	We support the minimal development option, Concept 1, as being the most appropriate level of development in view of the location of these parklands, the existing natural conditions of the parklands, and its wildlife.	<i>Acknowledged.</i>
Oppose Concept 1		
Rabbit Creek Community Council	We are not in favor of keeping the area completely undeveloped.	<i>Acknowledged.</i>
Nancy Pease	Do not use Concept 1 as the basis for a trail system. The random "social trails" are not located for sustainable or efficient use of the park. This is not a "cheap and easy" way to go because these trails can't handle future numbers of people or specific types of recreation. Concept 1 is a recipe for resource damage and conflict among users.	<i>Acknowledged.</i>
Dianne Holmes	Concept 1 is not a viable plan and should be deleted from master planning consideration. It suggests that the existing "social" trails could be improved and used.	<i>Acknowledged.</i>
STA	Because Section 36 is probably the last piece of undeveloped park land in Anchorage, economy of space is prudent. For this reason, Draft Concept 1 is least desirable. Existing trails are unsustainable and weren't properly designed for recreation.	<i>Acknowledged.</i>
Mike Vogel	Do not use Concept 1 as the basis for the trail system.	<i>Acknowledged.</i>

Public Comment Analysis  
Section 36 Master Plan

Support Concept 2		
Rabbit Creek Community Council	We favor using mid-level development represented in Draft Concept 2 as a basis for our comments.	<i>Acknowledged.</i>
Ronald Boyle	I support either Concept 1 or 2 for the development of Section 36.	<i>Acknowledged.</i>
Scott Pexton and Robin Abramson	Concept 1 or a hybrid of Concept 1 and 2 is preferred.	<i>Acknowledged.</i>
Christopher Souser	I like Concept 2.	<i>Acknowledged.</i>
Bret Berglund	The proposed Concept 2 with some modification is a good choice (without Class 4 Trails and minimal Class 3 Trails).	<i>Acknowledged.</i>
Yvonne Goldsmith	I prefer Concept 1 & 2.	<i>Acknowledged.</i>
Douglas Gray	I would like to place my support behind Concept 2 or 3 to include a mountain biking trail.	<i>Acknowledged.</i>
Jack Mosby	I would opt for a combination of Concept 2 or 3 with trail development in the moderate to high-density arena.	<i>Acknowledged.</i>
Oppose Concept 2		
Support Concept 3		
Rachel Steer	Concept 3 is the best solution for this 640 acre park, providing trails and facilities that satisfy all user groups.	<i>Acknowledged.</i>
Douglas Gray	I would like to place my support behind Concept 2 or 3 to include a mountain biking trail system.	<i>Acknowledged.</i>
Eric Williamson	I support the development proposed in Concept 3.	<i>Acknowledged.</i>

Public Comment Analysis  
Section 36 Master Plan

Support Concept 3 (continued)		
Jim Hjelm	It would be my recommendation to implement something along the lines of Concept 3 and include a trail system similar to the TOA Trail through the Campbell Tract.	<i>Acknowledged.</i>
Jack Mosby	I would opt for a combination of Concept 2 or 3 with trail development in the moderate to high-density arena.	<i>Acknowledged.</i>
Bob French	I believe that Concept 3, with its medium to high trail density is the way to go.	<i>Acknowledged.</i>
Oppose Concept 3		
Ronald Boyle	Concept 3 is overkill for the area.	<i>Acknowledged.</i>
Christopher Souser	I don't like Concept 3 mainly due to the higher density of it and the higher cost of maintaining it.	<i>Acknowledged.</i>
Bret Berglund	There are enough Concept 3-like parks in the area.	<i>Acknowledged.</i>
Yvonne Goldsmith	I am not in favor of Concept 3.	<i>Acknowledged.</i>
Other Development Concepts		
Ted Moore	In the Master Plan for Section 36, the most important concept should be to maintain the natural character of the wooded, south-facing slope between Clarks Road and the main ridge line.	<i>The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. The Park Plan also cites the need for developed parks in South Anchorage and calls for some community park development at Section 36. The vision statement and goals are consistent with the recommendations in the Park Plan to provide for the recreation needs of several neighborhoods or a large part of the community while minimizing the impact on natural resources, wildlife habitat, open space, and other factors. These factors include the look and character of the south-facing slope between Clarks Road and the ridgeline.</i>



Public Comment Analysis  
Section 36 Master Plan

Other Development Concepts (continued)		
Bear Valley Community Council	....since 1984. the BVCC has spearheaded the creation of Section 36 as wilderness park, and received the support of 33 community councils in this effort; ...THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: 1. The park shall be administered to preserve, protect and enhance its values of wilderness, wildlife, diversification of flora and quiet in such manner as will provide to the citizens of Anchorage a park experience unavailable elsewhere in the Anchorage metropolitan area, in particular so far as possible the experience of solitude in nature;	<i>As noted above, the MOA Park Plan classifies Section 36 as a Natural Resource Use Area. This designation recognizes the values of the wildlife and flora, but also allows for recreation uses that can be accommodated while minimizing impacts on the natural resources, wildlife habitat, etc. The proposed level of development in the master plan is of a low level, designed to allow Section 36 to continue to provide a more wilderness-like experience.</i>
Rodney & Tamara Powell	The community has been fighting for 20 year for a "Wilder Park" with no development or developed trails.	<i>See above.</i>
William Ennis	Make every effort to maintain Section 36 in as near the present condition as possible.	<i>See above.</i>
Rodney & Tamara Powell	Bear Valley has wanted a wilder park since 1986. No development at all. Don't spend your money here. We like the trails the way they are.	<i>See above.</i>
Caryn Smith	Maintain the quiet character of the park.	<i>See above.</i>
Jamie Patterson-Simes	I believe that Section 36 in the Rabbit Creek area should be thoughtfully and environmentally developed in order to preserve the natural beauty of the area for hikers, mountain bikers and skiers.	<i>Acknowledged.</i>
Sage Cohen	Priorities for me are quiet (non-motorized) recreation, parking, connectivity to existing trails, and no horses.	<i>See above.</i>

Public Comment Analysis  
Section 36 Master Plan

Focus on Winter Use		
Nancy Pease	Ensure that the value of this park as a winter recreation area be emphasized.	<i>The Park Plan designates Section 36 as a Winter Special Use Site but gives no guidance on how this designation should be applied. The draft plan proposes multi-use trails that will allow for a variety of winter activities in Section 36.</i>
Nancy Pease	The north side of Section 36 is suited for the highest level of winter activities because the snow pack lasts longer here than other parks and it is of a better quality.	<i>See above.</i>
Nancy Pease	The development of Section 36 should emphasize winter activities because the park is at a higher elevation than other city parks and the north side retains a good snow pack. Skiing, in particular, depends on a reliable snow pack because it is an ongoing investment to groom and re-groom the trails.	<i>See above.</i>
Dianne Holmes	Winter activities should be emphasized due to the quality and length of snow conditions on the north side.	<i>See above.</i>
Dianne Holmes	Section 36 can help fill the city's deficiency by providing a place for Anchorage's winter activities to grow - cross country skiing, skjoring, dog mushing and snowshoeing.	<i>See above.</i>
Rabbit Creek Community Council	We are in favor of having an emphasis on winter activities and Kincaid type development on the north side.	<i>See above.</i>
Mike Vogel	The development of Section 36 should emphasize winter activities because the park is at a higher elevation than other city parks and the north side retains a good snow pack.	<i>See above.</i>
Lori Davey	The elevation of Section 36 and the northern exposure means winter activities are best located and developed there. XC skiing, with separated skjoring or winter walking trails.	<i>See above.</i>

Public Comment Analysis  
Section 36 Master Plan

Trail Comments		
General Support for Trails		
Rick Jarvis	I support the efforts to improve and maintain trails.	<i>Acknowledged.</i>
Bret Berglund	I think low impact trails in the area would be a beneficial resource to the entire Anchorage community.	<i>Acknowledged.</i>
Jim Hjelm	I think that it is an excellent idea to develop trails in Section 36.	<i>Acknowledged.</i>
Jack Hession	An appropriately developed trail system in Section 36 would enhance recreational opportunities for all residents of the Municipality.	<i>Acknowledged.</i>
Katherine Coons	I am in support of anything that can expand or maintain a continuation of this trail system.	<i>Acknowledged.</i>
Jamie Patterson-Simes	It would be amazing to have trails over there for community use.	<i>Acknowledged.</i>
Corinne Smith	A management plan for Section 36 offers many recreational opportunities and could help ease over use of other trail systems in town, particularly at Hillside (FNBP).	<i>Acknowledged.</i>
Michele Gunkel	It would be wonderful to have more trails along Rabbit Creek, Storck Park, Clarks Road and the Bear Valley area.	<i>Acknowledged.</i>
Danielle Winn	I am very supportive of trail development in Section 36.	<i>Acknowledged.</i>
Bob French	Section 36 can be designed for both the active recreational trail user as well as contemplative nature lovers seeking solitude.	<i>Acknowledged.</i>



Public Comment Analysis  
Section 36 Master Plan

General Opposition for Trails		
Frank Cahill	I oppose any new trails in this undeveloped area.	<i>As noted above, the MOA Park Plan classifies Section 36 as a Natural Resource Use Area. This designation recognizes the values of the wildlife and flora, but also allows for recreation uses that can be accommodated while minimizing impacts on the natural resources, wildlife habitat, etc. Trail development is considered to be consistent with the Natural Resource Use Area designation.</i>
Rodney & Tamara Powell	No development at all. We like the trails the way they are.	<i>See above.</i>
Trail Design Process		
Mike Vogel	The Master Plan needs to have a fairly-detailed map for trails, in consultation with trail planning professionals so that there are "mattock-ready" concepts. This would allow the community to raise private funds and volunteers to install some trails in a private-public partnership.	<i>This draft plan is intended to provide guidance for future development. It does not include detailed routing or design of trails. It does provides conceptual trail layouts that could provide the first steps toward grant application and construction.</i>
Nancy Pease	The Master Plan needs to have a fairly-detailed map for trails, in consultation with trail planning professionals so that there are "mattock-ready" concepts. This would allow the community to raise private funds and volunteers to install some trails in a private-public partnership.	<i>See above.</i>
Rabbit Creek Community Council	We favor the hiring of professional trail designers to develop a sustainable trail system so grants can then be sought for development.	<i>See above.</i>
Lori Davey	The master plan should be completed with trails mapped (by GPS) in by professional trail designers.	<i>See above.</i>
Dianne Holmes	Trails are meant to be "designed" and designed for a purpose.	<i>See above.</i>
Dianne Holmes	Professional trail designers for each particular trail should be engaged. Funding to construct trails cannot be obtained unless these trails are already designed.	<i>See above.</i>

