# MUNICIPALITY OF ANCHORAGE
# PLANNING DEPARTMENT
# MULDOON TOWN SQUARE PARK MASTER PLAN

| | |
|---|---|
| **DATE:** | April 11, 2016 |
| **APPLICANT:** | Anchorage Parks and Recreation Department |
| **REQUEST:** | Case 2016-0025: Approval of the Muldoon Town Square Park Master Plan |
| **APPLICABLE ZONING CODE:** | New Title 21 (effective January 1, 2014) |
| **LOCATION:** | Tracts A, B, C, and D, Muldoon Estates Subdivision (Plat 2014-30) and Lot 3, Muldoon Estates Subdivision (Plat 2017-18), generally located south of DeBarr Road, east of Muldoon Road and north of East 14th Avenue, within the NE 1/4 of Section 24, T13N, R3W, S.M., Alaska |
| **SITE ADDRESS:** | N/A |
| **GRID:** | SW1441 |
| **COMMUNITY COUNCILS:** | Northeast, Scenic Foothills |
| **TAX PARCEL NOs:** | 006-401-07; 006-401-10; 006-401-08; 009-401-05 |

**ATTACHMENTS:**

1. Zoning & Location Maps
2. Review Agency Comments
3. Posting Affidavit
4. Historical Information
5. Application

**RECOMMENDATION SUMMARY:** APPROVAL with conditions.

**SITE:**

| | |
|---|---|
| Acres: | 26.74 acres |
| Vegetation | Grass, upland forest, meadow, wetlands |
| Zoning: | R-2M (Mixed Residential) District<br>B-3 SL (General Business with Special Limitations) District |

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|---|---|
| Topography: | Relatively level with a few high points on site |
| Existing Use: | Formerly developed with greenhouses |
| Utilities/Soils: | Wetlands/organics |

**COMPREHENSIVE PLAN:**

| | |
|---|---|
| Classification: | Parks and Natural Resources and Other Areas that function as Parks Recreation and Natural Resources per the *East Anchorage District Plan*, March 2014 |
| Density: | N/A |

**SURROUNDING AREA:**

| | North | East | South | West |
|---|---|---|---|---|
| Zoning: | R-2M/B-3 | T (Transition) | R-2M/PLI | B-3 SL |
| Land Use: | DeBarr Road/ Commercial/ Residential | Joint Base Elmendorf/Fort Richardson | Tract – E. 14th Avenue/ Residential/ Windsong Park | Muldoon Road/ Commercial |

**PROPERTY HISTORY:**

| | | |
|---|---|---|
| 04/13/70 | AO 25-70 | Petition site zoned R-2 (Two-Family Residential) District during the Areawide Rezoning Program. |
| 06/14/71 | Plat 71-113 | Final plat recorded for Tract B and Tract B1A, Muldoon Estates Subdivision, located within the NW 1/4 of the NE 1/4 of Section 24, T13N, R3W, Seward Meridian, Alaska. |
| 07/03/84 | AO 84-120 | Assembly approved the rezoning of a parcel of land within the NW 1/4 of the NE 1/4 of Section 24, T13N, R3W Seward Meridian from B-1 (Local and Neighborhood Business District) to B-3 SL (General and Strip Commercial District) with Special Limitations located east of Muldoon Road and south of DeBarr Road. |
| 09/08/05 | PRC Resolution 2005-08 | Parks and Recreation Advisory Commission unanimously approved a resolution recommending acquisition of Lot 3, Muldoon Estates Subdivision. |
| 06/06/06 | AO 2006-84 | Assembly approved an ordinance for the purchase and acquisition of real property legally described as Lot 3, Muldoon Estates Subdivision for fair market |

| | | |
|---|---|---|
| | | value not to exceed one million three hundred eight thousand dollars ($1,308,000.00). |
| 10/24/06 | AO 2006-149(S) | Approval of an ordinance for the acquisition of real property described as Tract B, Muldoon Estates Subdivision, and the appropriation of an amount not to exceed four million dollars ($4,000,000.00) |
| 02/27/07 | Plat 2007-18 | Final plat recorded for Muldoon Estates Subdivision, Lots 1, 2, 3, a subdivision of Tract B, Muldoon Estates Subdivision (Plat 71-113) located in the NE 1/4 of Section 24, T13N, R3W, S.M., Alaska, containing 29.43 acres. |
| 04/09/02 | AO 2001-182 | Assembly approved the rezoning of a 9.54 acre portion of Section 24, T13N, R3W, S.M., Alaska from B-3 SL (General Business District with Special Limitations) to B-3 SL (General Business District with Special Limitations) to add pole mounted signs and outdoor storage to the list of prohibited uses on the property. |
| 04/16/14 | Plat 2014-30 | Final plat recorded for Muldoon Estates Subdivision, Tracts A, B, C, and D a subdivision of Lots 1 & 2, Muldoon Estates Subdivision per Plat 2007-18, located within the NE 1/4 of Section 24, T13N, R3W, S.M., Alaska, containing 15.269 acres more or less, and four tracts. |

**RELATED CASE INFORMATION:**

| | | |
|---|---|---|
| 12/02/14 | AO 2014-139(S) | Assembly adopted the East Anchorage District Plan as an element of the Comprehensive Plan. |

**SITE DESCRIPTION AND PROPOSAL:**

Request

The request before the Commission is approval of the *Muldoon Town Square Park Master Plan.*

The Muldoon Town Square Park (MTSP) includes five (5) tracts and one (1) lot: Tracts A, B, C, and D, Muldoon Estates Subdivision (Plat 2014-30) and Lot 3, Muldoon Estates Subdivision (Plat 2007-18). The 26.74-acre park property extends from Muldoon Road on the west to the boundary of Joint Base Elmendorf-Richardson (JBER) on the east.

Subdivision (Plat 2007-18). The 26.74-acre park property extends from Muldoon Road on the west to the boundary of Joint Base Elmendorf-Richardson (JBER) on the east.

Zoning:

Tracts B, C, and D, Muldoon Estates Subdivision and Lot 1, Muldoon Estates Subdivision are zoned R-2M (Mixed Residential) District. Tract A, Muldoon Estates Subdivision is zoned B-3 SL (General Business with Special Limitations) District

Tract B-1A, Muldoon Estates Subdivision, which adjoins the northwest corner of the park property. Please see special limitations that apply to Tract A and Tract B-1A, Muldoon Estates Subdivision in Appendix A located at the end of this report.

Residential subdivisions to the north and south are zoned R-2M (Mixed Residential District). Windsong Park to the south is zoned PLI (Public Lands and Institutions District). Property to the east fronting onto Muldoon Road is zoned B-3 SL and is developed with commercial uses. Joint Base Elemendorf-Richardson to the east is zoned T (Transition)

Existing Conditions

Access: DeBarr Road has been constructed with sidewalk and lighting between Boston Street and Cross Pointe Loop. Driveway access to a parking lot in the park is provided from DeBarr Road at the intersection with Boston Street.

The MTSP Master Plan shows the extension of improvements along DeBarr Road to the eastern boundary of the park property. The right-of-way would be widened to accommodate 90 degree angle parking spaces. The extension of DeBarr Road would serve "the concept of a perimeter regional trail corridor at the neighborhood-JBER interface [which] has been long held as a future asset to the District residents"[1] extending from the Glenn Highway/Centennial Park at the north end of the trail to Bicentennial Park at the southern terminus of the trail.

It should be noted that one of the special limitations of AO 2001-182 is "There shall be no additional access points permitted onto the petition site from Muldoon Road". Existing curb cuts already exist. When there is a change of ownership or a change of use, new driveway permit is required to be approved by the Alaska Department of Transportation and Public Facilities (ADOT&PF). The Department of Parks and Recreation is working with ADOT&PF on a driveway permit to Muldoon from the Muldoon Town Square Park. The status of the driveway permit has not been determined at this time.

Topography: The petition site is relatively level with approximately a 67 foot grade change from the west to east boundary. The property generally slopes from west to east. The South Fork of Chester Creek was restored and relocated flowing along the south boundary to a point where it bends around a forested hill that rises to 282 feet. The creek is located within Tract D. Type A wetlands are associated with the creek as shown

[1] *East Anchorage District Plan, March 2014, page 65*

on Anchorage Wetlands Map , 25 of the *MOA Wetlands Atlas, Vol. 1: Anchorage, Updated 01/20/08.*

Soils: Muldoon Town Square Park is located in the watershed of Chester Creek. A Preliminary Geotechnical Report prepared by Shannon and Wilson in 2000 revealed "significant areas of organic fill south of Boston Street east to the property line abutting JBER" with "[F]ill depths [that] range from 2 feet to more than 20 feet."[2]
The type and depth of organic materials is unknown and additional explorations may be warranted to determine the potential for "encountering inorganic debris, contaminants, or organic material in varying states of decay before construction of park improvements as discovery of material that requires additional testing or treatment may have significant impact on a project's scope and budget."[3] Removal of organic materials could add considerable cost.

Muldoon Town Square Park Master Plan

The MTSP Master Plan is a 20-year vision for the development of the sports and recreation facilities and represents the community's vision to provide active and healthy recreational opportunities to the surrounding community. "The park encompasses 26.74 acres of natural and previously developed areas, with features that include the South Fork of Chester Creek, outstanding views of the Chugach Mountains, as well as upland forests and open meadows."[4]

The purpose of the Master Plan is to:[5]

- Identify and prioritize improvements consistent with desires of the East Anchorage community;
- Development of a "small area Plan" for the Muldoon Road frontage as prescribed in the EADP;
- Provide a park that encourages positive use and discourages undesirable activities;
- Develop the park in a manner that balances new facilities with existing natural areas;
- Create a tool for future fundraising.

The *Anchorage Bowl Park, Natural Resource and Recreation Facility Plan*, April 2016, AO 2005-122, classifies the Muldoon Town Square Park as a community use park "that provides space for those recreational activities that serve a wider population than the surrounding neighborhood and are intended to serve several neighborhoods within a geographic area of the city. These parks range between 20 to 100 acres in size and provide a balance of natural environments and developed facilities."[6]

Following a lengthy public process, the design of the park represents a vision of the community that provides space for an active recreation such as skating, bicycling, and

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[2] *Muldoon Town Square Master Plan, Public Hearing Draft, January 2016, page 31*
[3] *Ibid., page 31*
[4] *Muldoon Town Square Park Master Plan, page 1*
[5] *Ibid., page 7*
[6] *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan, April 2016, AO 2005-122, Appendix B, page 7*

running; open space for both picnicking and community events; a safe environment; access to Chester Creek; trails; and views of the Chugach Mountains.

The MTSP is comprised of three distinct use areas: the Muldoon Area; the Core Area and, the Chugach Area. The Muldoon Area, on the eastern end of the park is the gateway to the park and is intended to be the most active space in the park.

Muldoon Area

The Muldoon area will provide a developed access to Chester Creek, a playground, a parking lot with 40 spaces, a community space for events such as the Farmers Market and the Spirit of Muldoon Picnic; flexible open space; a pavilion; restrooms, and a ribbon that can be used for ice skating in winter and summer activities such as running, community events or a bike loop in summer.

The hill is visible from Muldoon Road with mature stands of birch and spruce with changes in topography that provide a vantage point within the park.

A pavilion is planned to support daily park activity and community wide events. The pavilion is proposed to be centrally located near the playground, parking lot, restrooms, ribbon, and event space. Lighting will be provided for safety and electrical outlets for community events along with picnic tables, benches and trash receptacles.

Three strategies for parking are proposed: 1) parking within the park; 2) parking on E. 14th Avenue, and 3) shared parking agreement(s) with the adjoining commercial property.

The Core Area

The Core Area is in the center of the park and includes a mix of developed facilities and natural areas intended for use by the larger community and neighborhood residents. The Core Area is served by a parking lot at the intersection of East DeBarr Road and Boston Street. Facility include a bicycle pump park, a boulder play area, a community garden, a community orchard, a fenced dog park, open recreation space, a parking lot and space for a park host, view points of the Chugach Mounts, a mix of hard and soft surface trails, and access to Windsong Park to the south.

Pedestrian bridges will span Chester Creek at two locations that will provide access to the Flex Area and to the community gardens. The Flex Area provides a mix of hardscapes, open space, and sloped lawn to support a range of activities from picnicking to small performances. The Flex Area links the Muldoon Area with the Core Area.

The Chugach Area

The Chugach Area is the easternmost area of the park and the least developed. It is connected to the Core Area by a wide pedestrian Spin. Open recreation areas and forested wilderness define the Chugach Area. Bridge and boardwalk connections over Chester Creek are planned to improve access to adjacent neighborhoods and Windsong Park. A second open recreation space is planned in the Chugach Area which would be a

well-drained, flat, and maintained lawn area at the east terminus of the Spine with views of the Chugach Mountains.

**AGENCY REVIEW AND PUBLIC COMMENTS:**

Anchorage Water and Wastewater Utility (AWWU):

1. AWWU water and sanitary sewer are available.

2. AWWU has no objection to this Master Plan.

3. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction that pertain to this project.

Alaska Department of Transportation and Public Facilities (DOT&PF):

1) Access to parking area between East 14th Avenue and DeBarr Road with access directly to Muldoon road should be reoriented to access off of East 14th Avenue or DeBarr Road right-of-way.

2) Driveway access to DeBarr Road signal will not be permitted for low volume use.

3) New Access to Muldoon will not be permitted and existing curb cuts must be removed.

   a) Per DOT&PF Highway Preconstruction Manual, section 1190.e, no access to arterials is allowed if other access is available.

4) DOT&PF wants a raised median plan and schedule from the Municipality as part of the site design access and development.

Development Services Department:

The petition is alerted to the pending requirement to provide project specific full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right-of-way; demonstrate that post development drainage will not adversely impact adjacent properties or rights-of-way; and, measures to be taken in the event that excavation associated with the building-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) Guidelines (DDG).

Private Development Section has no objection to the proposed master plan subject to the above conditions and recommendations.

Non-Motorized Transportation Coordinator:

We fully support the *Muldoon Town Square Park Master Plan.* The design features pedestrian pathways that connect to the surrounding neighborhood which is consistent with the *Anchorage Pedestrian Plan.*

It is inspiring to see so many East Anchorage neighbors active in procuring the park, providing input on design and following through to help find funding sources and supporting the park development. This park will be an important addition to East Anchorage.

Municipal Right-of-Way has no comments as no work is planned which would affect the rights-of-way or easements.

Planning & Development Services Department has no comment.

Municipal Light & Power has no comment.

**PUBLIC COMMENTS:**

Northeast, Scenic Foothills Community Councils: No comments received as of this writing. It should be noted that both Community Councils were involved throughout the development of the Muldoon Town Square

On March 10, 2016, 983 public hearing notices were mailed to property owners and residents; 23 notices were returned unclaimed. One comment was returned stating that it would be very expensive to remove the unclassified soil and bring in new classified soil for building. The site would be better suited for a park for the neighborhoods around it and the northeast area. The unclassified soil is peat at about 20' to 30' feet deep.

**DISCUSSION**:

Access to Muldoon Road needs to be resolved with the Alaska Department of Transportation and Public Facilities (ADOT/PF). Muldoon Road is classified as a Class III Major Arterial on the Official Streets and Highways Plan requiring a 100-foot wide right-of-way dedication for a street experiencing over 20,000 average daily trips. A new driveway permit is required for the existing curb cut to Muldoon as the owner and proposed use of the property has changed.

In accordance with the current Title 21, required parking for the park is determined by the Traffic Engineer. The Parks and Recreation Department worked with Traffic Engineering to determine the required parking for the first phase of the development. The Parks & Recreation Department is working with adjoining property owners to develop shared parking agreements.

**DEPARTMENT RECOMMENDATION**

Approval of the *Muldoon Town Square Park Master Plan* subject to the following conditions:

1. This approval is subject to the application, site plan, and the Muldoon Town Square Park Master Plan on file in the Planning Department except as modified below.

2. Submit a project specific full drainage analysis and calculations to Private Development under the building permit process for review and approval.

3. Resolve the following access issues to Muldoon Road with the Alaska Department of Transportation and Public Facilities (DOT&PF).

4. Enter into parking agreement(s) with the Municipality of Anchorage, Land Use Review Division.

ADVISORY COMMENT:

AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction that pertain to this project.

Reviewed by:

Hal H. Hart, AICP
Director

Prepared by:

Margaret O'Brien
Senior Planner

# APPENDIX A

The Special Limitations in accordance with AO 84-120 and 2001-182 include:

## AO 84-120

SECTION 2: This zoning map amendment is subject to the following special limitations regarding the uses of the property.

A. The following uses shall be prohibited:

a. Funeral services including crematoria.
b. Off-street parking lots, garages.
c. Gasoline service stations.
d. Aircraft and marine parts and equipment stores.
e. Antique and secondhand stores including auctions, pawn shops.
f. Farm equipment and garden supply stores.
g. Automobile repair, services and garages not to include body shops.
h. Motor vehicle dealers, new and used.
i. Automobile display lots, new and used.
j. Aircraft and boat display lots, new and used.
k. Motorcycle, snow machine display lots, new and used.
l. Automobile, truck and trailer rental agencies.
m. Fuel dealers.
n. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.

SECTION 3: This zoning map amendment is subject to the following special limitations establishing design standards for the property:

1. Maximum height of structure: 3 stories or 35 feet in height.
2. Resolving curb cuts and access with State of Alaska, Department of Transportation.

## AO 2001-182

SECTION 2: This zoning map amendment is subject to the following special limitations regarding the uses of the property.

A. The following uses shall be prohibited:

a. Pole mounted signs.
b. Outdoor storage.

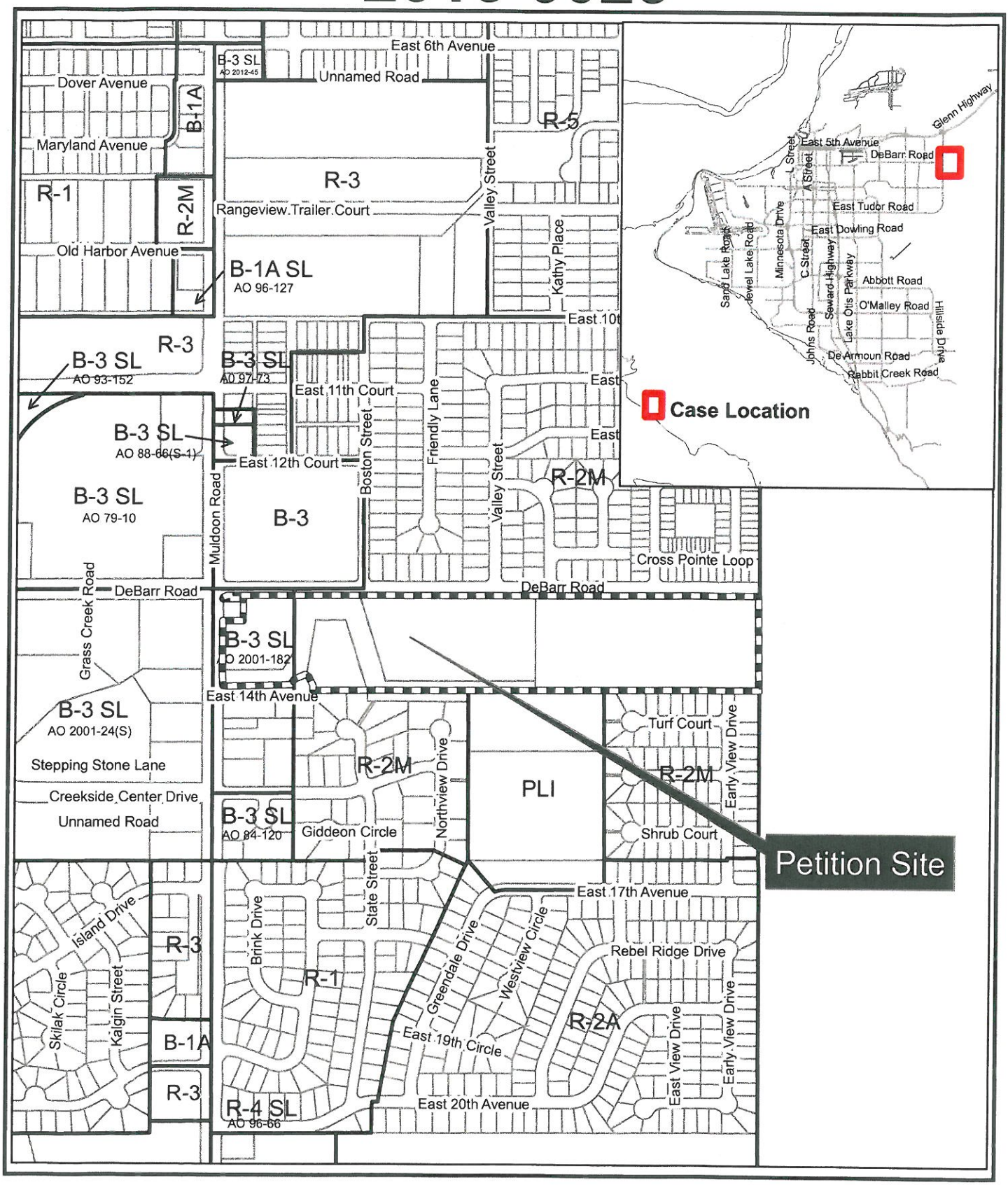
SECTION 3: This zoning map amendment is subjection to the following special limitations establishing design standards for the property.

1. Maximum height of structures: 3 stores or 35 feet in height.
2. There shall be no additional access points permitted onto the petition site from Muldoon Road.
3. Resolving curb cuts and access with the State of Alaska, Department of Transportation.

# 1.

# Zoning & Location Maps

# 2016-0025

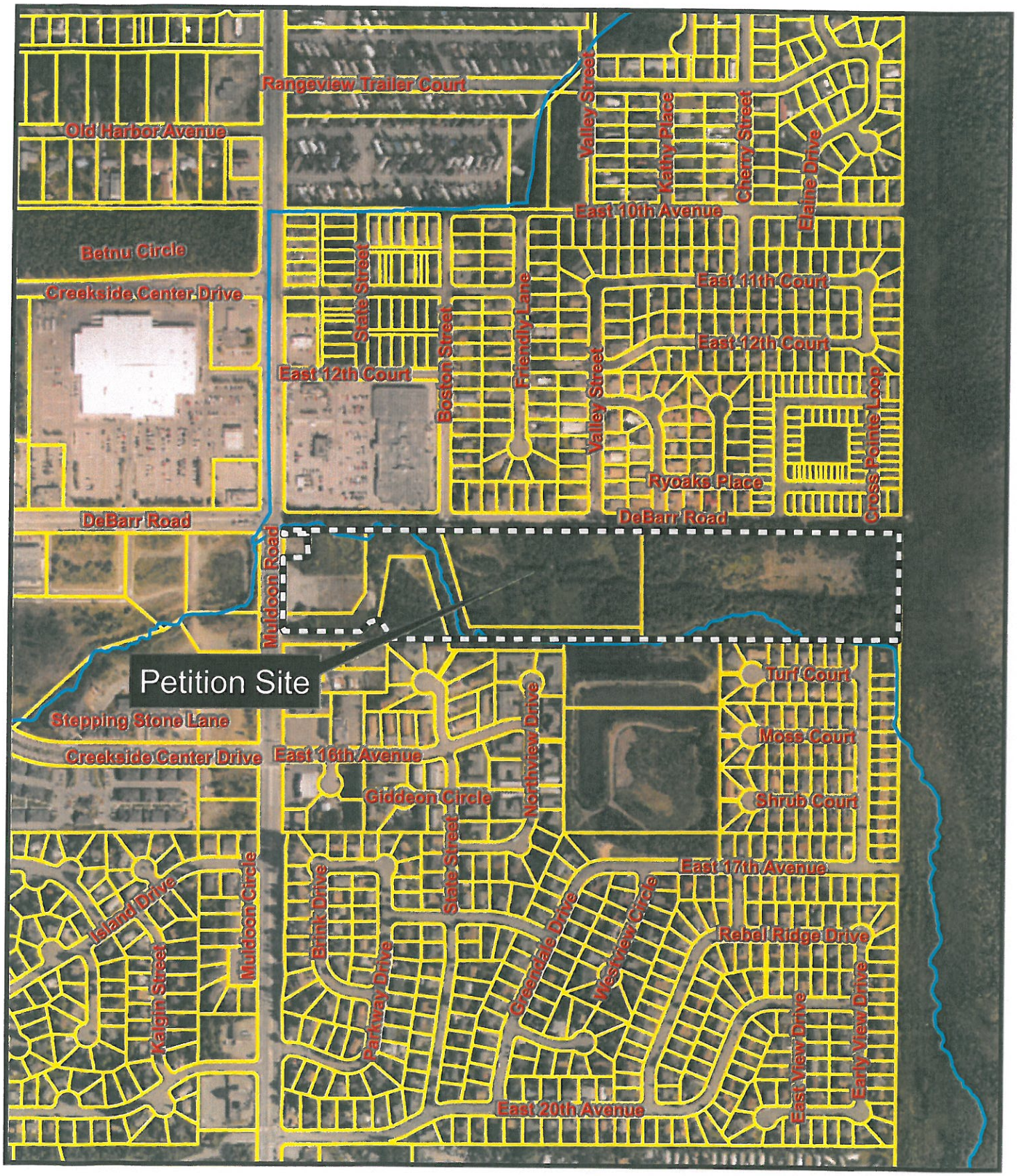



Municipality of Anchorage
Planning Department

Date: February 22, 2016

N

# 2016-0025




Municipality of Anchorage
Planning Department
Date: February 22, 2016

N

# 2.

# Review Agency & Public Comments

**Municipality Of Anchorage**
**ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED
MAR 07 2016
PLANNING DEPARTMENT

**M E M O R A N D U M**

**DATE:** March 7, 2016

**TO:** Supervisor, Planning Section, Planning Division

**FROM:** Paul Hatcher, Engineering Technician III, AWWU Planning

**SUBJECT:** **Zoning Case Comments**
Hearing Date: April 11, 2016
Agency Comments Due: March 14, 2016

AWWU has reviewed the materials and has the following comments.

**2016-0019 THOMAS W SPERSTAD #1 BLK 2 LT 1A, Request for Rezone from PLI (Public Lands and Institutions) to B-3 (General Business) District, Grid SW2832**

1. AWWU water and sanitary sewer are available.
2. AWWU has no objection to this rezone request.

**2016-0025 MULDOON ESTATES TR A, B, C, D & 3, Muldoon Town Square Park Master Plan, Grid SW1441**

1. AWWU water and sanitary sewer are available.
2. AWWU has no objection to this Master Plan.
3. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction that pertain to this project.

**2016-0034 TITLE 21 AMENDMENT, An ordinance amending Title 21 Subsection 21.07.120.A.1 to clarify the applicability of Large Commercial Establishment Development Standards to vehicle sales and rental uses, Grid N/A**

1. AWWU has no objection to this Title 21 Amendment.

**2016-0039 COMMUNITY COUNCIL, Proposed amendment to Community Council Boundaries to merge Mid-Hillside and Hillside East Community Councils into one new entity (Hillside Community Council), Grid N/A**

1. AWWU has no objection to this boundary amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz

THE STATE of ALASKA
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

March 8, 2016

Dave Whitfield, Acting Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED
MAR 09 2016
PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has comments on the following zoning cases:

- **2016-0019: Lot1A, Block2, Thomas W Sperstad Subdivision No.1**
  - DOT&PF supports the rezone. However, while the current access to Huffman Road is acceptable for the fire station, future developments will require access to be limited to Silver Fox Lane only and the current access be removed.
- **2016-0025: Lot 3, Muldoon Estates Subdivision (Plat 2007-18) and Tracts A,B,C & D, Muldoon Estates Subdivision**
  - Access to parking area between 14th and Debarr Road with access directly to Muldoon Road should be reoriented to access off of 14th Avenue or Debarr Road right of way.
  - Driveway access to Debarr Road signal will not be permitted for low volume use.
  - New access to Muldoon will not be permitted and existing curb cuts must be removed.
    - Per DOT&PF Highway Preconstruction Manual, section 1190.3, no access to arterials is allowed if other access is available.
  - DOT&PF wants a raised median plan and schedule from the Municipality as part of the site design access and development.

# MUNICIPALITY OF ANCHORAGE

Community Development Department
Development Services Division

Private Development Section

RECEIVED
MAR 14 2016
PLANNING DEPARTMENT

*Mayor Ethan Berkowitz*

**MEMORANDUM**

**Comments to Planning and Zoning Commission Applications/Petitions**

**DATE:** March 14, 2016

**TO:** Dave Whitfield, Current Planning Section Supervisor (Acting)

**FROM:** Brandon Telford, Plan Review Engineer

**SUBJECT:** Comments for Planning and Zoning Commission
Public Hearing date: April 11, 2016

**Case 2016-0019** – Request a Rezone from PLI (Public Lands and Institutions) to B-3 (General Business) District.

**Department Recommendations:**

The Private Development Section has no comment.

**Case 2016-0025** – Muldoon Town Square Park Master Plan.

**Drainage**

The petitioner is alerted to the pending requirement to provide project specific full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

**Department Recommendations:**

The Private Development Section has no objection to the propose master plan subject to the above conditions and recommendations.

A M A T S
Anchorage Metro Area Transportation Solutions

MUNICIPALITY OF ANCHORAGE
Community Development Department,
*Transportation Planning Section*
*Non-Motorized Transportation Coordinator*
Planning & Development Center, 4700 Elmore Road
P. O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-8368, facsimile (907) 249-7806
*e-mail: schanchele@muni.org*

RECEIVED
MAR 15 2016
PLANNING DEPARTMENT

DATE: March 15, 2016

TO: David Whitfield, Platting Officer

FROM: Lori Schanche, Non-Motorized Transportation Coordinator

SUBJECT: **Muldoon Town Square Park**
2016-0025

We fully support the Muldoon Town Square Park Master Plan. The design features pedestrian pathways that connect to the surrounding neighborhood which is consistent with the Anchorage Pedestrian Plan.

The Master Plan for this park features a number of activity nodes that will appeal to different park users, so the park is very inclusive.

It is inspiring to see so many East Anchorage neighbors active in procuring the park, providing input on design and following through to help find funding sources and supporting the park development. This park will be an important addition to East Anchorage.

Cc: Craig Lyon, AMATS

# MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Section
Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED
MAR 11 2016
PLANNING DEPARTMENT


**DATE:** March 11, 2016

**TO:** Planning Division, Current Planning Section

**THRU:** Jack L. Frost, Jr., Right of Way Supervisor

**FROM:** Lynn McGee, Senior Plan Reviewer

**SUBJ:** Comments on Planning and Zoning Commission case(s) for April 11, 2016.

Right of Way Section has reviewed the following case(s) due March 14, 2016.

**2016-0019** **Thomas W. Sperstad #1, Block 2, Lot 1A, grid 2832**
**(Rezone from PLI to B-3)**
Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
Review time 15 minutes.

**2016-0025** **Muldoon Estates, Lot 3, and Tracts A, B, C, and D, grid 1441**
**(Muldoon Town Square Park Master Plan Review.)**
Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
Review time 15 minutes.

**2016-0034** **Title 21 Amendment**
**(Ordinance Amending Title 21, Section 21.07.120.A.1, to clarify Large Commercial Establishments Development Standards to vehicle sales and rental uses.)**
Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
Review time 15 minutes.

# MUNICIPALITY OF ANCHORAGE

Planning & Development Services Dept.
Development Services Division

Building Safety

RECEIVED
MAR 14 2016
PLANNING DEPARTMENT

**MEMORANDUM**

**Comments to Miscellaneous Planning and Zoning Applications**

**DATE:** March 14, 2016

**TO:** Erika McConnell, Manager, Zoning and Platting

**FROM:** Ron Wilde, P.E.
Building Safety
343-8371

**SUBJECT:** Comments for Case 2016-0025
Muldoon Town Square Park Master Plan

No Comment

# MUNICIPAL LIGHT & POWER

## ENGINEERING

## MEMORANDUM

RECEIVED
MAR 02 2016
PLANNING DEPARTMENT

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DATE: March 2, 2016

TO: Gloria Stewart

FROM: Ed Bernard, Engineering Technician V

SUBJECT: PLANNING & ZONING CASES

RECEIVED
MAR 02 2016
PLANNING DEPARTMENT

| Case # | Description | Comment |
|---|---|---|
| 2016-19 | Rezone | NO COMMENT |
| 2016-25 | Muldoon Park | NO COMMENT |
| 2016-34 | Title 21 amendment | NO COMMENT |
| 2016-39 | Comm. Council boundary | NO COMMENT |

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

Presort First Class Mail CombBasPr

FIRST CLASS MAIL

U.S. POSTAGE PITNEY BOWES
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02 1W
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1320 VALLEY ST
ANCHORAGE, AK, 99504

RECEIVED
MAR 15 2016
PLANNING DEPARTMENT

## NOTICE OF PUBLIC HEARING: Monday, April 11, 2016

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2016-0025 99504$2261 C078

PETITIONER: Municipality Of Anchorage-Anchorage Parks & Recreation Dept.

REQUEST: Muldoon Town Square Park Master Plan. Documentation can be viewed under "Current News" at the following link: http://www.muni.org/Departments/OCPD/Planning/Pages/default.aspx

TOTAL AREA: 26.74 acres

SITE ADDRESS: N/A

LOCATION: Generally located east of Muldoon Road, south of DeBarr Road and north of East 14th Avenue

CURRENT ZONE: R-2M (Mixed Residential) District
B-3SL (General Business with Special Limitations) District

COM COUNCIL(S): Northeast, Scenic Foothills

LEGAL DESCR: Lot 3, Muldoon Estates Subdivision (Plat 2007-18); and Tracts A, B, C & D, Muldoon Estates Subdivision (Plat 2014-30)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, April 11, 2016 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Department / Community Development / Planning / Current Planning and then click on the hyperlink 'View active cases and maps'.

Name: JAY J. MULESKY

Address: 1320 VALLEY ST.
ANCHORAGE, AK, 99504

Legal Description: MULDOON HEIGHTS SUB. BLK 2 LOT 38A & 39A

Comments: I LIVE ACROSS THE STREET TO THE NORTH of Petition SITE. IT would BE VERY VERY expensive TO RE MOVE THE unclassified soil and BRING in new classified soil FOR Building. The site would BE BETTER suited FOR A PARK FOR THE NEIGHBORHOODS AROUND IT and THE NORTHEAST AREA. THE unclassified soil is PEAT at ABOUT 20' TO 30' FEET DEEP

# 3.

# Posting Affidavit

# AFFIDAVIT OF POSTING

**Case Number:** 2016-0075

I, Steve Rafuse, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Muldoon Town Square Park Master Plan. The notice was posted on March 17, 2016 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 23 day of March, 2016.

Signature

LEGAL DESCRIPTION

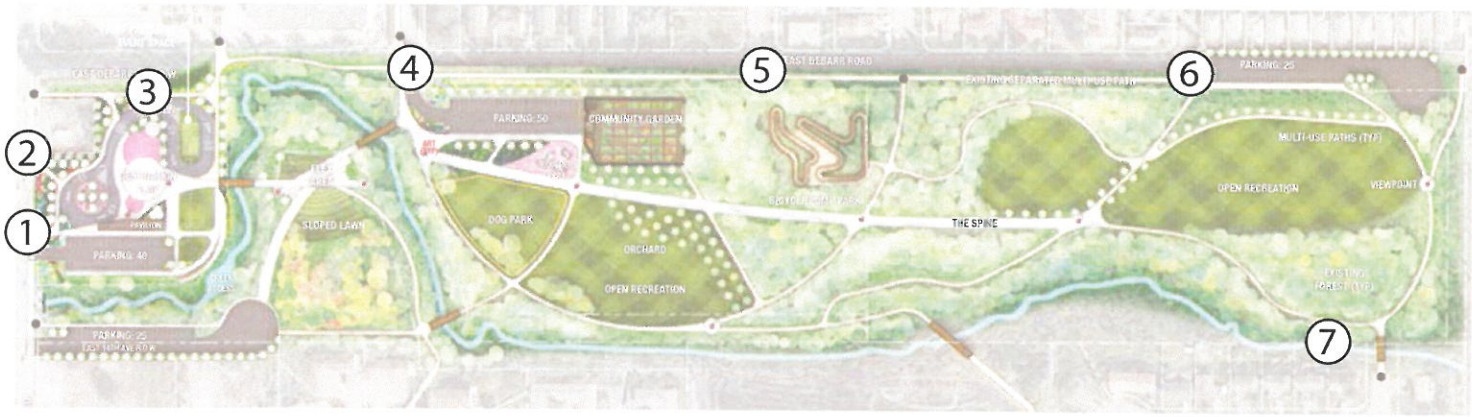
Tract or Lot Tracts A,B,C,D, Muldoon Estates Sub and Lot 3, Muldoon Estates Sub,
Block
Subdivision

G: Drive – Community Development

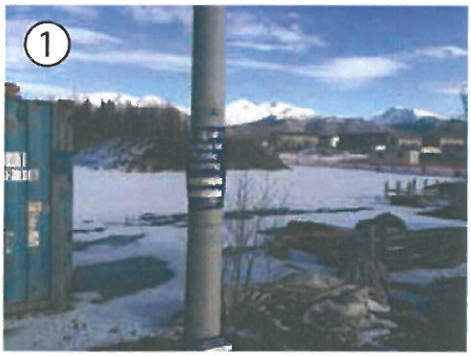
Need to move files in "All Employees" folder to either Planning or Development Services

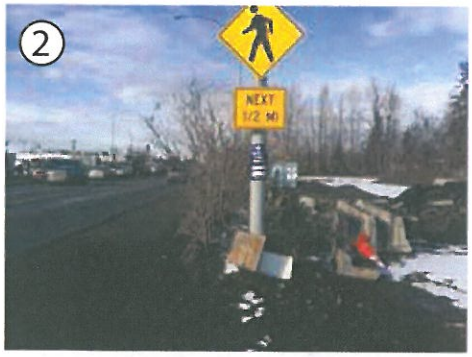
| Folder | Delete? | Planning | Dev Services |
|---|---|---|---|
| City View | | X | |
| Common – Development Services | | | X |
| Data Links – Shortcuts | | | |
| Documents to Share | | | |
| Fees Comparison | | | X (PAS fees) |
| Geotechnical Advisory Comm | | | |
| HUD Case Scans | | | |
| Isabelle's Request | | | |
| KABATA | | | |
| Leave Calendar Instructions | | | |
| Letterhead – Elmore Road | | | |
| LUDD Scanned Docs | | | |
| NewCityView | | X | |
| Permit Tracking Database | | | X |
| Public – Planning | | X | |
| Scan Documents | | | |
| Shared Media | | | |
| TouchnGo | | | |
| Wind Energy for Karen | | | |
| Copy of Elevators_All.xls | | | X |
| Copy of Elevators_All.xlsm | | | X |
| CP-79036 conference phone guide.pdf | | | |
| Elevators_All.xls | | | X |
| Hamerski-RC View Hghts.pdf | | | |
| P205088.jpg | | X | |
| RFP_Compliance_Forms-Vivian.pdf | | X | |
| Title VI Cover 3a (2).jpg | | X | |
| | | | |

# Muldoon Town Square Park
## Master Plan - Public Notice




*Posted March 17, 2016*



# 4.

# Historical Information

## Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property shown and described hereon. There shall be reserved adjacent to the streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed street. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: George J. Vakalis – Municipal Manager
Municipality of Anchorage
632 West 6th Avenue, Suite 640
Anchorage, Alaska 99501

## Notary Acknowledgment

Subscribed and sworn to before me this 9 day of April 2014.
FOR:
8/27/2016 My commission expires
Debra Fitzgerald Notary Public

Debra Fitzgerald
Notary Public
State of Alaska
My Comm. Exp. 08/27/2016

## Acceptance of Dedication

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, throughfares and parks shown hereon.

Dated at Anchorage, Alaska this 8th day of April 2014.

Attest:
Barbara A. Jones
Municipal Clerk
Mayor of Municipality of Anchorage

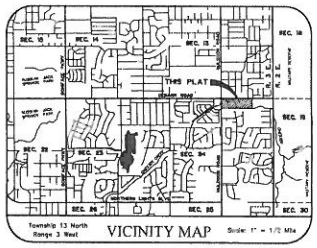
## Tax Certification

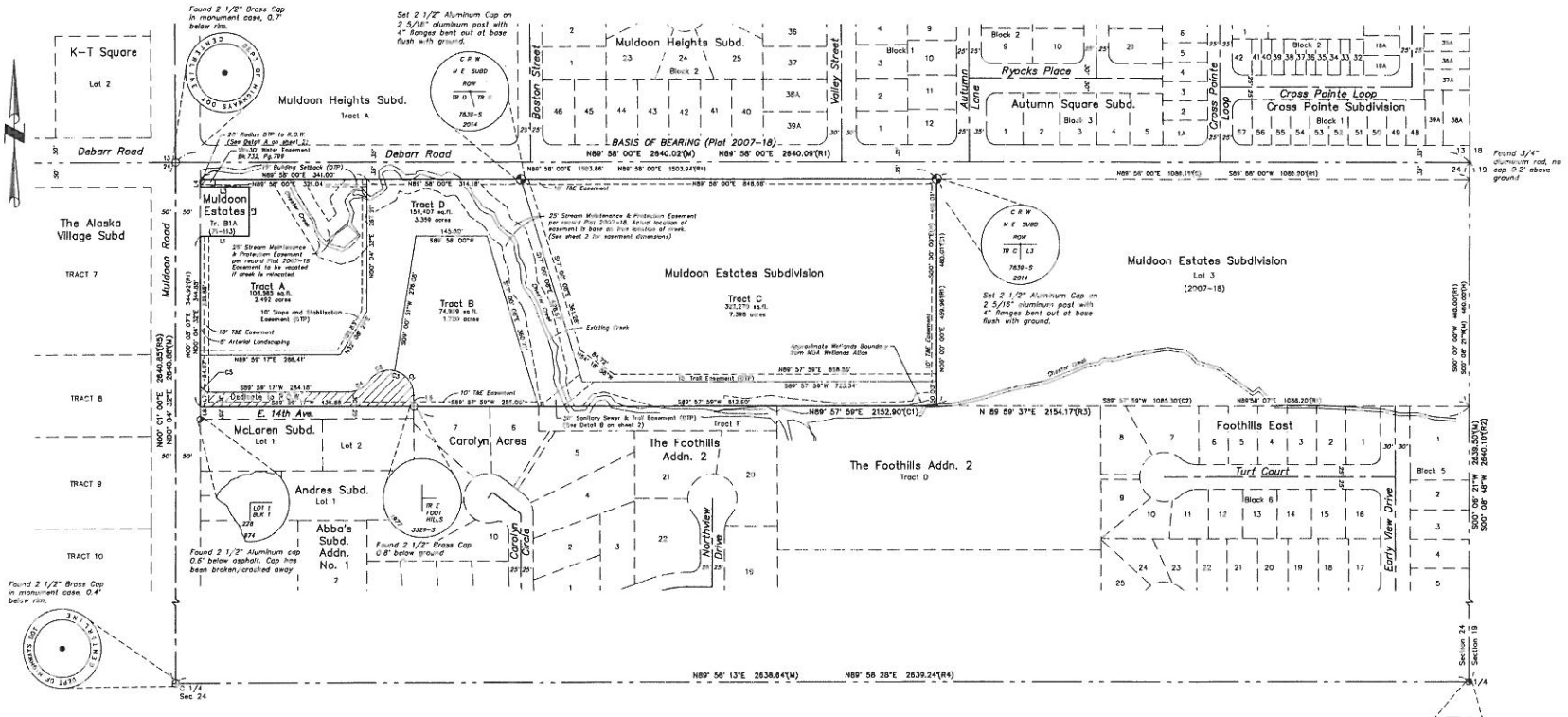
All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

4-8-14 Date
Janet Hayes Authorized Official

## Approvals

Platting Officer 4/4/14
Municipal Surveyor 4/7/2014




## Notes

1. 5/8" X 30" Rebar with 2" Aluminum Caps will be set at all lot corners unless otherwise shown (see detail).
2. East 14th Avenue roadway and improvements shall be constructed within the southern portion of the 14th Avenue right-of-way to provide additional stream setback and allow additional area for future public improvements.
3. The 15' X 30' Water Easement granted May 20th, 1982, recorded in Book 732 at Page 799 is not dedicated by this plat.
4. All lots within this subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
5. The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage, Building Safety Office.
6. Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or right-of-way.
7. Tract A requires a formal driveway permit from ADOT&PF before the construction of access to Muldoon Road.
8. Any driveway from Tract A to Debarr Road requires approval from the Traffic Department.
9. Arterial landscaping meeting the requirements of AMC 21.45.125.C.4 shall be installed and maintained within the arterial landscape easement for the life of the property by the property owner and his designee.
10. Within the stream maintenance and protection easements, all structures and uses of land shall conform to the requirements of AMC 21.45.210.
11. Appropriate permits shall be obtained from the Army Corps of Engineers for any work performed in the stream maintenance and protection easement or within the wetlands area.
12. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code).
13. Storm-water runoff plans are required for all lots and tracts in this subdivision, and shall be approved by Watershed Management Services.
14. Tract B shall be connected to public water before the issuance of a building permit on this tract.
15. Tract C shall be connected to public sewer before the issuance of a building permit on this tract.
16. The intent of Tract D is to serve as a greenbelt tract containing Chester Creek. The Intergovernmental Use Stream Maintenance and Protection Permits, A.R.D. serial no. 2014-010395-0 and 2014-010396-0, are to coincide with the boundary of Tract D.
17. Where the TAE easements are overlapped by the landscape easements, the utility shall have the right within the area of its easement to cut, trim, remove and control the growth of trees, shrubs and other vegetation that in it's reasonable judgment may interfere with the proper installation, maintaining, and maintenance of the utility facilities, without any obligation to consult with the landowner. All areas within the landscape easements utilized for telecommunications or electric line installation or maintenance will not be revegetated. The electric utility will not replace nor be responsible for damaged landscaping located within the overlapping TAE and landscape easements.