Public Comment Analysis  
Section 36 Master Plan

Trail Design - General		
Mark Miner	Trails need to be sustainable and should fit into the contours and aspect of the land and take into consideration what the terrain will be like in the different seasons.	<i>This draft plan is intended to provide guidance for future development. It does not include detailed routing or design of trails. It will provide guidance that any future design and development of trails follow sustainable design methods.</i>
Chris Wrobel	If singletrack is built, please make these trails skier friendly with slightly longer turns.	<i>As noted above, this plan will not include specific trail locations or designs. It will provide guidance for trail design and development. The plan calls for trails which can accommodate a variety of uses.</i>
Mike Vogel	This master plan should provide for ski trails that are designed for grooming.	<i>See above.</i>
Nancy Pease	This master plan should provide for ski trails that are designed for grooming.	<i>See above.</i>
Nancy Pease	Please rely on the experts at the NSAA on trail widths for grooming.	<i>See above.</i>
Jack Hession	Design the ski trails along the lines of those at Kincaid Park.	<i>See above.</i>
Jack Mosby	Trails should be of a loop nature and stacked where topographically possible with trail management objectives for each.	<i>See above.</i>
Michael Malvick	There is a variety of terrain in the area to support development of beginner to advanced level trails.	<i>Acknowledged.</i>
Bob French	The "social trails" are neither sustainable or effective for the park. Because these trails are not specifically designed and constructed for different types of recreation, they will lead to conflicts amongst users, and lead to damage to the soils and surrounding terrain.	<i>Acknowledged.</i>
Erik Williamson	The eroding trails on the south side need to be blocked off and hikers directed to sustainable trails.	<i>Acknowledged.</i>

Public Comment Analysis  
Section 36 Master Plan

Trail Design - General (continued)		
Dianne Holmes	The jeep road is not likely to lend itself well to becoming a sustainable trail.	<i>Acknowledged.</i>
Dianne Holmes	Hiking and XC trails require different standards.	<i>Acknowledged.</i>
Trail Design - Trail Classes		<i>The master plan calls for Class 2 to 3 trails. These trails can provide for a variety of experiences for a wide variety of users.</i>
Christopher Souser	Class 1 to 3 trails preferable, and limited Class 4 trails.	<i>See above.</i>
Ted Moore	With the exception of a Class 2 pedestrian trail traversing along the ridge, Section 36 should not be used for development of intensive recreational facilities.	<i>See above.</i>
STA	The Class 2 and 3 trails of Section 36 could be designed to limit speed. The character could be that of a hiking trail that mountain bikers would enjoy.	<i>See above.</i>
Eric Williamson	I support and encourage Class 2 or 3 trails on the north side.	<i>See above.</i>
Jack Mosby	It should be possible to allow for some non-conflicting multiple use trail development (Class 3-4) and some specific trail use development (Class 2-3) including boardwalk and some wetland areas.	<i>See above.</i>
Bob French	I firmly believe that Section 36 should eventually be developed to include sustainable Class 2 to Class 4 trails in moderate to high density.	<i>See above.</i>
Bob French	Limiting Section 36 to "Pedestrian Class 2 and 3" type trails in low density is certainly not acceptable, especially concerning the lack of other Municipal Parklands within a 3 to 4 mile radius to the south of Section 36.	<i>See above.</i>



Public Comment Analysis  
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<b>Trail Design - Trail Classes (continued)</b>		<i>The master plan calls for Class 2 to 3 trails. These trails can provide for a variety of experiences for a wide variety of users.</i>
Nancy Pease	Level 4 trail development appears to meet the standard for ski grooming because it has a criteria of "few obstacles." Level 3 may not be adequate because of the higher tolerance of obstacles and the maximum trail width of 48 inches. Skiers cannot go past each other in that width.	<i>See above.</i>
Chris Bacon	I think it would be wise to upgrade the multi-use trail in Concept 3 to a Class 5 trail, even if the trail is not constructed to that standard initially.	<i>See above.</i>
<b>Trail Design - Density</b>		<i>The draft plan identifies Section 36 with a trail system that includes low and medium density trails for both active and passive recreational use.</i>
<b>Trail Development - Low Density</b>		
Andrew Lee	If trails are to be developed, the lower the density of trails, the better.	<i>See above.</i>
Yvonne Goldsmith	Section 36 should be primarily low density trail use, not for high intensity development or ski racing.	<i>See above.</i>
Arctic Orienteering Club	Trails, at a low density, can improve our beginner level orienteering courses.	<i>See above.</i>
<b>Trail Development - Medium Density</b>		
Rabbit Creek Community Council	We favor medium density, lighted, groomed cross country ski trails.	<i>See above.</i>
<b>Trail Development - Medium to High Density</b>		
Lori Davey	The density of ski trails should be medium to high like Kincaid or Hilltop and wide enough for grooming.	<i>See above.</i>

Public Comment Analysis  
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Trail Development - Medium to High Density (continued)		
Diane Holmes	Develop medium to high density, lighted cross country ski trails with a width that allows for grooming.	<i>See above.</i>
Bob French	Even popular and dense trails such as found at Kincaid and Hillside parks still preserve, protect and enhance wilderness and wildlife, while protecting diverse flora and allowing the experience of solitude. The abundance and diversity of wildlife found at Kincaid, Hillside and Far North Bicentennial Parks show that trails and wildlife are not mutually exclusive.	<i>See above.</i>
NSAA	Reserving Section 36 for low density trail development, limited to Pedestrian Class 2 and 3 type trails is not acceptable for a Municipal park of this size in this location.	<i>See above.</i>
NSAA	Examples such as Beach Lake Park, Bartlett High School Trail System, Hillside Park Trail System and Kincaid Park demonstrate that a "medium to high density" trail system can serve the active trail users without detracting from the natural resource value of the park.	<i>See above.</i>
Trail Design - Various Densities		
STA	A mixture of low to moderate and high density trails in appropriate areas would improve the overall utility of the park while preserving its natural character. If both trail alignments are carefully coordinated, a moderate to high density Class 2/3 trail system could nestle comfortable within a Class 4 ski trail.	<i>See above.</i>
Bob French	I believe that a mix of high density ski trails on the north side of the park should be balanced by lower density trails in other areas.	<i>See above.</i>
Trail Design - Wider Trails		
Thomas Coolidge	The plan should allow for a system of Nordic skiing trails that can be effectively maintained by a snow cat.	<i>The plan calls for a wider ski trail around the perimeter of Section 36 that may be groomable.</i>

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Trail Design - Wider Trails (continued)		
NSAA	Trail width is also very important. A 10-foot groomable surface is the minimum serviceable width. A groomable width of 16-20 feet is needed for a combined skate and classic trail. This translates to a combination of Nordic Class 3 and 4 trails.	<i>See above.</i>
NSAA	The exact amount of each trail class can be left open for the master plan. The width can also be changed over time; the key is to design for the future potential and start with a minimum 10 foot width.	<i>See above.</i>
NSAA	Narrow hiking and mountain biking trails can be integrated with wide Nordic ski trails in a variety of ways. The question of single use trails versus multi-use can be a future management decision. A trail that is maintained for skiing can serve many types of users as we have experienced on multi-use trails in FNBP, Kincaid, Chester Creek, etc. The keys to making a trail skiable are appropriate design and adequate maintenance.	<i>See above.</i>
Rabbit Creek Community Council	Wide enough to accommodate users such as middle and high school teams and the Jr. Nordic program.	<i>See above.</i>
Jolie Pollet Strohmeyer	Please consider the appropriate width (10 feet wide) for grooming Nordic trails in the Section 36 park planning process.	<i>See above.</i>
Paddy Sullivan	...and the trail should be wide enough to be groomed by a piston bully (10-foot), but no wider than necessary.	<i>See above.</i>
Hank Baca	I would very much like to see trails wide enough to groom for Nordic skiing in Section 36.	<i>See above.</i>
Mike Vogel	Trails of at least 12 feet wide are necessary for proper skiing that accommodate both classic and skate skiing with proper grooming equipment.	<i>See above.</i>



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Trail Design - Wider Trails (continued)		
Bob French	The ski trails need to be a minimum of 10 feet wide to allow grooming, with a trail width of 16 to 20 feet being optimum, to allow for both skating and classic skiing, or to use the terminology of the Master Plan, a mixture of Class 3 and 4 Nordic ski trails.	<i>See above.</i>
Trail Design - Narrow Trails		
Diane Ramey	Would like to see narrow ski trails, limited to diagonal skiing in the park. This would limit the impact and make it more attractive to the orienteering club.	<i>The master plan calls for Class 2 trails in the interior of Section 36 to provide for a more natural experience.</i>
Rob Earl	I think section 36 would be suitable for single track trails only, no skate skiing or equestrian.	<i>See above.</i>
Dan Motoki	Please consider making this into a network of narrower hiking and mountain biking trails, and not into a skate skiing highway.	<i>See above.</i>
Caryn Smith	Trails should be kept small and minimal.	<i>See above.</i>
Bernard Murphy	Prefer to go out on narrow, natural singletrack trails that give the feeling of being in the woods.	<i>See above.</i>
Bernard Murphy	Do not like wide developed and graveled trails. Also, the surface of these "hardened" trails is loud and not comfortable to bike or hike on.	<i>See above.</i>
Sage Cohen	Although I am a Nordic skier, I don't think we don't need more large, wide trails.	<i>See above.</i>
Mara Cramer	I would prefer multi-use trails that are dog friendly-rather than wide groomed ski trails such as those at Kincaid.	<i>See above.</i>
Chris Wrobel	I would like to see narrow, multi-use trails.	<i>See above.</i>

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Trail Design - Narrow Trails (continued)		
STA	The steep contours are ideally suited for a system of narrow, soft surface trails that are minimally invasive and require only a 3 to 4-foot bench.	<i>See above.</i>
Steve Ryan	I would rather see narrower, twisty trails that were designed to use the terrain, much like the STA trails above the Hilltop ski area.	<i>See above.</i>
Rodney & Tamara Powell	Bear Valley definitely does not want 15- or 20-foot wide ski trails.	<i>See above.</i>
Sue Whitney	Perhaps a narrower format for trails in Section 36 should be pursued.	<i>See above.</i>
Trail Design - Length		
NSAA	Anything less than 3 miles long is not worth the maintenance effort. A larger system would be preferable if the intent is to serve a wide range of users. A total length of 6-10 miles would make a desirable destination.	<i>The master plan calls for a 4 to 5-mile loop trail around the perimeter of Section 36.</i>
Nancy Pease	There should be a groomed trail distance of at least 7.5 km, discounting portions of ski trail that cross roads (which requires skiers to take off their skis); because a shorter ski trail would not need the standard exercise or training aims of most skiers, including school teams; and would be too congested.	<i>See above.</i>
Paddy Sullivan	Would like to see a minimum of a 4 mile loop (preferably 5 miles) .....	<i>See above.</i>
Bob French	I would encourage a minimum of 3 miles of Nordic ski trails at the start (less trails are not economical to groom), with gradual expansion to at least 10 miles being possible in the future.	<i>See above.</i>
Marcus Reese	I'd like to see the ability to utilize the possible trail system for long range Nordic skiing.	<i>See above.</i>

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<b>Trail Design - Lighting.</b>		<i>Lighted trails are recommended on the north side of the Section 36 ridge to reduce concerns of the Bear Valley residents. The plan calls for this lighting to be designed to be low-impact to minimize impacts to residences and dark skies for stargazing.</i>
<b>Support for Lighting</b>		
Dianne Holmes	Most cross country ski trails should be lit in order to accommodate the widest range of users in the winter.	<i>See above.</i>
Lori Davey	Low level lighting should be included for the ski trails in order for the maximum use by school programs and working adults.	<i>See above.</i>
Nancy Pease	At least some of these trails should be lit.	<i>See above.</i>
Nancy Pease	There should be some level of lighting on some of the trails. Ambient night light has increased on the Hillside enough that some trails can be used in the urban night glow, but some uses and users (women and children especially) should have the security of good vision along the trail.	<i>See above.</i>
Rabbit Creek Community Council	We favor and are in support of lighted trails on the north side, but nowhere else.	<i>See above.</i>
Thomas Coolidge	Lighted trails should not be prohibited.	<i>See above.</i>
Nancy Pease	Some lighting is warranted, at least on a portion of the ski and multi-use trails. This is a safety issue, especially in winter because of moose.	<i>See above.</i>
Hank Baca	I would like to see some of the trails lit.	<i>See above.</i>
Mike Vogel	There should be some level of lighting on some of the trails. Some uses and users should have the security of good vision along the trail.	<i>See above.</i>

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Support for Lighting (continued)		
Bob French	Lighted trails are essential given winter daylight hours and enhance safety at all times.	<i>See above.</i>
Jack Brown	Lighted trails should not be prohibited.	<i>See above.</i>
Opposition to Lighting		
Ted Moore	There should be no development of lit or groomed ski trails anywhere in this park.	<i>See above.</i>
Mark Miner	Lights should not be a part of this trail system.	<i>See above.</i>
Rob Earl	Please, no installed lighting!	<i>See above.</i>
Bear Valley Community Council	the availability of darkness for stargazing and astronomical uses;	<i>See above.</i>
Rodney & Tamara Powell	Bear Valley does not want lights in Section 36.	<i>See above.</i>
Chris Allard	No lights, .....	<i>See above.</i>
Dan Stone	Light pollution has always been a major concern.	<i>See above.</i>
Lighting Design Considerations		
Michael Malvick	Lighted trails can be limited to areas outside the line of sight of most residents. Low scatter lighting can be specified, and/or hours of illumination can be limited.	<i>See above.</i>
Jack Mosby	If any trail lighting is used, be sure it is kept low and does not pollute the night sky.	<i>See above.</i>
Dianne Holmes	The trees east of Storck Park would hide low level lighting, yet lighting is needed for this area because it will probably be the first area developed due to the readily accessible parking lot and because funding won't be available for the remaining facilities for a long time.	<i>See above.</i>



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Lighting Design Considerations (continued)		
Nancy Pease	Perhaps the Bear Valley side is the logical side to light, since the night sky is already impacted by the lights at the elementary school. Any lighting should be downcast to avoid light pollution.	<i>See above.</i>
Trail Location Comments		
North Slope Development		
Nancy Pease	The north side should be the focus for cross-country ski trails because the north side has a greater acreage than the south side of the ridge; more suitable slopes for trail development; and less exposure to wind and sun which create thaw cycles.	<i>The draft plan identifies a network of Class 2 and 3 trails on the northern slope of Section 36.</i>
Dianne Holmes	The snow remains longer on the north side of the park than elsewhere in town and ski trails are appropriate to develop. The nearby middle and high schools could use this park for their ski practices and their usage should be considered in this planning process.	<i>See above.</i>
Lori Davey	The northern part with an emphasis on winter activities could serve the school ski teams for XC practice and the Jr. Nordic program, which has expanded tremendously in recent years.	<i>See above.</i>
Bob French	The north side of Section 36 is ideal for Nordic ski trails, as it is on the north side of a ridge, and largely sheltered from the southeast winds that often scour snow off many other areas on the Hillside.	<i>See above.</i>
Caryn Smith	If ski trails are put in, they are more protected from the wind on the north side of the ridge.	<i>See above.</i>
Ted Moore	The development of relatively narrow, unlit trail loops suitable for classical skiing in the winter and mountain biking in the summer should be considered ... in the north-sloping terrain located north of and below the main ridge line.	<i>See above.</i>

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North Slope Development (continued)		
Arctic Orienteering Club	We do not oppose development of trails north of the ridgeline area ...	<i>See above.</i>
South of Clarks Road		
Arctic Orienteering Club	We do not oppose development of trails ... south of the swamps.	<i>Acknowledged.</i>
Deborah Mole	Please consider leaving trails as they naturally exist in the lower part of Section 36, and focusing more on the upper part of Section 36 for public skiing and heavier use.	<i>Proposed trails in the lower part of Section 36 are limited to a multi-use loop from Storck Park along the south side of Clark's Road.</i>
Nancy Pease	Heights Hill area is accessible and an attractive view-point destination from Storck Park and Bear Valley School. The open meadows and sparse forest would allow skiing and hiking trails to be constructed with minimal clearing.	<i>Heights Hill Road is surrounded by wetlands and serves as a wildlife corridor. The master plan proposes limited trail development in this area.</i>
Ted Moore	The development of relatively narrow, unlit trail loops suitable for classical skiing in the winter and mountain biking in the summer should be considered either in the south-sloping terrain below Clarks Road with access from Storck Park, .....	<i>See above.</i>
Scott Pexton & Robin Abramson	Any trail construction for access into the Class A wetlands from Bear Valley Elementary School will be expensive and will require a permit from the U.S. Army Corps of Engineers.	<i>Acknowledged. Trail development in the wetland area would need to be coordinated with regulatory agencies.</i>
Scott Pexton & Robin Abramson	If a trail is built in or near the wetlands area, it should be a single loop originating from Bear Valley Elementary School property and should stay north of both drainages to Little Rabbit Creek and extend no more than 1,000 feet east of the western boundary of Section 36.	<i>Acknowledged. The master plan currently proposes only a boardwalk to access the western wetlands near Bear Valley Elementary.</i>

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Central Development		
Paddy Sullivan	The center of Section 36 should be left for narrow singletrack trails.	<i>The center of Section 36 is proposed for a network of Class 2 trails on the south slope and a network of Class 2 and 3 trails on the north slope.</i>
South Slope Development		
Jack Hession	Focus biking and hiking trails on the ridge line and south slopes of the park in order to take advantage of earlier break-up on the south side of the park.	<i>All trails proposed in this master plan are considered multi-use trails to provide for the greatest number and variety of users and user abilities. A network of Class 2 trails is proposed on the south slope.</i>
Clarks Road		
Deborah Mole	It would be helpful to have a walking/biking trail next to Clarks Road.	<i>The draft plan recommends bike paths or lanes be incorporated into future road upgrades to provide for additional non-motorized access to the park.</i>
Caryn Smith	The park plan should consider long-term upgrades to bike trails along Clarks Road if the State ever upgrades the road.	<i>See above.</i>
Caryn Smith	Construction of trails should be done very carefully along Clarks Road above Heights Hill, as there are several springs where drainage issues onto Clarks Road could be exasperated by changing drainage.	<i>Acknowledged.</i>
General Location		
Kimball Forrest	I support a limited number of new trails provided they don't bisect the prime areas for orienteering.	<i>Acknowledged.</i>
Chris Bacon	Future links could be provided to connect the two loop ends via a trail that could wind up and over the ridge on the east end.	<i>Acknowledged.</i>
Mark Miner	Avoid wet, low-lying areas for hiking trails and exposed windy areas for winter trails.	<i>Acknowledged.</i>
Jack Mosby	It appears there is suitable terrain for numerous trail opportunities on both sides of the ridge, Clarks Road and Heights Hill Road, and some of the wetland area east of Bear Valley Elementary School.	<i>Acknowledged.</i>