## Legend

- Set 2 1/2" Aluminum Cap Monument
- Found Brass Cap
- Found Aluminum Cap
- Found Aluminum rod/No Cap
- (R1) Record from Plat 2007-18
- (R2) Record from Plat 72-249
- (R3) Record from Plat 77-195
- (R4) Record from Plat 82-432
- (R5) Record from Plat 84-427
- (C) Computed
- (C1) Computed by Bearing/Bearing Intersection
- (C2) Computed by Bearing/Distance Intersection
- (DTP) Dedicated This Plat
- (M) Measured
- (H) Held
- (P) Proportion

Secondary Monument
2" Aluminum Cap
Typical – see Note 1

GRAPHIC SCALE
100 0 100 200
SCALE IN FEET

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 170.00 | N89° 58' 00"E |
| L2 | 100.00 | N0° 01' 32"E |
| L3 | 100.00 | N89° 58' 00"E |
| L4 | 25.00 | N0° 01' 32"E |
| L5 | 33.64 | S0° 00' 43"E |
| L6 | 25.00(R) | N0° 00' 32"E |
| L7 | 50.03 | N0° 01' 32"E |

| Record Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1(R1) | 170.00 | S89° 58' 00"W |
| L2(R1) | 100.00 | N0° 01' 00"E |
| L3(R1) | 100.00 | S89° 58' 00"W |
| L4(R1) | 11.00 | S0° 01' 00"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 41.16 | 18.00 | 76°19'14" | N38° 29' 20"W | 62.22 |
| C2 | 58.99 | 30.00 | 56°14'27" | N68° 39' 49"E | 56.45 |
| C3 | 137.14 | 30.00 | 145°41'42" | S73° 51' 33"E | 93.55 |
| C4 | 48.69 | 50.00 | 55°41'42" | N62° 08' 27"E | 46.71 |
| C5 | 31.45 | 20.00 | 90°05'14" | S44° 38' 05"E | 28.31 |

## Surveyor's Certificate

I, Michael L. Jokela, professional land surveyor do hereby certify that the plat of Muldoon Estates Subdivision, Tracts A, B, C, and D is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by N/A. Monuments to be set by N/A.

Michael L. Jokela
No. LS-7839
4-7-14

## Plat Approval

Plat Approved By The Municipal Platting Authority

This 11 Day of April, 2014.

Daniel R. Young
Authorized Official

| Recorded – Filed | |
|---|---|
| | Rec. Dist. |
| Date | 20 |
| Time | AM / PM |
| Requested by | |
| Address | |

Plat of:

# MULDOON ESTATES SUBDIVISION

TRACTS A, B, C, and D
(With Easement Vacation)

A Resubdivision of:

Lots 1 & 2, Muldoon Estates Subdivision, per Plat 2007-18, recorded within the Anchorage Recording District, located within the N.E 1/4 Section 24, T13N, R3W, Seward Meridian, Alaska. Containing 15.269 acres, more or less, and four tracts.

CRW ENGINEERING GROUP, LLC
CRW Engineering Group, LLC
3940 Arctic Blvd., Suite 300
Anchorage, Alaska, 99503

| | |
|---|---|
| MOA Case No: S11700-2 | MOA Grid No: SW1441 |
| Field Book: MOA-2008-04 | Drawn By: BWW |
| Scale: 1"=100' | Checked By: M. J. |
| Sheet No: 1 of 2 | Date: 4/07/2014 |

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 4-9-02

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: November 13, 2001

Anchorage, Alaska
AO 2001-182

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 9.54 ACRES FROM B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR A PORTION OF SECTION 24, T13N, R3W, S.M., AK, GENERALLY LOCATED SOUTH OF DEBARR ROAD AND ON THE EAST SIDE OF MULDOON ROAD, FOR THE PURPOSE OF ALLOWING TIRE REPAIR, WHEEL ALIGNMENT AND BRAKE SERVICE AS PERMITTED USES.

(Northeast Community Council) (Planning and Zoning Commission Case 2001-027 ~~/018~~)

WHEREAS AO 84-120 zoned the subject parcel to B-3 SL and prohibited automobile repair, services and garages, not to include body shops; and

WHEREAS the petitioner applied to amend the special limitations to allow tire repair, wheel alignment and brake service as permitted uses,

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described property as B-3 General Business District ~~R-O~~ SL (~~Residential-Office~~ with Special Limitations) zone:

A 9.54 acre portion of Section 21, T13N, R3W, S.M., AK, as shown on exhibit A attached (Planning and Zoning Commission Case 2001-027).

**Section 2.** The zoning map amendment described in Section 1 above shall be subject to the following special limitations regarding the uses of the property:

a. The following uses shall be prohibited:

1. Funeral services including crematories.
2. Off-street parking lots, garages.
3. Gasoline service stations.
4. Aircraft and marine parts and equipment stores.
5. Antique and secondhand stores including auctions, pawn shops.
6. Farm equipment and garden supply sotres.

7. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service.
8. Motor vehicle dealers, new and used.
9. Mobile home display lots, new and used.
10. Aircraft and boat display lots, new and used.
11. Motorcycle, snow machine display lots, new and used.
12. Automobile, truck and trailer rental agencies.
13. Lumber yards and builder supply stores.
14. Fuel dealers.
15. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.
16. Pole mounted signs.
17. Outdoor storage.

**Section 3.** The zoning map amendment is subject to the following special limitations establishing design standards for the property.

a. Maximum height of structures: 3 stories or 35 feet in height.

b. There shall be no additional access points permitted onto the perition site from Muldoon Road.

c. Resolving curb cuts and access with State of Alaska, Department of Transportation.

**Section 4.** The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for other wise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.

**Section 5.** The zoning map amendment shall not be effective unless the petitioner submits a complete site plan within 3 years of this approval. The site plan for Parcel 3C, Section 24, T13N, R3W, S.M. shall be reviewed by the Planning and Zoning Commission at a non public hearing. The review shall address, but shall not be limited to, landscaping to current standards, access, storage and disposal of tires and fluids, architecture, parking and signage.

**Section 6.** This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the

area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 9th day of April, 2002.

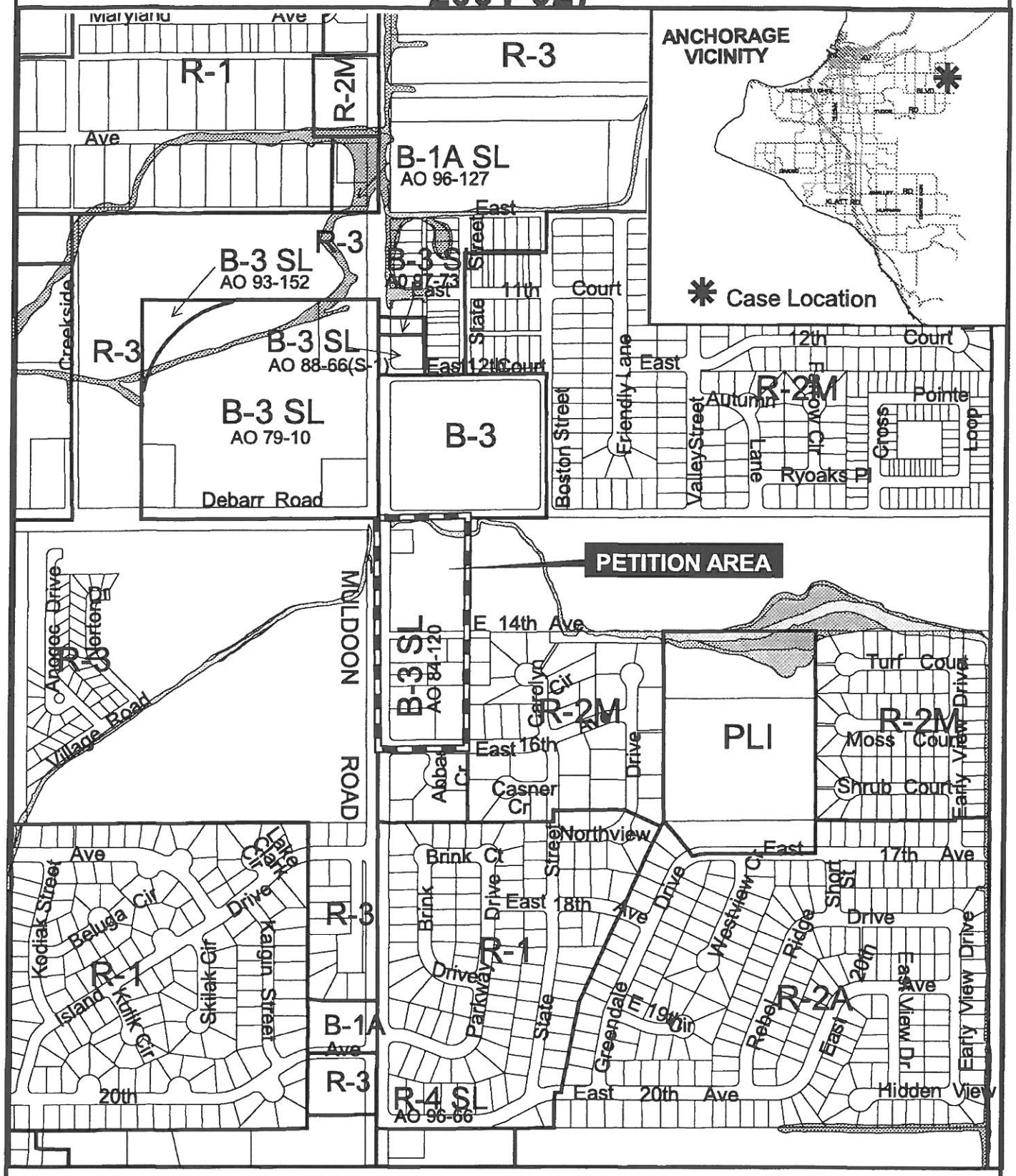
Chair

ATTEST:

Municipal Clerk

(2001-027)
(006-401-01 & 2, 006-403-01 through 06, 42 and 43)

# EXHIBIT - A
# 2001-027



**MUNICIPALITY OF ANCHORAGE**
**Summary of Economic Effects - General Government**

AO Number: 2001-182 Title: The rezoning of 9.54 acres from B-3 SL to B-3SL for a portion of Section 24, T13N, R3W, S.M., AK.
Sponsor: Aras Baltzar
Preparing Agency: Planning Department
Others Affected

**CHANGES IN EXPENDITURES AND REVENUES** (Thousands of Dollars)

| | FY00 | FY01 | FY02 | FY03 | FY04 |
|---|---|---|---|---|---|
| Operating Expenditures | | | | | |
| 1000 Personal Services | | | | | |
| 2000 Supplies | | | | | |
| 3000 Other Services | | | | | |
| 4000 Debt Services | | | | | |
| 5000 Capital Outlay | | | | | |
| TOTAL DIRECT COSTS | | | | | |
| 6000 IGCs | | | | | |
| FUNCTION COST: | | | | | |
| REVENUES: | | | | | |
| CAPITAL: | | | | | |
| POSITIONS: FT/PT and Temp. | | | | | |

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezoning should have no significant economic impact on the public sector. This 9.54 acre portion of Section 24, T13N, R3S is currently zoned B-3 SL, and this rezoning will provide for the petitioner to continute to provide the existing services of tire repair, wheel alignment and brake service, while eliminating automobile repair, service garages and body shops. The surrounding area is zoned B-3 to the north, B-3 SL to the south, R-3 to the west and R-2M to the east. This site has been used commercially for many years, and this rezoning will not change the existing use. There will be little noticeable, if any, public sector impact by rezoning the 9.54-acre area to allow the existing use, including tire repair, wheel alignment and brake service, and prohibiting auto body work. The rezone will also provide an effective clause to ensure that the petitioner will submit a public hearing site plan review within three years for review by the Planning and Zoning Commission. There are adequate public facilities and services in this area for this level of residential density.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector. The new B-3 SL zoned area will make this property more functional by allowing existing uses on the site to continue, and would be in conformity with the Anchorage 2020 Comprehensive Plan.

| | | | |
|---|---|---|---|
| Prepared by: | Jerry Weaver Jr., Planning Supervisor | Telephone: | 343-4215 |
| Validated by OMB: | Cheryl Frasca | Date: | 10/24/01 |
| Approved By: | for Director, Preparing Agency | Date: | 10-4-01 |

# MUNICIPALITY OF ANCHORAGE
# ASSEMBLY MEMORANDUM

**No.** AM 899-2001

**Meeting Date:** November 13, 2001

**From:** Mayor

**Subject:** AO 2001-182 — Planning and Zoning Commission Recommendation on a Rezoning From B-3 SL to B-3 SL for a 9.54 Acre Portion of Section 24, T13N, R3W, S.M., AK

On July 9, 2001, the Planning and Zoning Commission approved the rezoning of a 9.54 Acre Portion of Section 24, T13N, R3W, S.M., AK, from B-3 SL (General Business District with Special Limitations) to B-3 SL (General Business District with Special Limitations).

Approval of this ordinance is recommended.

Reviewed by:

Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

Craig E. Campbell, Executive Director
Office of Planning, Development, and Public Works

Respectfully submitted,

George P. Wuerch
Mayor

Prepared by:

for Susan R. Fison, Director
Planning Department

DRAFT

**MUNICIPALITY OF ANCHORAGE**
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-068**

A RESOLUTION APPROVING A REZONING FROM B-3 SL (GENERAL COMMERCIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS TO B-3 SL (GENERAL COMMERCIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS THAT WOULD ELIMINATE AS PERMITTED USES AUTOMOBILE REPAIR, SERVICE GARAGES AND BODY SHOPS, AND WOULD PERMIT TIRE REPAIR, WHEEL ALIGNMENT AND BRAKE SERVICES, FOR A 9.54 ACRE PORTION OF SECTION 24, T13N, R3W, S.M., AK, GENERALLY LOCATED SOUTH OF DEBARR ROAD AND ON THE EAST SIDE OF MULDOON ROAD.

(Case 2001-027) (Tax Nos. 006-401-01 & 02, 006-403-01 through 06, 42 and 43)

WHEREAS, a petition has been received Aras Baltzar, petitioner, and Stimson Consulting, representative, requesting approval of a rezoning from B-3 SL (General Commercial) zoning district with Special Limitations to B-3 SL (General Commercial) zoning district with Special Limitations that would eliminate as permitted uses automobile repair, service garages and body shops, and would permit tire repair, wheel alignment and brake services, for a 9.54 acre portion of Section 24, T13N, R3W, S.M., AK, generally located south of DeBarr Road and on the east side of Muldoon Road, and

WHEREAS, notices were published, posted and 322 public hearing notices were mailed and a public hearing was held on July 9, 2001.

NOW THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The petition site is located on the east side of Muldoon Road, south of DeBarr Road. The property included in the requested rezoning was originally rezoned in 1984 by ordinance of the Anchorage Assembly in AO 84-120, PNZ Case 82-116 and 82-116-2. The resulting ordinance prohibited a number of uses including those now requested by the petitioner to amend. The petition site is a combination of 10 lots all primarily fronting onto Muldoon Road. The lot that will be directly impacted by the requested rezoning is a narrow parcel 50 feet wide and 160 feet in depth.

2. Noted in the application is that the petitioner, at the time of purchase was not aware of any restrictions or prohibitions on uses. He purchased the shop as is and at the time, the shop was being operated a tire repair and service shop. It was not until the petitioner applied for a building permit to expand on the existing building did he find that the use was in violation of the code. The property owner is currently operating a tire

DRAFT

repair shop and is seeking the rezoning in order to allow for conformity of the current use with the applicable zoning regulations.

3. The Commission finds that this relatively minor change will benefit the community by not allowing a body shop to potentially be developed in the area and further by the petitioner improving the building, including landscaping. The Commission noted there was little, if any, adverse public comment on this request.

4. The Commission finds that this is a sizable piece of property and this rezoning will clean up the area.

5. The Commission recommends approval of this rezone.

B. The Commission recommends the above captioned rezoning to B-3 SL be APPROVED by the Anchorage Assembly, subject to the following conditions of approval:

1. The petitioner shall be subject to a non public hearing site plan review by the Planning and Zoning Commission that shall address but shall not be limited to landscaping to current standards, access, storage and disposal of abandoned tires and brake fluids, architecture, parking, and signage.

2. There shall be no additional access points permitted onto the petition site from Muldoon Road.

3. The petition site is subject to and must adhere to all other conditions and prohibitions associated with AO 84-120, except as modified below:

   a. Reword Special Limitation 2.A.g to read, "Automobile repair, services, garages, body shops, but not to include tire repair, wheel alignment and brake service."

   b. Effective Clause: Within three years of approval of the ordinance by the Assembly, the petitioner must satisfy the non public hearing site plan review or the rezoning shall become null and void.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9th day of July 2001.

| | |
|---|---|
| Susan R. Fison<br>Secretary | Daphne Brown<br>Chair |

DRAFT

(Case 2001-027) (Tax Nos. 006-401-01 & 02, 006-403-01 through 06, 42 and 43)

the rezoning would preclude the effectiveness of the town center planning, when that occurs.

COMMISSIONER PENNEY asked if an additional condition is needed to deal with landscaping. MS. AUTOR replied that landscaping will be dealt with through the site plan review, or it could be handled through the platting. MR. PENNEY indicated his support for the motion. He noted this rezoning simply moves the I-1 boundary 66 feet to the south and, with the improvements proposed by the petitioner, the area will be improved.

COMMISSIONER KLEIN supported the motion, finding this is a very small property that will have a major positive improvement, given the requirement for a 20-foot landscaping buffer and a 6-foot fence to the south, which will provided a transition to the redeveloped R-5 area in the future. He noted that the buildings immediately to the north are of a much larger mass and scale than what is proposed on the petition site.

COMMISSIONER ADAMS stated his initial reaction to this request was negative, but he intended to support the motion due to its potential to provide a net benefit to the area. He stated that his concern with the 20-foot landscaped area, when the matter comes forward for site plan review, will be its maintenance.

COMMISSIONER JONES stated she also was not initially inclined to support this request, but would support it after hearing the petitioner's comments. She was hopeful that, although this is characterized as I-1, with the Special Limitations, it will take on a different character. She felt the prohibited uses will ensure this property will have limited use. She hoped, when this comes back for site plan review, the petitioner takes seriously the comments regarding the buffer to the residential area.

AYE: Jones, Penney, Adams, Killoran, Klein, Brown, Klinkner
NAY: None

PASSED

3. 2001-027 Arias Baltzar. A request to rezone approximately 9.54 acres from B-3SL to B-3SL to change Special Limitations. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

Staff member ANGELA CHAMBERS stated public 322 hearing notices were mailed, 1 was returned in favor, 5 were returned against, and 17 were undeliverable. The rezoning would eliminate permitted uses of automobile repair, service garages, and body shops. The rezoning would permit tire repair, wheel alignment, and brake

services. The property was rezoned in 1984 and the ordinance included a number of prohibited uses, including those the petitioner is requesting be allowed through this amendment. At the time of purchase of this property, the petitioner was not aware of any restrictions or prohibitions on its use. At that time, the shop was being operated as a tire repair and service shop. It was not until the petitioner applied for a building permit to expand on the existing building that he found the uses violated the code. The application before the Commission is desired to bring this use into conformance with the code. The petition site is most appropriately suited for commercial development. The Northeast Community Council has given a favorable recommendation of the petitioner's request. The intensity of the use would not be permitted to increase. The proposed amendment would move toward greater conformity with the area plans and the vision of Anchorage 2020.

COMMISSIONER ADAMS referred to page 69, the Assembly ordinance rezoning this property, and noted he was confused by item 2.A.g, a prohibition on, "Automobile repair, services and garages not to include body shops." He asked if the intent was to not allow a body shop. MS. CHAMBERS stated Staff Beverly Jones, who prepared this analysis, indicated it appeared the petitioner had wanted to operate a body shop at the time of the original zoning.

COMMISSIONER PENNEY asked why condition 1 for a non public hearing site plan review was being required. MS. CHAMBERS believed this was being required because this property is in a town center area and the Department felt this was a preferable method for review of the development.

COMMISSIONER KLINKNER referred to the Assembly ordinance on page 69 of the packet and asked what are the changes from those Special Limitations to the ones being proposed with this rezoning. MS. CHAMBERS believed 2.A.g is removed from the original Special Limitations. COMMISSIONER ADAMS noted that page 14, the second paragraph, outlines the changes. CHAIR BROWN clarified that the intent is not to preclude tire repair, wheel alignment and brake service. MR. KLINKNER clarified that body shops would not be permitted, but tire repair, wheel alignment and brake service would. MS. CHAMBERS confirmed this is the case.

COMMISSIONER KLEIN believed the net effect of condition 1 is that the site will be cleaned up and there would be new landscaping consistent with the current standard. He asked if a time limit should be placed on this condition. MS. CHAMBERS felt a time period of two to three years would be appropriate.

The public hearing was opened.

JOE STIMSON, representing the petitioner, indicated that, after reviewing the original Assembly ordinance, he felt the only way to amend it was the way it was originally done. He noted he has met three times with the Community Council and received approval three times. He noted that many of the area residents use the petitioner's services, but they do not want the body shop use. He stated the petitioner wished to improve the building and, when he sought a building permit, he discovered the conflict between the ordinance and the existing use. He stated there was concern about Anchorage 2020 because there has been a great deal of activity in the trailer park across the street. He noted that businesses in the area will be addressed with the sub-area plan required under the town center plan. There is no funding at this time for that plan to proceed.

The public hearing was closed.

COMMISSIONER PENNEY moved for approval of a rezoning from B-3SL to B-3SL, changing the Special Limitation to reword "2.A.g" to read "Automobile repair, services, garages, body shops, but not to include tire repair, wheel alignment and brake service," subject to Staff conditions 1, 2, and 3 and adding an Effective Clause requiring that within three years of approval of the ordinance by the Assembly, the petitioner must satisfy the public hearing site plan review or the rezoning shall become null and void.

COMMISSIONER KLEIN seconded.

COMMISSIONER PENNEY felt this relatively minor change will benefit the community by not allowing a body shop to potentially be developed in the area and further by the petitioner improving the building, including landscaping. He noted there was little, if any, adverse public comment on this request.

COMMISSIONER KLEIN noted this is a sizable piece of property and this rezoning will clean up the area.

AYE: Jones, Penney, Adams, Killoran, Klein, Brown, Klinkner
NAY: None

PASSED

COMMISSIONER ADAMS moved for approval of case 2001-079, subject to Staff conditions 1 and 3.

COMMISSIONER KARABELNIKOFF seconded.

COMMISSIONER ADAMS felt theproposed project was an improvement to the neighborhood and the landscape plan addresses areas that are of more specific concern to the public. The project also provides a wide drop-off area for children exiting either buses or their parents' vehicles. He felt the suggestions with respect to the clear vision triangle were inappropriate and did not recognize the direction of travel. He noted this project provides a marked improvement over the existing condition by creating one-way travel at the corner of Bartlett/Cache. He stated that, while it may be a good idea to require review of the entire site as part of this smaller project, he did not want to hold this project hostage to the desire to do that and, as a result, lose these proposed partial improvements.

AYE: Karabelnikoff, Jones, Adams, Killoran, Klein
NAY: None

PASSED

## G. PUBLIC HEARINGS

1. **2001-027** Arias Baltzar. Rezoning to change Special Limitations of B-3SL. Located on the south side of DeBarr Road and on the east side of Muldoon Road.

***POSTPONED TO JULY 9, 2001***

2. **2001-076** Municipality of Anchorage. An Ordinance amending Anchorage Municipal Code 21.40.030 regarding the harboring of dogs or certain uses involving dogs in the R-1 and R-1A zoning districts.

***POSTPONED INDEFINITELY***

## I. REPORTS

1. **Chair** - None

2. **Secretary** - None

TR

APPROVED
Date: 7-3-84

Submitted by: Chairman of the Assembly at the request of the Mayor
Prepared by: Department of Community Planning
For Reading: May 29, 1984

ANCHORAGE, ALASKA
AO NO. 84-120

AN ORDINANCE AMENDING THE ZONING MAP PROVIDING FOR THE REZONING FROM B-1 (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) TO B-3 (GENERAL AND STRIP COMMERCIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR PROPERTY COMMENCING AT THE SE CORNER OF DEBARR AND MULDOON ROAD, EXTENDING 370 FEET EAST ALONG DEBARR, THEN 1320 FEET SOUTH, THEN 370 FEET WEST, AND THEN 1320 FEET NORTH ALONG MULDOON ROAD TO A POINT OF ORIGIN AS DEPICTED IN EXHIBIT A ATTACHED. A PARCEL OF LAND WITHIN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NW1/4), SECTION 24, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN: FROM THE QUARTER CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 13 NORTH, RANGE 3 WEST, OF THE SEWARD MERIDIAN, ALASKA, THENCE SOUTH ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, A DISTANCE OF 725 fEET TO A POINT HEREINAFTER DESIGNATED IN THIS PARTIAL DESCRIPTION AS CORNER NO. 1, THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 250 FEET TO A POINT HEREINAFTER DESIGNATED AS CORNER NO. 2, THENCE SOUTH A DISTANCE OF 100 FEET TO A POINT HEREINAFTER DESIGNATED AS CORNER NO. 3, THENCE WEST A DISTANCE OF 250 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, HEREINAFTER DESIGNATED AS CORNER NO. 4, THENCE NORTH A DISTANCE OF 100 FEET TO CORNER NO. 1, THE POINT OF BEGINNING, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, EXCEPTING THEREFROM THE WEST 50 FEET THEREOF. (NORTHEAST COMMUNITY COUNCIL)

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THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. That the zoning map be amended by designating the following described property as a B-3 (General and Strip Commercial District) with special limitation zone:

A parcel of land within the Northwest one-quarter of the Northeast one-quarter (NW1/4 NW1/4), Section 24, Township 13 North, Range 3 West, Seward Meridian: From the Quarter Corner common to Sections 13 and 24, Township 13 North, Range 3 West, of the Seward meridian, Alaska, thence South on the North-South Centerline of said Section 24, a distance of 725 feet to a point hereinafter designated in this partial description as Corner No. 1, the point of beginning; thence East a distance of 250 feet to a point hereinafter designated as Corner No. 2, thence South a distance of 100 feet to a point hereinafter designated as Corner No. 3, thence West a distance of 250 feet to a point on the North-South Centerline of said Section 24, hereinafter designated as Corner No. 4, thence North a distance of 100 feet to Corner No. 1, the point of beginning, Anchorage Recording District, Third Judicial District, State of Alaska, Excepting therefrom the West 50 feet thereof.

Am 760-84

SECTION 2. This zoning map amendment is subject to the following special limitations regarding the uses of the property.

A. The following uses shall be prohibited:

a. Funeral services including crematoria.
b. Off-street parking lots, garages.
c. Gasoline service stations.
d. Aircraft and marine parts and equipment stores.
e. Antique and secondhand stores including auctions, pawn shops.
f. Farm equipment and garden supply stores.
g. Automobile repair, services and garages not to include body shops.
h. Motor vehicle dealers, new and used.
i. Automobile display lots, new and used.
j. Mobile home display lots, new and used.
k. Aircraft and boat display lots, new and used.
l. Motorcycle, snow machine display lots, new and used.
m. Automobile, truck and trailer rental agencies.
n. Lumber yards and builder supply stores.
o. Fuel dealers.
p. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.

SECTION 3. The zoning map amendment is subject to the following special limitations establishing design standards for the property.

1. Maximum height of structure: 3 stories or 35 feet in height.

2. Resolving curb cuts and access with State of Alaska, Department of Transportation.

SECTION 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.

SECTION 5. The Director of Community Planning shall change the zoning map accordingly.

SECTION 6. This ordinance shall be effective 10 days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly, this 3rd day of July, 1984.

Rick Mystrom
Chairman

ATTEST:

Ruby E. Smith
Municipal Clerk

rs10/bao8 (82-116-2)

# 5.

# Application

# Application for Park Master Plan

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

| PETITIONER | PETITIONER REPRESENTATIVE (if any) |
|---|---|
| Name (last name first)<br>**Anchorage Parks & Recreation Department, Josh Durand** | Name (last name first)<br>**Rafuse, Steve; Project Manager , MOA Parks & Recreation Department** |
| Mailing Address<br>**Municipality Of Anchorage**<br>**PO Box 196650**<br>**Anchorage, AK 99519-6650** | Mailing Address<br>**Municipality Of Anchorage**<br>**PO Box 196650**<br>**Anchorage, AK 99519-6650** |
| | |
| Contact Phone: Day **907-343-4585** Evening **907-343-4585** | Contact Phone: Day **907-343-4586** Evening **907-343-4586** |
| Fax **907-249-7542** | Fax |
| E-mail **DurandJA@muni.org** | E-mail rafusesj@muni.org |

## PROPERTY INFORMATION

Property Tax # (000-000-00-000): **006-401-07-000; 006-401-10-000, 006-401-08-000, 006-401-09-000, 006-401-05-000**

Site Street Address: **1301 Muldoon Rd, SE corner of Debarr Rd and Muldoon Rd**

Current legal description: (use additional sheet if necessary)

**See attached sheet (5 parcels)**

| Zoning: **R2M, B3SL** | Acreage: **26.74** | Grid #: **SW1441** | Underlying plat #: **14-0030; 07-0018** |
|---|---|---|---|

Park Name:
**Muldoon Town Square Park**

Park Classification: ☒ Community Use ☐ Special Use ☐ Natural Resource Use ☐ Neighborhood Use ☐ Large Urban ☐ Regional ☐ Playlot, Mini Park, Vest Pocket ☐ Not classified/other

☒ New master plan ☐ Amendment/revision to existing master plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a park master plan in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the master plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission, for administrative reasons.

Signature ☒ Owner ☐ Representative (Agents must provide written proof of authorization) Date **January 25, 2016**

Print Name **Josh Durand**

| Accepted by: | Poster & Affidavit: | Fee: | Case Number: | Requested Meeting Date: |
|---|---|---|---|---|
| | | | 2016-0025 | 4-11-16 PZC |

PMP (Rev. 08/14)*Front – "NEW" CODE

## COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 Major Elements – site is within or abuts:
☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☒ District/area plan area: **East Anchorage District Plan**

Chugiak-Eagle River Land Use Classification:
☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification
☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

## ENVIRONMENTAL INFORMATION (All or portion of site affected)

| | | | | | |
|---|---|---|---|---|---|
| Wetland Classification: | ☐ None | ☐ "C" | ☐ "B" | ☒ "A" | |
| Avalanche Zone: | ☒ None | ☐ Blue Zone | ☐ Red Zone | | |
| Floodplain: | ☐ None | ☒ 100 year | ☒ 500 year | | |
| Seismic Zone (Harding/Lawson): | ☐ "1" | ☒ "2" | ☒ "3" | ☐ "4" | ☐ "5" |

## RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☐ Rezoning - Case Number:
☐ Preliminary Plat ☒ Final Plat - Case Number(s): **S11700 (Plat #2014-30) See attached.**
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for Picnic Shelter
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

## APPLICATION REQUIREMENTS

1 copy required:
☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8 ½" by 11" copy of park master plan

35 copies required:
☐ Signed application (copies)
☐ Park master plan
☐ Assembly Ordinance enacting zoning special limitations, if applicable
☐ Applicable parks board resolution or summary of parks board meeting(s)

(Additional information may be required.)

Municipality of Anchorage, Alaska
Parks & Recreation Department
632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks

# MEMORANDUM

| | |
|---|---|
| Date: | January 25, 2016 |
| To: | MOA Planning for PZC Review |
| Cc: | Josh Durand, Parks Superintendent |
| From: | Steve Rafuse, Project Manager |
| Project: | Muldoon Town Square Park Master Plan |

## INTRODUCTION

Muldoon Town Square Park is a newly dedicated Community Use Park located in the heart of East Anchorage at the southeast corner of the Muldoon and DeBarr Road intersection. The park encompasses 26.4 acres of natural and previously developed areas and features the South Fork of Chester Creek, upland forests, open meadows and informal trails.

The park is defined by East Debarr Road and its right-of-way (ROW) to the north; Muldoon Road to the west; East 14th Avenue ROW, residences and Windsong Park to the south; and Joint Base Elmendorf-Richardson (JBER) to the east. The park will serve area residents and greater Anchorage by providing a recreation destination and community event space developed with a mix of year-round activities.

## BACKGROUND

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

In 2014, the East Anchorage District Plan was formally adopted. The plan identifies the development of a "small area plan" (Muldoon Town Square Park Master Plan) as a priority action for implementation of the District Plan. In July 2015, the Anchorage Assembly formally dedicated the entire property as parkland. With this resolution, the Parks and Recreation Department began the master planning process. The result is a Master Plan that recognizes the community's vision and establishes a framework for future development.

## PURPOSE

This Master Plan is intended to provide a long range vision for the Muldoon Town Square Park over the next 20 years. It identifies community needs, addresses public expectations and establishes a framework for future development of the park. More specifically, the purpose of the Master Plan is to:

- Identify and prioritize improvements consistent with the desires of the East Anchorage community
- Develop a "small area plan" for the Muldoon Road frontage as prescribed in the EADP
- Provide a park that encourages positive use and discourages undesirable activities
- Develop the park in a manner that balances new facilities with existing natural areas
- Create a tool for future fundraising

## PLANNING AND PUBLIC INVOLVEMENT

Public involvement is an important component of any planning process. To ensure that the Muldoon Town Square Park Master Plan aligns with the desires of the community, a public involvement process was led by Anchorage Parks and Recreation with assistance from Bettisworth North and R&M Consultants.

**Outreach** The planning team kicked off the project with a meeting of the Park Advisory Committee and a presentation at the Scenic Foothills Community Council. Parks and Recreation staff attended the Spirit of Muldoon community picnic to share information about the Master Plan process and to gather input from local residents. Park Advisory Committee members also distributed over 500 flyers to neighborhood residents. Information and project updates were posted online and through social media.

**Park Advisory Committee:** A fifteen member Parks Advisory Committee (PAC) served as an advisory group to the planning team throughout the development of the Master Plan. The PAC was comprised of members from both the Northeast and Scenic Foothills Community Councils. The committee was tasked with providing insight, information, recommendations and feedback to help guide the planning team through the development of the Master Plan. The PAC also served as a sounding board for the citizens of the Muldoon area, ensuring that improvements identified in the plan align with the desires of the broader community. The committee actively participated in the public meetings, a PAC design charrette, and review and refinement of design alternatives to develop the preferred alternative site plan. The committee's most important task was to help build consensus on a preferred alternative site plan.

**Public Workshops:** The Planning Team facilitated two public planning workshops at Begich Middle School to gather input and inform the development of the Master Plan. Each workshop began with a presentation on the planning process and timeline, included a review of existing site conditions and featured interactive small group discussions and park planning exercises. Relevant displays, fact sheets and multiple ways to provide comments and feedback were provided throughout each workshop.

**Agency Coordination:** Planning for the development of Muldoon Town Square Park required the coordination of multiple state and local agencies in the early stages of the process to ensure that development identified in the Master Plan will be compatible with the surrounding area. The planning team facilitated an agency coordination meeting to revise and advance alternatives that were responsive to existing conditions, agency-planned projects, and important technical input. The Agency Coordination meeting was attended by 21 people and included representatives from AKDOT&PF; MOA Planning, Project Management & Engineering, Non-motorized Transportation, Traffic, Transit, Watershed Management, and AMATS, as well as members of the Park Advisory Committee.

**Student Participation** The youth of today are the stewards of tomorrow. To better understand the question of "what young people want", the planning team worked with students and administrators at Begich Middle School and Bartlett High School. Approximately 80 students at Begich Middle School completed the "Power of Ten" worksheets. Students at Bartlett High School were presented the planning process and alternatives, with a lengthy dialogue about community open space needs and what types of recreational opportunities students desired at Muldoon Town Square Park. The student feedback was thoughtful, creative, and reflected the desires of the community input received to date.

**Online Survey** The planning team administered an online survey to gather additional feedback from members of the public. The survey was made available on the project website and was circulated through the Community Council email system and social media. A total of 223 individual responses were collected. Survey responses were used to identify priorities and inform the development of the Master Plan

## THE MASTER PLAN

The Muldoon Town Square Park Master Plan provides a 20-year vision for the development of the park. The plan is the product of extensive public engagement and collaboration with the Park Advisory Committee, Parks & Recreation Department, area middle and high school students, and a small team of planning and design consultants. The Master Plan embodies the community's vision to provide active and healthy recreational opportunities to the residents of Muldoon and East Anchorage.

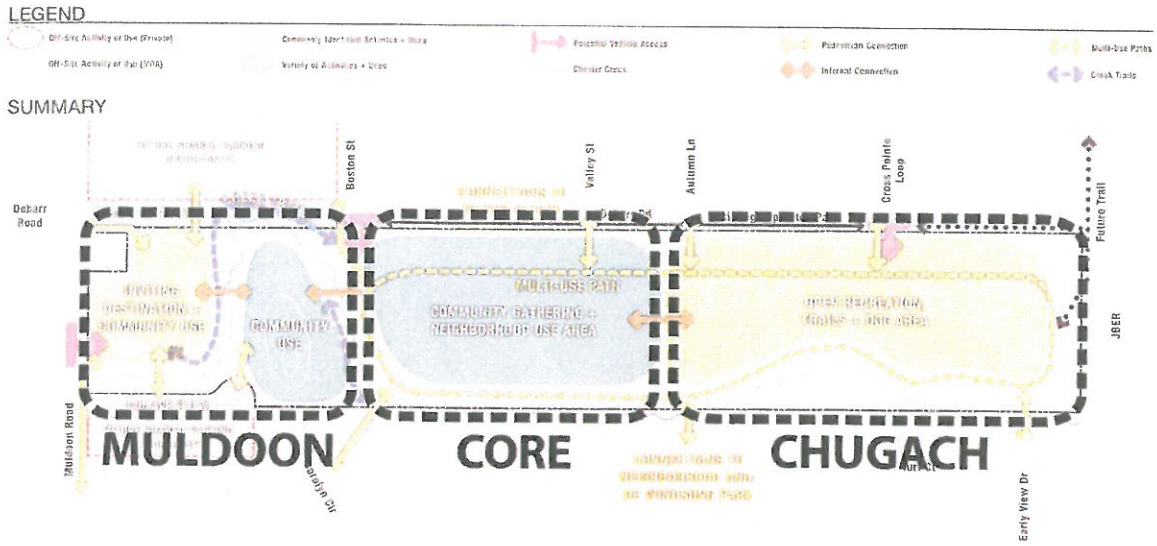
**Vision:** *"Muldoon Town Square Park is a gathering place and destination for East Anchorage and the greater community where families and people of all ages and abilities can access and participate in healthy park activities in a safe, clean, comfortable environment in a unique and beautiful natural setting."*

**Values:** The recommendations provided in the plan are based on the following community values, observations and identified needs:

- Develop Muldoon Town Square Park as a community destination in East Anchorage for all ages and abilities.
- Provide safe and accessible connections to the park, and within the park.
- Encourage year-round community and neighborhood use by developing flexible use areas that accommodate large organized events and promote daily use.
- Celebrate the unique natural features of the park, including; the South Fork of Chester Creek, remnant native birch/spruce forest, and the spectacular views of the Chugach Mountains.
- Improve food security and public health by offering community garden space and integrating edible landscapes into park improvements.
- Activate the park by developing year-round recreational and social opportunities for a variety of different interests, user groups, ages, abilities, and skill levels.
- Ensure user safety by improving visibility, incorporating lighting, and activating spaces.
- Maintain the natural characteristics of the park to serve as areas of respite, inspiration, reflection, and connection.
- Manage the park as important habitat with a variety of ecosystems that support native flora and fauna.
- Celebrate local cultures, communities, and diversity with public and performance art.
- Implement green infrastructure as best management practices to improve water quality, encourage biodiversity, and limit off-site impacts.
- Coordinate investment in infrastructure and facilities to maximize available resources.
- Engage local, state, and federal partners to fund park improvements and advance the community vision.

***Recommendations:***

Muldoon Town Square Park is comprised of three distinct use areas defined by the key characteristics within, or adjacent to the park. From west to east, the park transitions from a high-use, community destination fronting a major arterial road (Muldoon) to a contemplative, natural landscape suitable for both active (Core) and passive (Chugach) recreation. Within the park, a network of trails will connect use areas. As envisioned, the park will provide a safe and healthy place to connect with nature, recreate with friends and family, and gather as a community.




The following recommendations are listed by defined use area and include a description of the space and facilities to be developed.

**Muldoon:** The Muldoon Area is the furthest west portion of the park, visible and accessible from Muldoon Road, and is desired to be a welcoming, year-round destination. It is intended to be the most active space in the park; hosting community-wide events and highly desired activities that draw daily users in safely from Muldoon Road. Visitors will be encouraged to enter and explore further into the park with crossings over Chester Creek that extend towards the forested hill, a flexible open space, and sloped lawn. The hill and Chugach Mountains will serve as an exceptional backdrop for the iconic park as viewed from Muldoon Road.

The Muldoon Area will include developed access to Chester Creek, a destination inclusive playground, a parking lot with 40 spaces, community event space that can support the Muldoon Farmers Market and Spirit of Muldoon Picnic, flexible open space, a pavilion, restrooms, and a ribbon that be used for ice skating in the winter and community events and kiddie bike loop in the summer.

**Core:** The Core Area lies in the heart of the park and is an active space that includes a mix of developed facilities and natural areas intended for use by the larger community and neighborhood residents. The Core is served by a parking lot at the intersection of East Debarr Road and Boston Street. This parking lot provides a necessary means for area residents to commute to the park while limiting traffic impacts to the surrounding neighborhood to the north. Numerous paths link the Core to adjacent roads and neighborhoods as well as other areas within the park.

The Core Area will include a bicycle pump park, a boulder play area, a community garden, a community orchard, a fenced dog park, open recreation space, a parking lot with 50 spaces and space for a park host, view points of the Chugach Mountains, a mix of hard and soft surface trails, and access to Windsong Park.

**Chugach:** The Chugach Area is the easternmost area of the park and is the least developed area proposed in the Master Plan. It is connected to the Core Area by a wide pedestrian Spine. Open recreation areas and forested wilderness define the Chugach Area. Numerous multi-use paths meander through existing natural areas and lead users to expansive views of the Chugach Mountains. Bridge and boardwalk connections over Chester Creek are planned to improve access to adjacent neighborhoods and Windsong Park.