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General Location (continued)		
Mark Miner	I like Troy Duffin's suggestion of a 2 to 3-foot wide trail on top of the ridge and a wider trail lower down.	<i>Acknowledged.</i>
Trail Development - Trailheads		
Rabbit Creek Community Council	We are in favor of using Storck Park parking lots as trailheads for trails built east to Height Hills Road and beyond.	<i>Acknowledged. A multi-use trail loop originating from Storck Park is recommended in the draft plan. Use of Storck Park for parking is also recommended.</i>
Lori Davey	The southern part with Storck Park as a trailhead could provide trails to the east towards Heights Hill for XC and multi-use skiing.	<i>See above.</i>
Dianne Holmes	Use Storck Park and its developed parking lot as a trailhead for a trail system that extends to Heights Hill.	<i>See above.</i>
Nancy Pease	Storck Park should be the main trailhead for the trails and activities on the south side of Section 36.	<i>See above.</i>
Access		
Monte Weaver	The number one thing to have for any park is a good plan for access. Access requires trails for walkers, skiers and bikers.	<i>Acknowledged.</i>
Kimball Forrest	The north side of Section 36 is difficult to use and to access in its current condition.	<i>The master plan proposes a network of trails that would provide better access to the north side. The plan also proposes a future parking area for the north side.</i>
William Ennis	The access road that citizens will use (Clarks Road) is also the one and only access road to the hundreds of families that now inhabit Bear Valley. The prospect of more traffic to restrict our possible emergency exit out of the valley is not appealing.	<i>Acknowledged.</i>
Bear Valley Community Council	..... the members of BVCC have had a continuous and ongoing concern about crowded access and egress from the "bowl" in which Section 36 and their homes are found, as well as the safety of persons in the area.....	<i>Acknowledged.</i>



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Connections		
Storck Park		
Dianne Holmes	A cross country ski trail from Storck Park should be developed.	<i>A multi-use trail is identified in the draft plan originating from Storck Park.</i>
Rabbit Creek Community Council	We favor hiking trails and a connection to Section 36 from Storck Park. Design to avoid wetlands and the use of expensive boardwalks.	<i>See above.</i>
Kimball Forrest	New trails would be beneficial if they helped connect the school to Storck Park and the Park to Section 36. The north side of Section 36 is difficult to use and to access in its current condition.	<i>See above.</i>
Chris Bacon	A link to ... Storck Park would also be prudent.	<i>See above.</i>
Bear Valley Elementary		
Nancy Pease	There should be a multi-use connection trail from Bear Valley School to the Section 36 trails. This would serve students, and also would allow additional or alternative parking for Section 36 trail users if there were a large sports event or rental event going on at Storck Park.	<i>The draft master plan proposes connections between Bear Valley Elementary and Storck Park, and between Storck Park and the portion of Section 36 north of Clark's Road. These connections will need further study and design beyond this master plan.</i>
Nancy Pease	If ski trails are concentrated mostly on the snowier northern slopes, there should still be a groomable ski trail on the south side of the park for use by and from the Bear Valley school area.	<i>See above.</i>
Nancy Pease	Section 36 should be connected to Bear Valley School and to future trails that will lead to the neighborhoods in the Golden View area.	<i>See above.</i>
Andrew Lee	An improved connection in the area between Storck Park and Section 36 may be of interest to us (Arctic Orienteering). Similarly, an improved connection between Bear Valley Elementary School and Section 36 would be desirable.	<i>See above.</i>

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Bear Valley Elementary (continued)		
Eric Williamson	I support the connection trail and boardwalks leading from Bear Valley Elementary School and connecting trails to adjacent public areas.	<i>See above.</i>
Bob French	Having access from Bear Valley Elementary School and closer access to Goldenvue and Hanshew Middle Schools will help get our children off their widening behinds and out into the wonderful nature that makes Anchorage an international destination.	<i>See above.</i>
Mike Vogel	There should be a multi-use connection trail from Bear Valley School to the Section 36 trails. This would serve students, and also would allow additional or alternative parking for Section 36 trail users if there were a large sports event or rental event going on at Storck Park.	<i>See above.</i>
Chugach State Park		
Lori Davey	Connections should be made to Chugach State Park ...	<i>The draft master plan recommends that the MOA continue to pursue connections through Section 36 to Chugach State Park. These connections will require more study and design that is beyond the scope of this master plan.</i>
Christopher Souser	I think to make this park a success, it needs access, and an uninhibited link into Chugach State Park for similar type access.	<i>See above.</i>
Jack Hession	Identify specific connecting routes and trails to ... Chugach State Park.	<i>See above.</i>
Rabbit Creek Greenbelt		
Nancy Pease	Section 36 should be connected to the Rabbit Creek Greenbelt Plan at the western end. This encourages residents from neighborhoods along DeArmoun and North Golden View to get to Section 36 via trail instead of vehicle. Links might include a pedestrian shortcut across Chawa Circle.	<i>The draft master plan proposes connections from Section 36 to the Rabbit Creek Greenbelt. These connections will require more study and design that is beyond the scope of this master plan.</i>

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Rabbit Creek Greenbelt (continued)		
Jack Hession	Identify specific connecting routes and trails to the developed and undeveloped Rabbit Creek Greenbelt ...	<i>See above.</i>
Chris Bacon	A link to the Rabbit Creek greenbelt ...would also be prudent. Future links could be provided to connect the two loop ends via a trail that could wind up and over the ridge on the east end.	<i>See above.</i>
Rabbit Creek Community Council	We do not favor connecting to the Rabbit Creek Greenbelt near the NE corner of Section 36.	<i>See above.</i>
Rabbit Creek Community Council	We favor utilizing the DOT&PF corridor connecting Chawa Circle with Old Rabbit Creek Road for a connection to the Rabbit Creek Greenbelt.	<i>See above.</i>
Lori Davey	Connections should be made to ... the Rabbit Creek Greenbelt but not in the NE corner as the concept designs show, rather from the NW corner.	<i>See above.</i>
Nancy Pease	A connection should be provided from the greenbelt's current trailhead on Old Rabbit Creek Road along 140th rather than on Rabbit Creek Road itself.	<i>See above.</i>
Dianne Holmes	The Rabbit Creek Greenbelt Plan of the mid-1980s calls for a connection to Section 36, but refers to a connection at the NE tip of Section 36 in a very steep and undeveloped area. It is more realistic to connect the greenbelt via the NW corner of Section 36, across Rabbit Creek Road and north to 140th, where a trail could proceed west to Old Rabbit Creek Road to one of the greenbelt's trailheads.	<i>See above.</i>
Mike Vogel	A connection should be provided from the greenbelt's current trailhead on Old Rabbit Creek Road along 140th rather than on Rabbit Creek Road itself.	<i>See above.</i>
Mike Vogel	Section 36 should be connected to Rabbit Creek Greenbelt at the western end.	<i>See above.</i>

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North to South		
Nancy Pease	There should be north-south connector trails (cross country ski trail and multi-use) should be constructed from Storck Park to the north side trails.	<i>A multi-use trail is identified in the draft plan originating from Storck Park with connections to the north side trails.</i>
Mike Vogel	There should be north-south connector trails (cross country ski trail and multi-use) should be constructed from Storck Park to the north side trails.	<i>See above.</i>
Dianne Holmes	Develop trail connections between north and south sides along the east boundary and just west of the Alascom road.	<i>See above.</i>
Dianne Holmes	There should be at least one trail that connects Section 36 from the north to south.	<i>See above.</i>
Other Connections		
Nancy Pease	Golden View Middle School, in particular, can potentially be connected to Section 36 by future trails in greenbelts and neighborhoods.	<i>Acknowledged.</i>
Nancy Pease	The master plan needs to include recommended trail connection to Rabbit Creek Greenbelt Park, Chugach State Park, and Bear Valley Elementary School. These recommendations should specify location and types of use for the connection, so that there is clear guidance for obtaining easements or development funding for future connections.	<i>The draft master plan recommends that the MOA continue to pursue connections through Section 36 to other areas. These connections will require more study and design that is beyond the scope of this master plan.</i>
David Mitchell	We should identify potential connections, trail routes and land parcels that could provide connectivity between Section 36 and other open space even if those lands and/or trail easements can't be acquired right now. They are very important to the trail system that we are designing and will help integrate Section 36 into the larger green infrastructure picture. Connectivity will benefit both wildlife conservation and recreation opportunities.	<i>See above.</i>



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Other Connections (continued)		
Bob French	Section 36 should be connected to adjacent areas and communities, including the Rabbit Creek Greenbelt, at both the northwest and northeast corners, Chugach State Park, Little Rabbit Creek Greenbelt, Bear Valley School, Storck Park and to future trails (proposed in the Hillside District Plan) connecting to the neighborhoods in the Goldenvue area. Those connections should be by trail, in order to encourage residents to use the trails instead of getting into their cars to travel to a trailhead.	<i>See above.</i>
Jack Mosby	Section 36 should also provide access (1-2 routes) into Chugach State Park as well as connections to nearby neighborhood parks such as Storck, Bear Valley Elementary and others where possible, and the two neighboring greenbelts (Rabbit Creek and Little Rabbit Creek).	<i>See above.</i>
Dianne Holmes	The three draft concepts show a connection from the east side of Section 36 to 140th. 140th at this location is not fully constructed to Rabbit Creek Road. Only a small part of the 140th ROW is built and is essentially a driveway and not suitable for public vehicular access to the park. It is a very poor choice to have included this in the Section 36 plan and it should be deleted.	<i>See above.</i>
Dianne Holmes	If a trail is desired from east to west, keep the trail south from 140th by several hundred feet.	<i>See above.</i>
Recreational Uses		
Support for multiple uses of the park		
Rachel Steer	Please consider developing Section 36 as a multi-use recreational area that includes both 10 to 12-foot wide trails suitable for competitive Nordic skiing AND narrower, more intimate trails.	<i>The master plan calls for all trails developed in Section 36 to be multi-use trails to provide for the widest variety of uses and user experiences. It also calls for a variety of Class 2 and 3 trails to provide for wider trails for skiing and narrower trails for hiking and biking.</i>

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Support for multiple uses of the park (continued)		
Julia McCarthy	I heard about Section 36 and would love to see this being projected for a diverse range of use, including skiing and mountain biking (even winter biking).	<i>See above.</i>
Robert Ostrom	I'd like to see more hiking and biking trails in this area.	<i>See above.</i>
Leonard Hyde	I'd love to see multi-use trails in Section 36.	<i>See above.</i>
John Laurance	Section 36's location can be something all the people of Anchorage can use. It can be used for multiple user groups, such as hikers, skiers, joggers, mountain bikers, berry pickers, etc.	<i>See above.</i>
Corinne Smith	I'd like to see a variety of uses at Section 36; wide trails for family hikes, skate skiing, or biking; narrower trails, maybe through the wetlands (winter only), for diagonal skiing; and singletrack for mountain biking, hiking and snowshoeing.	<i>See above.</i>
Monte Weaver	A wonderful area for hiking, biking and skiing trails.	<i>See above.</i>
Rick Rogers	I would like to see trail opportunities in Section 36 to include multi-use trails designed to accommodate singeltrack mountain biking and running/hiking.	<i>See above.</i>
STA	Section 36 can and should accommodate multiple uses.	<i>See above.</i>
Steve Ryan	I support a good mix of trails that could be used by mountain bikers, hikers, skiers, walkers, runners, etc. This area would be perfect for multi-use trails.	<i>See above.</i>
Michael Henricks	I support trail installation at this location for multi-use, particularly mountain biking. This area would be excellent terrain for such use.	<i>See above.</i>

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Support for multiple uses of the park (continued)		
Christopher Souser	Any development should accommodate multiple user groups and maintain an intimate outdoor feel to it year-round.	<i>See above.</i>
Nancy Pease	There should be well-designed multi-use trails.	<i>See above.</i>
Hank Baca	Singletrack in other parts of the park would be great, but South Anchorage would really benefit from more Nordic options.	<i>See above.</i>
Robert Werner	Groomed ski trails in the winter would be great. It would be nice to have the great mountain bike trails in the summer that were built by STA on Hillside.	<i>See above.</i>
Monte Weaver	Please include trails for skiers, bikers and walkers as a part of Section 36's future.	<i>See above.</i>
Brian Looney	Please include ski-friendly, multi-use trails in the master plan for Section 36. There should be room for singletrack trails similar to what was just built in the Hillside area.	<i>See above.</i>
Chris Wrobel	All new trails should be multi-use, allowing dogs and winter mountain biking.	<i>See above.</i>
John Isby	I fully support a non-motorized, multi-use trail system that allows people to enjoy this piece of land to its maximum potential.	<i>See above.</i>
Jack Brown	Section 36 should allow for many different uses to accommodate the widest range of public recreational activities.	<i>See above.</i>
NSAA	NSAA recommends that the Section 36 Master Plan include a trail system that serves Nordic skiers as well as mountain bikers, hikers and other non-motorized users. The park should serve the active recreational trail users as well as contemplative nature lovers.	<i>See above.</i>

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Support for multiple uses of the park (continued)		
Mara Cramer	Trails that can be used for ski touring in the winter or hiking in the summer would be great.	<i>See above.</i>
Ted Moore	The development of high-impact, single-user group facilities such as ball fields should not be allowed in this park.	<i>See above.</i>
Support for Nordic ski trails		
NSAA	NSAA recommends that the Section 36 Master Plan include a trail system that serves Nordic skiers as well as mountain bikers, hikers and other non-motorized users. The park should serve the active recreational trail users as well as contemplative nature lovers.	<i>The master plan proposes multi-use trails that can be used for a variety of activities, including Nordic skiing.</i>
Travis Rector	The popularity of Nordic skiing in the community, and its excellent location for many users, make this an ideal location for Nordic ski trails.	<i>See above.</i>
Rabbit Creek Community Council	We favor trails from Bear Valley School to Storck Park loop that can be used for cross country skiing.	<i>See above.</i>
Mike Miller	Please incorporate trails for Nordic skiing into the Master Plan.	<i>See above.</i>
Seth Downs & Erika Monahan	Support for the development of cross country ski trails in Section 36.	<i>See above.</i>
Nicholas Strohmeyer	I would like to see Nordic ski trails developed.	<i>See above.</i>
NSAA	Section 36 is the only remaining park land in Anchorage suitable for new Nordic ski trails. Section 36 is the obvious (and only possible) site for such facilities.	<i>See above.</i>
Paddy Sullivan	I think a Nordic ski loop around the perimeter of Section 36 would be a valuable asset to the Nordic ski community of South Anchorage.	<i>See above.</i>



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Support for Nordic ski trails (continued)		
Sue Whitney	Nordic ski trails need to be included in the master plan for Section 36. Nordic trails can be used for multiple purposes during the off-season.	<i>See above.</i>
NSAA	Section 36 also presents a great opportunity for a Nordic trail system because of its elevation (~1200 feet) and a hill with a north facing slope. There should be earlier snow and longer lasting snow on Section 36 compared to Hillside Park.	<i>See above.</i>
Nancy Pease	Designated ski trails should be specified in the master plan, for compelling reasons of high user demand and the highly favorable snow-retention conditions compared to other municipal parks.	<i>See above.</i>
Michael Malvick	Additional Nordic ski trails are necessary to reduce the congestion on the Hillside trails and to reduce the commute of the South High School and Goldenview Middle School teams.	<i>See above.</i>
Bob French	Ski trails in Section 36 will provide an alternate, including usage by both the community as well as middle school and high school ski programs.	<i>See above.</i>
NSAA	Section 36 has the potential to support a combined system of high quality Nordic skiing, hiking and mountain biking trails that meet a wide range of user needs and still protect the natural resources of the park.	<i>See above.</i>
Travis Rector	This location is large enough to accommodate many different uses, including a system of lighted Nordic ski trails that are wide enough to be groomed by a snow cat.	<i>See above.</i>

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Opposition to Nordic ski trails		
Alex Townsend	The support of Nordic ski trail development in Section 36 is an idea that has not been thought out with any common sense. Bear Valley is known for frequent, and often for Anchorage's highest, winds. These winds are warm Chinook winds that quickly strip snow from the valley.	<i>The climate at Section 36 is recognized. The multi-use trails will provide an opportunity for a wide range of uses, including Nordic skiing. It is expected that limited trails will be constructed initially, and that additional trails would be added only when and if it is determined that there is a demand for them, based on use of the initial trails.</i>
Alex Townsend	Setting ski tracks in Bear Valley would be the most expensive tracks in Anchorage the NSAA ski club, MOA or others could maintain. Once the tracks were set, they would likely be chinooked away quickly, or turned to dangerous and unski-able ice patches.	<i>See above.</i>
Alex Townsend	To think that there is reliable snow in Section 36 to regularly cross country ski is foolish.	<i>See above.</i>
Chris Allard	I would like to see Section 36 reserved for walking and snowshoeing. ...no grooming of snow...	<i>See above.</i>
Singletrack/Mountain Biking Trails		
Michael Malvick	I favor development of singletrack mountain biking/hiking/running trails.	<i>The master plan proposes multi-use trails that can be used for a variety of activities, including mountain biking.</i>
Mike Wood	I strongly encourage you to consider the addition of singletrack mountain biking trails to any plan or master plan for Section 36.	<i>See above.</i>
Doug Gray	Adding additional routes in a new park will only continue to provide great experiences and access for our Anchorage bikers.	<i>See above.</i>
Gloria Menzel	I would like to see more singletrack trails developed for mountain biking. Section 36 would be a wonderful area for future development of singletrack trails.	<i>See above.</i>
Ted Phelps	Please include mountain biking in this area.	<i>See above.</i>
Philip Fontana	Please develop more singletrack in Section 36.	<i>See above.</i>

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Singletrack/Mountain Biking Trails (continued)		
Nicholas Stadnicky	I would strongly encourage the continued development of mountain biking trails.	<i>See above.</i>
Todd Rinaldi	Continue the adoption and construction of mountain bike trails. These trails are sustainable and have very little impact on the environment and relative to horse traffic, have no impact. Mountain bike trails also provide hiking opportunities, increased tourism, and winter recreation for all human powered endeavors.	<i>See above.</i>
Alex Wilson	This is a great area for singletrack. The soil and topography of this area are great for sustainable singletrack trails.	<i>See above.</i>
Dan Motoki	Please consider making this into a network of narrower hiking and mountain biking trails, and not into a skate skiing highway.	<i>See above.</i>
Greg Klein	I support trails be open to mountain biking that are designed to assure maintainability. All new and existing trails should be given consideration to be opened to mountain biking. Decisions to open trails to mountain biking should be made based on practical geographical information vs. emotional feelings and desires.	<i>See above.</i>
Tim Woody	I encourage development of singletrack trails for non-motorized uses such as hiking, mountain biking and classical skiing.	<i>See above.</i>
Dan Boorstein	I wanted to express my interest in seeing singletrack mountain bike trails as part of the project plan.	<i>See above.</i>
Jonathon Harshfield	Alaska has the kind of land and terrain that could be sculpted into a "Mecca" for mountain biking and the tourist industry of Alaska would benefit greatly from this.	<i>See above.</i>
Angela Conroy	It would be extra special to have more tracks like Hilltop close to Bear Valley and its community for more families to enjoy.	<i>See above.</i>

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Singletrack/Mountain Biking Trails (continued)		
Sunny Mall	I support the inclusion of mountain biking trails in Section 36.	<i>See above.</i>
Lori Sivitz	I support the inclusion of singletrack trails for mountain biking in Section 36.	<i>See above.</i>
Carol Jewell	I would like to express my strong support for more mountain biking and hiking trails in Section 36.	<i>See above.</i>
Phillip Stevens	Mountain biking/multi-use singletrack trails would be a great addition to Section 36.	<i>See above.</i>
Philip Repetto	The terrain of Section 36 would be well suited for sustainable singletrack mountain bike trails, which offer excellent hiking, running, skiing and snowshoeing opportunities.	<i>See above.</i>
Allen Hansen	We need more singletrack biking trails in Anchorage. The Rabbit Creek 600 acres is ideal.	<i>See above.</i>
Daniel Kane	I would like to make a request that running and mountain biking trails be included within the draft plan.	<i>See above.</i>
Michael Vania	Please consider singletrack in Section 36.	<i>See above.</i>
Yvonne Goldsmith	Please include opportunities for singletrack bike trails, walking trails and classic ski trails. I prefer a park that is rustic and left in its natural character - narrow trails, not wide ones. Don't want an urban park, the way Kincaid has turned out to be.	<i>See above.</i>
Russell Biggs	I would like to see a singletrack mountain biking trails in this plan.	<i>See above.</i>
Wendy Heck	There is a great need for more mountain biking trails that can be used year round in Anchorage.	<i>See above.</i>
Rabbit Creek Community Council	We favor mountain bike trails.	<i>See above.</i>
Forest Bommarito	More singletrack mountain biking trails would be a great asset to the city of Anchorage.	<i>See above.</i>