**Draft Master Plan**
Muldoon Town Square Park

PARKS & RECREATION DEPARTMENT
Municipality of Anchorage, Alaska

## STAFF RECOMMENDATION

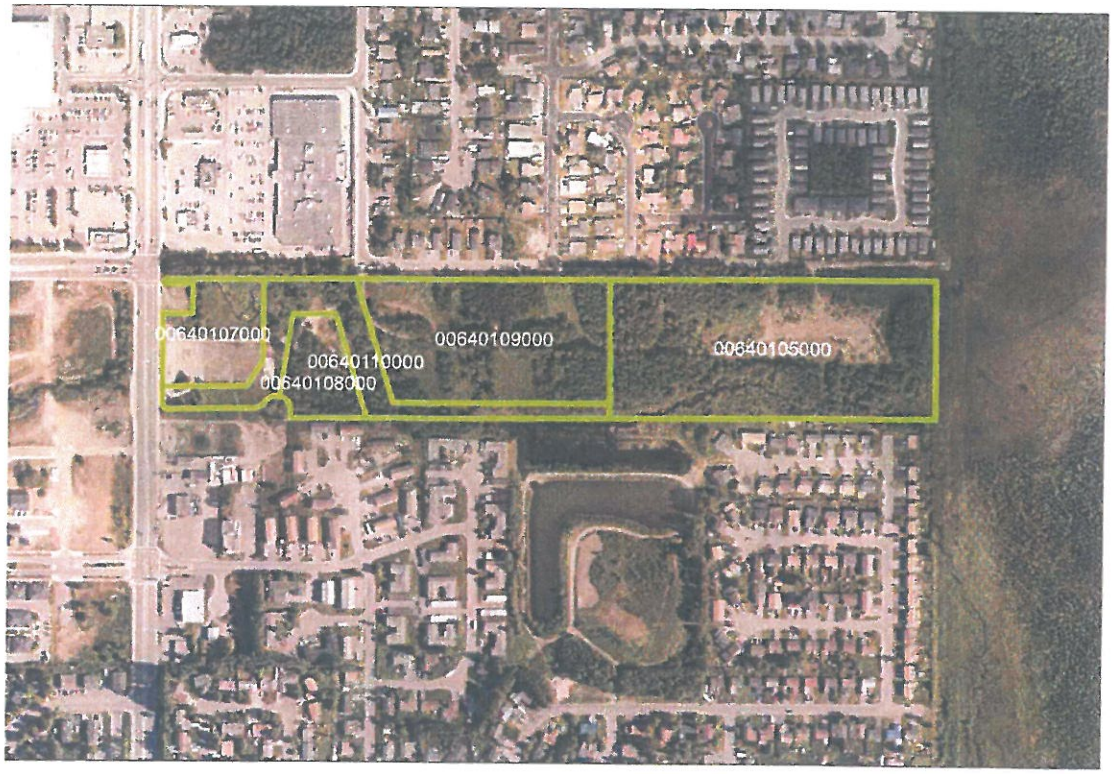
The Anchorage Parks and Recreation Department recommends approval of the Muldoon Town Square Park Master Plan. The Master Plan is the product of a public involvement process which included outreach and presentations at the Northeast and Scenic Foothills Community Councils, two public planning workshops, monthly meetings with the Park Advisory Committee, an online survey, agency coordination meeting, and work with local students.

The Master Plan has received broad support by the Northeast and Scenic Foothills Community Council. The Department recommends that the Parks and Recreation Commission pass the proposed resolution in support of the Muldoon Town Square Park Master Plan.

# MUNICIPALITY OF ANCHORAGE
## ANCHORAGE PARKS & RECREATION

Healthy Parks Healthy People

## Muldoon Town Square Park – Legal Description




**Muldoon Town Square Park**
*Parcel ID*

0 100 200 400 600 800 1,000 Feet

**Parcel: 006-401-07-000**
Muldoon Estates Subdivision Tract A

**Parcel: 006-401-08-000**
Muldoon Estates Subdivision Tract B

**Parcel: 006-401-09-000**
Muldoon Estates Subdivision Tract C

**Parcel: 006-401-10-000**
Muldoon Estates Subdivision Tract D

**Parcel: 006-401-05-000**
Muldoon Estates Subdivision Lot 3

WMS Archive File Name: 16 Muldoon Sq Park

## WMS WATERCOURSE MAPPING SUMMARY

**Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (*effective June 18, 2007*), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).**

- Project Case Number or Subdivision Name: Muldoon Town Square Park Master Plan
- Project Location, Tax ID, or Legal Description: 1301 Muldoon Rd, SE corner of Debarr Rd and Muldoon Rd
  5 parcels (006-401-07-000; 006-401-10-000, 006-401-08-000, 006-401-09-000, 006-401-05-000)
- Project Area (if different from the entire parcel or subdivision): _____

**In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:**

_____ **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.*

X **DOES** contain stream channels and/or drainageways ***AND*** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.
*New or additional mapping **IS NOT REQUIRED**.**

_____ Contains stream channels and/or drainageways ***BUT*** one or more streams or other watercourses:
- are ***NOT*** shown on submittal documents, or
- are ***NOT*** depicted adequately on submittal documents for verification, or
- are ***NOT*** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.**

_____ Presence of stream channels and/or drainageways is unknown ***AND*** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

* ***Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.***

**ADDITIONAL INFORMATION:**

| | | | | |
|---|---|---|---|---|
| ☐Y | ☒N | WMS written drainage recommendations are available. | ☐Preliminary | ☐Final |
| ☒Y | ☐N | WMS written field inspection report or map is available. | ☐Preliminary | ☐Final |
| ☒Y | ☐N | Field flagging and/or map-grade GPS data is available. | | |

**Inspection Certified By:** _____ **Date:** 1/22/16

## Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the herein specified property interest in the property shown and described hereon. There shall be reserved adjacent to the streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each 1 foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed street. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing providing and maintaining other adequate lateral support, as approved by the Municipality.

I (we) hereby agree to this plat, and to any restrictions or covenant appearing hereon and any such restrictions or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: George J. Vakalis – Municipal Manager
Municipality of Anchorage
632 West 6th Avenue, Suite 610
Anchorage, Alaska 99501

## Notary Acknowledgment

Subscribed and sworn to before me this 9 day of April 2014.

For:

8/21/2016
My commission expires

Debra Fitzgerald
Notary Public

Debra Fitzgerald
Notary Public
State of Alaska
My Comm. Exp. 08/21/2016

## Acceptance of Dedication

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property delineated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, throughfares and parks shown hereon.

Dated at Anchorage, Alaska this 11th day of April 2014.

Attest:

Barbara A. Gruss
Municipal Clerk

Mayor of Anchorage

MUNICIPAL CLERK
MUNICIPALITY OF ANCHORAGE

## Tax Certification

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

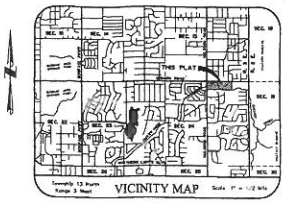
4-8-14
Date

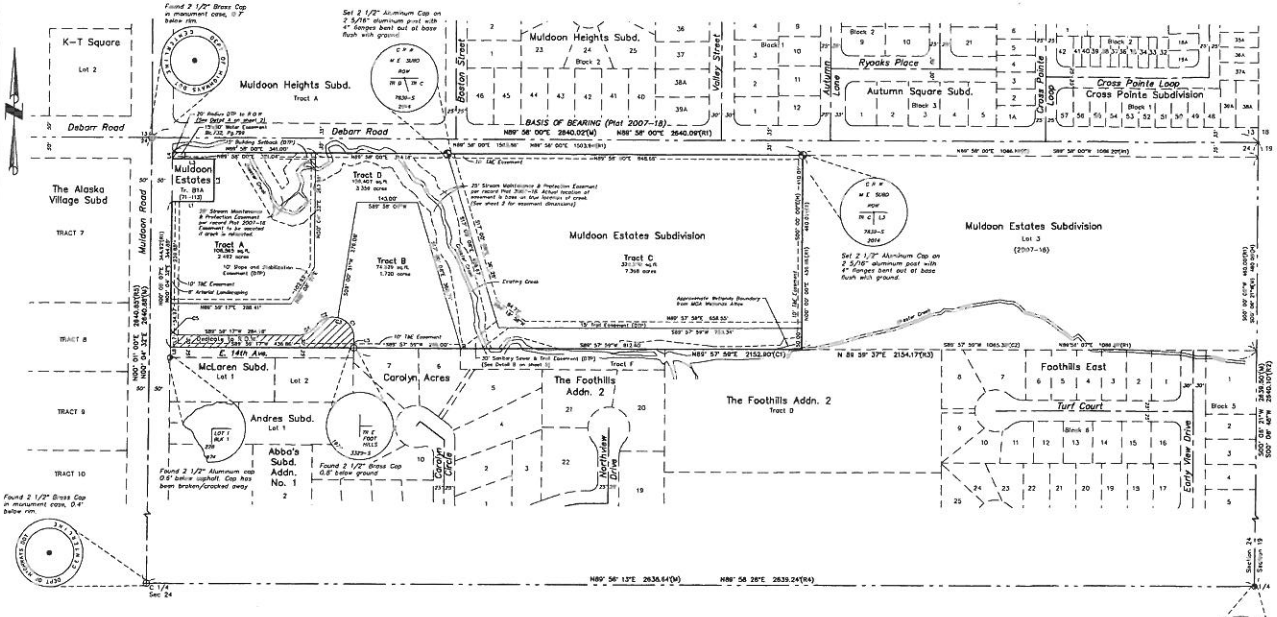
Authorized Official

## Approvals

Platting Officer 4/8/14

Municipal Surveyor 4/7/2014




## Notes

1. 5/8" X 30" Rebar with 2" Aluminum Caps will be set at all lot corners unless otherwise shown (see detail).
2. East 14th Avenue roadway and improvements shall be constructed within the southern portion of the 14th Avenue right-of-way to provide additional stream setback and allow additional area for future public improvements.
3. The 15' X 30' Water Easement granted May 20th, 1982, recorded in Book 732 at Page 799 is not dedicated by this plat.
4. All lots within this subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
5. The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage, Building Safety Office.
6. Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or right-of-way.
7. Tract A requires a formal driveway permit from ADOT&PF before the construction of access to Muldoon Road.
8. Any driveway from Tract A to Debarr Road requires approval from the Traffic Department.
9. Arterial landscaping meeting the requirements of AMC 21.45.125.G.4 shall be installed and maintained within the arterial landscape easement for the life of the property by the property owner and his assignee.
10. Within the stream maintenance and protection easements, all structures and uses of land shall conform to the requirements of AMC 21.45.210.
11. Appropriate permits shall be obtained from the Army Corps of Engineers for any work performed in the stream maintenance and protection easement or within the wetlands area.
12. Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code).
13. Storm-water runoff plans are required for all lots and tracts in this subdivision, and shall be approved by Watershed Management Services.
14. Tract B shall be connected to public water before the issuance of a building permit on this tract.
15. Tract C shall be connected to public sewer before the issuance of a building permit on this tract.
16. The intent of Tract D is to serve as a greenbelt tract containing Chester Creek. The Interjurisdictional Use Stream Maintenance and Protection Permits, A.P.D. serial no. 2014-010355-0 and 2014-010356-0, are to coincide with the boundary of Tract D.
17. Where the T&E easements are overlapped by the landscape easements, the utility shall have the right within the area of its easement to cut, trim, remove and control the growth of trees, shrubs and other vegetation that in its responsible judgment may interfere with the proper installation, functioning, and maintenance of the utility facilities, without any obligation to consult with the landowner. All areas within the landscape easements utilized for telecommunications or electric line installation or maintenance will not be revegetated. The electric utility will not replace nor be responsible for damaged landscaping located within the overlapping T&E and landscape easements.

## Legend

- Set 2 1/2" Aluminum Cap Monument
- Found Brass Cap
- Found Aluminum Cap
- Found Aluminum rod/No Cap
- (R1) Record from Plat 2007-18
- (R2) Record from Plat 75-249
- (R3) Record from Plat 77-295
- (R4) Record from Plat 82-437
- (R5) Record from Plat 84-427
- (C) Computed
- (C1) Computed by Bearing/Bearing Intersection
- (C2) Computed by Bearing/Distance Intersection
- (DTP) Dedicated Title Plat
- (M) Measured
- (H) Held
- (P) Proportion

Secondary Monument
2" Aluminum Cap
Typical – see Note 1

GRAPHIC SCALE
100 0 100 200
SCALE IN FEET

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 100.00 | N89° 54' 00"E |
| L2 | 101.00 | N0° 04' 32"E |
| L3 | 100.00 | N89° 54' 00"E |
| L4 | 13.00 | N0° 04' 32"E |
| L5 | 23.54 | S0° 00' 42"E |
| L6 | 23.00(H) | N0° 04' 32"E |
| L7 | 50.02 | N0° 04' 32"E |

| Record Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1(R1) | 100.00 | S89° 58' 00"W |
| L2(R1) | 100.00 | N0° 00' 00"E |
| L3(R1) | 100.00 | S89° 58' 00"W |
| L4(R1) | 13.00 | S0° 00' 00"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 47.16 | 30.00 | 90°07'01" | N30° 39' 20"W | 42.43 |
| C2 | 51.99 | 30.00 | 99°21'27" | N40° 39' 49"E | 36.43 |
| C3 | 127.14 | 30.00 | 242°41'56" | S73° 31' 33"E | 51.93 |
| C4 | 46.60 | 30.00 | 319°41'17" | N12° 08' 37"E | 46.71 |
| C5 | 31.45 | 70.00 | 80°06'14" | S64° 58' 09"E | 28.31 |

## Surveyor's Certificate

I, Michael L. Jakins professional land surveyor do hereby certify that the plat of Muldoon Estates Subdivision, Tracts A, B, C, and D is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by N/A. Monuments to be set by N/A.

STATE OF ALASKA
Michael L. Jakins
No. LS-7839
04-11-14

## Plat Approval

Plat Approved By The Municipal Platting Authority

This 11 Day of April, 2014.

Daniel R. Young
Authorized Official

Recorded – Filed

Plat of:

# MULDOON ESTATES SUBDIVISION

TRACTS A, B, C, and D
(With Easement Vacation)

A Resubdivision of:

Lots 1 & 2, Muldoon Estates Subdivision, per Plat 2007-18, recorded within the Anchorage Recording District, located within the N.E. 1/4 Section 24, T13N, R3W, Seward Meridian, Alaska. Containing 15.293 acres, more or less, and four tracts.

CRW ENGINEERING GROUP, LLC

CRW Engineering Group, LLC
3940 Arctic Blvd., Suite 300
Anchorage, Alaska, 99503

| | | | |
|---|---|---|---|
| MOA Case No: | S11700-2 | MOA Grid No: | SW441 |
| Field Book: | MOA-2008-04 | Drawn By: | BWW |
| Scale: | 1"=100' | Checked By: | MLJ |
| Sheet No: | 1 of 2 | Date: | 4/03/2014 |

ANCHORAGE RECORDING DISTRICT PLAT NO. 2014-30

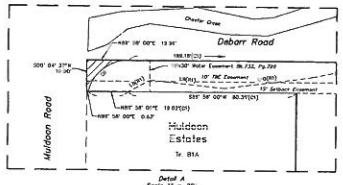
| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C5 | 26.36 | 20.00 | 75°28'5" | S53° 12' 20"W | 24.49 |

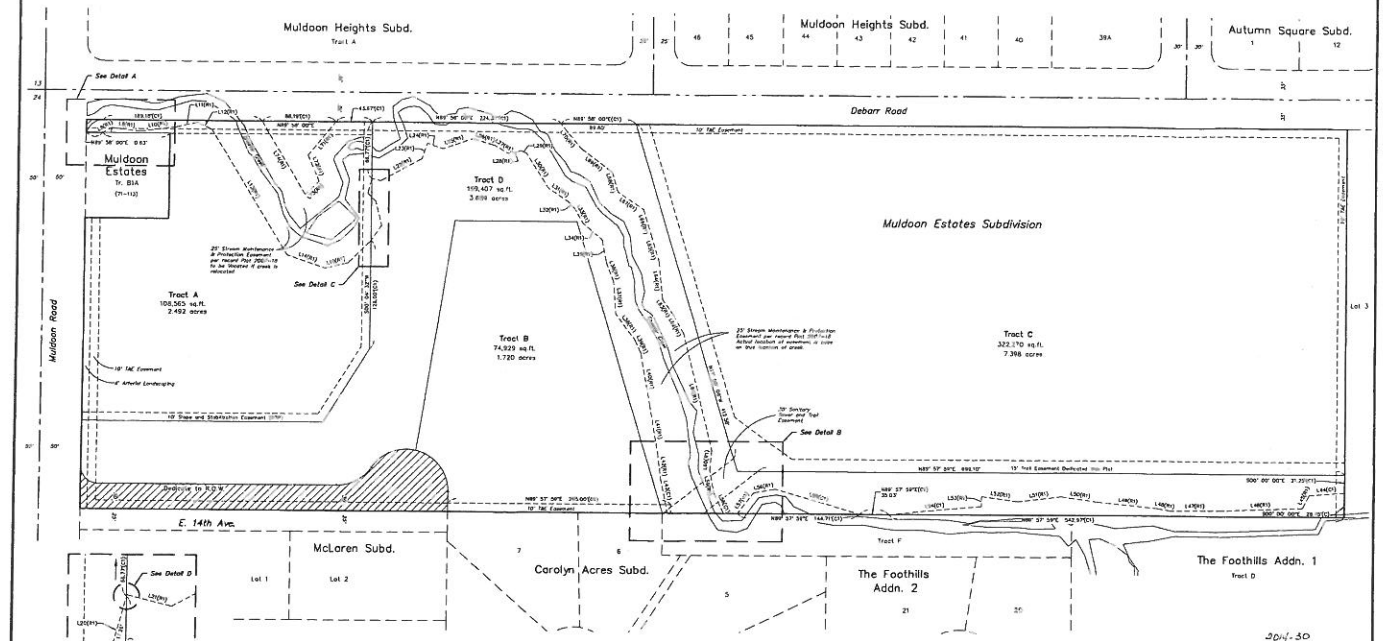
| Stream Protection Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L2(R1) | 11.92 | N61° 42' 27"E |
| L3(R1) | 35.33 | S83° 38' 00"E |
| L5(R1) | 42.06 | N82° 23' 42"E |
| L7(R1) | 39.00 | N78° 14' 39"E |
| L9(R1) | 15.30 | S53° 14' 39"E |
| L11(R1) | 102.63 | S31° 34' 00"E |
| L14(R1) | 46.42 | S71° 47' 00"E |
| L15(R1) | 21.04 | N72° 38' 34"E |
| L17(R1) | 36.16 | N46° 18' 31"E |
| L19(R1) | 23.03 | N31° 39' 19"E |
| L22(R1) | 73.01 | N34° 38' 42"W |
| L23(R1) | 13.79 | N44° 13' 02"W |
| L25(R1) | 17.53 | N43° 11' 40"E |
| L27(R1) | 10.99 | S78° 03' 39"E |
| L29(R1) | 50.44 | N61° 25' 18"E |
| L31(R1) | 19.38 | N13° 07' 30"E |
| L34(R1) | 13.67 | S71° 07' 11"E |

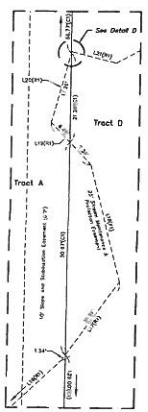
| Stream Protection Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L35(R1) | 31.53 | N71° 05' 18"E |
| L36(R1) | 31.19 | S74° 19' 36"E |
| L37(R1) | 16.13 | S59° 20' 04"E |
| L38(R1) | 13.47 | N77° 06' 31"E |
| L39(R1) | 6.17 | S86° 02' 27"E |
| L40(R1) | 47.73 | S13° 16' 01"E |
| L41(R1) | 28.40 | S52° 14' 37"E |
| L42(R1) | 13.14 | S44° 48' 31"E |
| L43(R1) | 19.37 | S30° 23' 40"E |
| L44(R1) | 39.19 | S50° 54' 26"E |
| L45(R1) | 21.40 | S10° 36' 39"E |
| L46(R1) | 25.31 | S51° 34' 04"E |
| L47(R1) | 35.26 | S54° 17' 29"E |
| L48(R1) | 31.07 | S37° 28' 43"E |
| L49(R1) | 18.38 | S25° 05' 53"E |
| L50(R1) | 53.13 | S10° 12' 18"E |
| L51(R1) | 57.85 | S10° 13' 11"E |

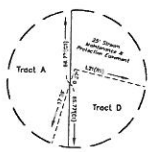
| Stream Protection Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L52(R1) | 30.37 | S20° 41' 37"E |
| L53(R1) | 49.86 | S12° 18' 42"E |
| L54(C1) | 40.96 | S25° 41' 00"W |
| L55(R1) | 71.35 | S28° 21' 33"W |
| L56(R1) | 99.57 | S27° 53' 24"W |
| L57(R1) | 56.17 | S29° 29' 15"W |
| L58(R1) | 13.41 | N80° 27' 12"W |
| L59(R1) | 71.23 | N84° 24' 10"W |
| L60(R1) | 43.90 | N81° 36' 40"W |
| L61(R1) | 31.73 | S60° 54' 29"W |
| L62(R1) | 44.00 | N62° 17' 22"W |
| L63(R1) | 12.83 | S81° 09' 15"E |
| L64(C1) | 110.14 | S84° 58' 10"W |
| L65(C1) | 104.17 | N73° 48' 01"W |
| L66(R1) | 26.05 | S79° 31' 03"W |
| L67(C1) | 31.77 | S37° 16' 27"W |
| L68(C1) | 35.84 | N25° 13' 10"W |

| Stream Protection Easement Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L69(R1) | 26.29 | N11° 18' 48"W |
| L70(R1) | 23.77 | N33° 44' 23"E |
| L71(R1) | 140.94 | N14° 29' 46"W |
| L72(R1) | 26.03 | N18° 25' 32"W |
| L73(R1) | 21.64 | N35° 17' 29"W |
| L74(C1) | 41.96 | N61° 58' 04"W |
| L75(R1) | 30.01 | N17° 05' 38"W |
| L76(R1) | 33.24 | N17° 05' 38"W |
| L77(R1) | 37.81 | N04° 08' 52"W |
| L78(R1) | 23.61 | N16° 31' 26"W |
| L79(R1) | 46.79 | N10° 18' 38"W |
| L80(R1) | 37.61 | N40° 05' 34"W |
| L81(R1) | 91.55 | S36° 27' 17"W |
| L82(R1) | 33.38 | S23° 10' 23"E |
| L83(R1) | 22.33 | S46° 44' 12"W |
| L84(R1) | 100.53 | N31° 35' 38"W |



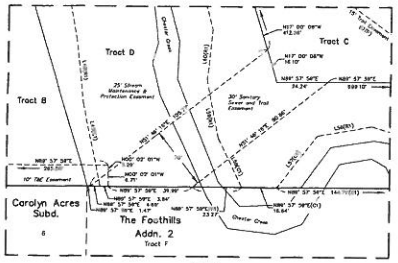




**Legend**

(R1) Record from Plat 2007-18
(R2) Record from Plat 72-242
(R3) Record from Plat 77-295
(R4) Record from Plat 82-432
(R5) Record from Plat 84-427
(C1) Computed by Bearing/Bearing Intersection
(C2) Computed by Bearing/Distance Intersection
(DTP) Dedicated This Plat
(M) Measured
(H) Held
(P) Proportion

GRAPHIC SCALE
25 0 50 100
SCALE IN FEET




2014-50
Plat #
ANCHORAGE
Recorded
4-14-14
Date
Time 11:49 A.M.

Plat of:

# MULDOON ESTATES SUBDIVISION

TRACTS A, B, C, and D
(With Easement Vacation)

A Remubdivision of:
Lots 1 & 2, Muldoon Estates Subdivision, per Plat 2007-18, recorded within the Anchorage Recording District, located within the N.E. 1/4 Section 24, T13N, R1W, Seward Meridian, Alaska Containing 13.270 acres, more or less, and four tracts.

CRW ENGINEERING GROUP, LLC

CRW Engineering Group, LLC
3940 Arctic Blvd., Suite 300
Anchorage, Alaska, 99503

| | | | |
|---|---|---|---|
| MOA Case No: | 311700-2 | MOA Grid No. | SW441 |
| Field Book: | 1404-2008-04 | Drawn By: | BWW |
| Scale: | 1"=50' | Checked By: | MLJ |
| Sheet No: | 2 of 2 | Date: | 4/07/2014 |

Submitted by: Chair of the Assembly at the Request of the Mayor
Prepared by: Real Estate Services
For Reading: OCTOBER 24, 2006

CLERK'S OFFICE
APPROVED
Date: 10-24-06
IMMEDIATE RECONSIDERATION
FAILED 10-24-06

ANCHORAGE, ALASKA
AO NO. 2006 – 149(S)

AN ORDINANCE APPROVING THE ACQUISITION OF REAL PROPERTY DESCRIBED AS TRACT B, MULDOON ESTATES SUBDIVISION, AND THE APPROPRIATION OF AN AMOUNT NOT TO EXCEED FOUR MILLION DOLLARS ($4,000,000.00).

WHEREAS, Tract B, Muldoon Estates Subdivision, also known as the former Alaska Greenhouse property, consists of approximately 29.20 acres; and

WHEREAS, Joe Bryant and the Estate of Thomas Michael Cody IV submitted a preliminary plat application, dividing Tract B into three smaller parcels, including proposed Lot 3 consisting of 12 acres on the backside of Tract B; and

WHEREAS, on June 6, 2006, the Assembly approved Anchorage Ordinance (AO) No. 2006-84, attached hereto, authorizing the purchase and acquisition of proposed Lot 3, and appropriating an amount not to exceed $1,308,000.00 to fund the 12-acre purchase; and

WHEREAS, prior to completing the acquisition of proposed Lot 3, and prior to the recording of the final plat for Tract B, the United State of America commenced an action in the United States District Court for the District of Alaska on May 19, 2006, case no. 3:06-CV-118 RRB, seeking forfeiture of all of Tract B, pursuant to 21 USC §881, 18 USC §981, and other federal laws; and

WHEREAS, thereafter the holder of the first Deed of Trust filed a Notice of Default and Sale of Deed of Trust Foreclosure on July 28, 2006, for the benefit of Alaska Greenhouses, Inc., and a foreclosure sale is scheduled for October 26, 2006; and

WHEREAS, at this time, there are outstanding delinquent taxes, penalties and interest due to the Municipality exceeding $78,900.00; and

WHEREAS, in order to protect the Municipality's contract rights to the 12 acres described in AO 2006-84, the Municipality's tax lien position, and other municipal and public benefits described in the accompanying Assembly Memorandum, the Municipality offered to purchase all of Tract B for the sum of FIVE MILLION DOLLARS ($5,000,000.00), plus closing costs, based upon an appraisal, after deducting unpaid taxes, of $5,040,000.00; and

WHEREAS, the Municipality received verbal approval of its offer to purchase all of Tract B, Muldoon Estates Subdivision, from all interested parties; and

WHEREAS, the Municipality must complete its purchase by recording and transferring fee title to the property not later than close of business on October 25, 2006 in order to avoid a sale at foreclosure or, in the alternative, the Municipality must be prepared to bid and pay for the Property at the foreclosure sale; and

WHEREAS, when combined with AO 2006-84, the authorization and appropriation of general obligation bond funds from the Anchorage Parks and Recreation Service Area Capital Improvement Program (CIP) Fund (461) for purchase of 12 acres (proposed Lot 3), the total purchase price including closing costs for all of Tract B, Muldoon Estates Subdivision, does not to exceed $5,308,000.00; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The purchase of 29.20 acres, known as Tract B, Muldoon Estates Subdivision (including the 12 acres approved by AO 2006-84), by purchase or foreclosure bid, is hereby approved.

**Section 2.** The appropriation of an amount not to exceed FOUR MILLION DOLLARS ($4,000,000.00) is approved.

**Section 3.** The Municipality is authorized to purchase Tract B, Muldoon Estates Subdivision, for an amount not to exceed $5,308,000.00 (including closing costs), by combining the NTE $1,308,000.00 appropriated under AO 2006-84 and the NTE $4,000,000.00 appropriated in Section 2 above.

**Section 4.** The Municipality is authorized to appropriate the funds in Section 2 above by inter-fund loan from ML&P net assets (Fund 530) to Heritage Land Bank, Real Estate Services, capital purchase account (Fund 401), pursuant to the terms and conditions set out in the accompanying AM.

**Section 5.** This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 24th day of October, 2006.

Dan Sullivan
Chair of the Assembly

ATTEST:

Barbara E. Gruenstein
Municipal Clerk

Attachment: AO 2006-84

G:\mat\open matters\Muldoon Estates - Property Acquisition\Tract B - final AO2006-149(S).doc

## MUNICIPALITY OF ANCHORAGE
## Summary of Economic Effects -- General Government

AO Number: 2006-149(S)

Title: AN ORDINANCE APPROVING THE ACQUISITION OF REAL PROPERTY DESCRIBED AS TRACT B, MULDOON ESTATES SUBDIVISION, AND THE APPROPRIATION OF AN AMOUNT NOT TO EXCEED FOUR MILLION DOLLARS ($4,000,000.00).

Sponsor: MAYOR
Preparing Agency: Heritage Land Bank, Real Estate Services Division
Others Impacted:

***CHANGES IN EXPENDITURES AND REVENUES:*** **(In Thousands of Dollars)**

| | FY06 | FY07 | FY08 | FY09 | FY10 |
|---|---|---|---|---|---|
| **Operating Expenditures** | | | | | |
| 1000 Personal Services | | | | | |
| 2000 Non-Labor | | | | | |
| 3900 Contributions | | | | | |
| 4000 Debt Service | | | | | |
| **TOTAL DIRECT COSTS:** | $ - | $ - | $ - | $ - | $ - |
| Add: 6000 Charges from Others | | | | | |
| Less: 7000 Charges to Others | | | | | |
| **FUNCTION COST:** | $ - | $ - | $ - | $ - | $ - |
| **REVENUES:** | | $ (48) | $ (48) | $ (48) | $ (48) |
| **CAPITAL:** | $ 4,000 | | | | |
| **POSITIONS: FT/PT and Temp** | | | | | |

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Use of previously appropriated Park bond fund (461) monies of $1.308 million, with an inter-fund loan of $4 million contained in this AO request. Result of purchases will add land to Municipal inventory for public park use and site control for creek relocation and restoration. At a minimum, 12 acres of privately held land will no longer be taxed and the remainder of the parcel (17.2 ± acres) would not be taxed for up to five years.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

No anticipated major economic impact.

Prepared by: Robin E. Ward, HLB/RES Director

Telephone: 343-4337

# MUNICIPALITY OF ANCHORAGE

## *ASSEMBLY MEMORANDUM*

AM No. 799 -2006

Meeting Date: October 24, 2006

**From:** **MAYOR**

**Subject:** **AO No. 2006-149(S): AN ORDINANCE APPROVING THE ACQUISITION OF REAL PROPERTY DESCRIBED AS TRACT B, MULDOON ESTATES SUBDIVISION, AND THE APPROPRIATION OF AN AMOUNT NOT TO EXCEED FOUR MILLION DOLLARS ($4,000,000.00).**

AO 2006-149(S) seeks approval for the Municipality to purchase real property, legally described as Tract B, Muldoon Estates, Subdivision, consisting of approximately 29.20 acres, including 12 acres (AO 2006-84) for a future park site, land for extension of DeBarr Road, and control of up to 8 acres in the front of the tract to move and restore the creek. Tract B is currently zoned R-2M and B3.

The Assembly approved Anchorage Ordinance (AO) No. 2006-84 authorizing the purchase and acquisition of 12 acres of Tract B, Muldoon Estates Subdivision and appropriated an amount NTE $1,308,000.00 to fund the purchase on June 6, 2006. AO 2006-84 assumed the preliminary plat creating proposed Lot 3 would be recorded prior title transfer. However, the transaction was not completed because the sellers did not meet the stipulated conditions, the tract was not re-platted and the preliminary plat was not recorded. In addition, the outstanding property taxes were not paid. As a result, Tract B remains whole as one parcel containing 29.20 acres, and negotiations were reopened for purchase and acquisition of all of Tract B.

Simultaneously, the Federal government is proceeding on the court action for forfeiture.[1] The holder of the first Deed of Trust on the property, Alaska Greenhouses, Inc. (AGI), scheduled a foreclosure sale for October 26, 2006.[2] A foreclosure sale eliminates interests in the property, except property taxes, and the Municipality could lose the contract to purchase the 12 acres, intended for use as a future park, as well as control and over the site as a whole.

Additionally, gaining site control of the entire parcel allows the front seven (7) acres to accommodate the moving and restoration of the creek to the south boundary of the property. Municipal site control also provides for the

[1] The United States of America commenced an action in the United States District Court for the District of Alaska on May 19, 2006, case no. 3:06-CV-118 RRB, seeking forfeiture of the entire 29.20 acre parcel (Tract B) pursuant to 21 USC 881, 18 USC 981, and other federal laws.

[2] A Notice of Default and Sale of Deed of Trust Foreclosure was filed on July 28, 2006 for the benefit of Alaska Greenhouses, Inc.; the foreclosure sale is scheduled for October 26, 2006.

extension of DeBarr Road, from Muldoon Road to Boston Street, without ROW purchase from a private owner, reducing the project cost. Any surplus property, after creek relocation and right-of-way extension, will be platted out and recommended for disposal. Funds received from sale of surplus property will be dedicated to repayment of the inter-fund loan, proposed as the funding source for this acquisition.

Based upon appraisal (summary attached), the Municipality proposes to purchase price all of Tract B, including the 12-acre parcel approved by AO 2006-84, for an amount not to exceed $5,308,000.00, including closing costs. Due to the pending foreclosure sale, funding for the purchase of Tract B is proposed in through 2 combined Assembly actions:

1. The appropriation approved by AO 2006-84 of an amount not to exceed $1,308,000.00, from general obligation bond funds in the Anchorage Parks & Recreation Service Area Capital Improvement Program (CIP) Fund (461); and

2. The appropriation requested by AO 2006-149(S) of an amount not to exceed $4,000,000.00, from an inter-fund loan from ML&P Net Assets Fund (530) to Heritage Land Bank, Real Estate Services Fund (401).

The general terms of the inter-fund loan include:

| | |
|---|---|
| Term: | Not To Exceed Five (5) years; and |
| Annual Interest: | Based upon the Cash Pool Earnings Rate plus 50 basis points. |

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY DESCRIBED AS TRACT B, MULDOON ESTATES SUBDIVISION, AND THE APPROPRIATION OF AN AMOUNT NOT TO EXCEED FOUR MILLION DOLLARS ($4,000,000.00) FROM AN INTER-FUND LOAN FROM ML&P TO HERITAGE LAND BANK, REAL ESTATE SERVICES DIVISION.**

| | |
|---|---|
| Prepared by: | Heritage Land Bank, Real Estate Services Division |
| Approved by: | Robin E. Ward, Executive Director |
| Concur: | Mary Jane Michael, Executive Director<br>Economic & Community Development |
| Fund Certification: | Jeffrey E. Sinz, Chief Fiscal Officer<br>401-1253-5101-125301-BY 2006 $4,000,000.00 |
| Concur: | James Reeves, Municipal Attorney |
| Concur: | Denis LeBlanc, Municipal Manager |
| Respectfully submitted: | Mark Begich, Mayor |

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# OUTLOOK VALUATION SERVICES

*An Independent State Certified Real Estate Appraiser & Real Estate Consultant*

3825 Lynn Drive
Anchorage, Alaska 99503

Telephone: (907) 441-2162 Facsimile: (907) 337-5494 E-mail: resco@gci.net


October 23, 2006

Ms. Robin E. Ward
Executive Director
Heritage Land Bank and Real Estate Services
Anchorage Community Development Authority
P.O. Box 196650
Anchorage, Alaska 99519-6650

**Re:** Restricted Use Appraisal of Tract B, Muldoon Subdivision, Anchorage, Alaska — OUR FILE #06-50

Dear Ms. Ward:

Per our telephone conversation on October 9th, 2006, I have performed a Restricted Use Appraisal of the above referenced property for the purpose of estimating the **"as is"** market value of its **fee simple estate.** The following report is a brief recapitulation of my investigations, the appraisal techniques applied, and the analyses of data leading to the following value conclusions.

Based upon the physical inspection of the property, the analyses undertaken, and subject to the **special and general assumptions and limiting conditions** set forth in the report, the "as is" **market value** of the *fee simple estate* in the Subject property, as of October 10, 2006, was estimated to have been:

**FIVE MILLION AND FORTY THOUSAND DOLLARS**
*****$5,040,000**

**According to the Municipal Treasure, $78,971 in delinquent taxes, penalties and interest are outstanding. These charges have been deducted to arrive at the "as is" market value estimate.**

The attached report is a "Restricted Appraisal" report prepared to comply with the requirements of USPAP applicable to such reports. **Per your request, I have reviewed the two appraisal reports that you have provided. I reserve the right to amend my value conclusion, if information extracted from those reports and used in my analysis is found to be incorrect.**

**It is an express assumption of this report that the Subject is environmentally "clean" and no problems exit.** Thank you for the opportunity to be of service and if you have any questions, please call.

Sincerely,

Jerry L. Smith
State Certified General Appraiser AA48

Submitted by: Chair of the Assembly At the Request of the Mayor
Prepared by: Real Estate Services on behalf of the Parks Department
For Reading: May 23, 2006

CLERK'S OFFICE
APPROVED
Date: 6-6-06

ANCHORAGE, ALASKA
AO NO. 2006-84

AN ORDINANCE APPROVING THE PURCHASE AND ACQUISITION OF REAL PROPERTY LEGALLY DESCRIBED AS LOT 3, MULDOON ESTATES SUBDIVISION, FOR FAIR MARKET VALUE NOT TO EXCEED ONE MILLION THREE HUNDRED EIGHT THOUSAND DOLLARS ($1,308,000.00).

---

WHEREAS, the administration desires to acquire property in East Anchorage on behalf of the Municipality for use as a municipal park; and

WHEREAS, Anchorage Municipal Code sections 25.20.010 and .020 authorize the Municipality to acquire land for any public purpose, upon approval by the Assembly; and

WHEREAS, Joe Bryant and the Estate of Thomas Michael Cody IV are owners of a large parcel that was the former Alaska Greenhouse site, legally described as Tract B, Muldoon Estates Subdivision, and;

WHEREAS, Joe Bryant and the Estate of Thomas Michael Cody IV have submitted a preliminary plat application creating a new tract of land encompassing the eastern twelve acres of the subject site with a proposed new legal description of Lot 3, Muldoon Estates Subdivision, and;

WHEREAS, the location of this twelve-acre parcel proposed as Lot 3 corresponds with the recommended acquisition of a new park in the draft Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan; and

WHEREAS, on September 8, 2005, the Parks and Recreation Advisory Commission unanimously approved PRC Resolution 2005-08, recommending purchase of the subject parcel; and

WHEREAS, the Municipality seeks authorization to purchase proposed Lot 3, Muldoon Estates Subdivision for the amount $ 1,307,000.00 plus closing costs, with previously appropriated general obligation bond funds in the Anchorage Parks and Recreation Service Area Capital Improvement Program (CIP) Fund (461); Now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The purchase of Lot 3, Muldoon Estates Subdivision, zoned R3 and containing 12 acres±, for ONE MILLION THREE HUNDRED EIGHT THOUSAND Dollars ($1,308,000.00), is hereby authorized.

Section 2. This ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 6th day of June, 2006.

Daniel A. Sullivan
Chairman of the Assembly

ATTEST:

Barbara E. Brown
Municipal Clerk

# MUNICIPALITY OF ANCHORAGE

## *ASSEMBLY MEMORANDUM*

AM No. 384-2006

Meeting Date: May 23, 2006

**From:** **Mayor**

**Subject:** **An Ordinance Approving the Purchase and Acquisition of Real Property Legally Described as Lot 3, Muldoon Estates Subdivision, for Fair Market Value Not to Exceed One Million Three Hundred Eight Thousand Dollars ($1,308,000).**

The accompanying ordinance seeks approval for the Parks and Recreation Department to purchase real property and acquire it for a future park site. The subject parcel is an eastern portion of Tract B, recently replatted and awaiting recording as Lot 3, Muldoon Estates Subdivision. It is zoned R-3 and is approximately twelve acres in size (see attached map, Appendix A).

The Parks and Recreation Department has recently completed a draft Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan. A part of that plan has been to determine locations for future park and recreation sites that will be needed in the next twenty years. Those locations for future park site purchases have been prioritized and the Muldoon Estates Subdivision site is a priority on that list.

The subject property was identified in 2005 after the entire former Alaska Greenhouse parcel was contracted for purchase by Joe Bryant and Thomas Cody. Their agent approached the MOA with a proposal to subdivide from the originally platted tract (Tract B) the eastern twelve acres of the property, now described as Lot 3, for a park. A contract with Joe Bryant and the Estate of Thomas Michael Cody IV for the named purchase amount has been signed, contingent upon the recording of the plat creating a new parcel containing the east twelve acres of the property (Lot 3) and approval of the purchase by the Anchorage Assembly.

At their regular meeting on September 8, 2005, the Parks and Recreation Advisory Commission unanimously approved Resolution #2005-08, recommending the Administration endorse and approve the purchase of the east twelve acres of Tract B, Muldoon Estates Subdivision (Appendix B). This action also comports with the "Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan" recommendation to acquire new park land in east Muldoon (Appendix C).

Funding for the $1,308,000 purchase of proposed Lot 3, Muldoon Estates Subdivision, shall come from previously appropriated general obligation bond funds in the Anchorage Parks and Recreation Service Area CIP Fund (461).

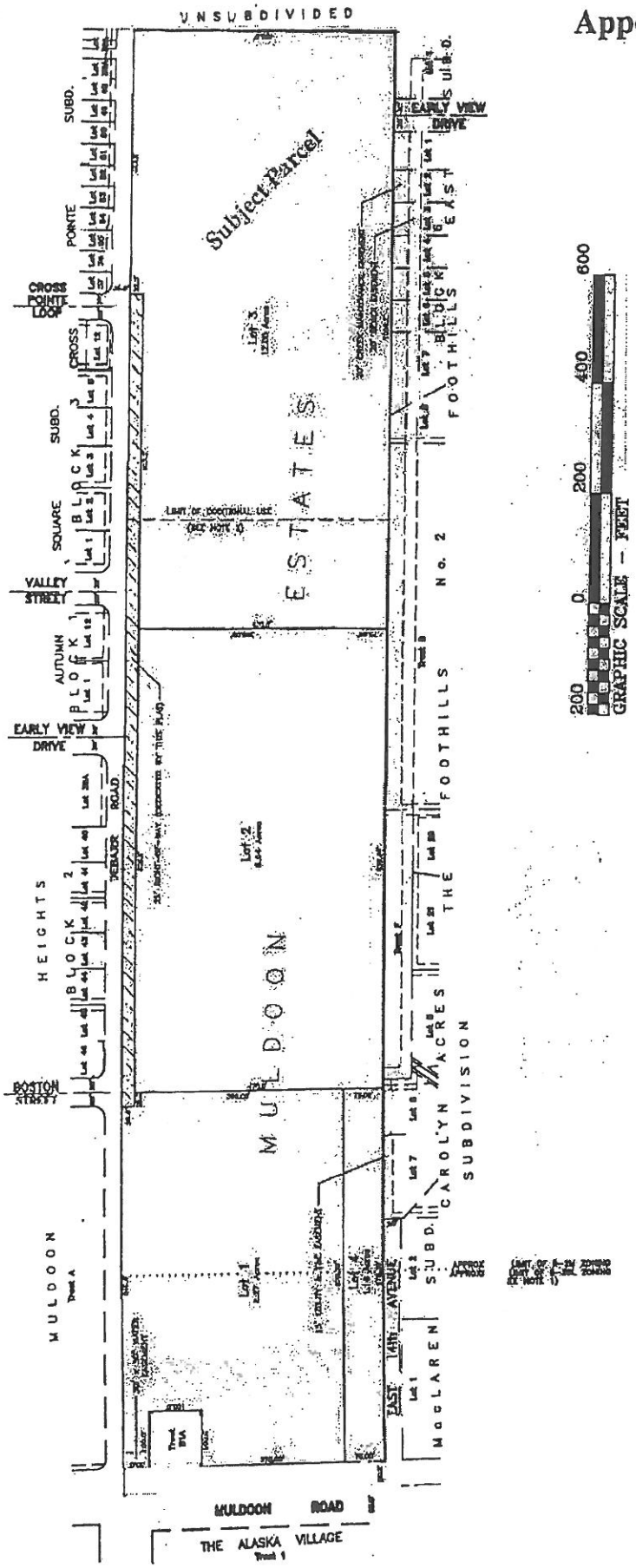
THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF THE PURCHASE AND ACQUISITION OF THE PROPOSED LOT 3, MULDOON ESTATES SUBDIVISION NOT TO EXCEED ONE MILLION THREE HUNDRED EIGHT THOUSAND DOLLARS ($1,308,000) FROM THE ANCHORAGE PARK BOND FUND (461).

Prepared by: Robin E. Ward, Executive Director of Heritage Land Bank & Real Estate Services
Concur: Mary Jane Michael, Executive Director, Economic & Community Development
Concur: Jeff Dillon, Executive Director, Parks & Recreation Department

Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer

| | |
|---|---|
| 461-5435-5101-543512-BY1999 | $ 157,413 |
| 461-5436-5101-543602-BY2000 | $ 125,911 |
| 461-5436-5101-543623-BY2000 | $ 56,910 |
| 461-5436-5101-543624-BY2000 | $ 354,800 |
| 461-5436-5101-543658-BY2001 | $ 237,500 |
| 461-5436-5101-543660-BY2001 | $ 118,750 |
| 461-5436-5101-543666-BY2001 | $ 114,366 |
| 461-5490-5101-549058-BY1998 | $ 38,949 |
| 461-5490-5101-549062-BY1998 | $ 10,000 |
| 461-5492-5101-549236-BY1998 | $ 93,400 |
| Anchorage Park Bonds Fund Total | $1,308,000 |

Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted: Mark Begich, Mayor


UNSUBDIVIDED
Subject Parcel
EARLY VIEW DRIVE
CROSS POINTE LOOP
PORNTE SUBD.
CROSS SUBD.
SQUARE
VALLEY STREET
AUTUMN
BLOCK 1
EARLY VIEW DRIVE
HEIGHTS
BLOCK 2
BOSTON STREET
MULDOON
ESTATES
MULDOON
FOOTHILLS
No. 2
FOOTHILLS
THE
ACRES
CAROLYN
SUBDIVISION
SUBD.
MacLAREN
EAST 14th AVENUE
MULDOON ROAD
THE ALASKA VILLAGE
GRAPHIC SCALE — FEET
200
0
200
400
600

Appendix A

**MUNICIPALITY OF ANCHORAGE**
**Summary of Economic Effects - General Government**

AO Number: 2006-_84_ Title: Purchase of Lot 3, Muldoon Estates Subdivision
Sponsor: Parks & Recreation
Preparing Agency: Real Estate Services
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: **(Thousands of Dollars)**

| | FY06 | FY07 | FY08 | FY09 | FY10 |
|---|---|---|---|---|---|
| Operating Expenditures | | | | | |
| 1000 Personal Services | | | | | |
| 2000 Supplies | | | | | |
| 3000 Other Services | | | | | |
| 4000 Debt Service | | | | | |
| 5000 Capital Outlay | 1,308 | | | | |
| TOTAL DIRECT COSTS: | 1,308 | | | | |
| 6000 IGCs | | | | | |
| FUNCTION COST: | | | | | |
| REVENUES: | (2,000) | | | | |
| CAPITAL: | | | | | |
| POSITIONS: FT/PT and Temp. | | | | | |

PUBLIC SECTOR ECONOMIC EFFECTS:

Use of previously appropriated Park bond fund (461) monies to add land to municipal inventory for public park use. Acquisition of this property will remove it from the tax rolls, resulting in a loss of tax revenue of approximately $2,000 per year.

PRIVATE SECTOR ECONOMIC EFFECTS:

Prepared by: Robin E. Ward, HLB/RES Director Telephone: 343-4337

Validated by OMB: Janet Mitson, Office of Management & Budget Date: _____

Approved by: Robin E. Ward, Executive Director, HLB & RES Date: April 17, 2006

G:\Hlb\Assembly\SEE's\2006\2006 Purchase Lot 3 Muldoon Est.DOC

Submitted by: ASSEMBLY MEMBER PETERSEN
Assembly Member Honeman
Assembly Member Starr
Prepared by: Assembly Counsel
For reading: June 23, 2015

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 7-14-15

ANCHORAGE, ALASKA
AO NO. 2015–77

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY DEDICATING CERTAIN MUNICIPAL LAND IDENTIFIED AS PARCELS 006-401-03-000 AND 006-401-04-000, LOT 1 AND LOT 2, MULDOON ESTATES, LOCATED AT 1301 MULDOON ROAD, FOR PERMANENT PUBLIC PARK AND RECREATIONAL PURPOSES.**

WHEREAS, the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan adopted by AO No. 2005-122 identified the Northeast Anchorage area as being deficient in the amount of parks and recreational facilities; and

WHEREAS, on October 24, 2006 the Assembly adopted AO No. 2006-149(S) authorizing the purchase of the former site of the Alaska Greenhouse in the Muldoon neighborhood of Northeast Anchorage; and

WHEREAS, prior to purchase by the Municipality of Anchorage, the Alaska Greenhouse operated a private park on this site; and

WHEREAS, this land, often referred to as the old Alaska Greenhouse property, has remained undeveloped and local residents use it for numerous recreational purposes including jogging, cross country skiing, and dog walking; and

WHEREAS, the old Alaska Greenhouse property is located within the boundaries of the North East Community Council, and the Scenic Foothills Community Council is the closest neighboring community council; and

WHEREAS, the location of the old Alaska Greenhouse property in the center of the Muldoon community makes it uniquely suited for park dedication to serve as a community focal point and help reestablish Muldoon as a viable neighborhood, countering development blight and easing the commercialization that hampers neighborhood balance ; and

WHEREAS, the eastern portion of this property has been designated as park land and without inclusion of the western parcels, access, park usage, and neighborhood balance would be restrictive; and

WHEREAS, on October 15, 2009 the North East Community Council unanimously passed a resolution urging the Municipality of Anchorage to dedicate the entirety of the old Alaska Greenhouse property as parkland and to develop this land into a municipal park; and

WHEREAS, on July 9, 2010, the Governor Sean Parnell signed into law Chapter 43, SLA 2010, which included an appropriation of $1,000,000.00 to the Municipality of Anchorage for the purpose of developing a park on the property, and this grant is scheduled to lapse on

July 1, 2016 if the park funding is not timely encumbered and utilized for its intended purpose; and

WHEREAS, on January 5, 2012, the Scenic Foothills Community Council unanimously voted to support the efforts to create a park on the old Alaska Greenhouse property, and the North East Community Council has unanimously confirmed its position by resolution on February 16, 2012, again urging the Municipality of Anchorage to dedicate the entirety of the old Alaska Greenhouse property as parkland and to timely develop this municipal park; and

WHEREAS, on May 1, 2014, the Anchorage Parks and Recreation Commission adopted Commission Resolution 2014-15 supporting using the whole old Alaska Greenhouse property for a park; and

WHEREAS, on December 2, 2014 the Anchorage Assembly unanimously approved AO 2014-139(S) adopting the East Anchorage District Plan which confirms utilization of the entirety of the old Alaska Greenhouse property as municipal parkland; and

WHEREAS, use of the old Alaska Greenhouse property for any purpose other than a park is contrary to historical use, community preference and priority, conscientious municipal land use, neighborhood balance, and would deprive the residents of Muldoon and greater Anchorage of a restorative recreational asset; and

WHEREAS, formal dedication to permanent public park and recreational purposes requires Assembly action by ordinance; and

WHEREAS, dedication will not interfere with Chester Creek restoration and supports the Chester Creek Watershed Plan, approved by the Anchorage Assembly in AO 2015-46 on May 14, 2015; and

WHEREAS, after formal dedication, and with recommendations from the planning and zoning commission and the parks and recreation commission under AMC 25.10.080C, additional municipal land use for purposes supporting the community may be allowed by ordinance to further the vision of the community and special accommodations reflected in the East Anchorage District Plan, except as otherwise prohibited by law or by conditions of ownership; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** As provided by Anchorage Municipal Code section 25.10.080, the municipally-owned real property identified in this section**, by its legal description prior to its re-platting in 2014** is hereby dedicated as permanent park land, subject to right-of-way and other easements of record:

Municipal Parcel Numbers 006-401-03-000 and 006-401-04-000, known as Muldoon Estates Subdivision, Lot 1 and Lot 2, located at 1301 Muldoon Road, Anchorage, Alaska and consisting of approximately 15.65 acres (approximately 681.877 square feet).

**Section 2.** Use of these parcels in the Chester Creek Restoration Project is hereby acknowledged and reserved as compatible use to support the community. This site is available for incorporation in a formal park use plan, subject to future community planning review, planning and zoning commission review, parks and recreation commission review, as appropriate.

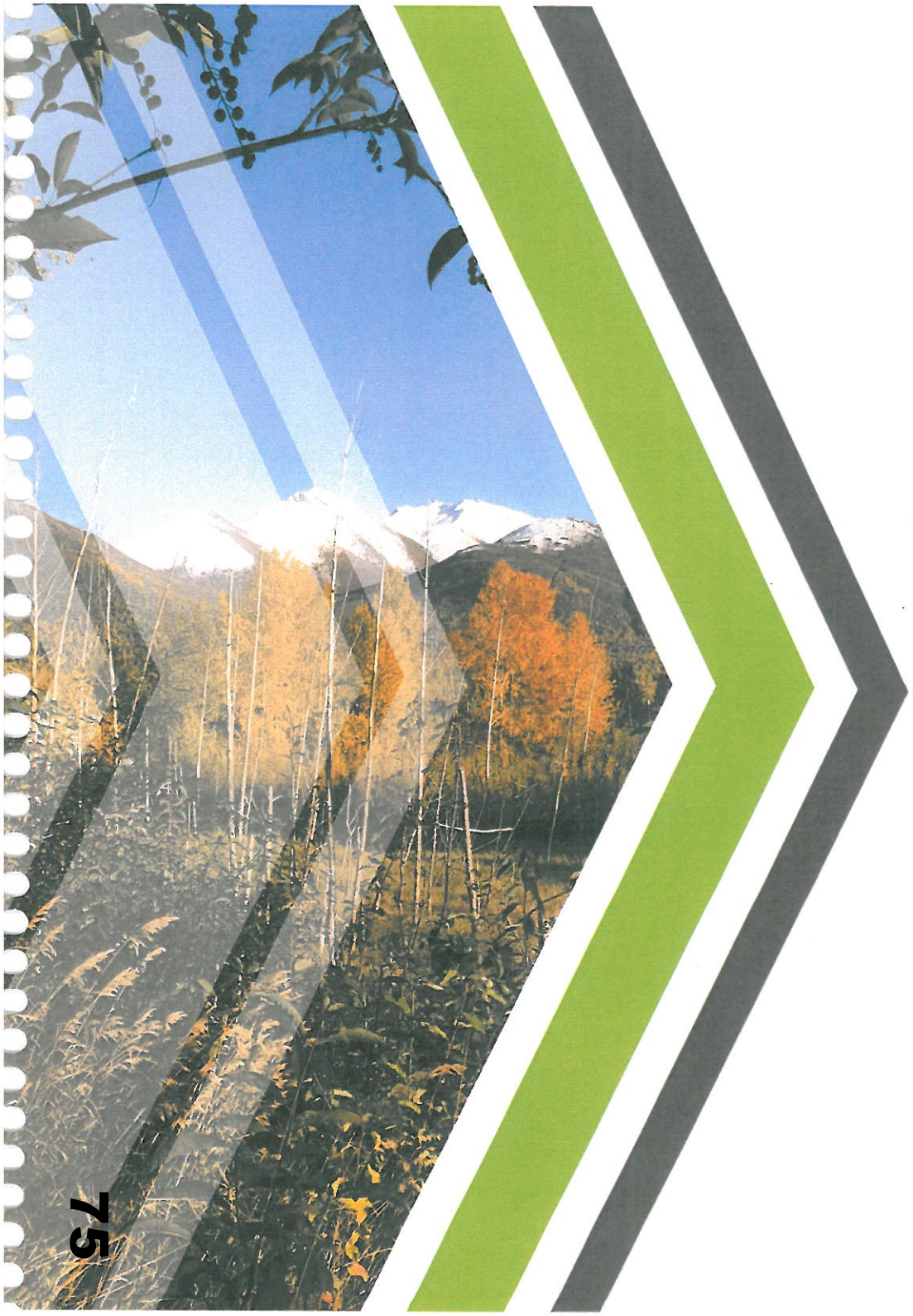
**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of July, 2015.

Chair of the Assembly

ATTEST:

Amanda K. Moser
Municipal Clerk



# MULDOON PARK MASTER PLAN

## PUBLIC HEARING DRAFT

JANUARY 2016

ANCHORAGE PARKS & RECREATION

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# ACKNOWLEDGEMENTS

The Municipality of Anchorage Parks and Recreation Department and the Planning Team would like to recognize and thank all the individuals and organizations who have worked to create Muldoon Town Square Park and its Master Plan. A special thanks to the members of the Park Advisory Committee for their dedication, insight and assistance in generating this Park Master Plan, with additional thanks to the technical advisors and agency representatives who have shared their expertise and have provided input along the way.

## MUNICIPALITY OF ANCHORAGE

John Rodda, Director of Parks & Recreation
Josh Durand, Parks Superintendent

## STAKEHOLDER ADVISORY GROUP: PARK ADVISORY COMMITTEE

Kristi Wood (Chair)
Betsy Chivers
Stu Grenier
Genevieve Holubik
Kendra Kloster
Nickel LaFluer
Jerrianne Lowther
Carla McConnell
Selina Metoyer
Kevin Smestad
Dave Ulmer

## PLANNING TEAM

**MOA Parks & Recreation**
Steve Rafuse, Project Manager
Taylor Keegan, Park Planner

**Bettisworth North**
Mark Kimerer, Principal
Jonny Hayes, Landscape Architect
Mélisa Babb, Designer
Alyssa Golden, Graphic Designer

**R&M Consultants**
Van Le, Planner
Taryn Oleson, Planner

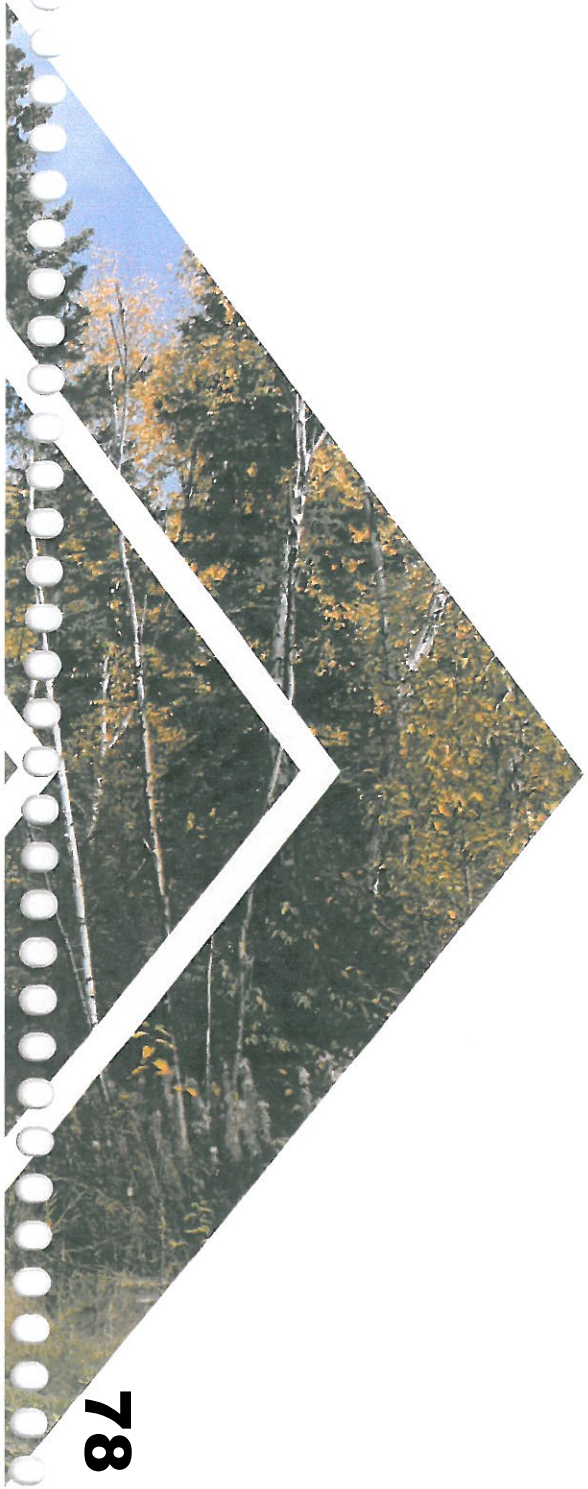
## TECHNICAL ADVISORS & AGENCY STAKEHOLDERS

**Municipality of Anchorage**
Randy Bergt, Transit
Sharon Ferguson, Current Planning
Francis McLaughlin, Current Planning
Stephanie Mormilo, Traffic
Jennifer Noffke, Project Management & Engineering
Russell Oswald, Project Management & Engineering
Lori Schanche, Non-Motorized Transportation
Vivian Underwood, AMATS Transportation Planning
Jeff Urbanus, Watershed Management

**Alaska Department of Transportation & Public Facilities**
Jonathon Knowles, Traffic
Scott Thomas, Traffic

"THANK YOU FOR ALL THE WORK YOU HAVE PUT INTO MAKING THIS PARK A REALITY."

** Quotations provided throughout the document reflect public input recorded during the planning process.*



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# APPENDICES


## A MEETING MINUTES

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# 01 INTRODUCTION

## OVERVIEW

Muldoon Town Square Park is a newly dedicated Community Use Park located in the heart of East Anchorage at the southeast corner of the Muldoon and DeBarr Road intersection. The park encompasses 26.74 acres of natural and previously developed areas, with features that include the South Fork of Chester Creek, outstanding views of the Chugach Mountains, as well as upland forests and open meadows.

The park is defined by East Debarr Road Right-of-Way (ROW) to the north; Muldoon Road to the west; East 14th Avenue ROW, residences and Windsong Park to the south; and Joint Base Elmendorf-Richardson (JBER) to the east.

The Muldoon Town Square Park Master Plan is a 20 year vision for the park. The Master Plan envisions a park that provides active year-round recreation and community event space for residents of East Anchorage. The Master Plan identifies current and future community needs and provides a framework for the development, management, and maintenance of the park. More than a guiding document, this Master Plan actualizes the community's vision for a destination park in East Anchorage that provides a gathering place for all residents to participate in healthy activities in a safe, clean, and beautiful natural setting.

Location of Muldoon Town Square Park

**Stakeholder Advisory Group: Park Advisory Committee**

- Kristi Wood (Chair)(NECC)
- Nickel LaFluer (NECC)
- Jerrianne Lowther (SFCC)
- Genevieve Holubik (NECC)
- Dave Ulmer (NECC)
- Selina Metoyer (NECC)
- Stu Grenier (NECC)
- Kendra Kloster (NECC)
- Betsy Chivers (NECC)
- Kevin Smestad (NECC)
- Carla McConnell (NECC)

**Technical Advisors + Agency Stakeholders**

- Municipality of Anchorage (MOA) Watershed Management
- Anchorage Metropolitan Area Transportation Solutions Transportation Planning (AMATS)
- MOA Non-Motorized Transportation Planning
- MOA Project Management and Engineering (PM&E)
- MOA Current Planning
- MOA Traffic
- MOA Transit
- Alaska Department of Transportation & Public Facilities (AKDOT&PF) Traffic

**Public Outreach Program:**

See Chapter 2: Planning and Public Involvement

**Planning Team**

- Stephen Rafuse
- Taylor Keegan
- Mark Kimerer
- Jonny Hayes
- Melisa Babb
- Alyssa Golden
- Van Le
- Taryn Oleson

# MULDOON AREA DEVELOPMENT

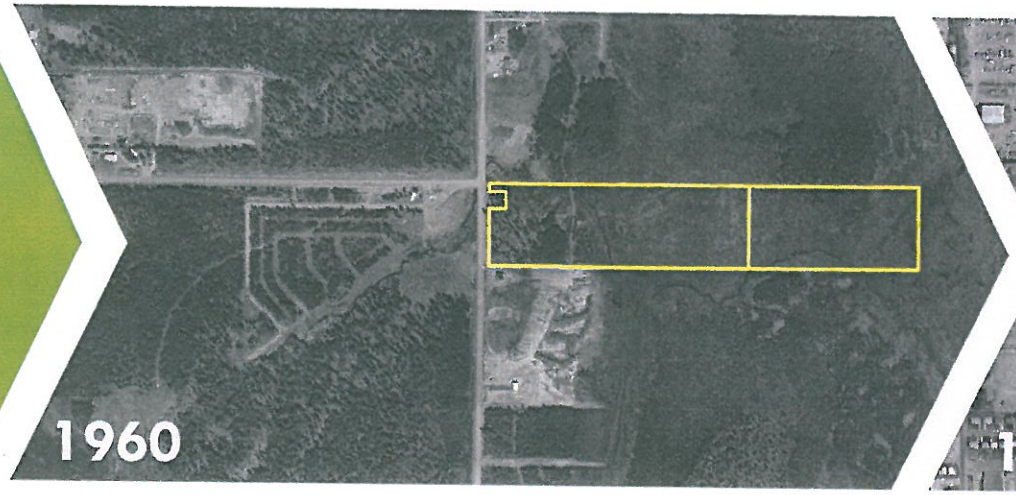
## BACKGROUND

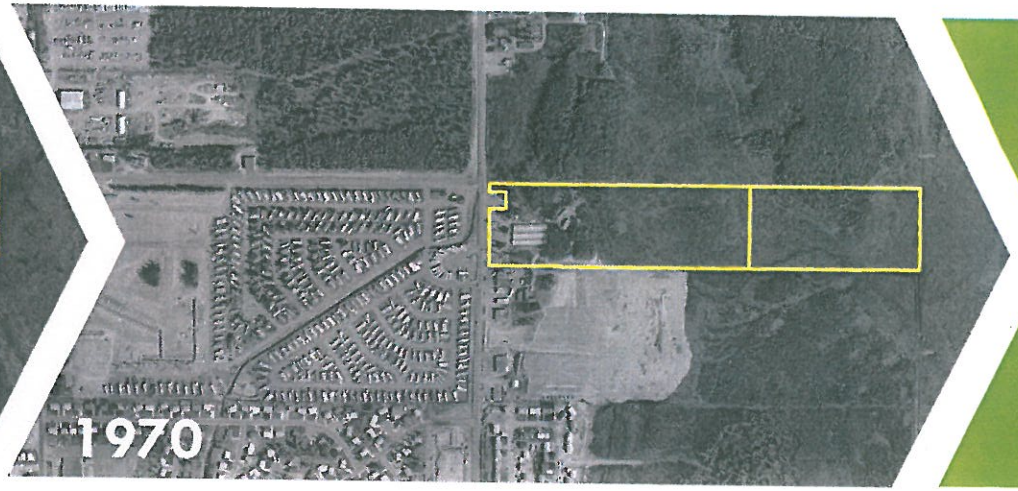
The creation of Muldoon Town Square Park has long been a priority for East Anchorage residents and decision makers. Since the Municipality of Anchorage purchased the property in 2006, the local community has advocated for a park and public gathering space where residents can enjoy and experience nature in an increasingly urban environment. Community members have consistently voiced a strong desire for a shared public space and destination fronting Muldoon Road that is reminiscent of the character, uniqueness and popularity of the former Alaska Greenhouses, a popular commercial nursery operation located on the site and owned by the late Mann Leiser.

After the Alaska Greenhouses closed in the 1990's, commercial and residential development in the area continued. However, little to no development occurred on site. Over the years, various studies of the site were completed for commercial and institutional development, but with poor soils and limited access from Muldoon Road the site remained undeveloped.

In 2014, the *East Anchorage District Plan (EADP)* was adopted. The *EADP* identified the need for a small area planning process to determine appropriate development and use of the site. During the *EADP's* public process, the community clearly stated a strong desire to protect and enhance the large undeveloped site as a park and open space.

Following the adoption of the *EADP*, the Anchorage Assembly in 2015 officially dedicated the property as a municipal park. With the formal dedication of the property as parkland, the Municipality of Anchorage Parks and Recreation Department began the Master Planning process.



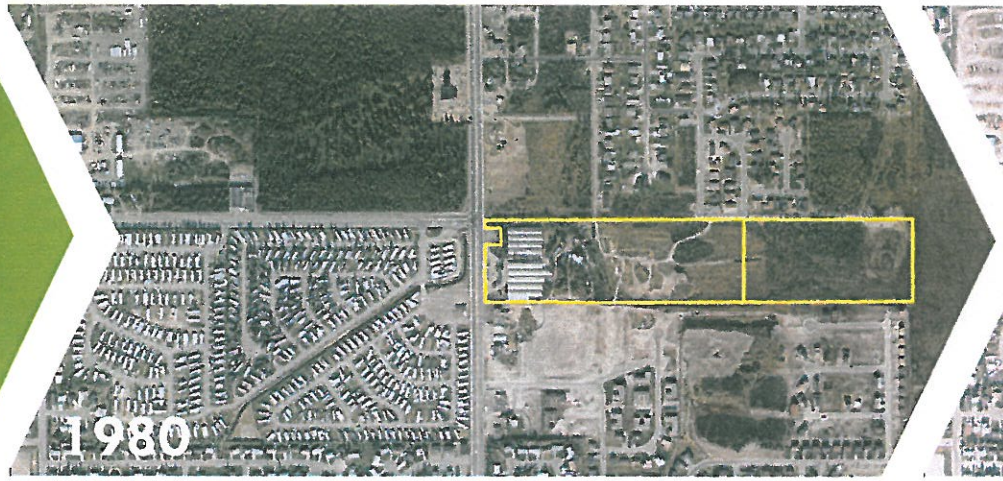

The Muldoon Town Square Park Master Plan is the formal resolution of the second priority action of the *East Anchorage District Plan*: "Initiate a small area planning process for the old greenhouse site at Muldoon and Debarr and complete a development plan for appropriate uses of this site, including a park. Secure a formal park dedication upon completion"(p 32, *EADP*).

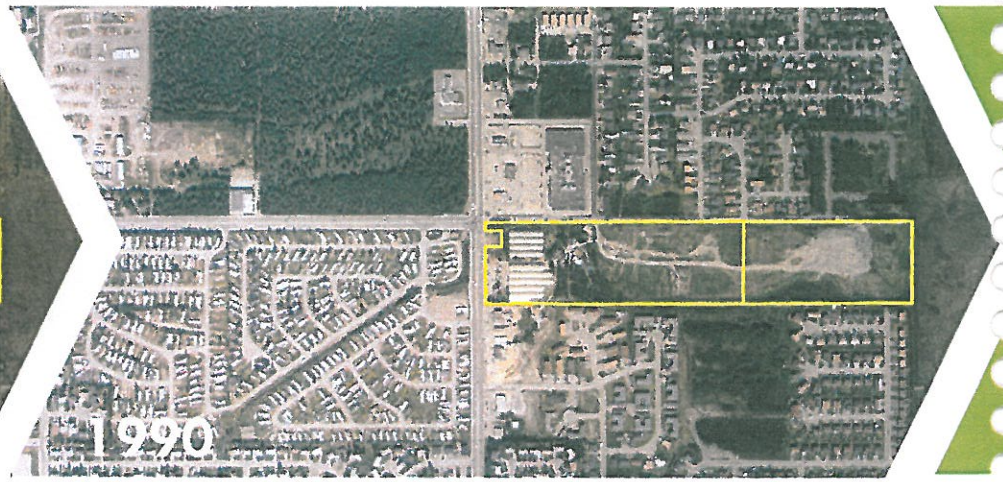
The *EADP* outlines a small area plan process and recommends the inclusion of a stakeholder advisory group, a technical advisory group, and a public outreach program. The *EADP* also recommends that the small area planning process include discussions of the "benefits of a full park parcel versus partial commercial, retail or service frontage on Muldoon" and acknowledges that "traditional strip commercial land use ins not an option at this location." (p 33, *EADP*).

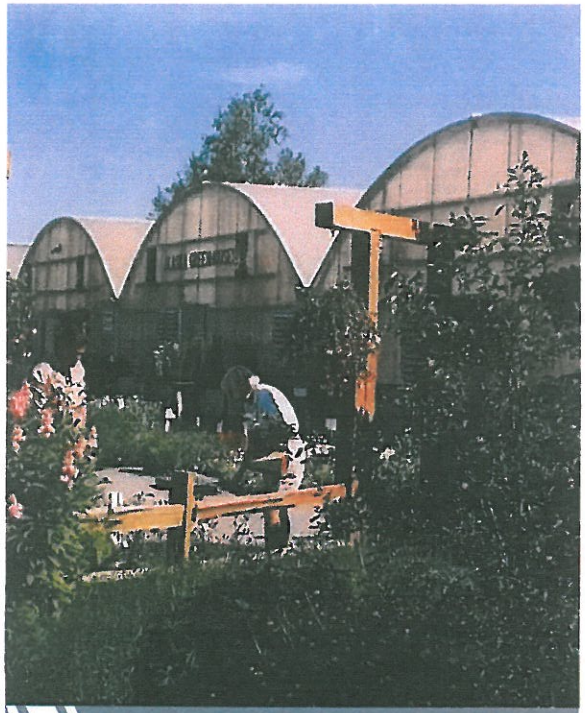
## Chester Creek Realignment Project and Property Re-Plat

As the East Anchorage District Plan was being completed, a major construction project to realign Chester Creek at Muldoon Road was beginning. The realignment project was led by MOA Project Management and Engineering (PM&E) and included numerous federal, state, local, and non-profit partners. The goal of the project was to realign Chester Creek east of Muldoon Road to improve fish passage, water quality and flood capacity.

The project included a re-plat of parcels prior to becoming a park. The re-plat included a reconfiguration of parcels to include a single parcel (Tract D) that wholly contains the newly aligned creek as it flows downstream of Windsong Park. The re-plat also dedicated a 30 foot wide strip at the southwest property line with a 55 foot radius cul-de-sac terminus as right-of-way for a future East 14th Avenue, decreasing the total acreage of the park to 26.74 acres. In addition to the newly minted plats, the new alignment of Chester Creek bisects the park in the north/south direction and physically separates Tract B ("The Hill") from Tract A, the westernmost parcel accessed from Muldoon Road.



*Calendar cover image published by the Alaska Greenhouses, Inc. (1990)*

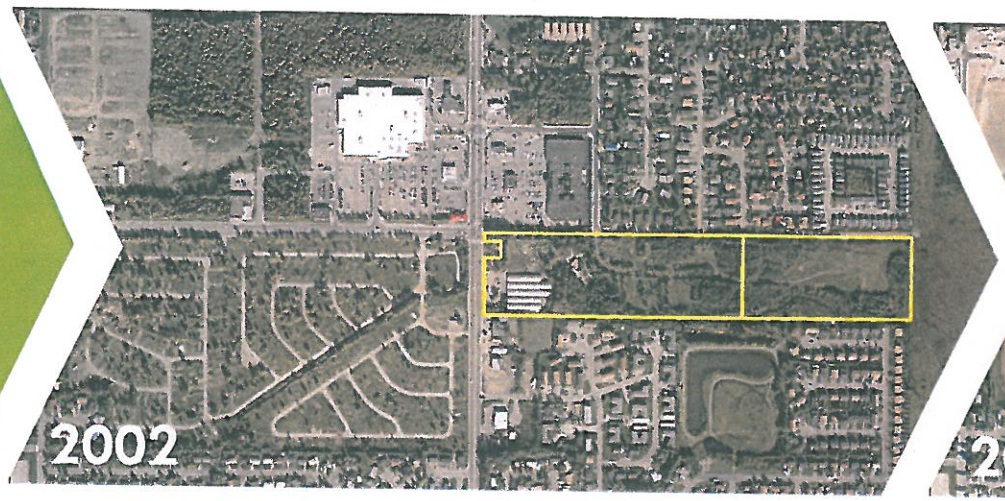
## HISTORY

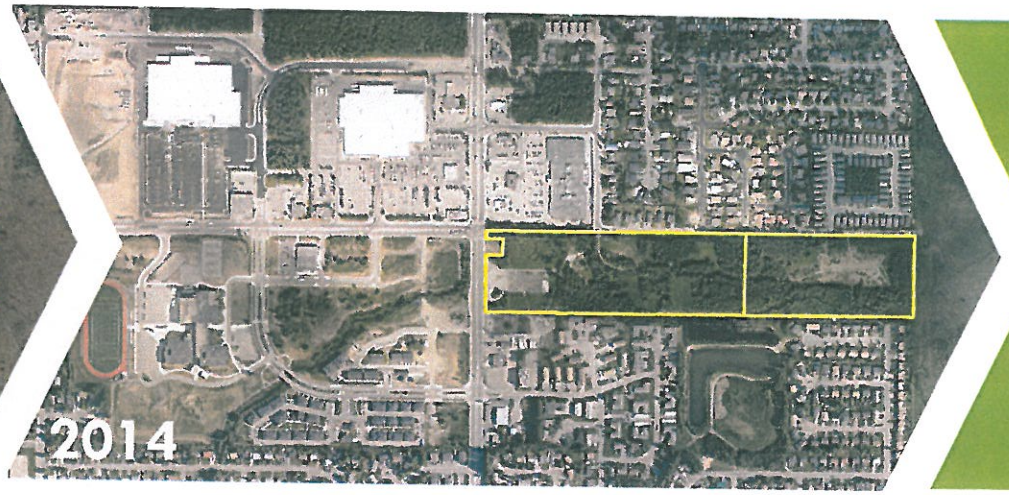
To the Dena'ina Athabascan people, "Chanshtnu" (meaning Grass Creek), was an important fishing site. Coho salmon spawn in the headwaters of the creek east of Muldoon Road and south of DeBarr. "Chanshtnu" was long ago anglicized and today is more commonly known as Chester Creek.

The late Mann Leiser's Alaska Greenhouse, though privately owned, in its heyday was among the most beloved "parks" in town. East Anchorage residents came there year around to marvel at fish and ducks swimming in the creek, next to nursery stock shrubs and trees. During that time, Mann Leiser had built a greenhouse over Chester Creek.

The Leiser family home was located on a hill behind the greenhouses. The middle and back portion of the property, which extends to the JBER/Fort Richardson boundary, was used as a dump for fill as neighboring areas developed. With the deposition of fill, peat soils and the location of Chester Creek, wetlands and floodplains, the site has long been considered problematic for development. These assumptions were confirmed in the early 2000's, when the Anchorage School District explored the site as a potential location for the "Muldoon Middle School" or what is now Begich Middle School.

After Mann Leiser's death, the Alaska Greenhouse property was sold and later seized from its then owners by the U.S. government in a drug case. The Municipality of Anchorage bought it from the federal government in 2006 and designated the easternmost 12 acres as the yet-




to-be-developed Muldoon Community Park; the Muldoon Road frontage was to be sold for commercial development to recoup the Municipality's investment.

The Northeast Community Council had long sought the entire property, including the frontage, for a "Muldoon Park Strip" to bring needed green space to Anchorage's most densely populated area. A large park fronting Muldoon Road would help define a Muldoon "Town Center," as envisioned in the Anchorage 2020 Comprehensive Plan.

The East Anchorage District Plan, initiated in March 2012 and adopted by the Anchorage Assembly December 2, 2014, recognized the community's desire to dedicate all the parcels for a community use park. On July 14, 2015, the Anchorage Assembly voted to dedicate the entire old Alaska Greenhouse site as parkland.

Area Legislators secured two state grants totaling $1.5 million to plan and develop this new community park.

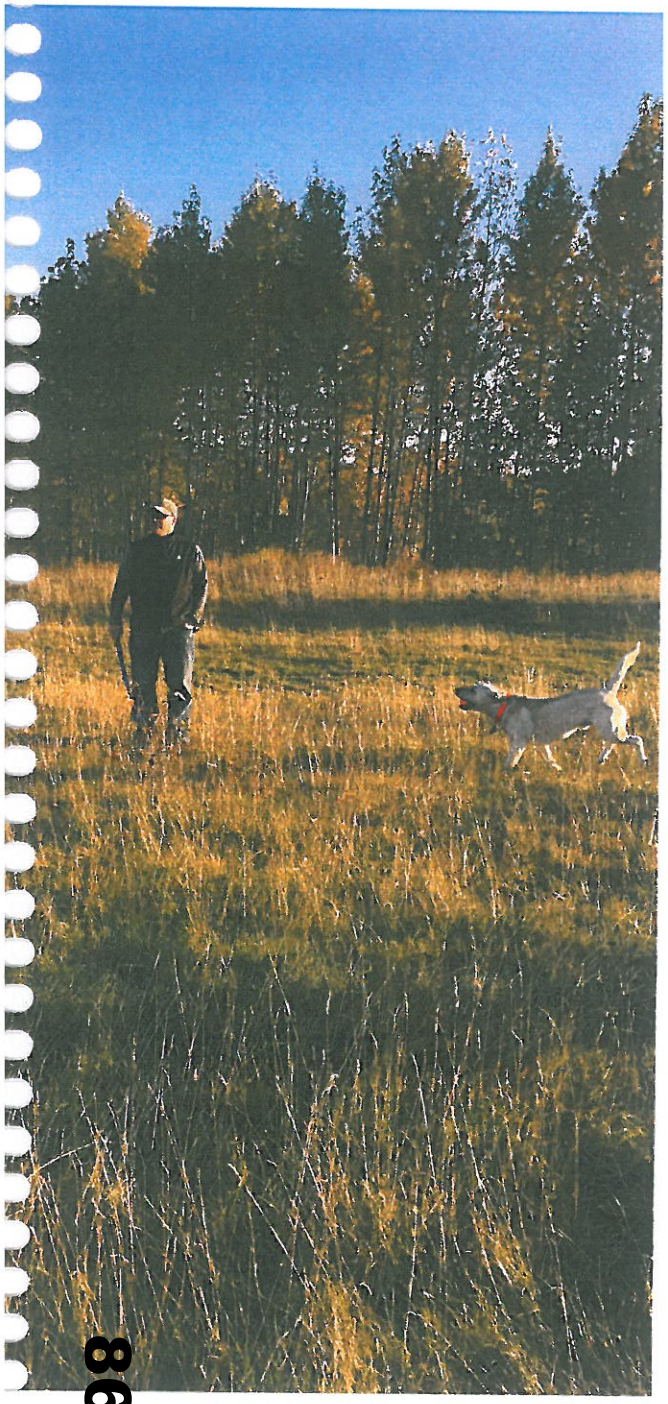
*Park History courtesy of the Muldoon Town Square Park Advisory Committee members Jerrianne Lowther, Kristi Wood, and David Ulmer.*

>>>>>>>>

"I AM SO GLAD A PARK IS GETTING ESTABLISHED HERE. MANN LEISER WOULD APPROVE."

>>>>>>>>

"HEALTHY PARKS,
HEALTHY PEOPLE."



## PROJECT PURPOSE

This Master Plan is intended to provide a long range vision for the Muldoon Town Square Park over the next 20 years. It identifies community needs, addresses public expectations and establishes a framework for future development of the park. More specifically, the purpose of the Master Plan is to:

» Identify and prioritize improvements consistent with desires of the East Anchorage community
» Develop a "small area plan" for the Muldoon Road frontage as prescribed in the *EADP*
» Provide a park that encourages positive use and discourages undesirable activities
» Develop the park in a manner that balances new facilities with existing natural areas
» Create a tool for future fundraising

## GUIDING PRINCIPLES

The mission of the Anchorage Parks and Recreation Department is to ensure that Anchorage parks are well maintained and safe for the public. This mission is embodied in the motto "Healthy Parks, Healthy People". To fulfill this mission, the Anchorage Parks and Recreation Department is guided by a set of eight strategies or core values. These strategies guide the Parks and Recreation Department in the management of Municipal parklands and were established in the *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan (2006)*.

### Core Values & Strategic Goals

1. Improve Maintenance and Stewardship of What We Have
2. Private-Public Partnership
3. Parks as Community Building Blocks
4. Parks as Economic Engines
5. Balanced Services & Facilities for a Diverse Community
6. Access and Connections
7. Stewardship of Natural Resources
8. Creating a Strong Parks and Recreation Organization

These eight strategies serve as the basis for future action and decision-making and are the product of a comprehensive and on-going public engagement process.

Photo Credits: Jerrianne Lowther

# COMMUNITY PROFILE

## CONTEXT AND LAND USE

East Anchorage is a diverse and dynamic area of Anchorage that has long-established pioneer, homesteading and original settlement roots that is experiencing growth and change. As a gateway to Joint Base Elmendorf Richardson (JBER), Tikahtnu Commons retail lifestyle center, the Alaska Native Heritage Center, Chugach Foothills recreation areas and the Glenn Highway connection to Chugiak-Eagle River and the Matanuska-Susitna Valley, the Muldoon area in East Anchorage is well positioned to be a complete community within the Anchorage Bowl.

Muldoon Road serves as the north-south corridor through Muldoon and carries an average of 30,000 vehicles a day (AK DOT&PF, 2015), including locally serving traffic and commuters from Chugiak-Eagle River and Mat-Su Valley via the Glenn Highway. Muldoon Road supports the Muldoon Town Center commercial district and also serves as a transportation link for surrounding neighborhoods.

A public transit transfer station at Muldoon and Debarr Road, a public library, community services, and commercial, retail, and restaurant development have increasingly made East Anchorage a complete community, nearly independent from the rest of Anchorage.
As Anchorage builds out its housing and commercial land supply, the Eastside has been an opportunity area for redevelopment; increasing housing diversity and densities, town center commercial development, and Big Box retail such as the new Super Walmart near the Muldoon Town Square Park site. Plans for higher density residential and commercial development north of the existing Fred Meyer's store on Muldoon and Debarr Road will supplement the mixed used development currently built at the Grass Creek neighborhood to the south.

To compliment this growth is the Muldoon Town Square Park, a community gathering space that residents have passionately and tirelessly worked to preserve within the context of development pressures all around. An old and unique space with a well-known history tied to the original pioneers of the Muldoon area, the Park embodies the potential of what residents have wanted for Muldoon; a destination and escape from the everyday urbanism of a modern, last-frontier city. The Park is expected to change and mature with area residents, meeting new demands for public open space and recreation.

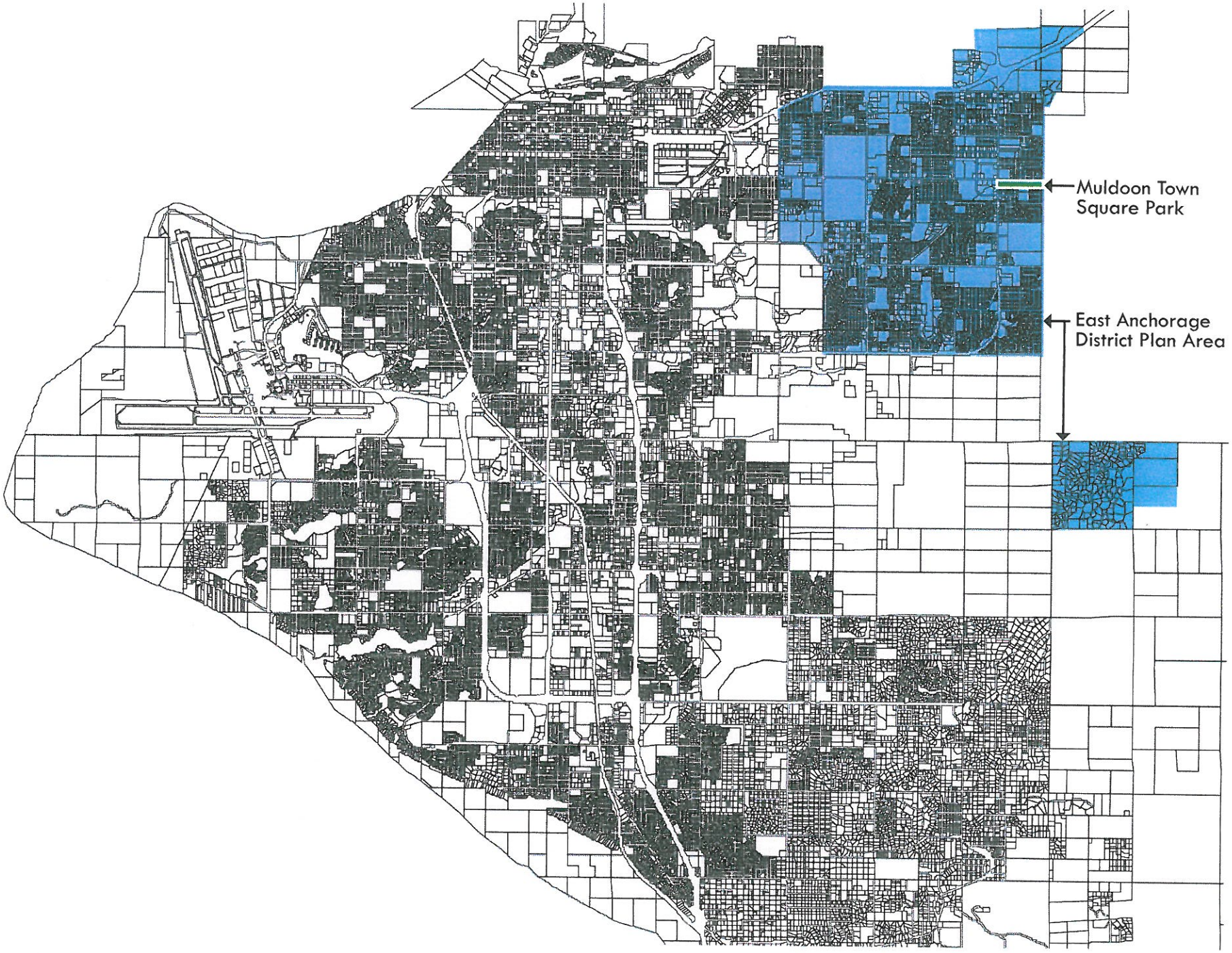

Muldoon Town Square Park
East Anchorage District Plan Area

Photo Credit: Jerrianne Lowther

"OUR DIVERSITY. I WOULD LIKE THAT SHOWCASED, RECOGNIZED AND CELEBRATED."