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Singletrack/Mountain Biking Trails (continued)		
Yvonne Goldsmith	I favor singletrack mountain bike trails. These can be used by skiers in the winter.	<i>See above.</i>
Gideon Saunders	The potential of singletrack trails is very exciting.	<i>See above.</i>
Ken Robertson	I wanted to state my support for putting in a trail system along the lines of the STA trails in FNB. Those trails are sustainable, fun, quiet, and get rave reviews.	<i>See above.</i>
Oscar Lage	I believe that singletrack trails would be welcome by most users.	<i>See above.</i>
Rob Earl	I think Section 36 would be suitable for singletrack trails only.	<i>See above.</i>
Jonathon Harshfield	Mountain biking is a fast growing activity that allows one to get out and see Alaska's beauty in a more exciting way than just simply hiking.	<i>See above.</i>
Jonathon Harshfield	The biking community within Alaska is a group that encourages the proper use of natural resources and brings considerable money to all park activities and holds many activities themselves on park lands.	<i>See above.</i>
Diane Ramey	Allowing singletrack biking would also be compatible. There is a large surrounding population that would utilize these trails instead of going to Hillside.	<i>See above.</i>
Bob French	The terrain and soil in at least the upland parts of Section 36 are suitable for both "singletrack" and "double track" mountain bike trails, either in association with or separate from the Nordic ski trails.	<i>See above.</i>

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Equestrian trails		
Rabbit Creek Community Council	We do not favor horse trails.	<i>The master plan proposes multi-use trails that can be used for a variety of activities, including horseback riding. The area will not be designed to attract riders from outside the southeast Anchorage area, but would be available to local riders.</i>
Rob Earl	No skate skiing or equestrian trails.	<i>See above.</i>
Ted Moore	The development of equestrian trails should not be allowed in this park.	<i>See above.</i>
Chris Allard	I would like to see ... no horses.	<i>See above.</i>
Brian Looney	It is paramount to prohibit horses on any groomed ski trail since they are just not compatible.	<i>See above.</i>
Non-motorized use		
Dianne Holmes	All of Section 36 should be for non-motorized use.	<i>The master plan proposes only non-motorized uses.</i>
Rabbit Creek Community Council	We do not favor motorized use.	<i>See above.</i>
Bear Valley Community Council	NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: .....4. Park uses including motorization, such as snow machines, remote operated airplanes, all terrain vehicles, etc., shall be prohibited from the park;...	<i>See above.</i>
Bob French	Section 36 should remain non-motorized as much as feasible (existing roads expected).	<i>See above.</i>
Bob French	Section 36 is clearly not suited for motorized use.	<i>See above.</i>
Nancy Pease	Section 36 should prohibit motorized use because of the negative impacts on natural resource values and other user groups.	<i>See above.</i>

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Hiking/Walking/Snowshoeing trails		
Rabbit Creek Community Council	We favor hiking trails and a connection to Section 36 from Storck Park. Design to avoid wetlands and the use of expensive boardwalks.	<i>The master plan proposes multi-use trails to allow for a variety of uses, including walking, hiking and snowshoeing.</i>
Chris Allard	I would like to see Section 36 reserved for walking and snowshoeing.	<i>See above.</i>
Skijoring trails		
Bob French	In the open wetland terrain, skijoring trails could be developed that would completely disappear in summertime, with no impacts to wetlands.	<i>The master plan proposes multi-use trails to allow for a variety of uses, including skijoring.</i>
Bob French	The areas at the south side are suitable for skijoring, including wetland areas.	<i>See above.</i>
Orienteering use		
Arthur Harmon	I've enjoyed the area at orienteering events and the low level of development is what makes it a fun and technical course.	<i>The master plan does not preclude continued use of Section 36 for orienteering. It proposes a low level of development, which would continue to make for good orienteering.</i>
Ian Moore	The orienteering club has created a detailed orienteering map of the area and hosts several competitions there each year.	<i>See above.</i>
Ian Moore	Arctic Orienteering Club is the only organized group that is currently using Section 36.	<i>See above.</i>
Paragliding use and landing area		
Jack Brown	A paragliding landing zone is needed in the area, and can easily be incorporated into Section 36 that would be both compatible with other uses, and barely noticeable when not in use.	<i>Paragliding use is not precluded by the master plan. Improvements to specific areas for this use will be evaluated by Parks &amp; Recreation through their permit process.</i>

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Paragliding use and landing area (continued)		
Bob French	A paragliding landing zone is needed in the area, and can easily be incorporated into Section 36 that would be both compatible with other uses, and barely noticeable when not in use. The area within Section 36 near the Heights Hill intersection with Jamie Drive could easily be adapted into a suitable landing site that would not be noticeable to visitors, but still allow safe landings while staying compatible with the other uses.	<i>See above.</i>
Arctic Air Walkers	Arctic Air Walkers proposes to improve the fire break on the west side of Heights Hill Road. We propose to remove stumps and dead fall from the fire break to provide a "semi-natural" clearing approximately 300 feet of the existing fire break from the south end to the north. "Semi-natural" - 100 feet of approach on the north and south end clear of stumps and dead fall with 100 feet in the center of the 300-foot level planted in grass. We further propose to install a culvert in the ditch to create access to off street parking for 6 cars maximum.	<i>See above.</i>
Arctic Air Walkers	If Concept 3's development of trails, warming huts and parking were to occur and it fit into the plans, for safety reasons, we would request to widen the fire break by 50 feet into the woods to the west of the road.	<i>See above.</i>
Scott Amy	The Arctic Air Walkers membership roster draws from all walks of life, and it is common for them to work together in an effort to improve the community that we live in, such as adopting a street or highway, or cleaning up after others in areas where we fly. We (Arctic Air Walkers) know we are a small group, so it is important to us to gain the trust of our community and to be recognized as a good community citizens. Please take this user group seriously.	<i>See above.</i>
Arctic Air Walkers	For safety reasons, we request that no overhead power or street lights be installed on the west side of Heights Hill Road.	<i>The master plan proposes limited lighting on the north side of the ridge in Section 36.</i>



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Separate trails to minimize conflicts between users.		
Nancy Pease	The park's large size allows a trail system that is separated by activity: cross country skiing separated from skijoring and other winter multi-uses; and singletrack bike trails can and should be separated for safety.	<i>We acknowledge that many user groups would prefer to have separated trails for various activities. However, due to the desire to provide for the widest variety of uses and users, the plan proposes multi-use trails that are open to all users all year.</i>
Nancy Pease	Multi-use trails for skijoring and snowshoeing should be included in the development plan, but separated from the ski trails, like Hilltop trails are.	<i>See above.</i>
Rabbit Creek Community Council	We favor separate multi-use trails for skijoring and snowshoeing.	<i>See above.</i>
Mike Vogel	Multi-use trails for skijoring and snowshoeing should be included in the development plan, but separated from the ski trails.	<i>See above.</i>
Bob French	The management plan need not decide for single use trails versus multi-use trails at this time. That can be a future management decision that reflects the proportions of users, and the desires of the community.	<i>See above.</i>
Dianne Holmes	Trails can be separated by activity: cross country skiing separated from skijoring and other winter uses; hiking trails can be separated from horse trails or singletrack (if such trails are included in the master plan at all).	<i>See above.</i>
Jack Brown	Trail development should minimize any conflicts between different user groups.	<i>See above.</i>

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Other Use Comments		
Bear Valley Community Council	NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: .....2. The park shall be developed to provide uses which are not available elsewhere in the Anchorage park system, including but not limited to, the availability of darkness for stargazing and astronomical uses; .....3. Park uses which will be given priority are those having the lowest impact on the land, examples of such uses are orienteering, berry picking, walking, nature hiking, and non-team, non-competitive Nordic style, individual cross-country skiing; .....	<i>The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. This designation recognizes the values of the wildlife and flora, but also allows for recreation uses that can be accommodated while minimizing impacts on the natural resources, wildlife habitat, etc. The proposed level of development in the master plan is of a low level, designed to allow Section 36 to continue to provide a more wilderness-like experience. Activities such as stargazing, orienteering, berry picking, walking, natural hiking, and cross-country skiing will be accommodated.</i>
Park Facilities		
General		
Ken Robertson	I do not support additional infrastructure.	<i>The master plan calls for minimal and low-impact infrastructure, primarily parking, restrooms, trailheads and trails.</i>
Rodney & Tamara Powell	No development at all.	<i>See above.</i>
Bear Valley Community Council	...NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: ...2. The park should be developed to provide....the minimizing of structures and appurtenant facilities to enhance the low density/low impact uses of the land; .....5. Park uses including lighting, sound amplification, mass vehicle parking lots or other indicia of non-small group uses shall be prohibited....	<i>See above.</i>
Scott Pexton and Robin Abramson	The Master Plan should be modest and realistic with respect to new facilities and should advocate practical, inexpensive amenities to the extent possible. The Master Plan can later be amended with public input and support.	<i>See above.</i>

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General (continued)		
Dianne Holmes	Develop a parking lot with lights for security, and a simple warm up hut for maximum use by the public, school ski teams and the Jr. Nordic program.	<i>See above.</i>
Bob French	A small warming building with restrooms such as found at the Beach Lake Trails in Chugiak would not likely be an initial amenity, but should not be prevented from occurring in the future. Bear Valley Elementary School could provide warming and restroom facilities should a Junior Nordic program be started at Section 36, until such a facility could be built.	<i>See above.</i>
NSAA	The extras that make a Nordic center attractive are trail lights, warming building (chalet or hut) and restrooms. In the case of Jr. Nordic, we feel that a warm-up building and restrooms are essential, plus trail lights. Bear Valley Elementary School could serve the purpose nicely if the trails are made accessible. This would require a safe crossing over Clark Road. Lighted trails and a warm-up building are also highly prized by adult skiers.	<i>See above.</i>
Grade separated crossing		
Nancy Pease	Include at least one-grade separated crossing of Clarks Road in this Master Plan. This inclusion in the plan helps to gain funding as part of new road construction.	<i>The plan calls for a future grade-separated crossing of Clarks Road.</i>
Bob French	There needs to be at least one grade-separated crossing of Clarks Road to connect the south and north sides of the park.	<i>See above.</i>
Bob French	If a parking lot is created on the west side of Rabbit Creek Road, it should also have a grade-separated crossing of Rabbit Creek Road.	<i>Acknowledged.</i>
Parking General		
Dianne Holmes	Include low level lighting for security and safety in the parking lot(s).	<i>Low level lighting may be included at parking areas.</i>
Nancy Pease	Use existing parking and shared use parking.	<i>Existing parking at Storck Park provides the needed spaces and access to Section 36 in the short-term.</i>