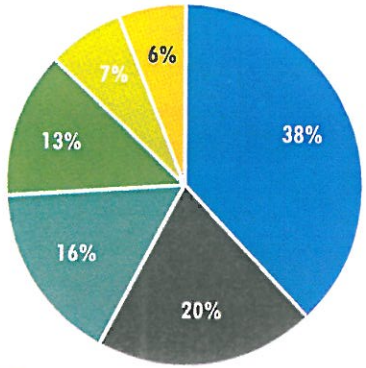
## POPULATION AND DEMOGRAPHICS

Anchorage's population as estimated by the US Census was 301,010 in 2014. The Northeast Subarea population, including the Northeast Community Council area and Scenic Foothills Community Council area, had a total of 56,300 residents (2010 Census, *EADP* 2014), and is home to approximately 20 percent of Anchorage's population. Of that population, 17,486 people reside within the immediate Muldoon Town Square Park Area which includes Northwest Muldoon (Census Tract 7.02), Northeast Muldoon (Tract 7.03), and Muldoon (Census Tract 17.31). The map to the right shows the tract locations. The increase in population from 2010 census indicates 1.1% of growth, and generally supports data recognizing East Anchorage as a growing community within the Municipality of Anchorage. Segments of the population between 20-40 years old and 60 and older are expected to increase over the next 20 years. The median age for the three census tracts is 31.4 years of age *(EADP 2014)*.

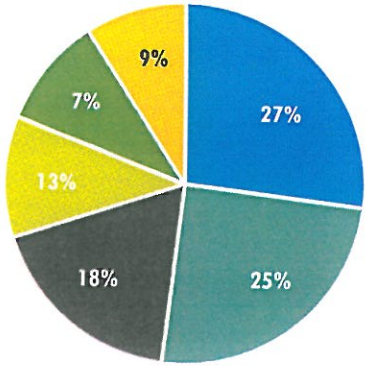
Schools within the Muldoon area are representative of the diverse and cultural aspects of the neighborhoods they serve. Muldoon Elementary has one of the more diverse makeups within the Anchorage School District, with the student population ethnicity falling into the following Census defined groups: 16% White, 7% African American or Black, 13% Alaska Native or American Indian, 38% Asian or Pacific Islander, 20% Two or More Races, 6% Hispanic or Latino (of any race)(ASD, Oct 2015). Begich Middle School, which draws population from five schools within the Muldoon area consists of students who are 25% White, 11% African American or Black, 10% Alaska Native or American Indian, 27% Asian or Pacific Islander, 18% Two or more races, 9% Hispanic or Latino (of any race) (ASD, Oct 2015).

## Ethnicity: Percent Population

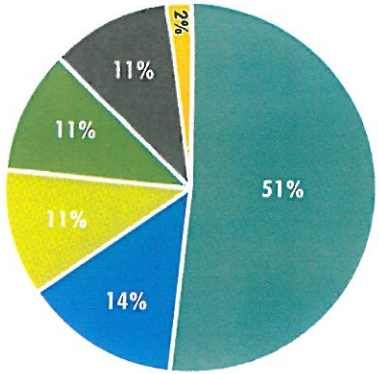
### Muldoon Elementary School
*Data: Anchorage School District Oct. 2015*




### Begich Middle School
*Data: Anchorage School District Oct. 2015*




### Census Tracts 7.02, 7.03, 17.31
*Data: U.S. Census Bureau 2010*




Asian or Pacific Islander | White or Caucasian | Alaska Native or American Indian | African American or Black | Other | Two or More Races

### Snapshot
*Data: U.S. Census Bureau 2010*

**Census Tract 7.02**

| | |
|---|---|
| 5,107 | population |
| 1,853 | households |
| $72,883 | median income |

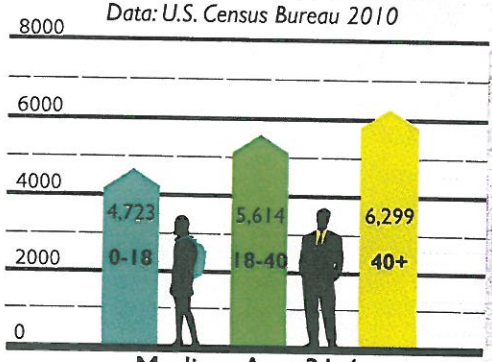
**Census Tract 7.03**

| | |
|---|---|
| 5,706 | population |
| 2,051 | households |
| $44,567 | median income |

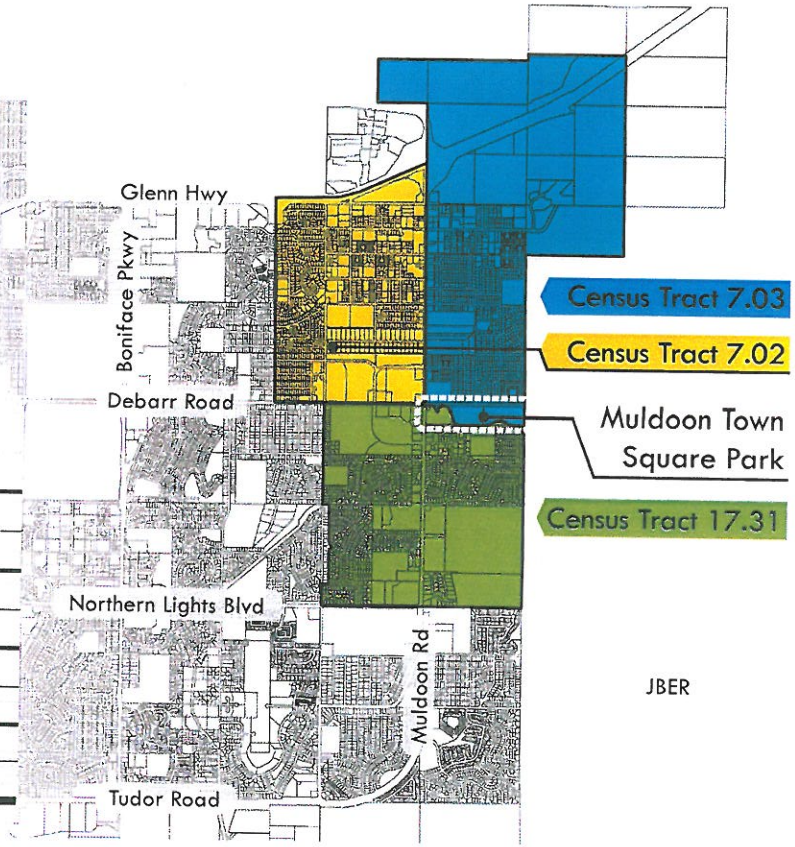
**Census Tract 17.31**

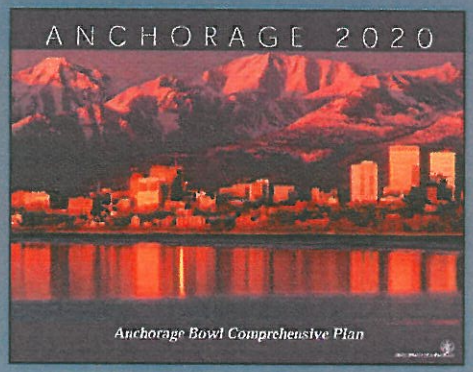
| | |
|---|---|
| 5,823 | population |
| 2,064 | households |
| $63,404 | median income |

### Population: Age
Census Tracts 7.02, 7.03, 17.31
*Data: U.S. Census Bureau 2010*




Median Age: 31.4






[1]Municipality of Anchorage. (2001). Anchorage 2020 – Anchorage Bowl Comprehensive Plan (AO 2000-119S). Anchorage: Municipality of Anchorage.

[2]Municipality of Anchorage. Department of Community Planning and Development. (1997). Areawide Trails Plan. Anchorage: Municipality of Anchorage.

## PLANNING AND POLICY DOCUMENTS

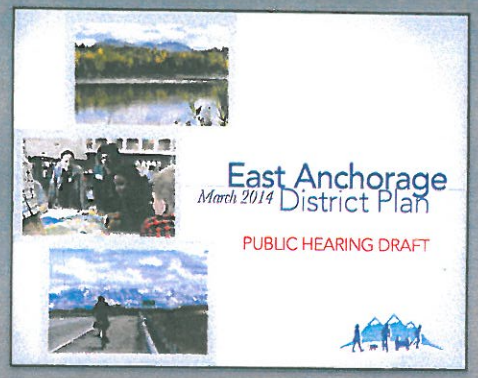
### ANCHORAGE 2020 – ANCHORAGE BOWL COMPREHENSIVE PLAN[1]

*Anchorage 2020* is the comprehensive plan for the Anchorage Bowl. Adopted in 2001, *Anchorage 2020* provides land use policies and specific actions to guide decision makers over the twenty-year life of the plan. The Muldoon Town Square Park Master Plan supports the *Neighborhood Identity and Vitality, Natural Open Space, and the Parks, Trails, and Recreation* goals of the *Anchorage 2020 Comprehensive Plan.*

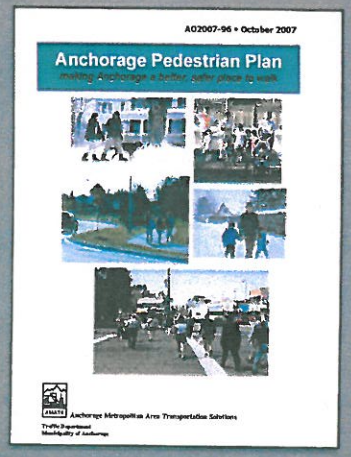
The *Comprehensive Plan* recognizes the area of Muldoon Road and Debarr Road as a "Town Center". According to the plan, "town centers are designed to function as a focal point for community activities. Their core is to be a mix of community-serving retail, public services, and public/civic facilities, including and/or surrounded by medium- to high-density residential development" (page 54). Additionally, the Plan states that "unique public spaces should be created within each of these town centers to create a distinctive identity and sense of place. These can take various forms, such as linear parks centered along a creek or wetland, community parks, enhanced street environments, or unique architectural features"(page 55). The Muldoon Town Square Park will provide the area's Town Center with an attractive local and open natural space, enhancing the mixed use in the area with a much needed public recreational and gathering place.

### ANCHORAGE AREAWIDE TRAILS PLAN[2]

The *Anchorage Areawide Trails Plan* was adopted by the Anchorage Assembly on April 8, 1996 and is a component of the *Anchorage Bowl Comprehensive Development Plan* as well as the *Long-Range Transportation Plan.* Because Muldoon Town Square Park is a relatively new park, the *Trails Plan* does not include specific recommendations for the site. However, the *Areawide Trails Plan* map shows a planned/proposed multi-use trail extending east from DeBarr Road and continuing along Chester Creek in what is now the Muldoon Town Square Park site, north of Windsong Park. This trail is shown connecting with a planned/proposed north-south multi-use trail along the MOA/JBER property boundary, and identified as the "Muldoon Perimeter Trail" in the *East Anchorage District Plan.* Additionally, the *Trails Plan* provides relevant information on recreation and trails in the area as well as design standards.




[3]Municipality of Anchorage. (2014). East Anchorage District Plan (Public Hearing Draft) (AO 2014-139S). Anchorage: Municipality of Anchorage.




[4]Municipality of Anchorage. Traffic Department. Anchorage Metropolitan Area Transportation Solutions. (October 2007). Anchorage Pedestrian Plan (AO 2007-96). Anchorage: Municipality of Anchorage.

## EAST ANCHORAGE DISTRICT PLAN[3]

*The East Anchorage District Plan* (*EADP*) was adopted by the Anchorage Assembly on December 2, 2014. It is an element of the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. The plan is intended to enhance the quality of life for present and future residents by anticipating and planning for future population growth and changes within the District.

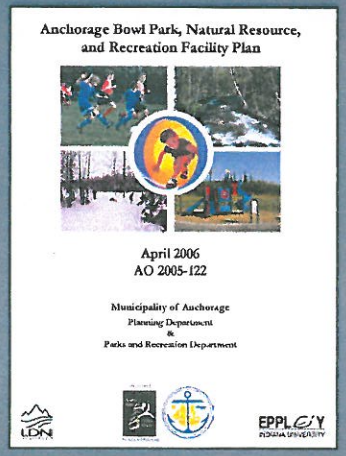
*The East Anchorage District Plan* identifies several "Priority Actions" for near-term implementation. One of those priority actions is to "Initiate a small area planning process for the former greenhouse site at Muldoon and Debarr and complete a development plan for appropriate uses of this site, including a park. Secure a formal park dedication upon completion" (page 32).

The Muldoon Town Square Park Master Plan fulfills the *EADP*'s recommendation for a "small area planning process". The process used to develop this Master Plan included a Park Advisory Committee, which served as the stakeholder advisory group identified in the *East Anchorage District Plan*, agency coordination with public agencies that have an interest in the park area, and an intensive public involvement program which is discussed in further detail in *Chapter 2: Planning and Public Involvement*. Through extensive community engagement, an appropriate level of development was determined. The Master Plan provides site specific recommendations that support both the community's desire for green space and active recreation, as well as neighboring Town Center development, meeting the intent of the "Priority Action" of the *East Anchorage District Plan*.

The *East Anchorage District Plan* identifies a Muldoon Perimeter Trail aligned with the neighborhood-JBER boundary, and connecting to Muldoon Town Square Park at its eastern edge (pages 65-66). This Master Plan recognizes the opportunity to connect the park to the larger regional trail network and incorporates recommendations to support the development of a future connection/trailhead.

## ANCHORAGE PEDESTRIAN PLAN[4]

The *Anchorage Pedestrian Plan* was adopted by the Assembly in 2007 and establishes a 20-year framework for pedestrian improvements in Anchorage. The Plan identifies deficiencies in pedestrian infrastructure and provides recommendations for future investment. Within the plan, the intersection at Muldoon Road and Debarr Road was identified as one of the top 5 intersections for pedestrian-vehicle crashes, having 10 from 1998-2002 (page 23).




[5]Municipality of Anchorage. Planning Department and Parks and Recreation Department. (April 2006). Anchorage Bowl Park, Natural Resources, and Recreation Facilities Plan (AO 2005-122). Anchorage: Municipality of Anchorage.

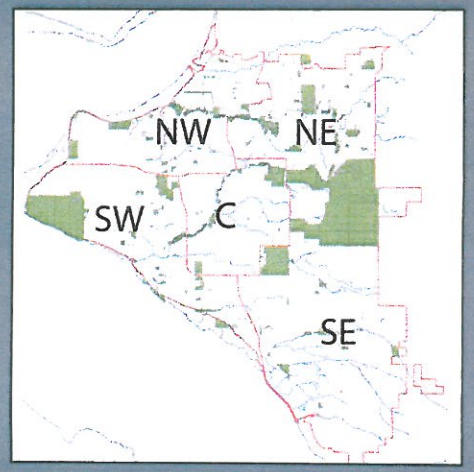



Figure 24 Anchorage Bowl Park Districts

## ANCHORAGE BOWL PARK, NATURAL RESOURCES, AND RECREATION FACILITIES PLAN[5]

The *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* (*Park Plan*) is an element of the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*. The *Park Plan* establishes standards for levels of service, and makes specific recommendations based on the needs of park districts in the Anchorage Bowl.

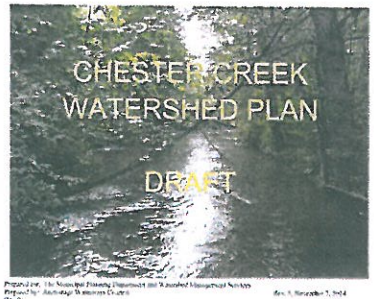
The *Park Plan* categorizes parks, facilities, and open space by size, function and use. Muldoon Town Square Park is classified as a Community Use Area (CU). These parks are larger in size and serve a larger population than neighborhood parks. Types of CU parks include "Community Parks" and "Town Center Parks". CU parks focus on meeting the needs of several neighborhoods. According to the Park Plan, CU parks "meet the specialized needs of a broader community: have higher technical design requirements; provide a sense of community; and increase economic development potential".

The Northeast Park District (NE) is one of the older regions in the Anchorage Bowl and has the largest concentration of parks, recreation facilities and natural resources totaling 2,578 acres. The area is home to 30 athletic fields, 25 playgrounds, and 13 picnic shelters.

The Northeast Park District is also the most populous region in Anchorage with 69,779 residents. At present, the NE District is able to meet most of the Level of Service needs for parks. However, projected population growth of up to 20% (83,443 people) by 2020 will leave the District deficient in several aspects of the park system. The 2006 *Park Plan* identifies that the NE District will have a shortage of up to 57 acres of Community Use (CU) areas by 2020. This will require 1 to 2 new CU parks. Areas identified as deficient in CU Parks within the NE District are the "Muldoon and DeBarr" and "University" areas.

Based on an assessment of needs for CU Parks in the NE District, the *Park Plan* recommends that a Community Use Park be developed at Muldoon and DeBarr as part of a new town center.

The *Park Plan* recommends that the Municipality acquire and develop a new park at the Creekside Town Center, more specifically, the plan states "acquire new parkland in east area as part of town center for community use". The plan also recommends that a new community center be developed "in partnership with Muldoon/Creekside Town Center development within the vicinity of Muldoon Road and DeBarr Road" (pages 80-83).




[6]Anchorage Waterways Council. Municipality of Anchorage. Municipal Planning Department and Watershed Management Services. (2014). Chester Creek Watershed Plan (Draft, Revision 5, November 7, 2014). Anchorage: Municipality of Anchorage.

http://anchoragewatershed.com/ChesterCrkWatershedPln.pdf

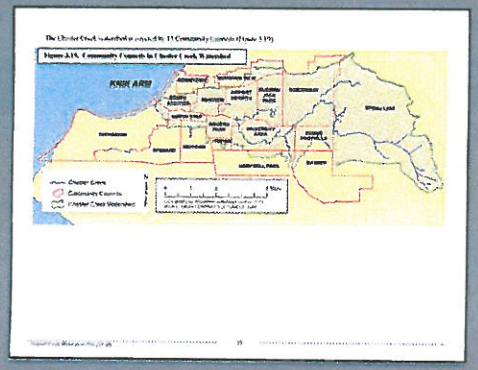


Figure 3.19 Community Councils in Chester Creek Watershed

## CHESTER CREEK WATERSHED PLAN[6]

The Muldoon Town Square Park site is located in the Chester Creek Watershed, with Chester Creek and Chester Watershed Wetlands occupying portions of the site. The draft update to the *Chester Creek Watershed Plan* includes plan implementation strategies that shall be considered and supported by the Master Plan and future park development. Implementation goals within the draft document address water quality, water quantity, wildlife habitat, fish habitat, social and economic opportunity, communication and coordination, and data acquisition. The seven goals of the plan are as follows:

- Meet State standards for water quality in Chester Creek.
- Return Chester Creek to a more natural hydrologic scheme.
- Provide habitat for diversity of wildlife along Chester Creek.
- Provide for healthy fish and other aquatic organism populations in Chester Creek.
- Foster a high degree of social and economic opportunities.
- Have a highly motivated and dedicated community and Municipality in maintaining the health of Chester Creek.
- Improve our understanding of the watershed.

Specific goals of the *Draft Chester Creek Watershed Plan* for the South Fork of Chester Creek at, and upstream of, Muldoon Road that may influence the Master Plan and Park development (CSF-19, CSF-20, CSF-21) can be found in Appendix 6.1 "Restoration Priority Locations for Chester Creek Watershed" on page 70 of the draft document. Action items include a review of the recently completed Chester Creek Realignment Project design, creation of a more natural creek, alignment to Hill with a 100-foot corridor, and removal of debris from the creek.

## MUNICIPALITY OF ANCHORAGE CODE OF ORDINANCES

- AO 2001-182 Anchorage Ordinance amending a 9.54 acre portion of Section 21, T13N, R3W, S.M., AK parcels along Muldoon Road to B-3 with Special Limitations to allow tire repair, wheel alignment and brake service as permitted uses.
- AO 2006-149 (S) approved the acquisition of 29.20 acres making up Muldoon Estates Subdivision for a future park site and for control of the creek parcel to enable its future realignment.
- Plat 2007-18: Recorded plat of Muldoon Estates Subdivision into three parcels after initial purchase of land by the Municipality of Anchorage.
- Plat 2014-30 provided the mechanism to tract out the Park into separate parcels for the Chester Creek realignment and creek restoration (Tract D).
- AO 2015-77 formally dedicated the parcels that make up Muldoon Town Square Park in 2015 to ensure its future permanent use as parks and recreation.

# 02

# PLANNING & PUBLIC INVOLVEMENT

## PUBLIC INVOLVEMENT

Public involvement is essential to a successful planning process. The Muldoon Town Square Park Master Plan process placed significant emphasis on meaningful public engagement to ensure the Master Plan meets the needs and expectations of the community. The public involvement process was led by the Anchorage Parks and Recreation Department with support from Bettisworth North and R&M Consultants (the planning team). The planning team facilitated a public involvement process that included monthly meetings with the Park Advisory Committee, two public workshops, an online survey, and work with students at Begich Middle and Bartlett High Schools.

East Anchorage residents have long advocated for a Muldoon Town Square Park, leading first to the acquisition of the property in 2006, later to the identification of the park as a priority in the East Anchorage District Plan in 2014, and finally the dedication of parkland by the Anchorage Assembly in 2015. The EADP revealed diverse opinions, strong values and vested interests in development of the area. Public engagement for this Master Plan was focused on building consensus and allowing the character, uses and features of the park to be largely determined by the community that had advocated for its establishment. The Master Plan contains the expressed community needs, desires, and expectations identified throughout the planning process. The following narrative summarizes the planning and public involvement components of the Master Plan and includes a description of the approval process.

### OUTREACH

The planning team kicked off the project with a meeting of the Park Advisory Committee and a presentation at the Scenic Foothills Community Council. Parks and Recreation staff also attended the Spirit of Muldoon community picnic to share information about the Master Plan process and to gather input from local residents. Park Advisory Committee members distributed over 500 flyers to neighborhood residents. Information and project updates were posted online and through social media.

*Park Advisory Committee members participating in a site walk-through*

## PARK ADVISORY COMMITTEE

An eleven member Parks Advisory Committee (PAC) served as an advisory group to the planning team throughout the development of the Master Plan. The PAC was comprised of members from both the Northeast and Scenic Foothills Community Councils. The committee was tasked with providing insight, information, recommendations and feedback to help guide the planning team through the development of the Master Plan. The PAC also served as a sounding board for the citizens of the Muldoon area, ensuring that improvements identified in the plan align with the desires of the broader community. The committee actively participated in the public meetings, a PAC design charrette, and review and refinement of the concept design alternatives to develop the preferred site plan design. The committee's most important task was to help build consensus on a preferred alternative site plan.

At the project's beginning in September of 2015, the PAC joined members of the project team for a site walk-through to identify key features and areas and share ideas about desired activities, characteristics of the park, and the community's vision. Committee members shared their first-hand knowledge and helped the planning team better understand the history of the park and existing site conditions. The committee met monthly from August to December, during the most intensive community involvement and alternative design phase of the process.

Using information from the site visit, public workshop #1, and ongoing investigations and research into the site, the Planning Team facilitated a three hour design charrette with the Park Advisory Committee. This exercise empowered the PAC to develop a series of concept design alternatives for the park based on the public's input and feedback from the first workshop. Small groups worked together to place to-scale park uses on an aerial map of the park, fitting the pieces together to create their ideal park, resulting in four concept design alternatives. The results of each group's concept design alternatives were presented to the larger group for additional feedback and discussion about how each team approached the process and arrived at important decisions. A fifth concept alternative was electronically generated with notes by a Park Advisory Committee member unable to attend the design charrette and shared with the Planning Team for insight and consideration. The planning team then identified common themes and activities shared by the concept alternatives and summarized them in a simple diagram. This summary, and each refined concept design alternative, were presented back to the PAC and at the second public workshop.

>>>>>>>>

"I'D REALLY LIKE TO SEE THINGS WE DON'T ALREADY HAVE ON THE EAST SIDE OR CLOSE BY TO SPUR INTEREST."

>>>>>>>>

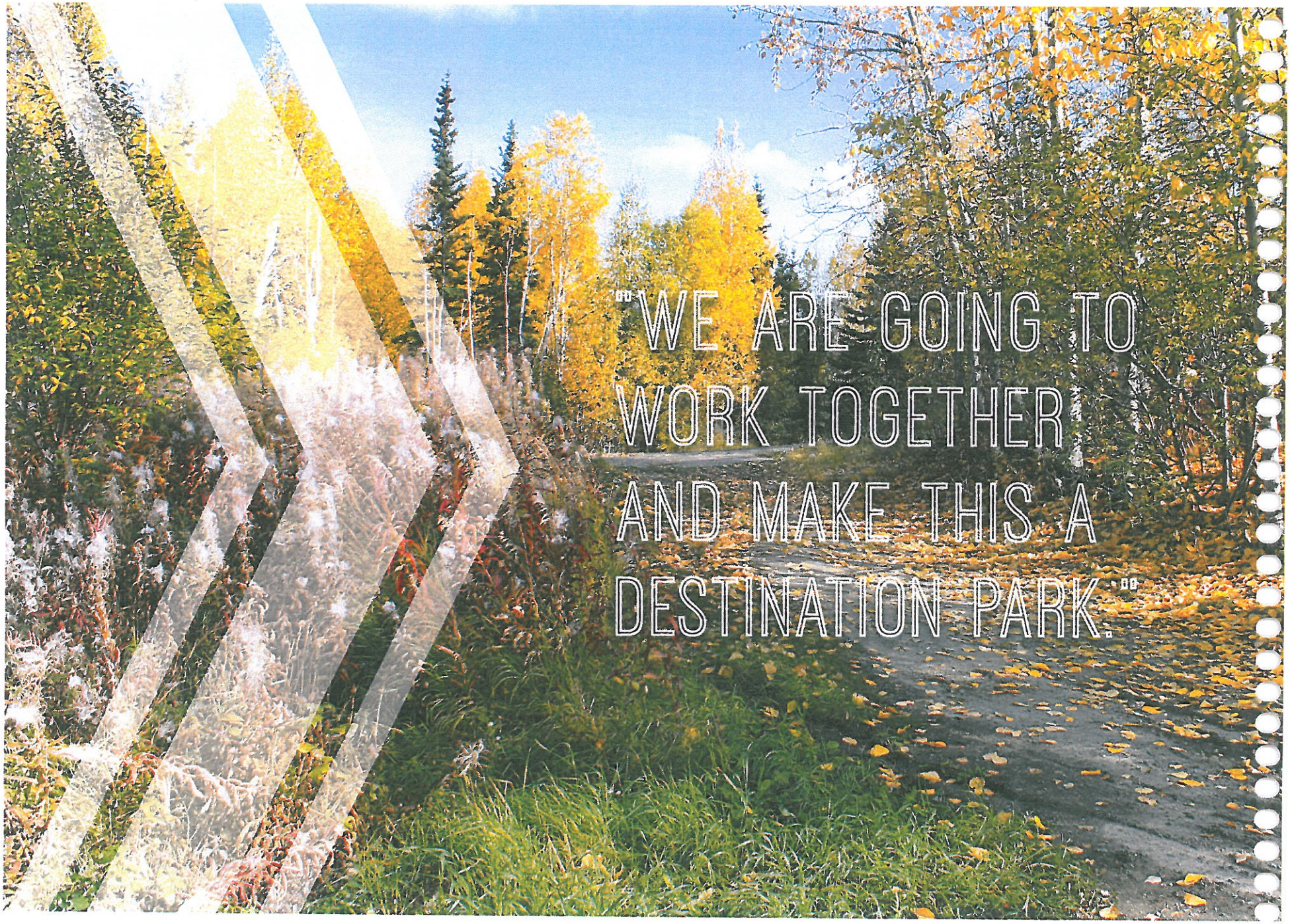
## PUBLIC MEETINGS

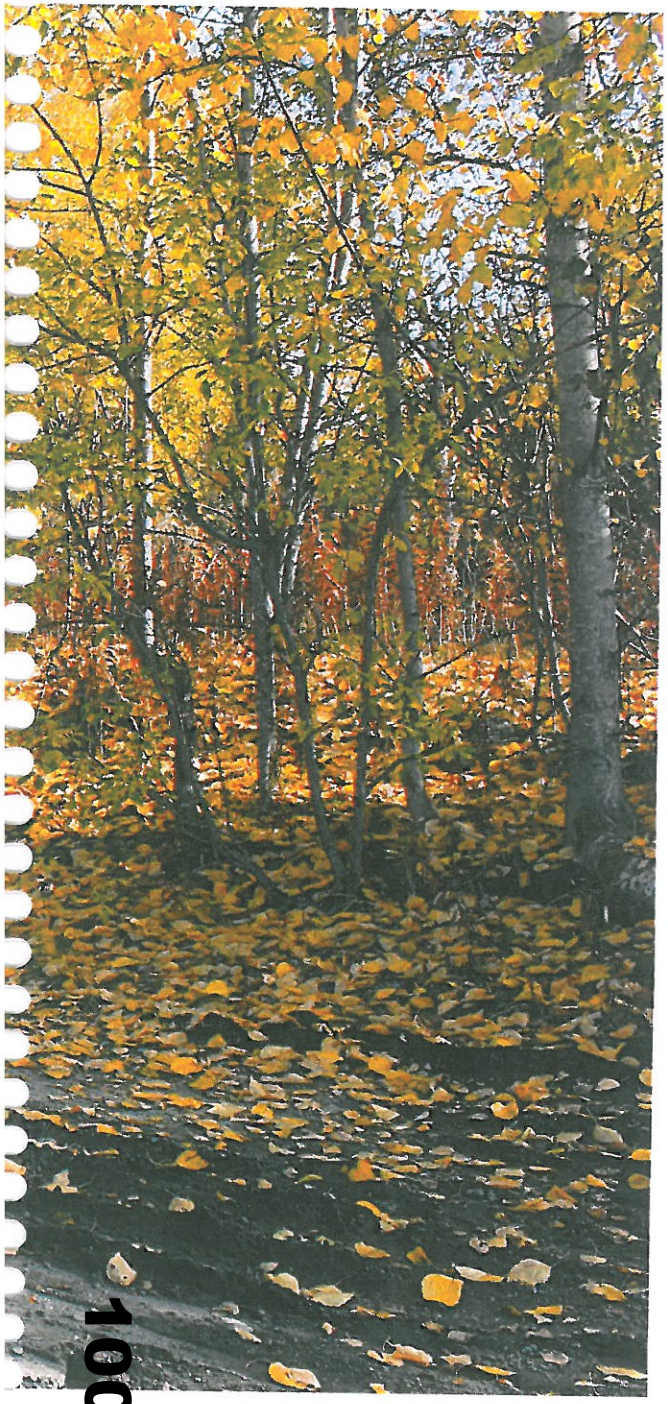
The Planning Team facilitated two public planning workshops at Begich Middle School to gather input and inform the development of the Master Plan. Each workshop began with a presentation of the project process and timeline, included a review of existing site conditions and featured interactive small group discussions and park planning exercises. Relevant displays, fact sheets and multiple ways to provide comments and feedback were provided throughout each workshop. See appendices, Public Meeting Minutes and Public Input for workshop materials and results.

## PUBLIC WORKSHOP #1

Approximately 48 people attended Public Workshop #1 hosted by the Planning Team to gather input from area residents, community members, and stakeholders. The workshop focused on visioning as well as what areas and existing features of the park were most desired, or problematic. Following a large group vision exercise, participants broke into small groups and completed a "Power of Ten" exercise that challenged individuals and groups to generate ten or more uses or activities that they, or their community desired, then identify their short-term and long-term priorities for development at the park. Each group then reported their top three priorities back to all workshop attendees.

With the results of the two workshop exercises, the Planning Team set to align the desired activities with spatial requirements and standards to better understand what physical opportunities and constraints may be expected to influence the Master Plan and its implementation. A series of concept design alternatives were then generated by the Park Advisory Committee during a facilitated design charrette which were then refined by the Planning Team to present at the second workshop.


"WE ARE GOING TO
WORK TOGETHER
AND MAKE THIS A
DESTINATION PARK."



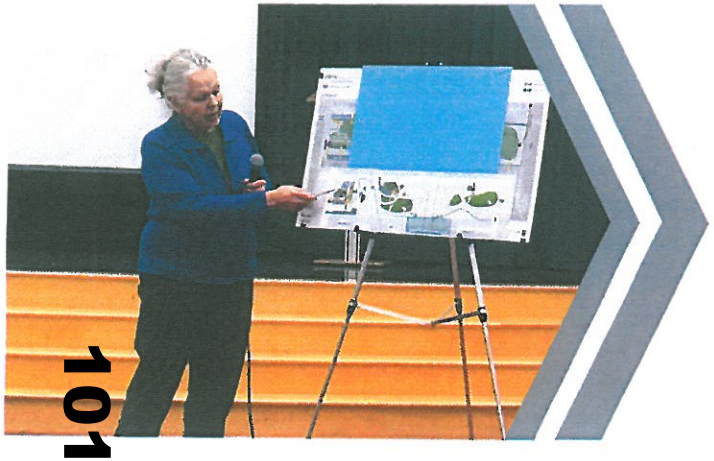
## AGENCY COORDINATION

Planning for the development of Muldoon Town Square Park required the coordination of multiple state and local agencies in the early stages of the process to ensure that development identified in the Master Plan will be compatible with the surrounding area. The planning team facilitated an agency coordination meeting to revise and advance concept design alternatives that were responsive to existing conditions, agency-planned projects, and important technical input. One such revision to the concept alternatives included increasing on-site parking to support development of the park, which was not adequately represented in earlier drafts of the concept design alternatives. The agency coordination meeting was attended by 21 people and included representatives from AKDOT&PF; MOA Planning, Project Management & Engineering, Non-motorized Transportation, Traffic, Transit, Watershed Management, and AMATS, as well as members of the Park Advisory Committee.

The planning team sought to address the following topics:

- Site vehicle and non-motorized access and circulation
- East Debarr Road and East 14th Avenue Right-of-Way considerations
- Anticipated Muldoon Road traffic and/or safety improvements
- Muldoon Road and East DeBarr Road intersection options
- Anticipated parking requirements
- Access to public transit
- Zoning and platting requirements
- Park and facilities maintenance
- Neighboring "Town Center" development
- Compatibility of park development with Chester Creek and mapped wetlands

Valuable feedback was obtained at the agency meeting and subsequent follow-up discussions, with several questions answered and issues being resolved. Following the meeting, the draft design charrette concept alternatives were refined to reflect input and were prepared for presentation at Public Workshop #2.



## PUBLIC WORKSHOP #2

The second Public Workshop had approximately 29 people in attendance and focused on alternative development scenarios assembled from information gathered at the first workshop and concept design alternatives generated by the Park Advisory Committee and refined base on agency input. Workshop participants worked in groups to assemble a preferred alternative from the design options provided using a mix and match approach.

The design exercise identified distinct alternatives for each of the three main areas of the Park: an inviting destination at the western Muldoon Road frontage (Muldoon), a nature-focused trail and recreation area at the far eastern area of the park (Chugach), and an active community and neighborhood Core in the middle area of the park (Core). For each area participants had four concept design alternative options to choose from, totaling 12 different design pieces. Participants were asked to work in groups to organize the various pieces into a cohesive community park. Each group reported their preferred design back to the larger group. Results of the exercise demonstrated overwhelming support for a master plan representative of a single Muldoon section that included a play area, ice skating ribbon, and event space; an active Core with community gardens, bicycle pump park, and open recreation; and a less developed Chugach section limited to multi-use paths, loops, and connections, prominent viewpoints, and open recreation. Numerous groups revised locations of activities between sections and alternatives. Commonly shifted items included the addition, or relocation, of a dog park to the Core section, and the addition of creek access to the Muldoon section.

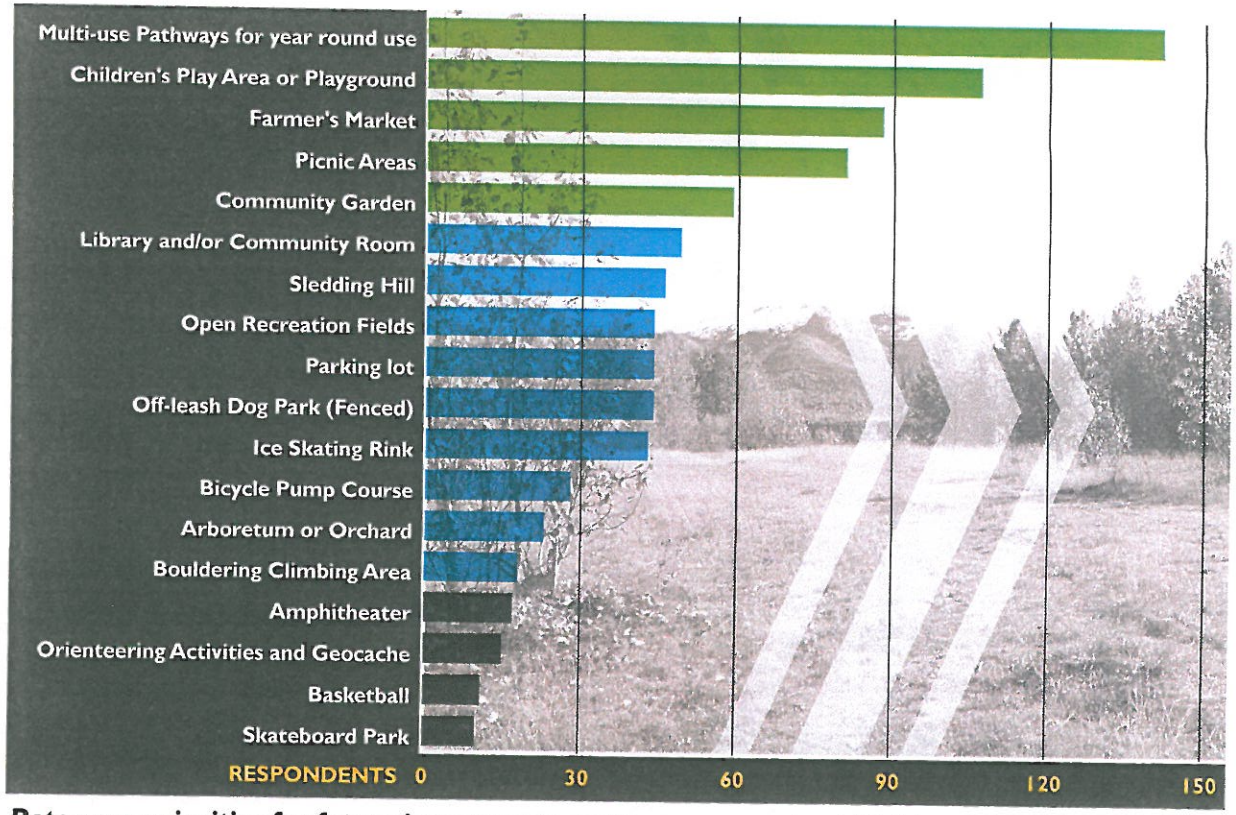
Following the workshop, the planning team developed three alternatives representative of the results and modifications presented by the public. The three alternatives were presented to the Park Advisory Committee for consideration, discussion, and resolution. Decisions focused on the inclusion and location of a dog park, access and configurations of the ice ribbon loop and play area, anticipated parking requirements, and the initiation of a shared-use parking agreement. Each decision point was discussed and a single preferred alternative was advanced.

## STUDENT PARTICIPATION

The youth of today are the stewards of tomorrow. To better understand the question of "what young people want", the planning team worked with students and administrators at Begich Middle School and Bartlett High School. Approximately 80 students at Begich Middle School completed the "Power of Ten" forms (see appendices, Public Input). Students at Bartlett High School were presented the planning process and alternatives, followed by dialogue about community open space needs and what types of recreational opportunities students desired at Muldoon Town Square Park. The student feedback was thoughtful, creative, and was consistent with the community input.

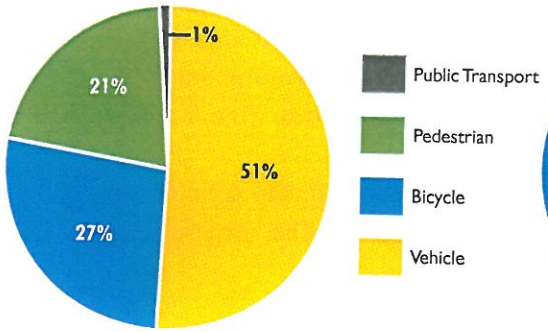
## ONLINE SURVEY

The planning team also administered an online survey to gather additional input from members of the public. The survey was made available on the project website and was circulated through the Community Council email system and social media. A total of 223 individual responses were collected. Survey responses were used to identify priorities and inform the development of the Master Plan (see appendices, Public Input). The charts to the right show results from some of the questions asked in the survey.

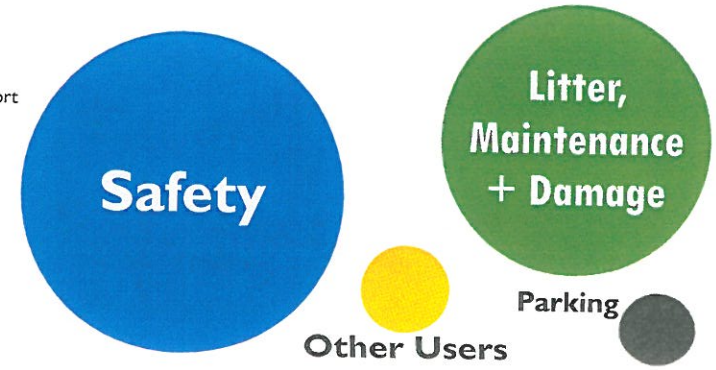


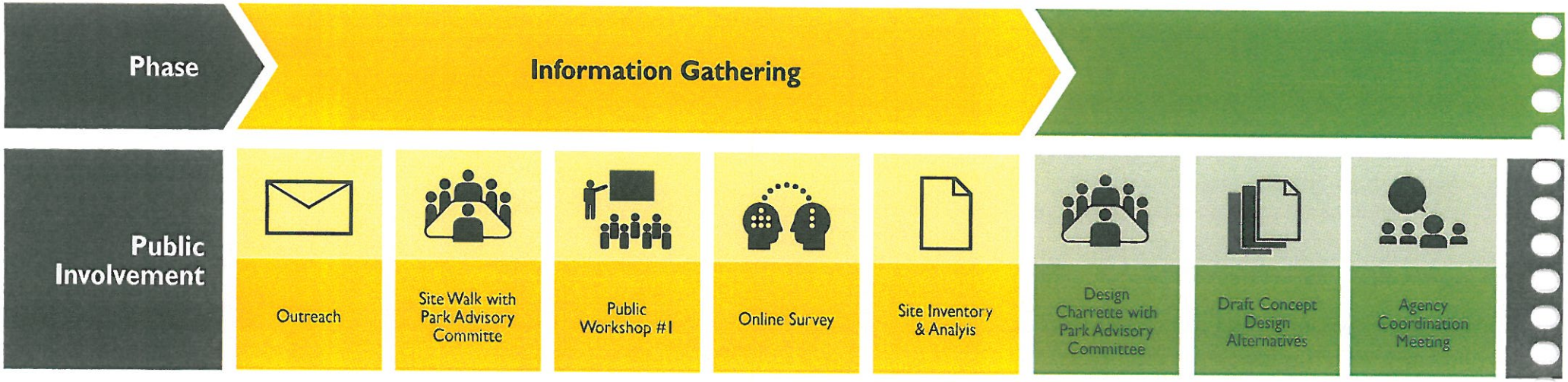

**Rate your priorities for future investments and improvements at Muldoon Town Square Park?**
*Data: Online Survey, Parks & Recreation Nov. 2015*

**What is the preferred way you will travel to or access the park?**
*Data: Online Survey, Parks & Recreation Nov. 2015*




**What is your biggest concern when visiting a park?**
*Data: Online Survey, Parks & Recreation Nov. 2015*





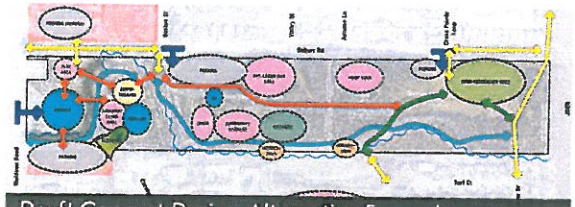

## PLAN DEVELOPMENT AND APPROVALS

The planning team worked closely with the Park Advisory Committee to develop the Muldoon Town Square Park Master Plan. The graphic above outlines the process.

Presentations to both the Northeast Community Council and the Scenic Foothills Community Council resulted in unanimous signed resolutions of support for the Master Plan. Following the resolutions, the planning team presented the Master Plan at a public hearing at the Parks and Recreation Commission. The Master Plan was unanimously supported and approved by the Parks and Recreation Commission. The plan has been submitted to the Municipality of Anchorage Planning Department for review and will then be presented at a public hearing at the Planning and Zoning Commission for final approval.

Concurrent with implementation of the Master Plan, the park parcels fronting Muldoon Road are recommended for re-zone to PR (Parks and Recreation District) from their current designations of B-3 SL (General Business District, Special Limitations) and R-2M (Residential, Multi-Family). Re-zone to a single PR district will provide continuity in planning development of the park and serve as a long-term mechanism to ensure that development of the park is consistent with Anchorage Municipal Code Title 21, Land Use Planning (Title 21).

Additionally, implementation of the Master Plan will include design, site plan development, and construction of public facilities requiring review and approval of the Urban Design Commission in accordance with the requirements of Title 21.



Draft Concept Design Alternative Example

Revised Concept Design Alternative Example

Draft Preferred Alternative Example

# REQUIRED APPROVALS

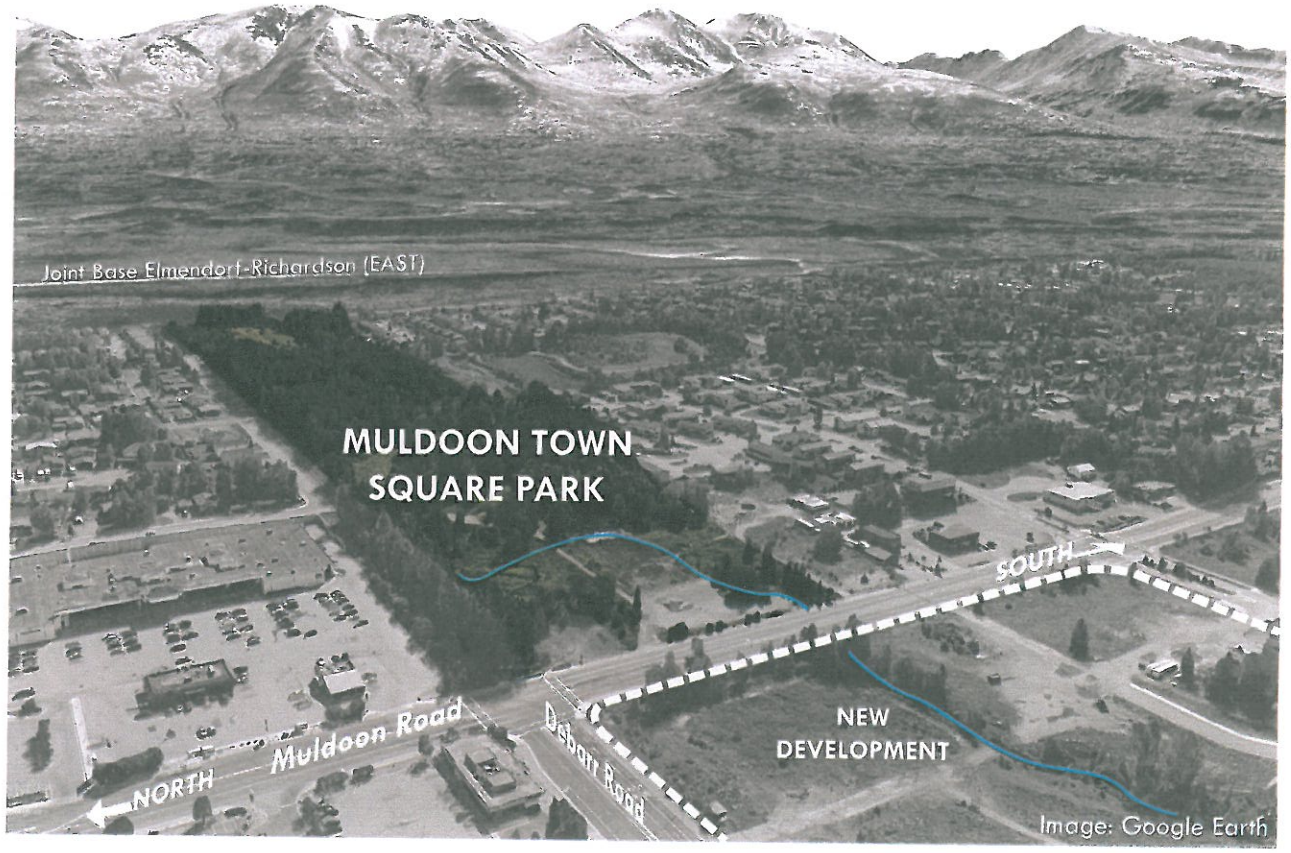
1. NORTHEAST COMMUNITY COUNCIL RESOLUTION OF SUPPORT
2. SCENIC FOOTHILLS COMMUNITY COUNCIL RESOLUTION OF SUPPORT
3. PARKS AND RECREATION COMMISSION APPROVAL
4. PLANNING AND ZONING COMMISSION APPROVAL

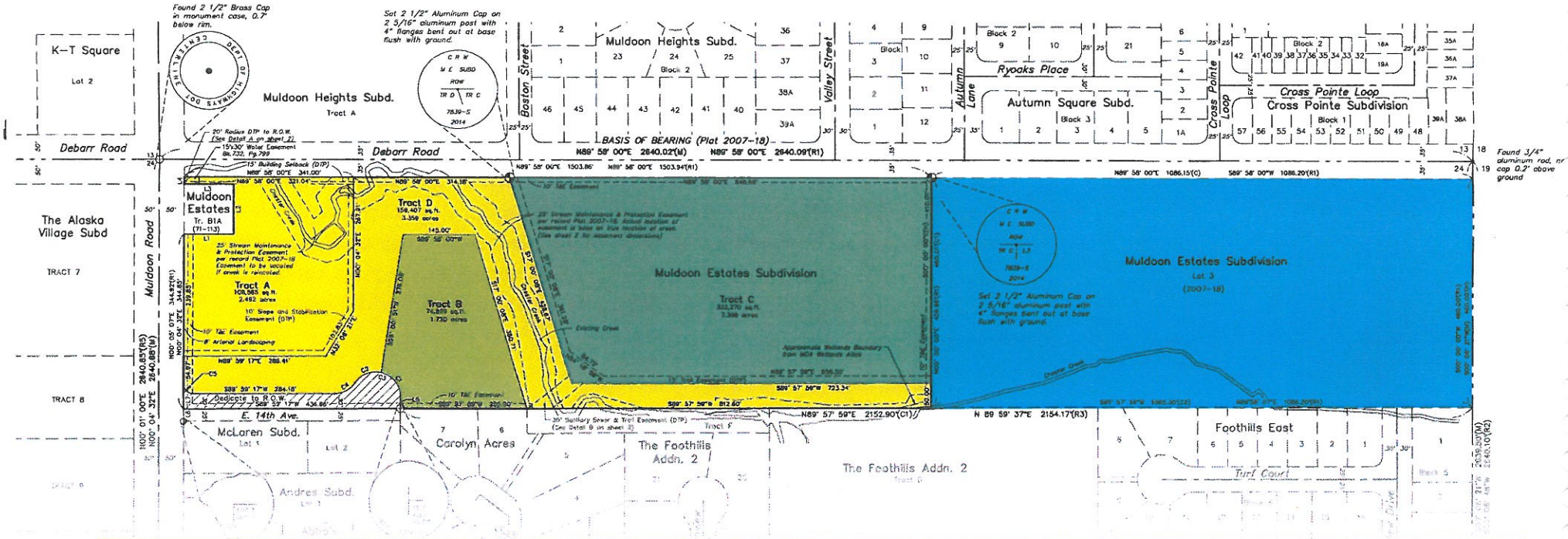
# 03

# EXISTING CONDITIONS

## EXISTING CONDITIONS

This chapter summarizes the existing physical features and characteristics of the Muldoon Town Square Park site. The information presented is based on publicly available data and numerous site observations by the Planning Team in the summer and fall of 2015, with significant assistance provided by the Parks Advisory Committee. Existing site conditions were summarized and presented at both public workshops for feedback and additional input.






**Muldoon Estates Subdivision Tract A**
**Area:** 2.492 Acres
**Zoning:** B3-SL

***Easements:*** *10' Slope and Stabilization Easement adjacent to Tract D. 25' Stream Maintenance & Protection Easement is vacated by the completion of the Chester Creek Realignment Project. 10' Telephone & Electrical (T&E) easement and 15' Setback easement at north property line (15' total). 10' T&E easement and 8' Arterial Landscaping easement (18' total) is located at west property boundary. 20' radius DTP to R.O.W. and 15'x30' Water easement at northwest corner of parcel.*

**Muldoon Estates Subdivision Tract D**
**Area:** 3.659* Acres
**Zoning:** B3-SL

***Easements:*** *30' Sanitary Sewer & Trail Easement connecting Tract C with Tract F. 25' Stream Maintenance & Protection Easement, based on true location of creek, measured from centerline of creek per record Plat 2007-18. 10' T&E easement at north property line. 10' T&E easement and 8' Arterial Landscaping easement (18' total) at the west property boundary, along Muldoon Road.*

**Muldoon Estates Subdivision Tract B**
**Area:** 1.720 Acres
**Zoning:** R2-M

***Easement:*** *10' T&E easement along south property line.*

**Muldoon Estates Subdivision Tract C**
**Area:** 7.398 Acres
**Zoning:** R2-M

***Easements:*** *10' T&E easement at east and north property lines. 15' Trail easement (DTP) borders the south and west property lines.*

**Muldoon Estates Subdivision Lot 3**
**Area:** 11.47 Acres
**Zoning:** R2-M

***Easements:*** *10' T&E easement at west, north, and property lines. 25' Stream Maintenance & Protection Easement. 33' Section Line easement at east property line.*

* The area notations for Tract D on Plat 2014-30 includes an area calculation discrepancy; 159,407 square feet as noted in the plat is consistent with survey and equals 3.659 acres, not 3.359 acres as described on the plat.

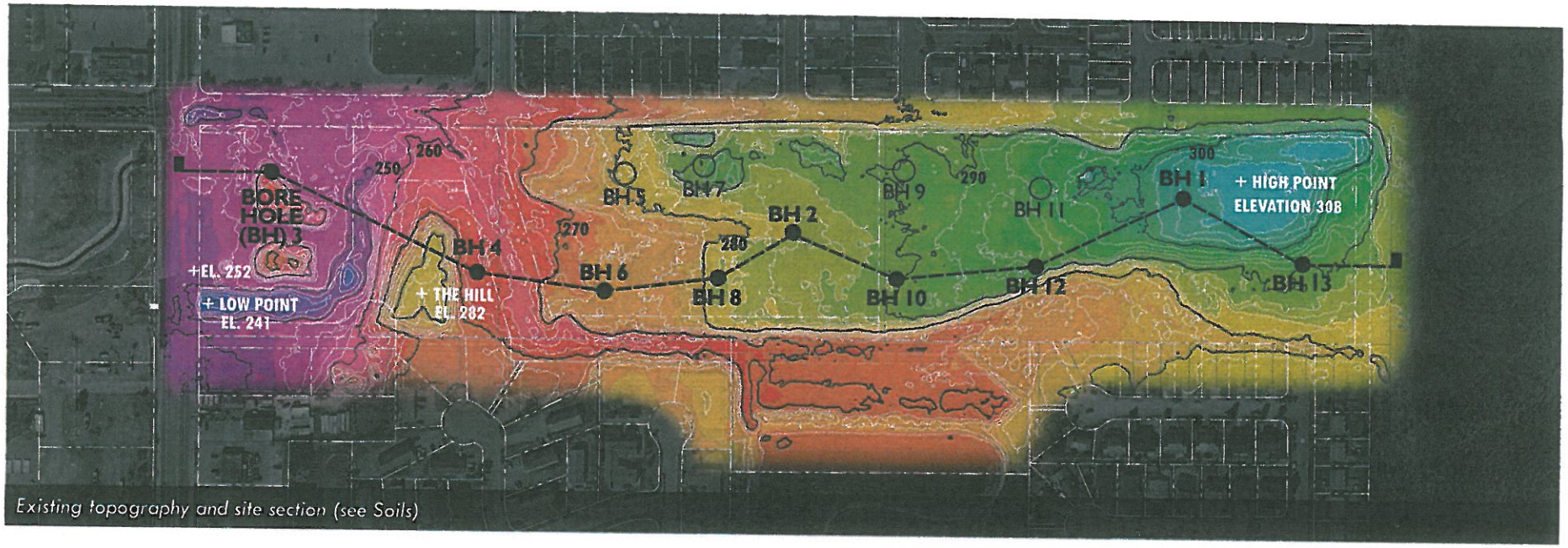
## OWNERSHIP

All parcels are owned by the Municipality of Anchorage Parks & Recreation Department.

**Total Park Area: 26.74 Acres**

Boundaries:

- *North*: East Debarr Road Right-of-Way
- *East*: Joint Base Elmendorf-Richardson
- *South*: Private Residences, Early View Drive Right-of-Way., Tract F, East 14th Avenue Right-of-Way, Windsong Park
- *West*: Muldoon Road, Private Commercial




*Existing topography and site section (see Soils)*

## TOPOGRAPHY

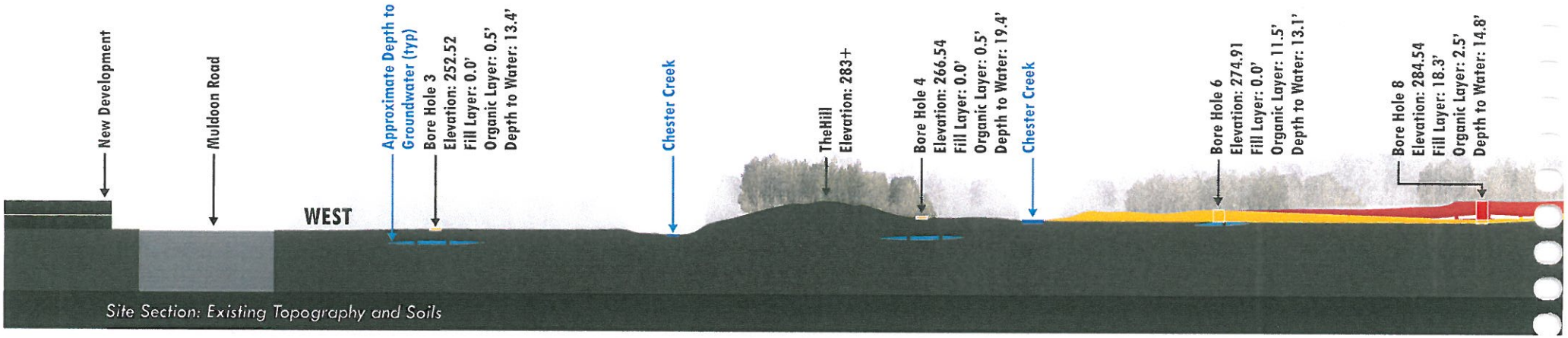
Muldoon Town Square Park lies at the base of the Chugach foothills along the South Fork of Chester Creek. The topography of the park is relatively flat with subtle changes in elevation resulting primarily from the deposition of fill from development in the surrounding areas. Within the 26.74 acres encompassing the park, there is approximately 67 feet of vertical change as elevations generally slope from east to west and north to south consistent with the flow of water into Chester Creek.

The high point, at 308 feet elevation is located near the eastern edge of the park in an open space and former fill site. The low point is located at the base of the recently constructed Chester Creek box culvert at Muldoon Road, and is approximately 241 feet in elevation (GAAB 72 Vertical Datum, Anchorage Bowl).

A notable high point (elevation 282 feet) is observed at the inside bend of the Chester Creek oxbow, atop a forested hill south of Arnold Muldoon's original homestead site. The hill rises 20 to 30 feet above surrounding areas with moderate to steep forested slopes.

Also notable are the steep slopes found along the streambank of Chester Creek. East of the oxbow, the topography rises to a prominent bluff 15-20 feet above the creek and beaver pond directly north of Windsong Park. While limiting direct access to Windsong Park, the bluff provides numerous vantage points of the Chugach Mountains.

Along the park's northern boundary, the park sits slightly higher in elevation than the existing Debarr Road right-of-way and gradually rises in elevation (up to 10-15 feet) east of Boston Street to the JBER boundary.




*Site Section: Existing Topography and Soils*

| Anchorage Area, Alaska (AK605) | | | |
|---|---|---|---|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| 406 | Cryorthents and Urban land, 0 to 5 percent slopes | 117.8 | 54.7% |
| 407 | Cryorthents and Urban land, 5 to 20 percent slopes | 51.9 | 24.1% |
| 411 | Deception-Estelle-Kichatna complex, 12 to 20 percent slopes | 7.8 | 3.6% |
| 414 | Deception-Estelle-Kichatna complex, undulating and hilly | 3.4 | 1.6% |
| 417 | Doroshin peat, 0 to 7 percent slopes | 28.9 | 13.4% |
| 428 | Kashwitna-Kichatna complex, 0 to 3 percent slopes | 5.5 | 2.5% |
| Totals for Area of Interest | | 215.2 | 100.0% |

*Custom Soil Resource Report Retrieved from:*
*USDA Natural Resources Conservation Service*
*http://websoilsurvey.nrcs.usda.gov*

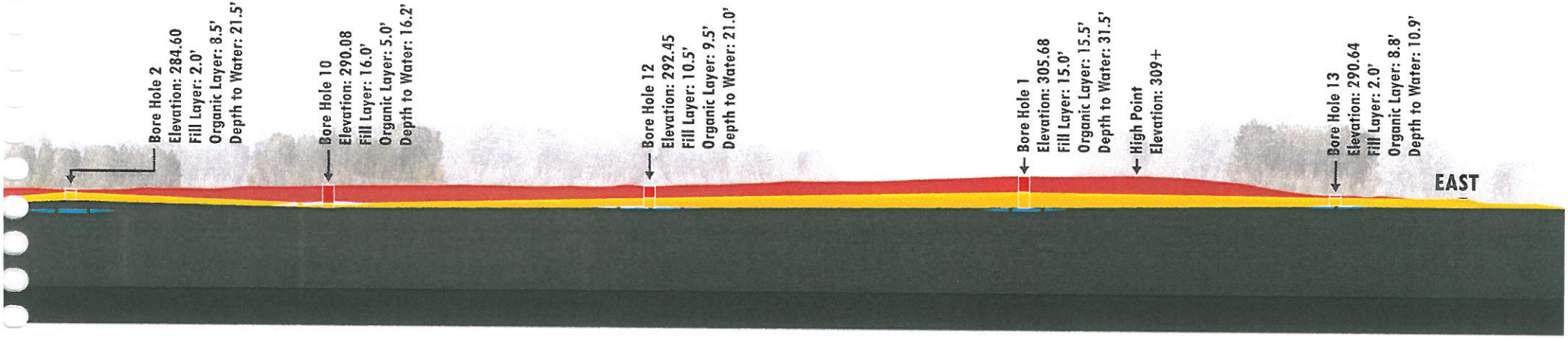
## SOILS

Preliminary soil and geotechnical investigations for Muldoon Town Square Park reveal a wide range of subsurface conditions across the site. These present day conditions are primarily the result of two factors: the site's pre-development condition as a natural wetland and the deposition of unusable fill material from surrounding development.

Information presented in a Shannon & Wilson Preliminary Geotechnical Report (2000) for the Muldoon Middle School (now Begich Middle School) includes bore hole locations and information from site studies performed in 1996, 1998, and 2000. The information is further summarized in a Design Study Memorandum prepared by HDR Alaska, Inc (2008).

Data presented in the Preliminary Geotechnical Report describes significant areas of organic fill south of Boston Street east to the property line abutting JBER. Fill depths range from 2 feet to more than 20 feet. Boring records indicate that the fill layer generally rests atop organic and peat materials ranging in depth from 3 feet to 15.5 feet. Combined, the total depth of organics (organic fill on top of organic subgrade) ranges from 8 feet to more than 30 feet.

An analysis of historical aerial imagery indicates that significant quantities and depths of fill located on the eastern half of the Muldoon Town Square Park site can be attributed to development between 1970 and 2002. Aerial imagery indicates a dramatic increase of clearing and fill operations occurring from 1980 to 1990.



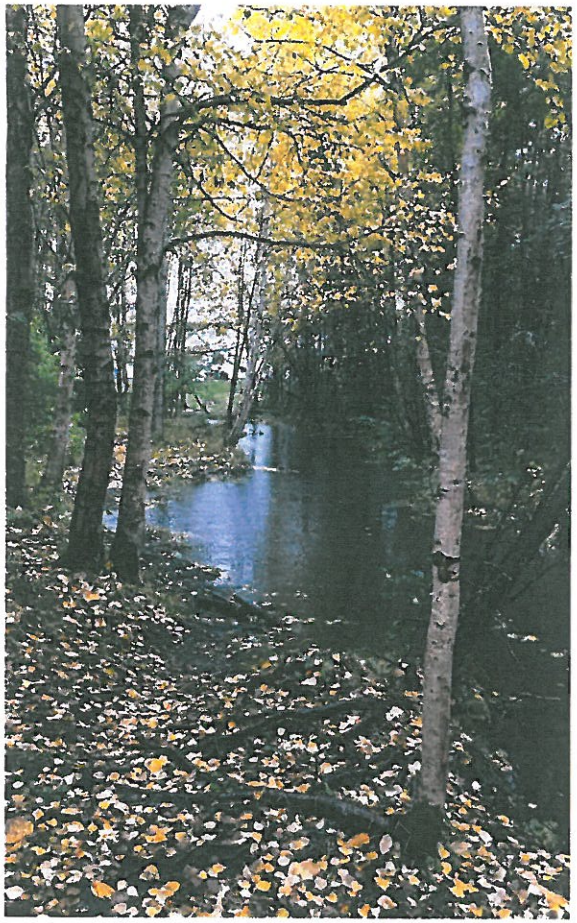

The presence and depth of the organic layers requires additional considerations when developing structural foundations for permanent facilities (Shannon & Wilson, Inc., 2000). No records exist describing what material, or mix of materials, were deposited on site. Additional explorations are encouraged to understand the potential for encountering inorganic debris, contaminants, or organic material in varying states of decay before construction of park improvements as discovery of material that requires additional testing or treatment may have significant impact on a project's scope and budget. Considerations may include the additional cost of removing organic material from the site (excavation) and/or using pile construction foundations.

The Alaska Department of Environmental Conservation (ADEC) lists Muldoon Estates Tract A as being issued a Cleanup Complete Determination from its Contaminated Site Program dated October 13, 2014 (ADEC File No. 2100.57.016, Hazard ID No. 25859). It was determined by ADEC that with the information available there is no risk to human health or the environment from contamination. ADEC identifies in the Cleanup Complete Determination that off-site soil disposal shall be in accordance with 18 AAC 75.325(i), with any movement or use of contaminated soils that results in a violation being punishable by law. Specific information regarding samples and contaminants can be found on the Alaska Department of Environmental Conservation, Division of Spill Prevention and Response Contaminated Sites Program webpage (http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/25859).

**SOURCES**

HDR Alaska, Inc. (August 2008).Chester Creek at Muldoon Road Channel Restoration Design Study Memorandum (Final,8-5-2008). Anchorage: Municipality of Anchorage.

Shannon & Wilson, Inc. (October 2000). Preliminary Geotechnical Report, Muldoon Middle School, Alaska Greenhouse Site, Anchorage Alaska. Anchorage: Shannon & Wilson.



## CHESTER CREEK

The South Fork of Chester Creek is an Anadromous Stream that flows through Muldoon Town Square Park. The stream flows east to west, across JBER property at the base of the Chugach foothills through the park and continuing under Muldoon Road through a recently completed open-bottom box culvert.

At the park's eastern boundary, Chester Creek transitions from the Upper South Fork of Chester Creek to the Lower South Fork of Chester Creek Sub-Watershed (page 16, Anchorage Waterways Council, 2014). The creek arches slightly north into park property and flows west for approximately 1,800 ft. before making a sharp bend north. The stream bends west for a short distance before continuing south along the newly realigned and reconstructed channel creating the large 'oxbow' that surrounds the existing forested hill. As the creek flows south towards East 14th Avenue R.O.W. it bends west, continuing on towards Muldoon Road.

In 2015, the South Fork of Chester Creek was re-aligned to improve water quality and fish passage. The Muldoon Realignment and Channel Improvements Project was completed fall of 2015, reconstructing a portion of the stream stretching south from East Debarr right-of-way to connect with the existing channel of Chester Creek west of Muldoon Road.
Historic aerial imagery indicates past changes to the alignment of Chester Creek due to residential neighborhood development to the south of the park. Channelization and straightening of the creek along the south edge of the parcel are visible from aerial imagery taken in 1970 and 1980. Water quality and stream capacity were addressed with the development of a sedimentation basin at Windsong Park sometime between 1990 and 2002.

The stream was observed to be clear and free flowing during site observations in August, September, and October of 2015, including spawning salmon in the upstream sections near Windsong Park. Moderate amounts of litter such as plastic bags, cans and other debris were observed in and around the stream in areas near informal paths and crossings. Regardless, the Alaska Department of Environmental Conservation (ADEC) does not list the Upper or Lower South Fork of Chester Creek as an impaired water or area.

Specific analyses and records of water quality data collected from 1998-2001 can be found in the National Water-Quality Assessment Program, Scientific Investigations Report 2006-5229 (Water-Quality Conditions of Chester Creek, Anchorage, Alaska, 1998-2001). http://pubs.usgs.gov/sir/2006/5229/pdf/SIR2006-5229.pdf

### SOURCE

Anchorage Waterways Council. Municipality of Anchorage. Municipal Planning Department and Watershed Management Services. (2014). Chester Creek Watershed Plan (Draft, Revision 5, November 7, 2014). Anchorage: Municipality of Anchorage. http://anchoragewatershed.com/ChesterCrkWatershedPln.pdf

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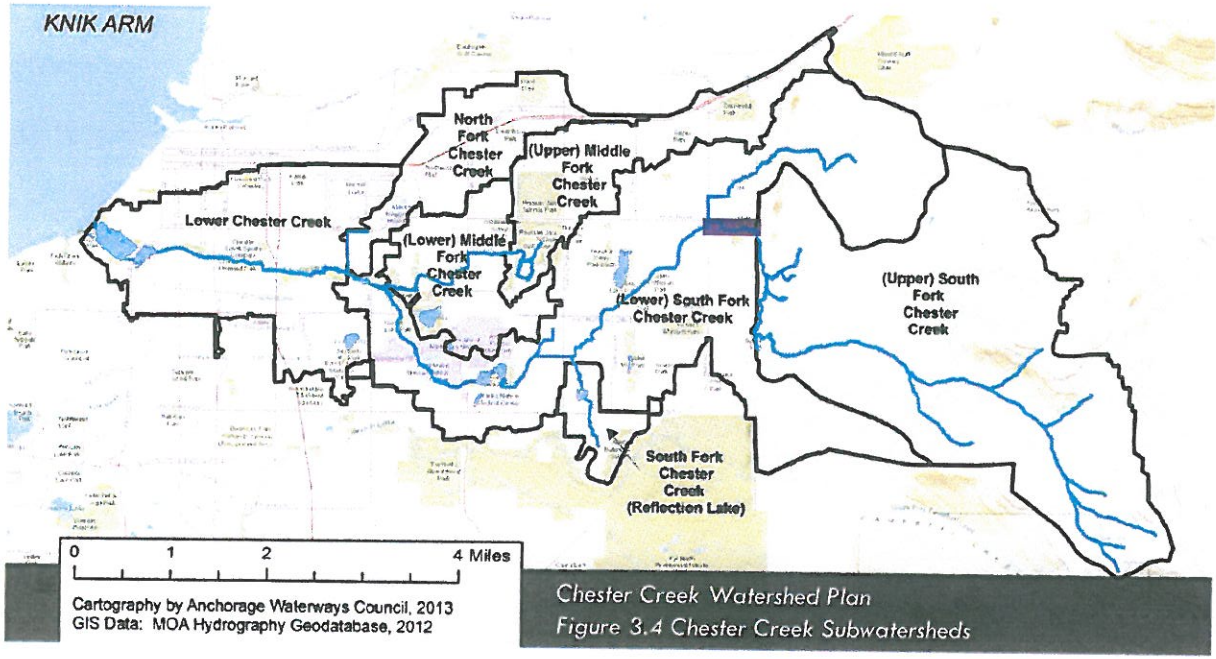



*Chester Creek Watershed Plan*
*Figure 3.4 Chester Creek Subwatersheds*

**SOURCES**

Anchorage Waterways Council. Municipality of Anchorage. Municipal Planning Department and Watershed Management Services. (2014). Chester Creek Watershed Plan (Draft, Revision 5, November 7, 2014). Anchorage: Municipality of Anchorage. http://anchoragewatershed.com/ChesterCrkWatershedPln.pdf

Municipality of Anchorage. Watershed Management Services. (2016). Anchorage [WMS Drainage Map]. Retrieved from http://moapw.maps.arcgis.com

**PROJECT AREA**

## WATERSHED AND DRAINAGE BASINS

Drainage basins and subbasins are important to consider when developing stormwater infrastructure on sites that connect to high-value streams such as Chester Creek. Watershed drainage subbasins identify localized conditions to ensure proper treatment of stormwater and runoff prior to connecting to stream corridors or waterbodies with outlets or outfalls.

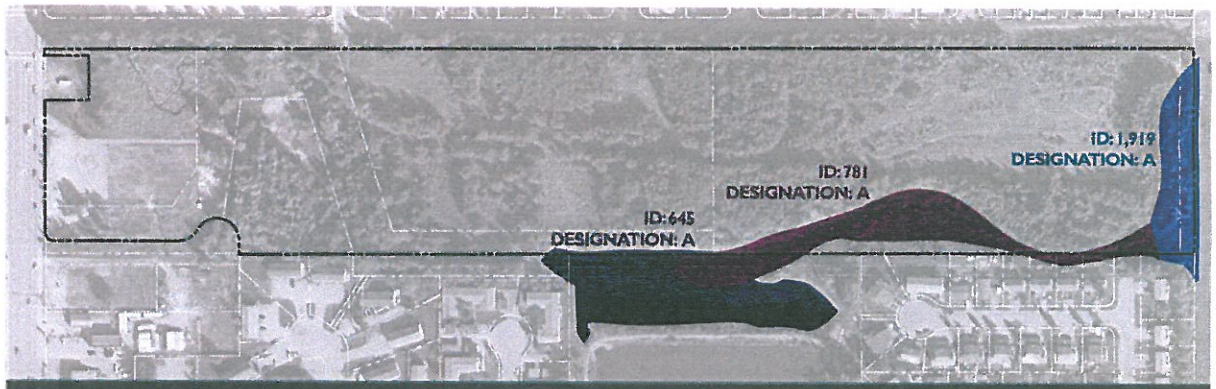
The Muldoon Town Square Park site is located in the upper sections of the Chester Creek Watershed, and includes areas within five (5) drainage subbasins of the Upper South Fork of Chester Creek as defined by maps made available by Anchorage Watershed Management Services (Municipality of Anchorage, 2016). Only four subbasins are assigned an identification number (ID No.) and documented with publicly available data. The fifth subbasin is shown on maps generally upstream of the site on JBER property and encompasses wetland areas.

The majority of the park site is located within a 20.32 acre subbasin with an outlet at Chester Creek south of the East Debarr Road and Boston Street intersection (ID No. 550). Southeast portions of the site are located within a much larger 493.71 acre subbasin with a major outlet located where the Windsong Park sedimentation basin flows north into Chester Creek (ID No. 598). A small triangle of park land is located in a 10.84 acre subbasin with an outfall located west of Windsong Park where Chester Creek makes a sharp bend north (ID No. 559). The remaining subbasin includes portions of the park west of the hill and bordering Muldoon Road (ID No. 496, 31.46 acres).

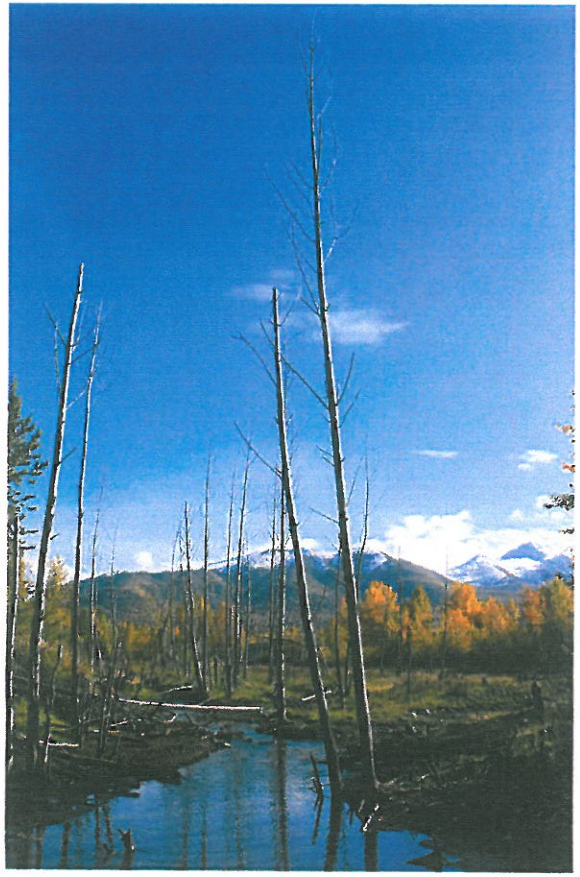
Limited stormwater infrastructure exists within the park. A storm pipe is located within an existing easement and drains two structures located in Carolyn Circle ROW into Chester Creek (pipe ID No. 519-1-1). The only other stormwater structure located on site is a catch basin that connects to a catch basin manhole located within Muldoon Road ROW (ID No. 31,441,048) (Municipality of Anchorage, 2016). No other stormwater infrastructure is recorded or observed to be within the park property.

**SOURCE**

Municipality of Anchorage. Planning Division. Department of Community Development. (July 2014). *Anchorage Wetland Management Plan* (AO2013-132S). Anchorage: Municipality of Anchorage.




*Municipality of Anchorage Mapped Wetlands*



## WETLANDS

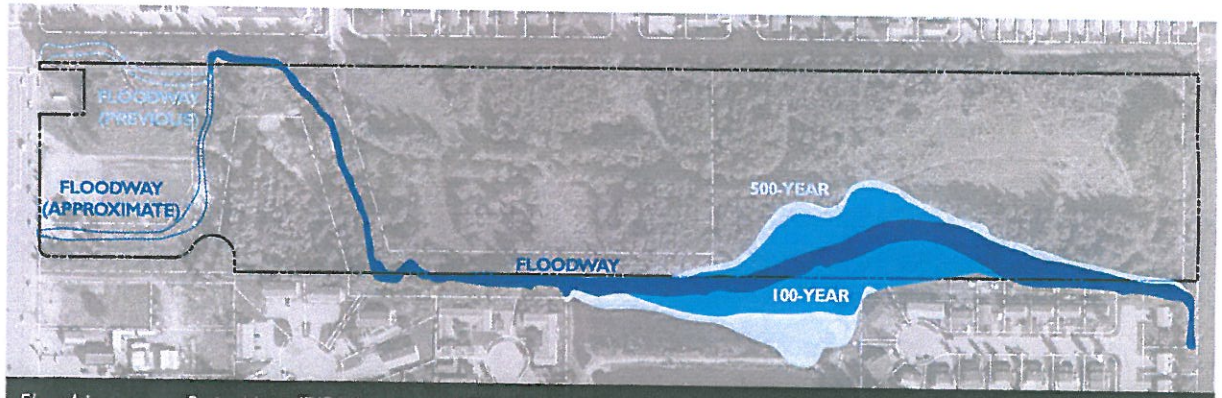
Municipal mapped wetlands occupy low areas adjacent to the South Fork of Chester Creek, east of the beaver dam along the south, southeast and east boundaries of the site. The existing wetlands at the south and east edges of the site were observed to provide bird and beaver habitat.

Muldoon Town Square Park includes approximately 2.5 acres of a 3.31 acre Class "A" Wetland, defined by the Anchorage Wetlands Management Plan as Wetland Site Number 9 (page 113, Municipality of Anchorage [MOA], 2014), characterized as "Muldoon Estates Subdivision, North of Turf Ct." The *Anchorage Wetlands Management Plan* recognizes the wetland as valuable for flood attenuation, water quality and habitat; identifies a storm drain detention system (adjacent sedimentation basin); and describes a 65 foot stream setback encompassing the remaining wetlands, which warrants Class "A" designation (page 44, MOA, 2014).

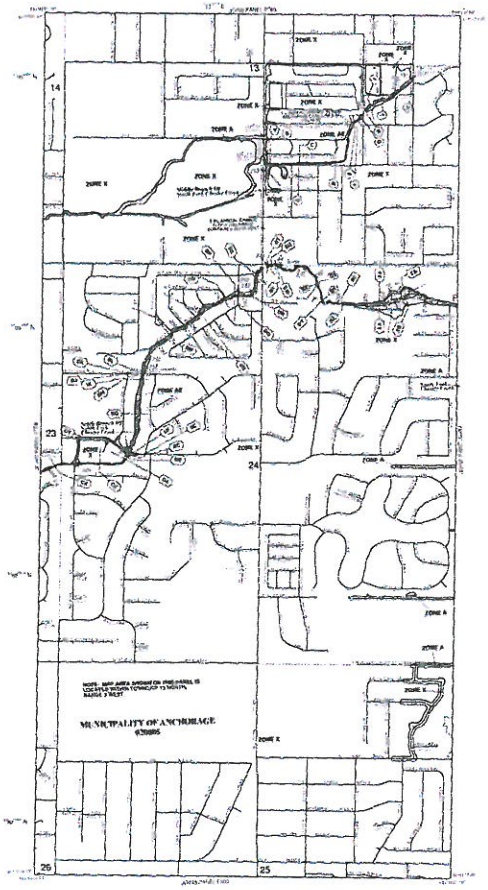
Class "A" Wetlands have the highest wetland resource values and perform at least two, often more, significant wetland functions. Wetlands are considered most valuable in an undisturbed state. Any activity that includes placement of fill in Class "A" wetlands requires an Individual Section 404 Permit from the Army Corps of Engineers prior to development (page 26, MOA, 2014). Informal or soft-surface trails may travel parallel to the stream outside the protection setback, or a 15 foot minimum measured from the centerline of the stream.

**SOURCE**

U.S. Department of Homeland Security. Federal Emergency Management Agency [FEMA]. National Flood Insurance Program. Number 020005 Panel 0778D [Map]. Revised September 25, 2009. 1"=500'. Flood Insurance Rate Map [FIRM]. Anchorage: U.S. Department of Homeland Security. Effective 9/25/2009.




*Flood Insurance Rate Map (FIRM) Mapped Floodplain*




## FLOODPLAIN

Floodplain mapping identifies areas in the south and east portion of the park as occupying both the 500-year Floodplain (Zone X, 0.2% Annual Chance Flood Hazard), and 100-year Floodplain (Zone AE, 1.0% Annual Chance Flood). The entirety of the Chester Creek channel is located within a mapped floodway. It is important to note that the stream improvements completed as part of the Realignment of Chester Creek at Muldoon Road Project are not reflected in the FIRM Panel dated September 25, 2009.

Stream section "DR" located immediately to the west of Muldoon Road identifies a base flood elevation (BFE) of 245.8 Feet. A BFE of 256 Feet is located near the tie-in location for the Chester Creek Realignment project. For reference, a BFE of 280 Feet is located just south of the park, east of Early View Drive, indicating an approximate 34.2 foot vertical difference in base flood elevations across the 26.74 acre site.

Municipality of Anchorage Watershed Management should be consulted prior to design and engineering for any improvements near or impacting the mapped Chester Creek Floodway or Floodplain. Additionally, Chester Creek requires a 25 foot stream protection setback per Anchorage Municipal Code (AMC 21.45.210) limiting the types and levels of development that can occur near the waterway.

## EXISTING VEGETATION

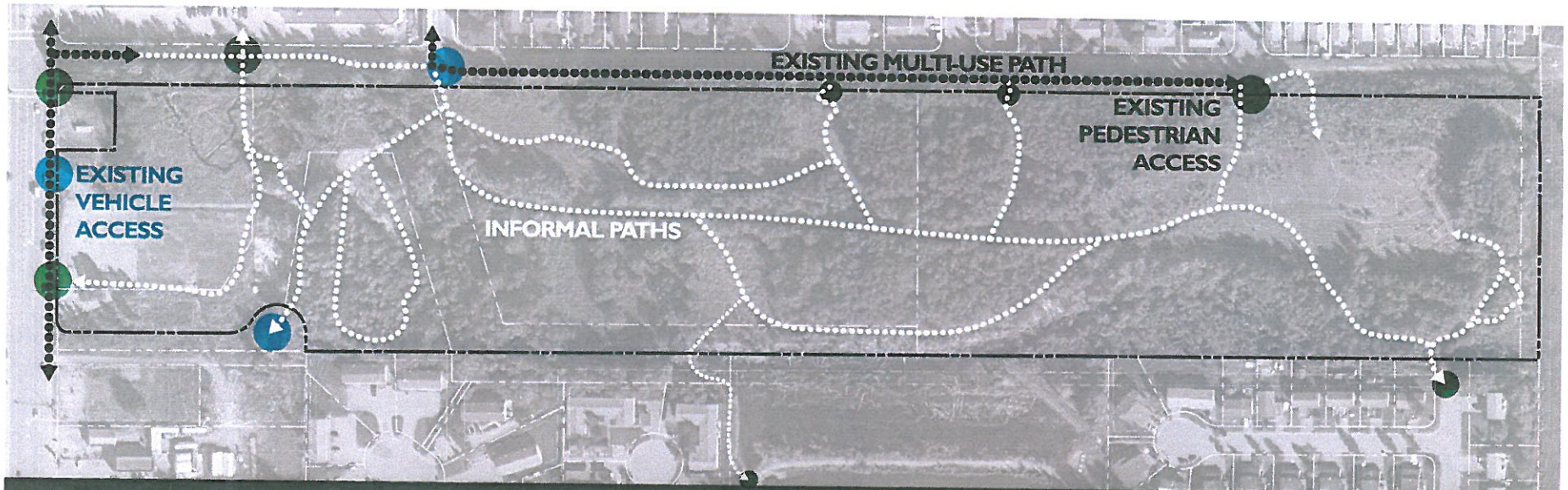
A review of historic aerial imagery shows a significant portion of the existing site is occupied by pioneer and successional forest. Today, existing vegetation is largely a mix of mature evergreen and deciduous trees with dense understory. Forested areas are interspersed with clearings, transitional areas consisting of devil's club and cow parsnip, and open, grassy meadows. Trees include birch and spruce, with the predominant species consisting of alder and cottonwood in fill areas, on slopes, and in wet areas. Understory growth is a mix of woody shrubs and perennials including: willow, devil's club, raspberry, fireweed, yarrow, and various grasses.

The west portion of the property includes recently installed landscape and revegetation plantings associated with the Chester Creek Realignment Project, including immature birch, spruce, alder, willow, aspen, and native shrubs, such as common prickly rose and highbush cranberry.

Observations during site visits identified Prunus padus (Mayday, Bird Cherry) saplings, an invasive species, along the oxbow's east segment. It is expected that populations of Prunus padus exist along the stream in other areas of the park, more easily identified during leaf-out and full bloom.

## WILDLIFE

Muldoon Town Square Park provides important green space for local residents and wildlife in a rapidly urbanizing area of Anchorage. Site visits included abundant sightings of birds, including geese and ducks within the stream corridor and various species of birds in the wetland areas north of Windsong Park. Depressed grass and piles of scat show evidence of recent moose activity in the area. A deconstructed beaver lodge was observed at the northwest corner of Windsong Park. Numerous Park Advisory Committee members described the recurrence of beaver dams in the area, causing localized flooding and impacting nearby residents. Bear scat was found along informal trails within the site. Spawning salmon were observed in both the newly realigned section of stream as well as in upper reaches in protected areas created by the deconstructed beaver dam.



*Existing Site Access and Circulation Diagram*

## ACCESS

Access into Muldoon Town Square Park is currently limited to pedestrian foot traffic. There are unimproved gravel driveways on East Debarr Road at Boston Street and a driveway curb cut on Muldoon Road. A gravel-paved single lane drive at East 14th Avenue (south of the creek) served as construction access for the Chester Creek Realignment Project.