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Parking General (continued)		
Nancy Pease	Parking lots are expensive to build and maintain, and more asphalt isn't an asset to the watershed or other natural resource values.	<i>Acknowledged.</i>
Jack Mosby	I hope the revised draft plan will indicate how many parking spaces are actually intended at each of the proposed parking sites. Keep them suitable, visible and useable.	<i>The draft plan proposes three small 5-12 space parking lots at future trailheads.</i>
Eric Williamson	I strongly encourage parking lots.	<i>Three additional small parking lots are envisioned at future trailheads.</i>
Parking Locations		
Nancy Pease	North side parking and access - given limited funds, the primary parking lot for the north side should be north of the Hosken's residence, not off east 140th. The intersection at 140th and possible wetlands and poor security make it a less desirable location. Security monitoring is easier near Rabbit Creek Road. Generous buffering must be provided to the neighbors of any parking lot.	<i>Exact siting of the proposed north side parking will need to be refined at the design stage.</i>
Mike Vogel	The primary parking lot for the north side should be north of the Hoskens residence, not off east 140th. The intersection at 140th, possible wetlands and poor security make it a less desirable location.	<i>See above.</i>
Rabbit Creek Community Council	We are in favor of a parking area farther to the east of the Hosken home and driveway, in the upper NW quadrant of Section 36.	<i>See above.</i>
Rabbit Creek Community Council	We are in favor of utilizing an area around the Bear Valley School for southwest parking.	<i>Use of existing parking at Storck Park is recommended for the short term.</i>



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Parking Locations (continued)		
Caryn Smith	Keep parking focused on Storck Park and off of Hillside Drive on the small parcel of land on the west side of Hillside Drive.	<i>See above.</i>
Bob French	Trail access near to Rabbit Creek Road rather than being remote from the road will enhance parking lot safety.	<i>Trail heads are proposed to be sited adjacent to Rabbit Creek Road.</i>
Bob French	Parking lots for trail access to both the south and north sides of the Section 36 ridge should be allowed for in the Master Plan. The existing parking lot at Storck Park can be used in the short term.	<i>The master plan does allow for future parking for trail access and recommends use of parking at Storck Park in the short term.</i>
Caryn Smith	The bus turnaround at the top of Clarks Road already has problems with cars and buses being able to turn around. All methods should be used to discourage parking there including no trailheads at this location.	<i>Parking at the east side of Clark's Road is included in the plan to allow for access to the park from the east and to maintain the possibility for a future southeast connection to Chugach State Park.</i>
Restrooms		
Nancy Pease	Consider toilets. There is a need for porta potties already at Storck Park in summer, and this use might be extended into the winter with all-season permanent pit toilets such as Chugach State Park uses.	<i>The draft plan proposes toilets at each parking area in the future when funding and use increases. For the short-term, toilets are proposed at the parking area at Storck Park.</i>
Bob French	Restroom facilities, including pit toilets are essential to protect health and natural resources.	<i>See above.</i>
Mike Vogel	Consider toilets. There is a need for porta potties already at Storck Park in summer, and this use might be extended into the winter with all-season permanent pit toilets such as Chugach State Park uses.	<i>See above.</i>
Mike Vogel	Toilets are a priority over a shelter or warming building because toilets only need pumping.	<i>See above.</i>

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Restrooms (continued)		
Nancy Pease	Given limited use of resources, toilets are a priority over a shelter or warming building because toilets protect health and natural resources.	<i>See above.</i>
Paddy Sullivan	I see no reason for portable toilets and the winter warming hut.	<i>Most public comments have supported toilets.</i>
Education Center		
Nancy Pease	Education center - no thank you. There is no demonstration of a market, nor a mention of a special focus; and this would be a misuse of funds. There is a very high-class outdoor education center at Campbell Creek already, and there is an intended future Bird Treatment and Learning Center at Potter Marsh; and the MOA can't begin to fund anything comparable. An education center takes ongoing staffing, and MOA Parks staff was just cut nearly in half.	<i>Acknowledged. No specific education facility is proposed in Section 36 in the master plan, other than an interpretative trail near Bear Valley Elementary and the wetland area. The potential for the use of Bear Valley Elementary as a summer Outdoor Education Facility is noted in the plan.</i>
Mike Vogel	If there is a funding source for an outdoor education program, base it at Bear Valley Elementary School to make efficient use of public facilities.	<i>See above.</i>
Nancy Pease	The facilities and connections need to be designed to attract Bear Valley Elementary kids as well as trail-based recreation for middle and high schools.	<i>See above.</i>
Nancy Pease	If there is funding for an outdoor education program, base it at Bear Valley School to make efficient use of public facilities.	<i>See above.</i>
Bob French	If eventual funding for an outdoor education program is dedicated, it could be based at Bear Valley Elementary School.	<i>See above.</i>
Mike Vogel	There is no demonstration of a market for an education center, nor a mention of a special focus. This would be a misuse of funds.	<i>See above.</i>

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Education Center (continued)		
Dianne Holmes	An educational center is a very expensive facility and its usefulness is questioned given that the Campbell Science Center already exists. If one is desired, the Bear Valley school may be appropriate, but building a separate facility is not. The expense for such facility and its limited use, in today's poor economic situation, would impact the development of the rest of Section 36.	See above.
Bob French	I don't feel that an "Educational Facility" would be a good use of declining Municipal Park funds, and would take users away from the BLM's Education Center at Campbell Park.	See above.
Warming Hut/Chalet		
Favor - Warming Hut/Chalet		
Rabbit Creek Community Council	We favor a modest chalet or warm up hut in the same quadrant as the parking lot.	Acknowledged. No chalet if proposed in the master plan at this time. The general public feedback favored keeping development to the minimum level.
Lori Davey	Need for a place for the kids to warm up and a small hut is necessary. Therefore, include in the plan a warm up hut.	See above.
Dianne Holmes	A warm up hut should be part of the north side development so the popular and expanding Jr. Nordic program can use the park. This facility needs only to be functional, not fancy.	See above.
Oppose - Warming Hut/Chalet		
Rabbit Creek Community Council	We do not favor a chalet or warm up area on Clark's Road.	Acknowledged. No chalet if proposed in the master plan at this time. The general public feedback favored keeping development to the minimum level.
Paddy Sullivan	I see no reason for portable toilets and the winter warming hut.	See above.

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Low Priority - Warming Hut/ Chalet		
Nancy Pease	A warming building shouldn't be ruled out, but should be low priority. A building requires staffing, whereas pit toilets only need pumping.	<i>Acknowledged.</i>
Jack Mosby	If any warming structures are built, they better be readily visible. To me, they would be a low priority.	<i>Acknowledged.</i>
Benches		
Dianne Holmes	Two of the concept plans call for benches, some of which are located near Rabbit Creek Road. Their location here is actually in alder patches without a view or other redeeming value. Remove the benches from the plan.	<i>Several viewpoints were identified during site visits. The plan calls for placing benches and interpretive displays at the main viewpoints.</i>
Boardwalk		
Rabbit Creek Community Council	We favor an ADA compliant educational boardwalk at very low density.	<i>Acknowledged. The master plan currently proposes only one boardwalk from Bear Valley Elementary to an interpretive site at the wetlands.</i>
Nancy Pease	It is cost inefficient to build and maintain boardwalk trails. There is a top-notch boardwalk trail at Potter Marsh with much more visual and educational interest than the Section 36 wetlands.	<i>See above.</i>
Rabbit Creek Community Council	We favor an ADA compliant educational boardwalk at very low density.	<i>See above.</i>
Bob French	I don't feel that a boardwalk through the wetlands area would be a cost effective use of funds.	<i>See above.</i>
Mike Vogel	A boardwalk is cost-inefficient to build and maintain.	<i>See above.</i>



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Wildlife Use		
Consider the wildlife use of the area		
Scott Pexton and Robin Abramson	The entire wetlands area is not only a moose calving area, but a natural animal corridor for movements of moose, bear, coyote, fox, lynx and occasional wolves. At various times, usually from May through August, moose carcasses have been discovered south of Clark's Road, sometimes west and sometimes east of Heights Hill Road.	<i>The master plan acknowledges that Section 36 provides habitat for a wide variety of wildlife.</i>
Scott Pexton and Robin Abramson	The state wildlife biologist indicated that wildlife species expected to occur in Section 36 include black bear, brown bear, and moose, along with many other species such as voles, shrews, red squirrels, robins, sparrows, juncos, chickadees, red polls, ravens, great horned owls, goshawks, grouse, magpies, coyote, red fox, lynx, mink, marten, porcupine and snowshoe hare.	<i>See above.</i>
Scott Pexton and Robin Abramson	In more recent years, local Bear Valley residents have also reported sightings of wolverine within Section 36.	<i>See above.</i>
Bear Valley Community Council	NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: ....2....the maximization of measures which will prevent abandonment of the land by wildlife, such as bear, moose, wolverine, lynx, wolves, coyotes, eagles, migratory birds, rabbits, weasels, and other resident or transient species;	<i>The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. This designation recognizes the values of the wildlife and flora, but also allows for recreation uses that can be accommodated while minimizing impacts on the natural resources, wildlife habitat, etc. The proposed level of development in the master plan is of a low level, designed to allow for continued use of the area by a variety of wildlife.</i>