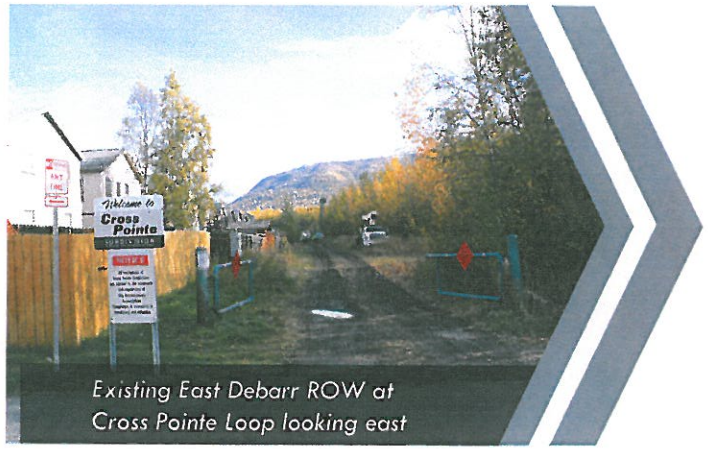
Vehicle access into the park from a Debarr Road extension was evaluated during this planning process and was deemed unlikely to be developed in the near term. Conversations with MOA Traffic and AKDOT indicated that, at present, agencies do not have plans to extend Debarr Road to Boston Street, as there is not a projected need for the road segment. They also indicated that the addition of a fourth segment to the Muldoon-Debarr Road intersection would be expensive and have negative impacts to current traffic patterns along Muldoon Road which currently exceed 30,000 trips (ADT).

A narrow segment of Tract A extends along the East Debarr Road R.O.W. providing pedestrian access to the controlled intersection at Muldoon Road and Debarr Road.

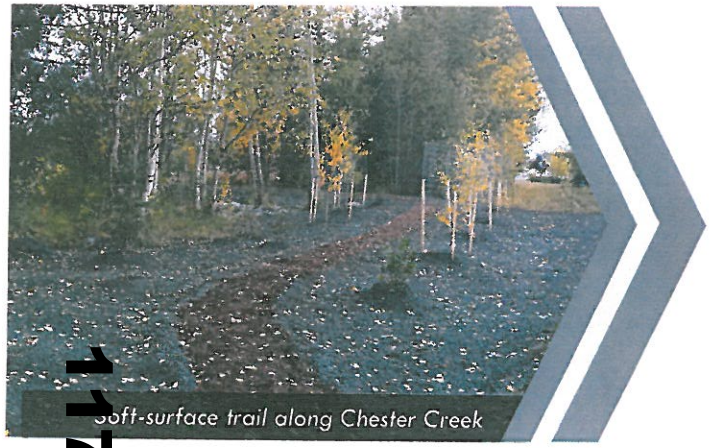
The existing hill area can also be accessed from East 14th Avenue via an existing single lane dirt drive. The existing dedicated right-of-way for East 14th Avenue is 30 feet. An additional 25 feet of right-of-way is to be dedicated as a condition of approval for development of the two parcels currently for sale immediately south of East 14th Avenue, which would bring the dedicated right of way to a total of 55 feet.

Early View Drive right-of-way terminates at the southeast corner of Muldoon Town Square Park, providing for a connection to the neighborhood to the south. Windsong Park and a dedicated 10' easement connect to Carolyn Circle, providing potential pedestrian access along the south boundary.

Existing informal footpath




Existing East Debarr ROW at Cross Pointe Loop looking east



Soft-surface trail along Chester Creek

## CIRCULATION

While no formal or developed trails exist on site, the park is home to many informal footpaths. Existing routes help to identify what areas and destinations are most desired, such as viewpoints. Informal footpaths traversing the site also identify park areas that are problematic by leading to hidden gathering places for undesirable activities such as alcohol and drug use, and unauthorized camping.

A single-lane compacted earth vehicle drive serves as a main pedestrian trail corridor extending south from Boston Street through the site to the large open space area at the east end. Local community members have cleared and maintained an informal loop-trail connection that links the former service drive to the south bluff with views overlooking Windsong Park and adjacent wetlands. Existing informal paths provide an intimate nature experience, but do not meet the 2010 ADA Standards for Accessible Design.

A recently developed soft-surface trail weaves along Chester Creek at the western end of the park, constructed as part of the Chester Creek Realignment Project. The path is shallow gravel topped with wood chips and connects the Park with the Muldoon Mall to the north.

Off-trail foot traffic leaves the new soft surface trail in areas along the creek, compacting streambank soils and inhibiting vegetative growth, and likely creating long-term erosion issues. A foot path was observed descending from The Hill area and across a log set in the creek as a convenient access to the north, disrupting revegetation efforts along the creek and in upland areas.

## UTILITIES

At present, there are no developed utilities located on site. However, electric, telephone, water, stormwater, and fiber optic cable lines run along East Debarr Road directly north of the park. Street lights are located on the south side of East Debarr Road from Boston Street to Cross Pointe Loop. A natural gas main line and high-pressure gravity water main run parallel to the east property line, offset approximately 40 feet. Utilities available at Muldoon Road include electric, stormwater, sanitary sewer and natural gas. Water and sewer are available south of the site along East 14th Avenue right-of-way.

## SITE CONSIDERATIONS

### ACCESS

**Muldoon Road**

Muldoon Road is a Class III Arterial that abuts the site at the west property line and offers direct access to the Park.

Alaska DOT&PF strongly recommends providing maximum distance from the Debarr-Muldoon intersection to the north for safety, queuing, and improved access to and from the park. Currently, a dedicated left-turn lane extends north to the Debarr Road intersection. Based on current configurations a drive located south of the turn lane would allow for southbound traffic to enter the park across Muldoon Road during off-peak traffic hours. Anticipated growth in traffic volume along Muldoon Road due to increased development in the area may require extension of the turn lane or installation of separation median for safety, eliminating southbound access to the park from Muldoon Road. Visitors arriving by vehicle would enter the park via right-in, right out access and egress.

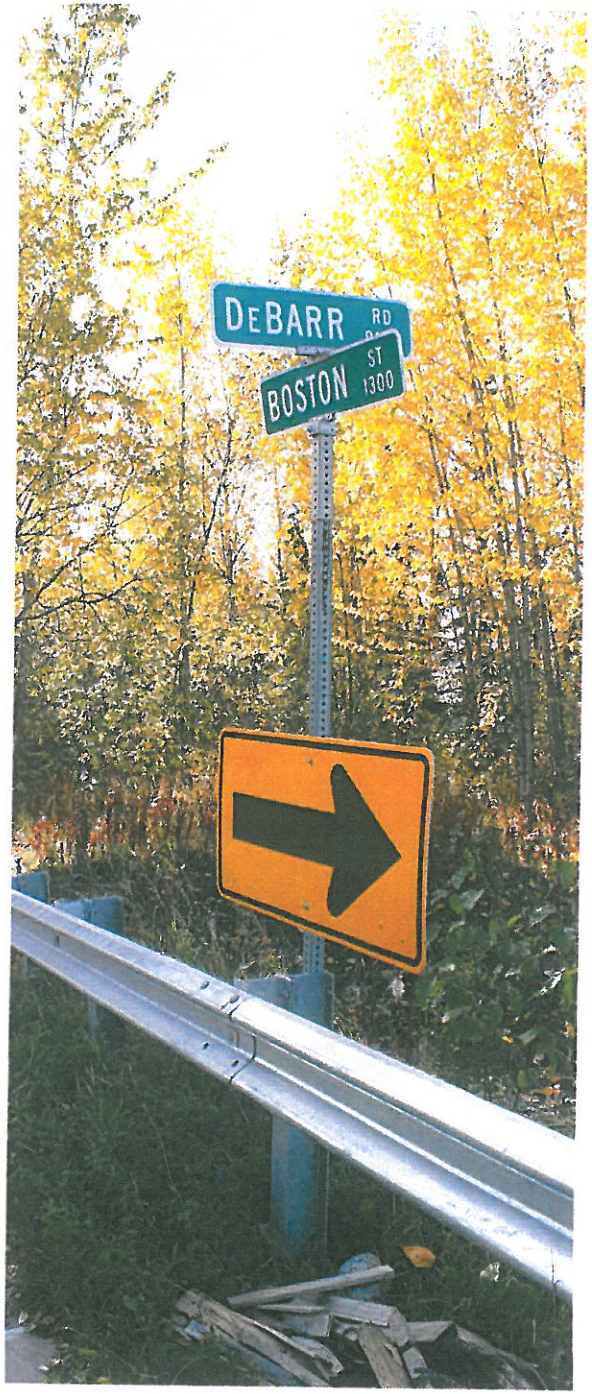
**East Debarr Road**

Impacts to local neighborhoods should be considered when determining vehicle access into the park. Driveways and access points into the park along East Debarr Road east of Boston Street should be aligned with existing intersections to minimize the impacts of traffic on the local neighborhood and to support vehicle and pedestrian safety.

**Pedestrian Connections**

The Muldoon Perimeter Trail connecting Centennial Park with Scenic Foothills and points south along the JBER boundary was identified in the East Anchorage District Plan. While no specific priority or design has been identified by the Municipality at this time, accommodations should be made to support access and connections between the park and a future trail.

At present, the park is absent of wayfinding, signage, and formally developed access points. This creates confusion and is disorienting to visitors unfamiliar with the park. The absence of formal trails also means that there are no ADA accessible routes for visitors with mobility challenges or other disabilities. Throughout the planning process, residents indicated that improved access to the park from the neighborhoods south of Chester Creek was desirable.



## Prominent Muldoon Presence

The community desires a prominent and welcoming "face" to the Park at Muldoon Road. Visible features and spaces characterized by Park Advisory Committee members and Public Workshop participants as "iconic", "identifiable", and "unique" should be considered to serve as community reference points year-round. Numerous strategies for establishing prominence were discussed and included: development of public art, architectural pavilions, unique landscapes and features, and active uses located within view of Muldoon Road.

### RIGHT OF WAY (ROW)

Chester Creek occupies a short section of the vacant East Debarr Road ROW north and east of the recently completed realignment project. The presence of the creek is expected to make permitting any potential future extension of Debarr Road challenging and subject to Army Corps of Engineers, Alaska Department of Fish and Game, and MOA Watershed permit processes and review. Additionally, it was suggested at the agency coordination meeting that cost-prohibitive upgrades to the existing major intersection, challenging topography, and adequate level of service of existing neighborhood roads may ultimately eliminate the need for a Debarr Road Extension. In the event that MOA Traffic and ROW designate the Debarr Extension as not serving a public need, there may be options to incorporate the Municipality-owned Right-of-Way as additional Muldoon Town Square Park property.

Right-of-way was dedicated for a short segment of East 14th Avenue as a result of a 2014 re-plat of park parcels (Anchorage Recording District Plat No. 2014-30). The same plat identifies a future dedication of 25 feet for right-of-way immediately south of the dedicated portion for a total of 55 feet. The additional 25 feet is anticipated to be dedicated upon development of one or both of the two parcels in question (MacLaren Subdivision, Block 1, Lots 1 and 2).

East Debarr Road includes undeveloped right-of-way east of Cross Pointe Loop. There are no plans to develop the existing right-of-way. There is no stated support or objection to providing park access or parking in this section of unused right-of-way, currently a single-lane gravel paved service drive accessing utilities at the JBER property line.

## PARKING

Vehicle parking for park visitors was a significant issue identified through the public process. There is a strong desire within the community to minimize the impacts of traffic in adjacent neighborhoods and to limit parking on-site in an effort to retain natural areas, open space and recreational opportunities. Concerns were also shared that the burden of parking should not be the responsibility of the adjacent neighborhoods. Specific issues raised in many of the discussions included two recurring topics; 1)where to locate parking on-site, and 2) how many spaces are needed to balance requirements for daily use and during the peak hours during community events.

On-street parallel parking exists on Boston Street, north of East Debarr Road. Development of additional on-street parking should be considered with improvements to undeveloped right-of-way at East 14th Avenue and east of Cross Pointe Loop in East Debarr Road right-of-way. On street parking would minimize the need for parking within the park. Preliminary discussions with Municipality of Anchorage (MOA) Traffic Department indicated that on-street parking in undeveloped right-of-way may warrant additional exploration, as both locations identified in the Master Plan are dead-end with no current driveways or access served. Parking is subject to MOA Traffic and Right-of-Way approvals and would be required to meet dimensional standards and provide clearance for maintenance, service and emergency access.

>>>>>>>>

"I RECOGNIZE ADEQUATE PARKING IS A HUGE CONCERN, BUT PLEASE KEEP THE FRONT OF THE PARK FREE OF STRUCTURES AND PARKING LOTS THAT BLOCK VIEWS OF GREEN SPACE."

>>>>>>>>

## PARK AS A RESOURCE

The community voiced a desire for a park that balances new development with the preservation of existing natural areas. Residents whom remember the as a greenhouse and nursery operation noted a desire to return portions of the park to uses consistent with botanical and horticultural links, such as an arboretum or a community orchard. Workshop attendees and Park Advisory Committee members identified a limited supply of community garden space, with broader issues related to food security and availability within the community. Input included considerations for programming and management of community garden spaces; what they look like, what infrastructure and amenities are required, and how they interact with adjacent uses.

## PUBLIC SAFETY

Throughout the planning process, "safety" was consistently identified as one of the main concerns among members of the community. Of the 221 survey participants who answered the question "What is your biggest concern when visiting a park?" - 67% of respondents indicated that they were "very concerned" about safety. Of the issues and concerns raised, most comments focused on safety as it relates to homeless camps and the presence of illicit activity.

In fall of 2015, five unauthorized encampments were observed in the center and eastern portions of the park. These camps were located in areas with limited lines of sight and often included illegal campfires, tents, and trash. Visibility into and through the existing site is a major concern of the Park Advisory Committee and the Parks and Recreation Department. Many areas of the park are dense with pioneer forest and understory vegetation that obstructs vision and sound and eliminates the ability to anticipate user and wildlife conflicts. Providing visibility in the park is important to improve safety by recognizing and responding to negative behavior or potential wildlife conflicts. Additionally, lighting should be considered along main trails and in areas of developed facilities to provide for a safe park experience.

The park's abundant greenspace and proximity to largely undeveloped JBER land also allows for human-wildlife interactions. While some interaction with wildlife can make for an enriching experience, interactions with moose and bear can be dangerous. Food sources found in Chester Creek or affiliated with illegal camps are particularly attractive to wildlife and pose a greater potential for conflict.

## OPPORTUNITIES AND CONSTRAINTS

### CELEBRATE HISTORY AS DESTINATION

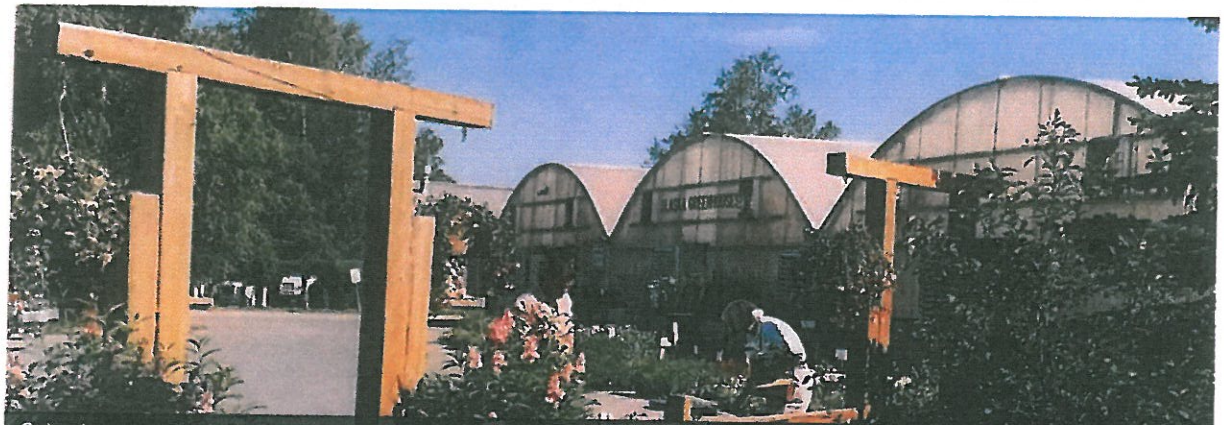
The Muldoon Town Square Park provides an opportunity to connect users with a unique destination that celebrates the site's history. The Hill area, now contained within the realigned oxbow area of Chester Creek, the location of a hand-built log cabin Arnold Muldoon constructed as his homestead. No remnants of the cabin physically exist today, but the presence of his homestead and the legacy he left behind may inspire features or elements of the park.

Throughout the planning process, individuals recounted their experiences visiting the Alaska Greenhouses once owned and operated by Mann Leiser. Residents grew up visiting the Alaska Greenhouses year-round, as it served as a plant nursery and eclectic destination for community events and seasonal celebrations. The public described the warmth of the greenhouses, of paths winding along Chester Creek, and beautiful vegetation and arrangements that provided memories lasting a lifetime.

The Park also provides an opportunity to connect the Dena'ina Athabascan culture to the site. Specific suggestions included creation of art and interpretive features, providing celebration spaces, and designation of the Park as a strategic node located halfway between the Alaska Native Heritage Center and the Alaska Native Medical Center campus.

Arnold Muldoon's homestead cabin was located on the Park site. *Photo Credit: Bruce Novinska*

School Children visit Alaska Greenhouses which was located on the Park site. *Photo Credit: Anchorage Garden Club records, Archives and Special Collections, Consortium Library, University of Alaska Anchorage.*



Calendar cover image published by the Alaska Greenhouses, Inc. (1990)

## CELEBRATE CHESTER CREEK

Chester Creek plays a prominent role in the Park, with opportunities for visitors to engage and celebrate its presence. There is a strong desire to provide creek access in the realigned section of stream to serve as a public interface, similar to Campbell Park. Access to the creek may include spaces for observation, interpretive education, and play. A visible, accessible route should be considered to limit habitat destruction and impacts to streambanks by accommodating desired and anticipated activities. The realigned stream near Muldoon Road includes a wider basin for improved flood management and more gentle slopes that provide convenient access to the stream.

Pedestrian bridges over Chester Creek should connect the park, improve access, and increase activity. Bridges should consider unobtrusive fall protection barriers that allow trail users to see the creek from directly above. Informal, soft surface trails are permitted to be constructed within the 25' streambank protection setback, but at a minimum distance of 10' from the centerline. Trails along the stream are strongly desired to create an intimate nature experience. Implementation of trails should consider impacts to sensitive streambank habitat and segments of creek susceptible to long-term damage from users tempted to veer off-trail.

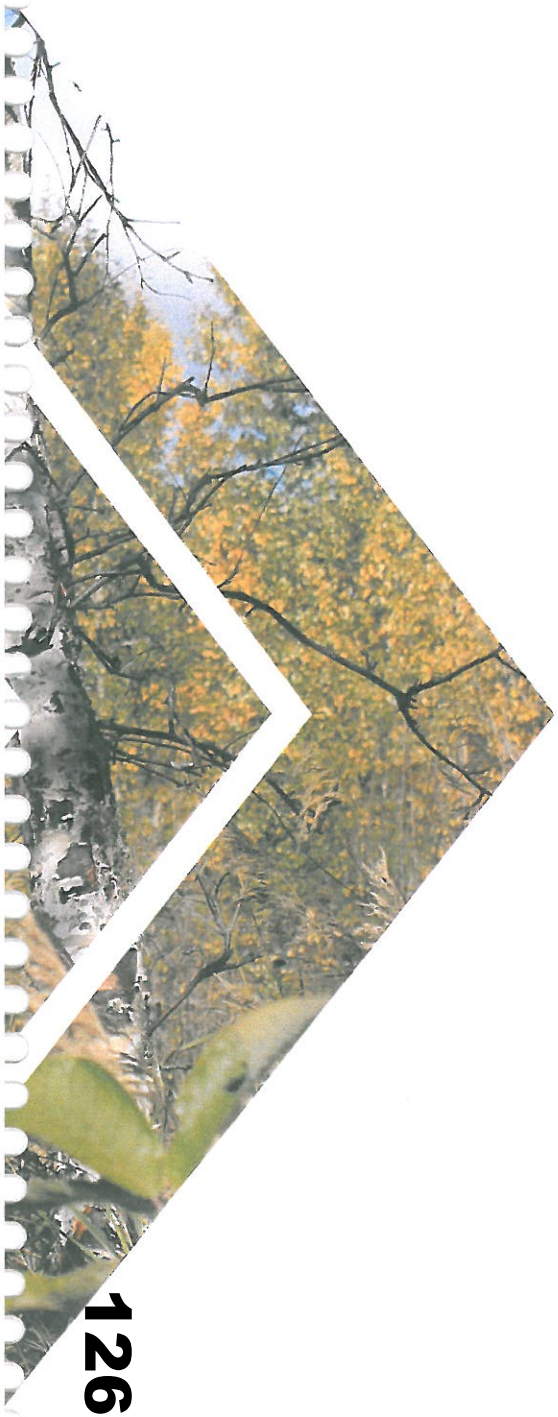
Chester Creek is a natural asset with salmon present during site observations. Opportunities to inform park users about the significance of Chester Creek ("Chanshtnu") as a food source and the importance of fish habitat protection should be complimented with regulatory information clearly defining this section of stream closed to fishing, punishable by law. Interpretive signage may include themes regarding impacts of area development on water quality, the relationship of the site to the Chester Creek watershed, or the aquatic ecosystem restoration efforts on site in support of education and outreach goals set in the Chester Creek Watershed Plan.

## SIZE AND ORIENTATION OF PARK

The size of the park allows for numerous highly desired community uses to fit in a single public space with convenient access and circulation. The long, rectangular shape of the park permits residents from the north and south to view and observe park activities from adjacent roadways, parks and yards. The length of the park also allows for incremental development of activities along multi-use paths and loops to encourage exercise and healthy lifestyles. Buffer spaces within the park should be considered to separate and transition between activities and uses without compromising connectivity. The east-west orientation of the park, elevated topography, and adjacency to existing low-rise residential development offers southern exposure and solar access to create year-round enjoyable outdoor experiences in one of Anchorage's colder microclimates.

# 04

# MASTER PLAN



## MASTER PLAN

The Muldoon Town Square Park Master Plan provides a 20-year vision for the development of the park. The plan is the product of extensive public engagement and collaboration with the Park Advisory Committee, Parks & Recreation Department, area middle and high school students, and a small team of planning and design Consultants. The Master Plan embodies the community's vision to provide active and healthy recreational opportunities to the residents of Muldoon and East Anchorage.

### VALUES

The recommendations provided in this plan are based on the following community values, observations and identified needs:

- Develop Muldoon Town Square Park as a community destination in East Anchorage for all ages and abilities.
- Provide safe access and connections to the park, and within the park.
- Encourage year-round community and neighborhood use by developing flexible use areas that accommodate large organized events and promote daily use.
- Celebrate the unique natural features of the park including; the South Fork of Chester Creek, remnant native birch/spruce forest, and spectacular views of the Chugach Mountains.
- Improve food security and public health by offering community garden space and integrating edible landscapes into park improvements.
- Activate the park by developing year-round recreational and social opportunities for a variety of different interests, user groups, ages, abilities, and skill levels.
- Ensure user safety by improving visibility, incorporating lighting, and activating spaces.
- Maintain the natural characteristics of the park to serve as areas of respite, inspiration, reflection, and connection.
- Manage the park as important habitat with a variety of ecosystems that support native flora and fauna.
- Celebrate local cultures, communities, and diversity with public and performance art.
- Implement green infrastructure as best management practices to improve water quality, encourage biodiversity, and limit off-site impacts.
- Coordinate investment in infrastructure and facilities to maximize available resources.
- Engage local, state, and federal partners to fund park improvements and advance the community vision.

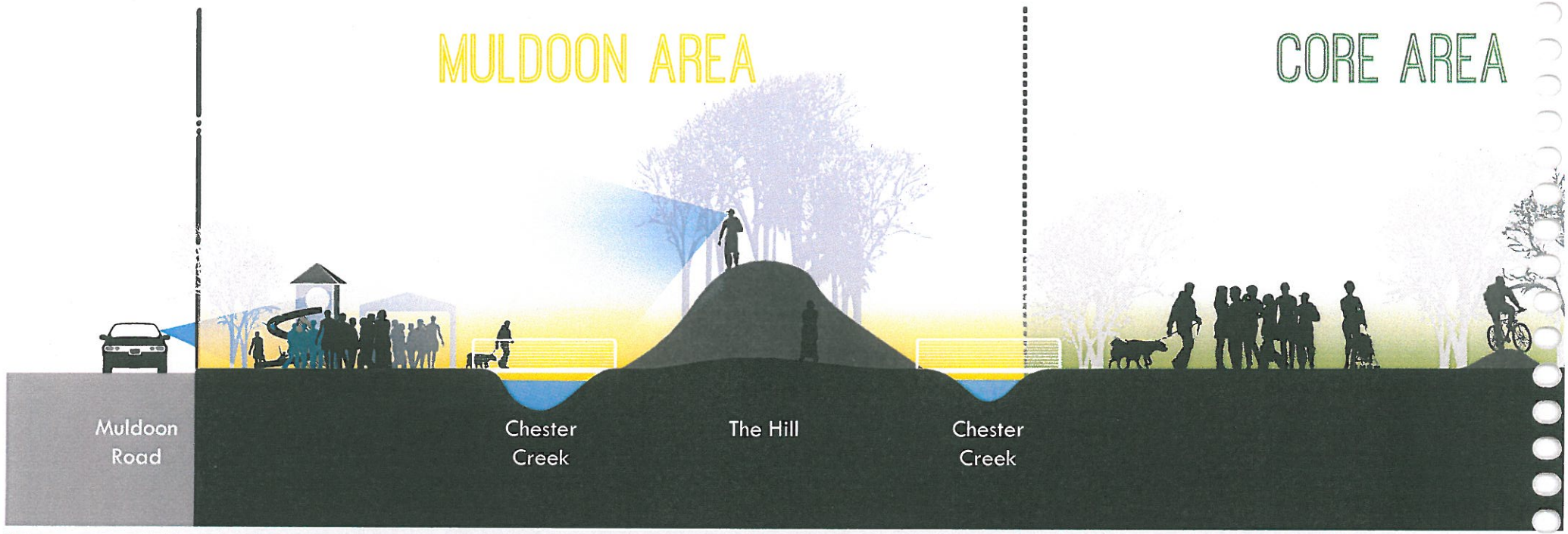
# VISION

Debarr Road
East Debarr Road Right-of-Way
Ribbon
Play Area
Pavilion
Event Space
Parking
Creek Access
Muldoon Road
Parking
East 14th Avenue Right-of-Way
Bridge
Flex Area
The Hill
Boston Street
East Debarr Road
Parking
Community Garden
Boulder Play Area
Dog Park
Orchard
Open Recreation
Viewpoint
Chester Creek
Carolyn Circle
Northview Drive

# MULDOON TOWN SQUARE PARK IS A GATHERING PLACE AND DESTINATION FOR EAST ANCHORAGE AND THE GREATER COMMUNITY WHERE FAMILIES AND PEOPLE OF ALL AGES AND ABILITIES CAN ACCESS AND PARTICIPATE IN HEALTHY PARK ACTIVITIES IN A SAFE, CLEAN, COMFORTABLE ENVIRONMENT IN A UNIQUE AND BEAUTIFUL NATURAL SETTING.

# PREFERRED ALTERNATIVE

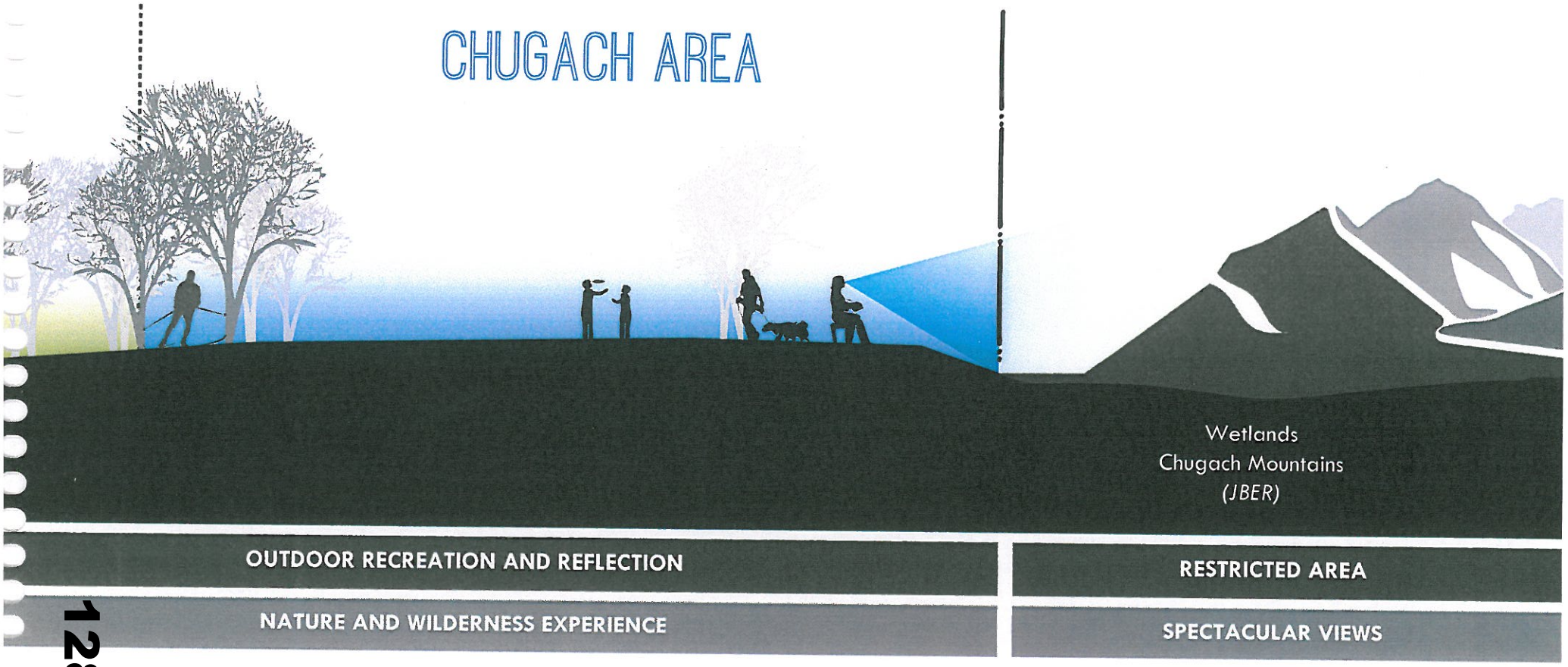
MULDOON TOWN SQUARE PARK IS COMPRISED OF THREE DISTINCT USE AREAS DEFINED BY THE KEY CHARACTERISTICS WITHIN, OR ADJACENT TO THE PARK.




| | | |
|---|---|---|
| INTENSITY | HIGH USE AND EVENT AREA | ACTIVE AND SOCIAL |
| CHARACTER | VISIBLE DESTINATION | COMMUNITY AND NEIGHBORHOOD SPACES |

127

From west to east, the park transitions from a high-use, community destination fronting a major arterial road (Muldoon Area) to a contemplative, natural landscape suitable for both active (Core Area) and passive (Chugach Area) recreation. Within the park, a network of trails will connect use areas. As envisioned, the park will provide a safe and healthy place to connect with nature, recreate with friends and family, and gather as a community.

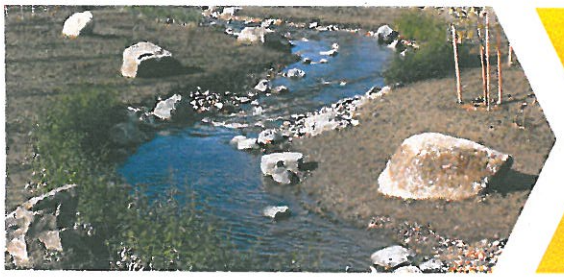


# MULDOON AREA

The Muldoon Area provides a welcoming, year-round destination in the highly visible western portion of the park along Muldoon Road. The area is intended to be the most active space in the park; hosting community-wide events and providing a range of facilities that will serve the diverse needs of the community. The Muldoon Area will also serve as an inviting gateway that encourages visitors to explore further into the park with trails and bridges over Chester Creek that extend throughout the park, rewarding visitors with outstanding views of the Chugach Mountains.

The Muldoon Area will include developed access to Chester Creek, a destination inclusive playground, a parking lot with 40 spaces, community event space that can support the Muldoon Farmers Market and Spirit of Muldoon Picnic, flexible open space, a pavilion, restrooms, and a ribbon that can be used for ice skating in the winter and community events/kiddie bike loop in the summer.

Debarr Road
East Debarr Road
Right-of-Way
East Debarr Road
Ribbon
Existing
Forest
Muldoon
Road
Play
Area
Bridge
Public Art
Flex
Area
Event
Space
Pavilion &
Restrooms
Parking
Creek
Access
Chester Creek
The
Hill
Multi-Use Paths
Parking
East 14th Avenue
Right-of-Way
Carolyn
Circle



## CREEK ACCESS

The realigned segment of Chester Creek offers a unique opportunity to celebrate the presence and importance of one of Anchorage's prized waterways. With the development of facilities in the Muldoon Area of the park, it will be important to manage access to Chester Creek to minimize the potential negative impacts of widespread use. The Master Plan proposes improvements to the existing soft-surface trail along with the development of a designated access point to create an attractive and safe location for park users to enjoy the creek and to minimize stream bank erosion.

- » Minimize the impacts to stream bank habitat by providing a formal path and a designated access point to the creek
- » Develop interpretive information that educates the public about Chester Creek, the watershed, and riparian ecosystems within the park
- » Monitor and manage public use of the creek to minimize potential negative impacts to the stream bank or fish habitat
- » Work with agency and organizational partners to ensure the long-term health of Chester Creek

## EVENT SPACE

Throughout the planning process, the public voiced a strong desire for a visible space suitable for hosting large community events such as the Spirit of Muldoon Picnic and the Muldoon Farmers Market. The Master Plan recommends development of a flexible community event space that can support a variety of popular community wide events while providing valuable open space for daily use.

- » Develop a large, open event space that includes a mix of durable, accessible surfaces to facilitate vehicle travel, setup of temporary shelters or stalls, as well as heavy pedestrian traffic during community-wide events
- » Integrate the event space with other park improvements to support daily use of the Park, such as; activity spaces, green spaces, and picnic areas
- » Provide controlled vehicle access to the event space with a gated drive from the parking area
- » Install lighting and power infrastructure to support events and year-round use

## FLEX AREA

Located within the oxbow of the newly realigned Chester Creek, the flex area provides a mix of hardscapes, open space and sloped lawn to support a range of activities from picnicking to small performances. The flex area also links the Muldoon and Core Areas of the park via two pedestrian bridges and provides additional space to support larger community events.

- » Provide a space that supports temporary shelters or stage structures for community events
- » Develop a mix of hardscapes, open space and lawn to support a range of activities
- » Reshape the north slope of the Hill into a maintained, sloped lawn
- » Visually integrate the Flex Space with adjacent multi-use paths and green spaces
- » Provide a gated vehicle drive that connects to East 14th Avenue for service and emergency access
- » Provide clear lines of sight and lighting to discourage negative activity and ensure user safety

## THE HILL

Visible from Muldoon Road, the hill provides a distinctive backdrop to the western area of the park. Mature stands of birch and spruce combined with subtle changes in topography create a valued natural area and unique vantage point within the park. The master plan recognizes these qualities and recommends that the hill be managed and maintained to preserve those natural qualities and characteristics most valued by the community.

- Manage existing forest health through the removal non-native species
- Provide clear lines of sight to deter negative activities through the selective thinning of trees and brush
- Prevent damage to existing trees during regular maintenance operations by visually defining the edge of forest from maintained areas
- Provide tree protection during construction and maintenance activities to ensure long-term viability of the existing native forest
- Develop interpretive information that educates the public about the site history and native forest ecosystems

## PAVILION

An iconic community-use pavilion is a highly desired feature intended to support daily park use, community-wide events, and further define the park as a welcoming destination. The Master Plan recommends that a pavilion structure be centrally located near the playground, parking lot, restrooms, ribbon and event space. As envisioned, the pavilion will serve as a visible reference point for East Anchorage residents traveling along Muldoon and Debarr Roads.

- Construct a pavilion structure, preferably with unique architectural features, visible from Muldoon Road that facilitates year-round use by individuals, groups, and community organizations
- Discourage negative activity and ensure user safety by providing clear lines of sight from adjacent roadways and use areas
- Provide lighting and access to electrical outlets to support community events
- Provide amenities such as picnic tables, benches, and trash cans to support public use

### The Hill

Remnants of native paper birch and white spruce forest exist on "The Hill," the elevated area generally contained within Tract B and surrounded on the east, north and south by Chester Creek. The elevation and stand of forest are clearly visible from Muldoon Road and were identified by Park Advisory Committee members as an important existing asset that should be retained to visually reinforce the function of the park as a natural space. Preservation of the forest is strongly desired to ensure its long-term presence while improving tree health and visibility into, and within, the forest area for safety.

## Shared Use Parking Agreements

Muldoon Town Square Park is located adjacent to commercial properties with community service organizations, restaurants and commercial uses. Shared Use Parking Agreements can be mutually beneficial by supporting businesses and institutions adjacent to the Park, maximizing use of existing parking during off-peak hours, and preserving green space within the Park.

The Muldoon Mall parking lot north of the Park has approximately 250 parking spaces with peak demand Monday through Friday. The property was identified as a potential opportunity for supplementing on-site parking with a Shared-Use Parking Agreement.

Shared Use Parking Agreements are contingent upon negotiations with adjacent property owners and subject to approval by MOA Traffic Department.

## PARKING

Muldoon Road will serve as the primary access point for the Muldoon Area of the park. The Master Plan recommends a combination of three strategies to accommodate vehicle parking: 1) Develop Off-Street Parking in the Park; 2) Develop On-Street Parking on East 14th Avenue; and 3) Develop Shared Use Parking Agreements. The Park Advisory Committee and public identified shared use parking as a high priority and an opportunity to advance the Muldoon Town Center vision.

Strategy 1: Develop Off-Street Parking in the Park

- Construct a parking lot that accommodates up to 40 vehicles north of Chester Creek
- Locate a single vehicle access drive on Muldoon Road at a maximum distance from the Debarr Road intersection
- Provide lighting and clear lines of sight from adjacent roadways to deter negative activity
- Minimize impacts to Chester Creek by directing stormwater away from the stream to Low Impact Development (LID) treatment areas

Strategy 2: Develop On-Street Parking on East 14th Avenue

- Work with MOA Traffic and ROW to develop up to 25 on-street parking spaces on East 14th Avenue

Strategy 3: Develop Shared Use Parking Agreements

- Supplement on-site parking with shared parking at adjacent commercial developments during off-peak business hours, on weekends, and during events
- Initiate discussions with future developers of currently vacant parcels south of East 14th Avenue to consider Shared Use Parking Agreements
- Develop accessible pedestrian connections to shared parking areas to encourage use and support adjacent commercial development

## PLAY AREA

The Master Plan identifies a destination Play Area with highly visible features to attract year-round visitors. The Play Area should be accessible, inclusive, and incorporate unique features, configurations, or themes that celebrate the park and East Anchorage. The Play Area should also complement other facilities developed in the Muldoon Area, providing enriching park experiences for all.

- Locate the Play Area in close proximity to complementary uses such as the Pavilion, Ribbon, and Event Space
- Maintain clear lines of sight into and through the Play Area to minimize hiding spaces, discourage vandalism and allow for easy supervision and monitoring
- Install perimeter controls, such as fencing and landscaping, to improve safety and child supervision, and to prevent conflicts with adjacent active uses
- Work with partner organizations to identify, fund, and incorporate inclusive play features for all ages and abilities

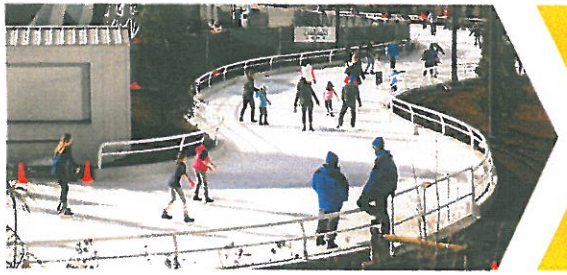
## RESTROOMS

Restroom facilities are important to support positive and healthy use of the park. The Master Plan recommends that restrooms be located adjacent to the Pavilion and near the parking lot for ease of maintenance and servicing.

- Develop permanent restroom facilities or portable toilet facilities, if a permanent facility is not feasible
- Install a decorative screen to house portable toilet facilities to maintain the visual aesthetic of the park
- Incorporate area lighting and maintain clear lines of sight from adjacent roadways to discourage misuse and vandalism

### Permanent Restroom Considerations

Permanent public restroom facilities are the preferred approach for Community Use Parks; however in recent years, decreasing budgets combined with the high cost of maintaining such facilities have prevented the Parks and Recreation Department from developing new and maintaining existing permanent restroom facilities. If public demand and future funding scenarios support the installation and maintenance of permanent restroom facilities, they should be developed on site.



### Flat, Stable Development Location

The former parking area and greenhouse site at the west end of the park sits atop flat, stable soils with immediate access to Muldoon Road, making the west end of the park the most appropriate and cost-effective area for development.

Other areas of the park have significant organic and fill soils and varying topography, indicating that additional subgrade preparations or more costly foundation systems may be necessary to develop more intensive uses.

## RIBBON

A key takeaway from the planning process is the importance of the park as a year-round destination. The Ribbon is envisioned to serve as a simple but extraordinary feature that captures the imagination of youth and invites all generations to participate in fun, healthy recreation. The Master Plan recommends the development of a year-round ribbon that can be used for ice skating in the winter, and community events and kiddie bike loop in the summer.

- Construct a smooth, paved, continuous loop defined by a serpentine layout and sized to allow multiple uses to safely circulate, including: ice skating, junior cycling, running, and roller skiing
- Manage and maintain ice for winter use
- Integrate the Ribbon with the Event Space by providing accessible and durable surfaces that meet minimum vehicle maneuvering requirements to allow for expansion of large community-wide events
- Locate the Ribbon in proximity to the Pavilion, Play Area, Event Space and parking as a complimentary use with shared access to amenities and infrastructure
- Install lighting for safe winter use
- Maintain site lines into and through the Ribbon to minimize user conflicts, promote child supervision, and discourage negative behavior
- Partner with community organizations to program events and encourage active use of the Ribbon
- Consider offering on-site equipment rentals for programmed activities

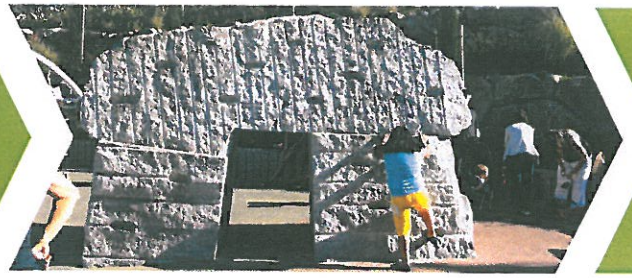
BIRD'S EYE VIEW OF MULDOON AREA LOOKING SOUTH

# CORE AREA

The Core Area lies in the heart of Muldoon Town Square Park and includes a mix of developed facilities and natural areas intended for use by the larger community and neighborhood residents. The Core Area is served by a parking lot at the intersection of East Debarr Road and Boston Street. Numerous paths link the Core Area to adjacent roads and neighborhoods as well as other areas within the park.

The Core Area will include a bicycle pump park, a boulder play area, a community garden, a community orchard, a fenced dog park, open recreation space, a parking lot and space for a park host, view points of the Chugach Mountains, a mix of hard and soft surface trails, and access to Windsong Park.

East Debarr Road
Existing Multi-Use Path
Parking
Park Host & Restrooms
Community Garden
Boulder Play Area
Existing Forest
Bicycle Pump Park
Dog Park
Orchard
Open Recreation
The Spine
Public Art
Bridge
Multi-Use Paths
Viewpoint
Chester Creek
Windsong Park



## BICYCLE PUMP PARK

Communities thrive when youth and teens have opportunities to engage in meaningful outdoor recreation. Throughout the planning process, members of the community cited a growing demand for alternative sport facilities such as skateboard parks and bicycle pump parks. The Master Plan recommends development of a Bicycle Pump Park in the Core Area. The Bicycle Pump Park should be of good design and include a mix of features to accommodate beginners and challenge skilled riders.

- Develop a small to medium sized bicycle pump park approximately 20,000-40,000 sq. ft. size (with future expansion possible depending on public demand)
- Develop features for riders of all ages and abilities that allows for skills development and rider progression
- Clearly define, manage, and enforce rules and regulations to ensure a clean, functional, and safe Bicycle Pump Park
- Maintain site lines into and through the Bicycle Pump Park to allow passive monitoring and discourage undesirable activities

## BOULDER PLAY AREA

Kids love to climb and today's boulder play equipment is highly sophisticated. Climbing features are visually aesthetic and can be customized to the preferences of a community. The Master Plan recommends a Boulder Play Area to provide active recreation for all ages and abilities, and to compliment other programmed uses in the Core Area. The Boulder Play Area provides one of many options for individual and family recreation in the Core Area.