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Bear/Moose Safety Issues		
Scott Pexton and Robin Abramson	In addition to potential Municipality liability, there are overriding safety concerns if the Parks & Recreation Department builds or encourages trails to be constructed on Municipal land in known moose calving areas within brown and black bear habitat.	<i>Many of the MOA parks include areas used by moose and bears. The MOA Park Plan classifies Section 36 as a Natural Resource Use Area. This designation recognizes the values of the wildlife and flora, but also allows for recreation uses that can be accommodated while minimizing impacts on the natural resources, wildlife habitat, etc. The proposed level of development in the master plan is of a low level, designed to allow for continued use of the area by a variety of wildlife.</i>
Scott Pexton and Robin Abramson	Any new trail construction and non-winter use should be restricted in the corridor areas due to the increased potential of dangerous moose and bear encounters, particularly for school-aged children.	<i>Minimal trail development is proposed south of Clarks Road.</i>
Rodney & Tamara Powell	There are many bears, black and brown, wolves, coyotes, lynx, moose and wolverines in Section 36. Please make users aware.	<i>See above.</i>
Bob French	The narrow "social trails" envisioned by Concepts 1 and 2 will not provide the bear safety of trails that are both wider and denser. Having people actually use the trails will enhance bear safety.	<i>Many of the MOA parks include areas used by moose and bears. This master plan attempts to balance maintenance of wildlife habitat with recreation uses.</i>
Wildlife Corridor		
Include a wildlife corridor in the Master Plan		
Scott Pexton and Robin Abramson	A wildlife corridor should be depicted covering the wetlands area south of Clark's Road: the boundaries were recommended by the Alaska Department of Fish & Game; the area is designated for preservation; and, a wildlife corridor would promote the safety of children and park users by reducing the likelihood of moose and bear conflicts.	<i>A wildlife corridor is proposed in the master plan and has been reviewed by biologists from the Alaska Department of Fish &amp; Game. They indicated that a low to medium density of trails would not adversely affect wildlife use of the area. In addition, they noted that although moose and bear may be present, trails in this area would not be any more likely to result in wildlife conflict hazards than other open space/park trails in the Anchorage area.</i>

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Include a wildlife corridor in the Master Plan (continued)		
Scott Pexton and Robin Abramson	The Division of Wildlife Conservation suggested that a vegetated buffer at least 75 feet wide be maintained along the periphery of the preservation wetland and that at least two, 100 foot corridors should be maintained from the top of the ridge to the wetland area to provide animal movement corridors. The preferred locations for these movement corridors would be between the antenna farm road and the intersection of Clark's Road and Heights Hill Road and near the upper end of Clark's Road near the turnaround.	<i>See above.</i>
Scott Pexton and Robin Abramson	Movement corridors should be located in areas where the road shoulders are gently sloped, with no cut-banks to interfere with animal movements.	<i>See above.</i>
Scott Pexton and Robin Abramson	We request that all three Section 36 park concept maps depict as wildlife corridor the entire wetlands area south of Clark's Road, plus a 75 foot buffer area along the wetlands area perimeter and two 100 foot corridors.	<i>See above.</i>
Rodney & Tamara Powell	During the walk with ADF&G, it was discussed that the wetlands in Section 36 run east and west and will naturally create wildlife corridors for movement east to west. So ADF&G identified where the corridors should go for movement north and south. Corridors are described in their letter 1-23-96.	<i>See above.</i>
Rodney & Tamara Powell	The wildlife corridors are also depicted on map Exhibit A of the settlement agreement packet. These corridors were debated during follow-up meetings with the MOA. .... the corridor next to Heights Hill Road is not shown on the map going north up through the saddle in the ridge to the north and through to Hillside Drive on the north as was described to us by ADF&G during the walk that located these corridors. .... We were told that the rest of the area was park not to be developed so the entire area would become wildlife corridors.	<i>See above.</i>

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Include a wildlife corridor in the Master Plan (continued)		
Rodney & Tamara Powell	There was never any discussion of developed trails crossing these corridors. If you plan to develop trails across what are in fact natural wildlife corridors, you will be violating the settlement agreement.	<i>See above.</i>
Rodney & Tamara Powell	The community not only expects the settlement agreement to be followed but they also expect that if you're going to develop near these corridors, they should be physically marked with signs warning people to avoid these areas. Your education curriculum and kiosks/boards should educate users to avoid these areas.	<i>See above.</i>
Rodney & Tamara Powell	Please let me know as soon as possible if you intend to honor the wildlife corridors as located by ADF&G and as agreed upon by the community representatives in 1996. Definition #1A in the settlement agreement undevelopable in this agreement shall mean: wildlife corridors.	<i>See above.</i>
Bear Valley Community Council	NOW THEREFORE IT BE RESOLVED that the BVCC seeks the Section 36 park master plan to include the following: .....6. The terms on the November 1995 litigation settlement agreement shall be adhered to in all management plans, including in particular the provision of wildlife corridors.	<i>See above.</i>
Ownership		
Rabbit Creek Community Council	We favor the transfer of Section 36 to the Parks & Recreation Department.	<i>Acknowledged.</i>



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Ownership (continued)		
Lori Davey	Section 36 should be transferred to the Parks & Recreation Department, even if funds aren't forthcoming for development of the park.	<i>Acknowledged.</i>
Dianne Holmes	If it is expected that the Parks & Recreation Department will implement this master plan, then Section 36 needs to be under Parks & Recreation's jurisdiction.	<i>Acknowledged.</i>
Dianne Holmes	If volunteers or non-profit groups are expected to be the major source of funding and development, then the park should be formally transferred from HLB to Parks & Recreation. Volunteers and granting agencies should not have to deal with intermediary departments/agencies.	<i>Acknowledged.</i>
Costs/Funding		
Dan Stone	Who is going to pay for this? The MOA is facing the worst budget shortfall ever and now the city is proposing a new park.	<i>The draft plan identifies the primary funding sources available for development and maintenance of Section 36 will be through Partnerships, Capital Improvement Projects, and Operations/Maintenance Funding. The plan acknowledges the fact that MOA funds for construction and operations are limited.</i>
Jay Laxson	The most reasonable option would be to have different user groups combine resources to develop some multi-use trails and allow specific use trails to be developed by specific user groups.	<i>See above.</i>
Jack Brown	Design and development should prioritize low costs for future maintenance and upkeep.	<i>See above.</i>
Scott Pexton and Robin Abramson	Significant park development in Section 36 will be costly at a time when the municipal budget is short of funds.	<i>See above.</i>
Bret Berglund	Costs of construction and long-term maintenance should be considered so significant development such as Concept 3 is unrealistic unless private funds are available.	<i>See above.</i>

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Costs/Funding (continued)		
Rodney & Tamara Powell	No development at all. Don't spend your money here.	See above.
Ken Robertson	I do not support a huge budget.	See above.
Implementation Priorities		
Dianne Holmes	If this master plan is concluded without a detailed plan of the location of medium to high density cross country ski and multi-use trails, then the first priority should be to develop such a plan.	<i>The draft plan identifies conceptual multi-use trail loops as well as areas where future development can occur. Due to limited MOA funding for improvements, it is likely that volunteer or user groups will need to work with Parks &amp; Recreation to fund detailed design of trail networks.</i>
Rabbit Creek Community Council	We favor medium density, lighted, groomed cross country ski trails. Wide enough to accommodate users such as middle and high school teams and the Jr. Nordic program. This development should be the highest priority.	See above.
Mike Vogel	The first trails should be ski and multi-use trails from Storck Park to take advantage of existing parking and immediately serve the vicinity of the school.	See above.
Nancy Pease	The first trails should be ski and multi-use trails from Storck Park to take advantage of existing parking and immediately serve the vicinity of the school. This could be done without major engineering and no additional MOA Parks staffing.	See above.

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Corrections & Clarifications		
Scott Pexton and Robin Abramson	Many of the trails depicted outside the perimeter of Section 36 are not shown correctly or they do not in fact exist at all. None of these trails are platted easements and, as depicted, they cross private property. The Parks & Recreation Department should not imply that these lines are public trails by putting them on maps or drawings and stating that they are "existing trails."	<i>The master plan concept recommended in this plan does not address trails outside of Section 36. It does indicate the general vicinity where connections to other trails or open space could occur in the future.</i>
Scott Pexton and Robin Abramson	Section 36 Master Plan is not intended to be a trails plan for the Hillside area. Please remove lines depicting any proposed or existing "trails" outside the boundaries of Section 36. Failure to do so may result in unnecessary cases of trespass or invite damage to private property and negatively affect land owners in the area.	<i>See above.</i>
Howard Hosken	I agree with Scott Pexton and Robin Abramson's caution regarding "trails that are depicted outside the perimeter of Section 36. They are not shown correctly or they do not in fact exist at all. None of these trails are platted easements and, as depicted, they cross private property.	<i>See above.</i>
Rodney & Tamara Powell	Take the arrows off your map that lead people across private property.	<i>See above.</i>
Scott Pexton and Robin Abramson	Alascom, Inc. owns rights to a 2.5 acre parcel plus a portion of the Alascom Road. However, Alascom does not own the entire area that is zoned for antenna farm use. Please re-draw the in-holding area to precisely depict the actual private in-holding property boundaries.	<i>This has been corrected.</i>
Scott Pexton and Robin Abramson	The file with additional information erroneously states that "The presence of unique wildlife species and bear encounters are unlikely though a possible moose calving area may be in the wetlands." It is unclear which wildlife the authors consider "unique" in this context.	<i>Discussions with ADF&amp;G indicated that no rare, threatened or endangered species were known to exist in Section 36. Common wildlife species for Southcentral Alaska, such as moose, bear, and lynx are expected to occur in the area.</i>

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Other Comments		
Rabbit Creek Community Council	We do not favor naming it Clark Park.	<i>Acknowledged.</i>
Erik Williamson	I am a leader in Boy Scout Troop 26, whose members mostly live in SE Anchorage. We presently use Section 36 lands for various activities and would welcome active part in this process and assist in projects.	<i>Acknowledged.</i>
Caryn Smith	I have lived in Bear Valley for 21 years and have worked on Section 36 to get it to a park during that entire time. The original park concept in the development of Section 36 was that everything too steep and too wet was to become a park and everything else was to be developed for housing. Eventually the entire section except the antennae tower and the platted roads became PLI-P. It is a difficult park to plan around because it is divided by roads.	<i>Acknowledged.</i>
Caryn Smith	I don't want to see an industrial park where the character and uses of the park are more impacting than the original 240 homes that were planned.	<i>Acknowledged.</i>
Caryn Smith	Tree clearing and cutting should be minimized. Tree clearing for firewise has weakened the ability of the remaining trees to stand up to the 100 mph winds that Bear Valley gets in the winter and early spring.	<i>Acknowledged.</i>
Caryn Smith	Any thoughts of leaving children to ski in Bear Valley on high wind days should be carefully considered as a high hazard to life. Although it is difficult to get people to understand that we do reach Hurricane force winds several times a year in Bear Valley.	<i>Acknowledged.</i>