- Develop a Boulder Play Area that includes a variety of challenging climbing features and/or structures
- Locate the Boulder Play Area in a highly visible area, near other facilities for easy supervision
- Design for and incorporate natural features to reinforce the wilderness and natural characteristics of the park
- Maintain sight lines into and through the Boulder Play Area to minimize hiding spaces and discourage vandalism
- Provide accessible fall surface to ensure user safety
- Install signage to reinforce rules and support safe public use

## COMMUNITY GARDEN

With a high demand for limited community garden plots, members of the public voiced a strong desire for new community garden space in East Anchorage. The Master Plan proposes that a community garden be located in the Core Area. A new community garden would increase activity within the park, and provide access to local, healthy food options for an increasingly dense and populated area of Anchorage.

- Develop a community garden with individual, publicly available plots adjacent to the parking area
- Provide fencing for the community garden that considers park aesthetics and adequately protects the garden from wildlife and vandalism
- Provide access to water and amenities to facilitate growth, health, maintenance, and function of the community garden
- Partner with local organization(s) to assist with education and fundraising
- Program, manage, and enforce regulations to ensure a clean, healthy environment while minimizing conflict, barriers and maintenance needs

## DOG PARK

Access to public open space is becoming increasingly important as East Anchorage continues to urbanize, particularly for dog owners who live in dense multi-family residences. The Master Plan includes a fenced off-leash area for residents to exercise and socialize with their pets. As envisioned, the off-leash area is intended to protect and improve the health of the park by minimizing the dispersal of dog waste throughout the park as well as in sensitive riparian areas.

- Construct an off-leash dog area approximately ¾ - 1 acre in size
- Enclose the off-leash area with a minimum 5' height fence
- Develop the off-leash area near the parking lot to promote responsible use by dog owners and minimize the occurrences of off-leash dogs loose in the park
- Provide formal double entrances for leash transition areas
- Install mutt-mitts, signage and bear-proof trash receptacles
- Enforce regulations to ensure a clean, functional, and healthy off-leash area
- Partner with local organization(s) to assist with education and fundraising
- Monitor the health of Chester Creek to ensure off-leash activity does not negatively impact water quality

### South Facing Slopes w/ Solar Access and Views

The park site is generally at a higher elevation than its immediate neighbors as a result of significant fill imported and distributed on site during nursery operations of the past. The elevated areas rise to the east and north with a short bluff landform encircling the south, east and north edges. South facing slopes and areas atop the bluff offer ample solar access for park users and visitors. Existing, intermittent open areas scattered throughout the site also offer ideal areas for year-round solar access. As a northern city, and with limited public open space available in East Anchorage, careful considerations shall be made to maintain and increase solar access while balancing the desire to maintain forest and natural areas.

## OPEN RECREATION

Open recreation areas offer park users ultimate flexibility for leisure and recreation. The Master Plan proposes open recreation areas be developed in the Core and Chugach Areas. Space for open recreation should be centrally located and take advantage of existing meadows. Open recreation areas should be designed to complement natural areas and newly developed facilities, and to maximize solar access.

- Develop a well-drained, flat, and maintained lawn area south of the Spine in the Core area of the park
- To the extent possible, frame and extend desirable views across open recreation areas to encourage users to venture further into the park
- Provide amenities to support use such as benches and bear-proof trash cans

## ORCHARD

For many East Anchorage residents, the identity of the park has long been tied to the Mann Leiser greenhouse and nursery. When combined with the community's desire to develop public spaces for food cultivation, an orchard or edible forest presents a unique opportunity to activate parkland for community health. The Master Plan recommends developing an orchard or programmed edible forest in the Core Area of the park that provides publicly available, locally grown food and offers seasonal social harvest opportunities.

- Develop an Orchard or Edible Forest near or adjacent to the Community Garden
- Layout plantings to maintain clear lines of sight and adequate spacing to reduce the risk of encounters with bear and moose
- Work with local nursery, horticulture, and arboriculture professionals to identify proper management strategies to ensure the long-term health of plant material
- Utilize hardy plant materials that are less susceptible to moose browse
- Incorporate aesthetically pleasing and minimally visible barriers or fencing to protect plant materials from wildlife or vandalism
- Identify and engage community partners to assist with installation, management and maintenance of the Orchard
- Engage community partners to organize and celebrate planting and harvesting as community-wide events

## PARK HOST

User safety and negative behavior in the park were identified as major concerns during the public process. In combination with other efforts included in the Master Plan, provisions for accommodating an on-site park host should be considered as the park Core Area builds out. A Park Host would provide a visible presence in the park that will discourage undesirable behavior and encourage positive use.

- Consider a Park Host to provide continuous supervision in the park, similar to existing programs at Centennial Park and area schools, to ensure user safety and deter negative activity in and around the park during off-peak hours
- Provide a parking space to accommodate a recreational vehicle (RV) in the Core parking area near the Community Garden with shared access to water and power utilities

"A FOOD FOREST WOULD BE NEAT. THERE ARE SEVERAL APPLE TREES THAT DO WELL UP HERE AS WELL AS OTHER FRUITS AND VEGETABLES. DO SOMETHING DIFFERENT & UNIQUE, SOMETHING TO DRAW PEOPLE IN."

## PARKING

A parking lot accessed from the intersection of Boston Street and E Debarr Road with approximately 50 spaces serves uses within the Core Area. Development of a parking lot in this location provides the most direct access to the Core Area while minimizing the impacts of traffic on the surrounding neighborhood. The Master Plan recommends construction of a vehicle access drive and parking lot to adequately serve the Core Area activities and support uses in other areas of the park.

- Construct a parking lot north of the Spine in the Core Area, adjacent to the Community Garden, and near the Dog Park that accommodates approximately 50 vehicles
- Provide a single vehicle access drive and gate connecting the parking lot to the intersection of East Debarr Road and Boston Street
- Install lighting and landscaping as required by Title 21
- Provide clear lines of sight into the parking lot from adjacent roadways to deter negative activity
- Install a park standard sign at park entrance
- Consider providing space and utilities for a Park Host

## RESTROOMS

Public input supports development of public restroom facilities in the Park to service the basic needs of visitors. The Master Plan recommends providing an accessible public restroom facility in the Core Area to meet the needs of park users.

- Develop permanent restroom facilities with shared utility access and storage near the parking lot for ease of servicing
- Provide portable toilet facilities with visual screens if a permanent facility is not feasible
- Incorporate area lighting and maintain clear lines of sight from adjacent roadways to discourage misuse and vandalism

## VIEWPOINT

The Core Area offers spectacular views of Chester Creek and the Chugach Mountains. Prominent viewpoints are located along the bluff at the south edge of the site above the beaver pond. The Master Plan recommends developing a formalized viewing area near the open recreation space that is easily accessible from trails within the park.

- Develop a destination viewpoint on the bluff above the beaver pond with lighting, interpretive features, and basic amenities
- Locate the viewpoint to maximize solar gain during winter months
- Provide a visible marker or feature that can be seen from across the open recreation area and, if possible from Windsong Park, to serve as a reference point for park visitors

"WE ARE IN THE CONTINUOUS PRESENCE OF MOUNTAINS. I LOVE THAT!"

# CHUGACH AREA

The Chugach Area is the easternmost area of the park and is the least developed area proposed in the Master Plan. It is connected to the Core Area by a wide pedestrian Spine. Open recreation areas and forested wilderness define the Chugach Area. Numerous multi-use paths meander through existing natural areas and lead users to expansive views of the Chugach Mountains. Bridge and boardwalk connections over Chester Creek are planned to improve access to adjacent neighborhoods and Windsong Park.

Cross Pointe Loop
East Debarr Road
Existing Multi-Use Path
Parking & Muldoon Perimeter Trail Connection (Future)
Multi-Use Paths
Open Recreation
Viewpoint
Public Art
The Spine
Existing Forest
Bridge
Boardwalk
Chester Creek
Turf Court
Windsong Park

"I HAVE WALKED IN THE PARK FOR THE PAST TEN YEARS. MY RELATIONSHIP WITH THIS LAND HAS INSPIRED ME TO WORK TO PROTECT IT. MY WISH IS THAT SOME OF THE LAND BE LEFT UNTOUCHED SO OTHERS CAN BE INSPIRED BY IT IN A SIMILAR WAY."

## OPEN RECREATION

The Master Plan locates a second open recreation space in the Chugach Area. The open recreation area should assume the same general footprint as the existing meadow area.

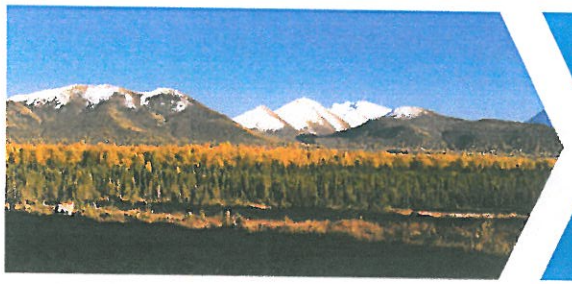
- Locate a well-drained, flat, and maintained lawn area at the east terminus of the Spine with views of the Chugach Mountains
- To the extent possible, frame and extend desirable views of the Chugach Mountains to the east across the open recreation area and at the terminus of the Spine
- Provide amenities to support use such as benches and bear-proof trash cans

### Forest as a Valued Natural Resource

Existing forest areas were identified as important natural assets to the Park Advisory Committee and public. The native birch/spruce forest atop The Hill is considered the most highly valued stand of forest on site.

Large portions of the park is pioneer forest with pockets of mature cottonwood, aspen, birch and alder mixed with brush, meadow and understory. Alder and Cottonwood are the dominant species along bluffs and low areas, with the invasive Prunus padus (Mayday, Bird Cherry) observed along riparian areas.

Historical aerial imagery indicates the existing forest is recently established, with fill operations lasting into the 1990's. The forests serve important wildlife habitat and ecological functions. Though the forests are identified as important features in the park, a balance must be made to provide for safe use and activities on site.



## VIEWPOINT

Muldoon Town Square Park has some of the best views of the Chugach Mountains in Anchorage. At the eastern end of the Chugach Area, visitors are rewarded with breath-taking views of the Chugach Front Range and low-lying wetlands on JBER property to east. The Master Plan recommends developing a formal viewing area at the top of the eastern bluff in the Chugach Area.

- Develop a viewpoint destination at the east end of the park along a multi-use path with trail lighting, interpretive features, and basic amenities
- Provide a visible marker or feature that can be seen from the terminus of the Spine to serve as a visual connection for park users

"I HOPE THIS PARK WILL HELP FOSTER NEIGHBORHOOD CLOSENESS."

## Establish Neighborhood Connections to the Park

Public input and Park Advisory Committee feedback described a strong desire to provide safe and sustainable access to the park from the surrounding neighborhoods.

Improving access from the south neighborhoods will require crossing Chester Creek with bridges, culverts appropriate for fish passage, and/or boardwalk. Elevated structures such as bridges and boardwalks are costly but offer an opportunity to provide observation areas, education, and aesthetic park features. Culverts are not desired and may be difficult to permit. Pedestrian bridges should be constructed to meet or exceed emergency and service vehicle loading requirements so police, ambulance, fire or municipal maintenance staff can easily access developed areas of the park.

The existing unpaved vehicle access drive at the T-intersection of Boston Street and East Debarr Road presents the opportunity to limit vehicle traffic impacts further east and provide safe access and egress near the midpoint of the park. Pedestrian-only, multi-use path connections to the north neighborhoods should align with street intersections on East Debarr Road as the park extends east.

# COMMON ELEMENTS

## AMENITIES

The Master Plan recommends providing park amenities in high-use locations consistent with those found throughout the Anchorage park system. Park amenities should support uses within the park while enhancing park user's experience. The following amenities are anticipated for Muldoon Town Square Park:

- Benches and Seating
- Picnic Tables
- Bear-Proof Trash Cans
- Dog Waste Stations
- Signage including: Interpretive Panels, Rules and Regulations, and Wayfinding Signage; including entry sign(s), kiosks, directional signs and markers
- Bicycle Racks

## ACCESS AND CIRCULATION

Safe and convenient access to Muldoon Town Square Park is important to the Park's success as an active public space. The Master Plan recommends a mix of trails, bridges, and vehicle access to support uses within the park. The following list describes recommended infrastructure to facilitate access and circulation at Muldoon Town Square Park.

### BRIDGES + BOARDWALKS

Chester Creek is an important natural feature that physically defines different use areas within the park. To facilitate circulation, pedestrian-scale bridges are proposed at five locations. Two bridges link the Muldoon and Core Areas, two bridges provide access between the park and neighborhood to the south, and one bridge/boardwalk connects the park to Windsong Park.

Bridges should be designed to accommodate service and emergency vehicles and allow for observation of stream or wetland features below. A boardwalk traversing the existing wetland area may be considered for the connection to Windsong Park in lieu of a single span bridge, but must similarly meet pedestrian and bicycle loading, fall protection, and floodway/wetland requirements.

- Construct bridges and boardwalks with materials that are durable, safe, and minimize impacts to the adjacent wetland and stream ecosystems; such as light-penetrating decking
- Incorporate wayfinding and interpretive features to educate the public about features viewable from the deck

## MULTI-USE PATHS

Bicycle and pedestrian paths are highly desired by the community for active recreation and leisure uses. The Master Plan identifies a network of paved multi-use paths that connect users to various destinations within the park.

- » Construct a series of 8-10 foot wide accessible paved paths
- » Implement a wayfinding signage program with consistent theme, identity and sign hierarchy to clearly lead users to activity areas and adjacent neighborhoods
- » Install distance markers along multi-use paths to support the wayfinding program, and encourage healthy exercise and physical training
- » Install trail lighting and manage vegetation in forested areas to improve visibility and minimize human-wildlife conflicts

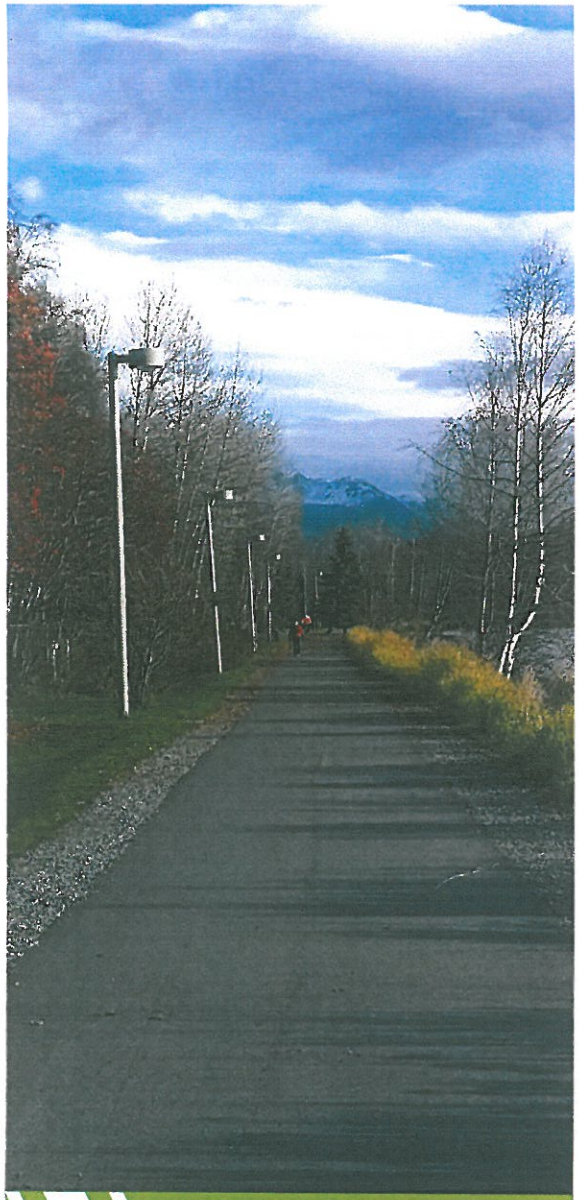
## NATURE TRAILS

In addition to the Multi-Use Paths, the Master Plan identifies soft-surface nature trails in less developed areas of the park. Nature trails provide opportunities for quiet contemplation and a more intimate park experience. Through thoughtful design, nature trails should serve to protect sensitive ecosystems, particularly along Chester Creek, by focusing foot traffic to designated trails and minimize trampling.

- » Identify and develop Nature Trails in locations of already existing social trails to improve access and minimize widespread trampling
- » Develop trails with a minimum 10' "stream protection" setback as required by Anchorage Municipal Code Title 21 Land Use Code
- » Engage community partners and volunteers to fundraise, seek donations and build soft-surface trails
- » Develop soft-surface trails to meet ADA accessibility requirements to the extent possible

"TRAILS, PAVED AND UNPAVED, FOR SEPARATED USERS AND YEAR-ROUND ACTIVITIES, WITH CONNECTIONS TO THE COMMUNITY AND OTHER TRAILS ARE HIGHLY DESIRED."

*Example of a soft surface nature trail*



*Example of a lighted multi-use path as a pedestrian spine*

## THE SPINE

A clearly defined central corridor runs east to west unifying the Chugach and Core Areas. The Spine is a pedestrian promenade that links activities and use areas within park while providing access for service and emergency vehicles.

- » Develop a 12-16 foot wide promenade that accommodates numerous users and modes of travel through the center of the park, stretching east-west from the Muldoon area to the Chugach area
- » Locate features and activities along the Spine in the Core area of the park to encourage social interaction
- » Install lighting along the walkway for safe winter use
- » Provide access for emergency and service vehicles
- » Incorporate wayfinding signage to allow visitors to easily navigate the park
- » Maintain areas along the Spine for high visibility

## MULDOON PERIMETER TRAIL CONNECTION

Identified in the East Anchorage District Plan, the north-south Muldoon Perimeter Trail is anticipated to serve as a major transportation and recreation corridor. The Master Plan acknowledges the potential future development of this trail and identifies phased improvements and connections between the park and trail.

- » Locate a key trail intersection with amenities, wayfinding, and parking at the terminus of the existing East Debarr ROW at the northeast corner of Muldoon Town Square Park
- » Invite Muldoon Perimeter Trail users into the Park by providing multi-use path access points along the existing separated path extending along East Debarr Road; which is anticipated to be the primary connection serving the Muldoon Town Center

## VEHICLES

Public vehicle access and parking is provided at parking lots located along the periphery of the park. Gated access to event space is provided from the parking lot in the Muldoon Area to support events. Internal vehicle access is limited to emergency and service vehicles. Where feasible, the Master Plan recommends combining emergency and maintenance access with multi-use paths and the Spine, to improve safety and provide convenient access to park use areas.

- » Provide gated vehicle access for maintenance and emergency vehicles at two parking lots
- » Limit on-site vehicle circulation, to the extent possible, to retain the park's natural character and support use of the park as an active recreation and community use destination

>>>>>>>>

"... LIGHTING OVER ALL AREAS OF THE PARK, SO IT CAN BE USED IN THE WINTER EVENINGS."

>>>>>>>>

### Muldoon Perimeter Trail

A future Muldoon Perimeter Trail as outlined in the *East Anchorage District Plan* would provide a highly desired north-south trail connection along JBER property on the Eastside. The existing multi-use path along East Debarr Road is envisioned as the primary connection for linking Perimeter Trail users to the Muldoon Town Center with a possible future trailhead developed at the terminus of East Debarr Road.

Pedestrian connections to the Perimeter Trail and existing multi-use path are intended to invite people into the Park to participate in outdoor recreation and community activities.

## UTILITIES

The development of improvements at Muldoon Town Square Park will require coordination with local utilities to connect and install desired infrastructure currently unavailable on site. The Master Plan recommends the installation of service tie-ins for power, water, and sewer utilities to support various features and amenities within the Park. It is recommended that each phase of development properly plan for the installation of utilities to maximize implementation funding.

### ELECTRIC

Electricity should be supplied to provide power and lighting to support park activities. Power and lighting installations should adhere to the latest approved standards and design criteria and comply with Title 21 requirements for specific uses, such as parking. The Master Plan recommends that lighting is installed along multi-use paths and within active use areas to enhance year-round use, ensure public safety and visibility, and discourage vandalism and other illegal activities.

- » Install a lighting system consistent with Municipal and Parks Department standards with fixtures and poles at heights appropriate in scale and character for intended uses
- » Incorporate high efficient LED lighting to minimize long-term maintenance and operations costs
- » Design lighting to minimize the impacts of light pollution on surrounding neighborhoods
- » Specialty lighting may be considered for use in design features or for specific uses or activities on site if determined to provide added value
- » Provide power supplies in high-use areas of the park to support events
- » Integrate power supplies with lighting systems or structures where possible, or as standalone features that are protected, lockable, and weatherproof

### SANITARY SEWER

Installation of sanitary sewer service lines are intended to be constructed in the Muldoon and Core areas to support the development of permanent restroom facilities.

- » Coordinate sanitary sewer service tie-in locations and installation with Anchorage Water and Wastewater Utility (AWWU)

### WATER

Water service lines should be constructed in the Muldoon and Core Areas to support the development of facilities on site. The Master Plan describes several activities and uses that would benefit from shared access to water including the event space, restroom facilities, ribbon, pavilion, community garden, dog park, and park host.

- » Coordinate water service tie-in locations and installation with Anchorage Water and Wastewater Utility (AWWU)

*Example of low impact development stormwater management*

## PUBLIC ART

Public art was identified as a place-making strategy that would create a unique identity for Muldoon Town Square Park. The concept of public art was supported during the planning process with input describing a desire to establish the Park as an icon that celebrates the community's diversity and the park's distinctive natural features.

The Master Plan recommends an independent process to identify, design and implement public art projects. Public art proposals should be evaluated prior to approval to safeguard the character and visual aesthetic of the park. The Master Plan identifies potential locations for public art installations; however, specific locations should be determined at a future time, as proposals are submitted, to determine the suitability of art and location.

» Identify and engage local, state, and national agencies and organizations as partners to initiate public art projects, identify funding opportunities, and provide technical support
» Encourage local and multi-cultural artist participation in public art projects at the Park
» Develop criteria for evaluating public art projects at Muldoon Town Square Park and outline the process for public involvement and approvals
» Locate art in highly visible locations and provide lighting to deter vandalism and damage

## STORMWATER MANAGEMENT

Development of parking lots and hardscapes will require stormwater conveyance and treatment infrastructure to address runoff from impervious surfaces. Because of the prominence of Chester Creek, it is important that stormwater is effectively managed to minimize any potential impacts to water quality. The Master Plan recommends stormwater infrastructure that meets or exceeds water quality and treatment requirements by employing strategies, technologies, and techniques consistent with Low Impact Development (LID) Best Management Practices (BMP), otherwise known as Green Infrastructure.

» Partner with MOA Watershed Management to identify, prioritize and fund Green Infrastructure projects at Muldoon Town Square Park
» Utilize Low Impact Development Best Management Practices, to the greatest extent possible, to manage stormwater and water quality
» Combine landscape plantings and LID stormwater management techniques to maximize efficiencies in funding and physical space
» Provide education and outreach on the benefits of Green Infrastructure and watershed health
» Monitor and evaluate installed LID BMPs to advance successful implementation strategies and proactively identify necessary improvements

"KEEP THE PARK NATURAL WITH WOODED AREAS, RESIST OVERBUILDING TO MAINTAIN GREEN SPACE."

## LANDSCAPE AND VEGETATION

As East Anchorage continues to urbanize, access to greenspace and urban forest remain a high priority within the community. The Master Plan recommends management of native vegetation within the park to achieve an aesthetic appearance and support natural functions. Management of forest vegetation should include routine maintenance; such as selective thinning and clearing of brush to increase visibility and improve overall forest health.

New landscape areas and plantings should be appropriate to USDA Hardiness Zone 4a, with preference given to native species, edible, and traditional medicinal plants to enhance the public use and purpose of the park.

- Prioritize the preservation and enhancement of existing native vegetation through best management practices to improve forest health
- Install landscape plantings to be compatible with adjacent uses; such as play areas, trails, event space and open recreation
- Design landscape areas to be easily maintained by volunteers and Parks and Recreation staff
- Manage vegetation and thin brush along the periphery of activity areas to improve safety and visibility
- Manage vegetation along, and adjacent to, multi-use paths and informal trails to maintain clear lines of sight and minimize human-wildlife encounters
- Establish partnerships with local arborists, horticulturists, master gardeners, landscape contractors, and other plant and soils specialists to implement beautification projects
- Partner with area residents, volunteers, agencies, and non-governmental organizations to remove invasive species within the park and along the Chester Creek corridor

# 05

# IMPLEMENTATION

## IMPLEMENTATION

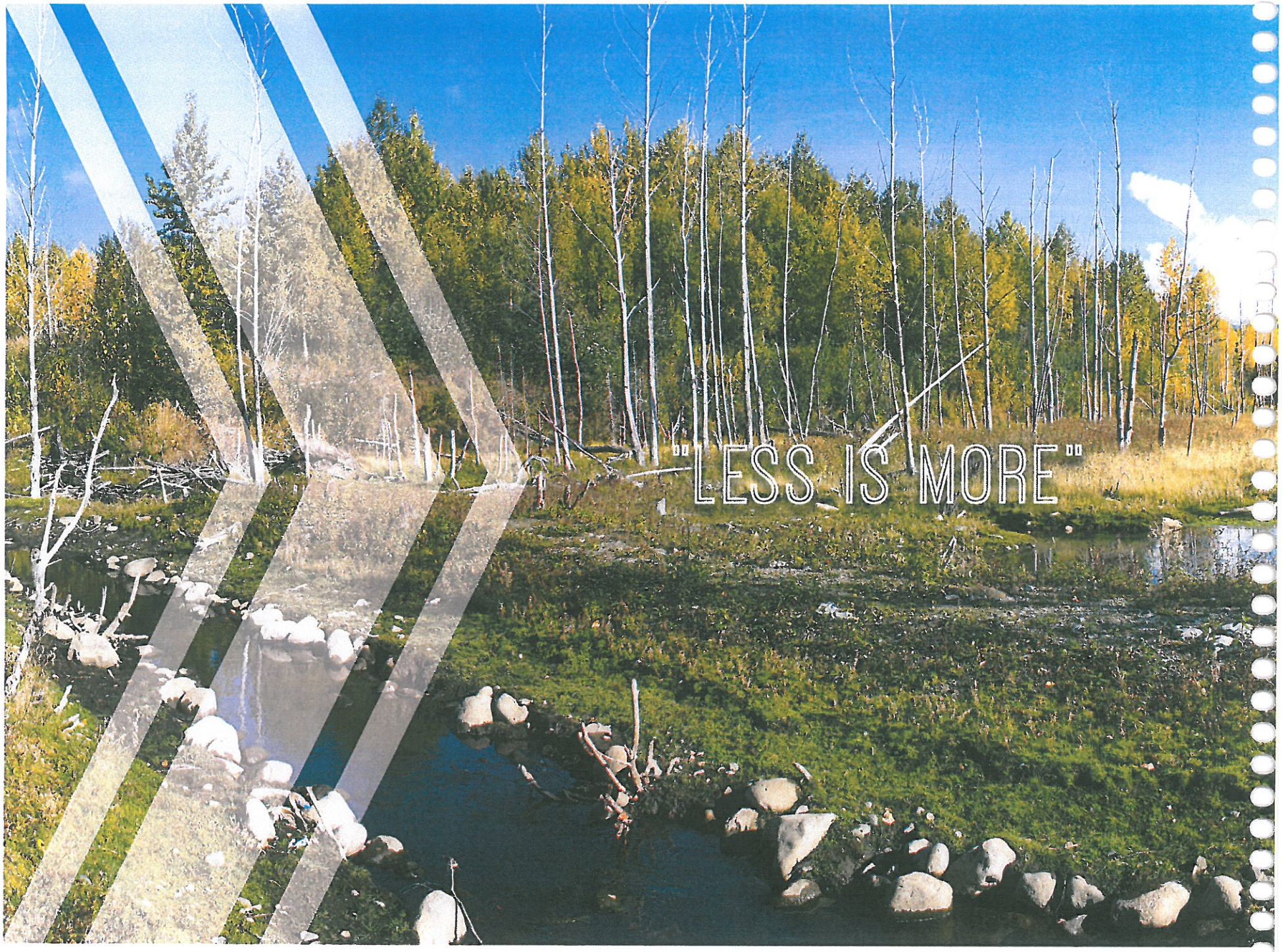
This Master Plan is the blueprint for use and development of the Muldoon Town Square Park for the next 20 years. The following implementation section describes the steps necessary to actualize the preferred alternative identified in this Master Plan. Implementation mechanisms for the Master Plan include regulatory controls, such as zoning, platting, and development standards from Title 21 and adopted plans such as the *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* and the recently adopted *East Anchorage District Plan*.

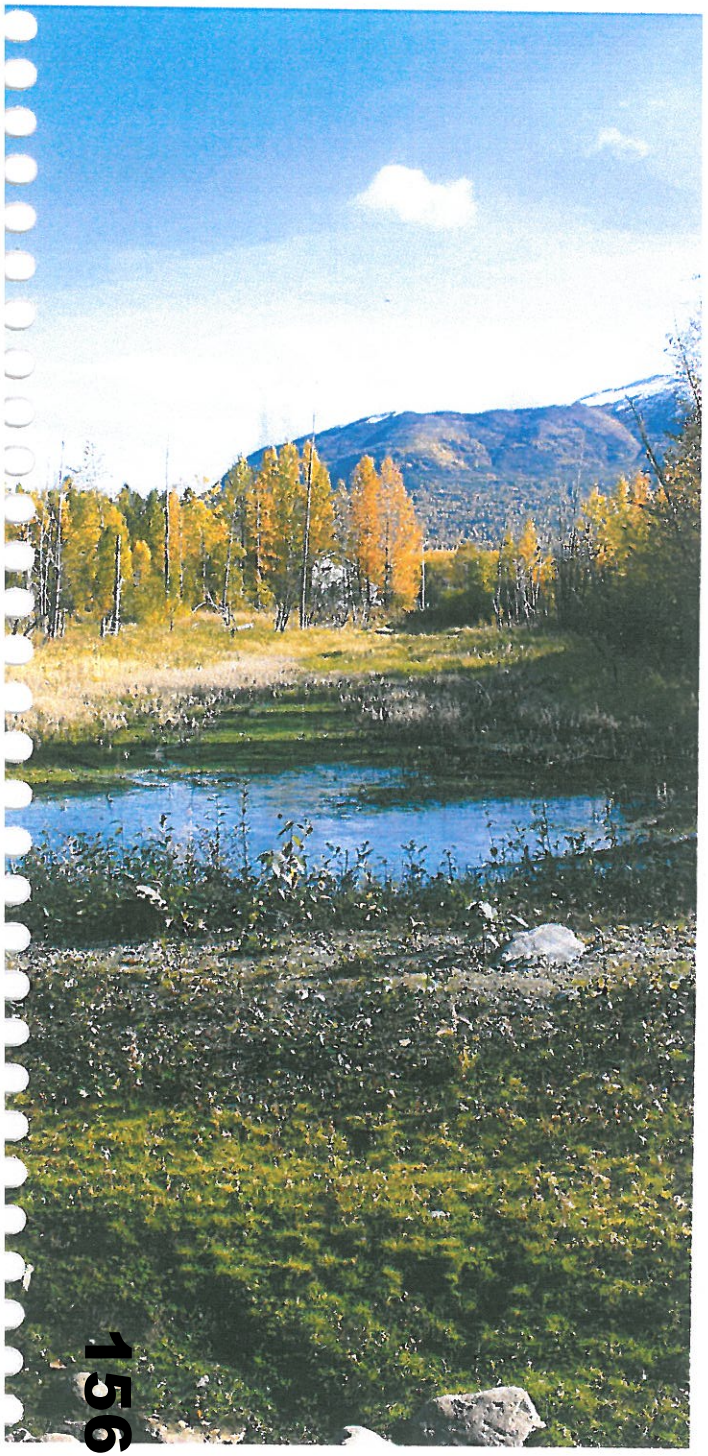
Timeframes are approximate and based on the information, knowledge and priorities of the community at the time of Master Plan development. Over time priorities may shift and time frames may change.

An estimated cost is associated with each projected phase of implementation to help further define priorities. As this Master Plan is expected to be implemented and achieved over the 20 year horizon, cost estimates should be updated and evaluated in response to changes in economic conditions, permit and regulatory requirements, and construction climate.

## REGULATORY CONTROLS - TITLE 21 LAND USE REGULATIONS

As with all public facilities, Muldoon Town Square Park will be implemented through site development standards as set forth in zoning and land use regulations in Anchorage Municipal Code, Title 21 Land Use Planning. As each area of the Park is implemented through site design, on-site development shall adhere to all required property setbacks, stream setbacks, landscape requirements, parking requirements, allowable uses and dimensional standards to ensure a quality facility for all users.


"LESS IS MORE"



## DESIGN CRITERIA

» *Amenities:* The Master Plan shall be implemented with equipment, materials and construction types consistent with MOA Parks and Recreation Department design standards. The greater Anchorage park system benefits from the installation of standardized amenities by maintaining a consistent appearance, ensuring efficient maintenance and replacement, and accurately anticipating capital, operations, and maintenance budgets. Desired variances from the provision of standard equipment shall be identified, justified, and reviewed for approval by the Parks Superintendent.

» *Design and Construction:* Park improvements shall be completed in accordance with the latest version of the Municipality of Anchorage Standard Specifications (MASS), to ensure products and construction on-site are consistent in quality, quantity and cost.

» *Safety and Regulatory:* Muldoon Town Square Park is a public facility and is required to meet or exceed all codes, standards, design criteria and regulations for development. Park development shall also identify and adhere to use-specific design standards, including but not limited to *ASTM Standards for Playground Safety and Design*, *AASHTO Guide for Development of Bicycle Facilities*, and the *2010 ADA Standards for Accessible Design*.

» *Inclusive Play:* This Master Plan identifies a park that is intended for use by visitors of all ages and abilities. Inclusive Play and Inclusive or Universal Design shall be a priority for development, especially for high-use areas such as community event spaces and play areas. Design of all park features and amenities shall strive to meet the following goals:

- » Visible and Safe,
- » Free of Obstacles, Obstructions or Barriers,
- » Considers a Broad Spectrum of Abilities and Needs,
- » Flexible, Adaptable, and Fun,
- » Simple and Intuitive,
- » Encourages Social, Physical and Educational Growth
- » Appropriately Spaced and Sized for Approach and Use

» *Green Infrastructure:* Muldoon Town Square Park is considered an important natural resource and shall be developed in accordance with the strategies and standards outlined in the *Anchorage Stormwater Manual, Design Criteria Manual*, Chapter 2 – Drainage[1], prioritizing Low Impact Development Best Management Practices (Green Infrastructure) for Stormwater Management. Additionally, opportunities to advance public awareness including participation in technical research or citizen science, to improve air, water and soil quality should be explored.

[1]Municipality of Anchorage. Project Management and Engineering Division. (March 2015). Anchorage Stormwater Manual (Draft Version 1.0). Anchorage: Municipality of Anchorage.

**Chester Creek Realignment at Muldoon Road Project**

The Chester Creek Realignment at Muldoon Road Project completed in 2015 is evidence of a successful stream and site improvements project completed as a result of partnerships between federal, state and local agencies and organizations.

The agencies involved in the project should be invited to participate in further development of the park by providing funding, technical expertise or other assistance specific to each project phase or need, as appropriate.

## FUNDING STRATEGIES

Funding development of parks and recreation facilities can be challenging, especially with projected budget shortfalls identified for the State of Alaska and its communities beginning in 2016. A diverse mix of public and private funding sources are likely to be required to advance the implementation of this Master Plan.

A phased implementation cost estimate is provided as an Appendix to the Master Plan to establish base of reference costs for use in prioritizing and identifying potential funding sources over the long-term. Funding sources available to implement this Master Plan are anticipated to be: MOA Parks and Recreation Department Operations and Maintenance Budgets, Capital Improvements Programs, Municipal Park Bonds, Public-Private Partnerships, and additional funding sources.

### Operations and Maintenance Budgets

Anchorage Parks and Recreation manages an annual budget for the operations and maintenance of parks determined by the Anchorage Assembly and Mayor. It is typical that O&M funding be made available for the upkeep, maintenance and rehabilitation of improvements throughout the life of the park. Development of the park should include considerations for both short- and long-term impacts to the operations and maintenance budget as funding priorities may change with administrations, or be subject to reductions due to economic downturn.

### Capital Improvement Program (CIP)

The Municipality of Anchorage uses the Capital Improvement Program as an essential planning and budgeting instrument to identify desired public facilities and capital improvements over a six year cycle. Identified priorities under the annual Capital Improvement Program provide funding, cost, and time frames for priority projects, and is a useful mechanism to enable long-term investment. Park development projects are not typically considered high-priority projects due to greater infrastructure and safety needs, but do receive support and funding.

### Municipal Park Bonds

Park improvement projects are funded in part by the passage of Municipal Park Bonds by Anchorage voters. In recent years, the Anchorage Park System has benefited from the passage of municipal bonds. Continued engagement with the public and successful implementation of park projects demonstrates the potential for bonds as a future funding source.

### Public-Private Partnerships ($P^3$)

Implementation of the Muldoon Town Square Park Master Plan will likely require funding from non-governmental funding sources. With assistance from volunteers, grants, or community organizations. In recent years, significant areawide park improvements have been made possible by building local support in collaboration with community partners, such as the Anchorage Park Foundation and the Rasmuson Foundation. These partnerships have proven successful in leveraging limited available funds with matching grants.

>>>>>>>>

THE OVERWHELMING SUPPORT EXHIBITED BY THE COMMUNITY TO DESIGNATE THIS SITE AS MULDOON TOWN SQUARE PARK INDICATES THE POTENTIAL TO ENGAGE THE LOCAL OR GREATER ANCHORAGE COMMUNITY IN A FUNDRAISING CAMPAIGN TO IMPLEMENT PARK IMPROVEMENTS.

>>>>>>>>

## ADDITIONAL FUNDING SOURCES:

### Federal Funding

National programs for improving communities may provide funding opportunities for implementing components of the Master Plan that advance non-motorized infrastructure, improve public health and safety, integrate or restore natural systems, or benefit public education through expression, learning, research and outreach.

### Fundraising

The support exhibited by the community to designate this site as Muldoon Town Square Park indicates an opportunity to engage the greater Anchorage community in a fundraising campaign to implement park improvements. Additionally, national and local businesses who support the vision, interests and uses of the park may be inclined to contribute to park development to ensure long-term viability within their business' community.

## IMPLEMENTATION TIMELINE

| Phase | Immediate Time Frame 0-2 Years | | | | | Short Term 2-5 Years | | |
|---|---|---|---|---|---|---|---|---|
| Priority | 1 | 2 | 3 | 4 | 5 | 1 | 2 | 3 |
| Project Task or Action | Master Plan Adoption | Rezone to Park and Recreation (PR) | Phase 1 Site Development (Design, Engineering, & Construction): Muldoon Area | Shared Use Parking Agreement | Chester Creek Access | Inclusive Play Area Expansion | Phase 2 Site Development: Core Area & Trail Construction | Update Title 21 "Permitted Uses" for PR Zoning to include Farmer Market |
| Estimated Cost | $5,500 | $5,500 | $1.5 Million | TBD | $100,000 | $200,000 | $2 Million | TBD |
| Funding Source | P&R, General Fund | P&R, General Fund | State Grant | TBD | Gen. Fund, APF, MOA Watershed Management | Grants, APF | CIP, State Grant, Bonds, APF, P&R General Fund | TBD |
| Responsible Entity | P&R, PRC, PZC | P&R | P&R, UDC | P&R, MOA Traffic, Private Landowners | P&R, ACOE, Watershed Management | P&R | P&R, Youth Employment in Parks | P&R, MOA Planning, PZC, Assembly |

"THIS LAND HAS ALWAYS BEEN A DESTINATION FOR PEOPLE AND WE WANT TO HAVE THAT HAPPEN AGAIN."

| Mid-Term 5-10 Years | | | | Long Range 10-20 Years | | External + Illustrative Projects | | |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 1 | 2 | A | B | C |
| Iconic Pavilion | Boardwalk Connection to Windsong Park | East 14th Avenue Right-of-Way Dedication | East 14th Avenue Parking | Install Community Public Art | Connect to Muldoon Perimeter Trail | Muldoon Pedestrian Crossing (Overpass/Tunnel) | Trailhead at Muldoon Perimeter Trail | Vacate East Debarr Right-of-Way |
| $600,000 | $2 Million | TBD | $300,000 | $1 Million | $100,000 | $1 Million | TBD | TBD |
| Donors, State Grant, Bonds, APF, P&R General Fund | Grants, Wetland Mitigation Funds, APF, P&R Gen. Fund | TBD | P&R General Fund, PM&E | Grants, APF, Donors | P&R General Fund | AKDOT, PM&E | Grants, Bonds, P&R General Fund | TBD |
| P&R | P&R, ACOE, MOA Watershed Management | MOA Traffic, MOA Private Development | P&R, PM&E, MOA Traffic | P&R, Community Organizations | P&R, PM&E | AKDOT, PM&E | P&R, PM&E | MOA Right-of-Way, MOA Traffic |

# APPENDIX A

## MEETING MINUTES

# KICKOFF SITE MEETING

**MEETING SUMMARY**

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

| | |
|---|---|
| **DATE/TIME** | September 17th, 2015 |
| **LOCATION** | Boys and Girls Club (Northeast) and Muldoon Town Square Park Site, Anchorage |
| **TOPIC** | Muldoon Town Square Park Master Plan: Kickoff and Site Visit |
| **PARTICIPANTS** | Betsy Chivers, Parks Committee<br>Stu Grenier, Parks Committee<br>Jonny Hayes, Bettisworth North<br>Genevieve Holubik, Parks Committee<br>Kendra Kloster, Parks Committee<br>Nickel LaFleur, Parks Committee<br>Van Le, R&M Consultants<br>Jerrianne Lowther, Parks Committee<br>Steve Rafuse, MOA/P+R<br>Kevin Smestad, Parks Committee<br>Dave Ulmer, Parks Committee<br>Jeff Urbanus, MOA Watershed Management |

The goal of the Project Kickoff and Site Visit Meeting is to organize and establish the Park Committee within the framework of the Master Plan Project, identify roles and responsibilities, share the project schedule and identify critical paths, and perform initial investigations and analysis of the Muldoon Town Square Park site as a group.

The Kickoff and Site Visit summary that follows describes the discussions and activities of the meeting as they occurred within the confines of the larger group.

**Park Committee Background**
*The Park Committee consists of 15 individuals representing both the Northeast Community Council and Scenic Foothills Community Council areas. Park Committee Members were established by their respective Community Councils and organized prior to the Muldoon Town Square Park Master Plan Project.*

- The purpose of the Park Committee is to ensure that the interest and desires of the Muldoon community are represented in the park planning process.
- The Park Committee provides area and site history, experience that will assist the planning team in the development of the master plan
- The Park Committee will serve as conduits of communication with the larger network of residents, neighbors, businesses and organizations in the area and impacted by the Muldoon Town Square Park Master Plan project. The Park Committee is an organized and recognized Committee serving as advisors to the Park Master Plan design team.

**Project Kickoff: 5:30p – 6:00p**
*The goal of the kickoff is to organize the Park Committee and Design Team as collaborators and contributors to the Park Master Plan Process. Project binders were distributed to attending Park Committee Members with schedules, background materials, schedules and other resources relative to park planning for use throughout the project.*

- Meeting Participants
  *Park Committee Members*
  - Jerrianne Lowther: *Photographer, Artist + ILoveMuldoon web organizer*
  - Genevieve Holubik: *Architect + Active on similar boards/committees*

212 FRONT STREET FAIRBANKS, ALASKA 99701
PHONE >> (907) 456-5780 FAX >> (907) 451-8522

2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503
PHONE >> (907) 561-5780 FAX >> (907) 562-5780

WWW.BETTISWORTHNORTH.COM

  - Dave Ulmer: *Active Community Council Member + supporter of Park*
  - Nickel LaFleur (*spelling corrected*): *Arborist, Muldoon tree lover*
  - Stu Grenier: *NECC Secretary + Park Advocate*
  - Kendra Kloster: *Resident, NECC/RJCC member, history w/ park Leg. Aide*
  - Betsy Chivers: *Tree Hugger, Park Advocate*
  - Kevin Smestad: *NECC member, Capital Improvement Project chair*

  *Planning Team*
  - Steve Rafuse: MOA Parks + Recreation, *Owner Representative + Park Planner*
  - Jonny Hayes: Bettisworth North, *Project Manager + Master Plan Team Lead*
  - Van Le: R&M Consultants, *Public Involvement + Lead Planner*
  - Jeff Urbanus: *Technical Staff - MOA Watershed Management*

- Discussion/General Comments:
  - Stu announcement: Door to Door distribution of fliers for Sept. 28th Public Workshop begins this Friday after work, 9/18, and any assistance is welcome
    - Also announced on MOA parks website, Facebook, 'ilovemuldoon', and others to spread the word.
  - Stu noted that NECC voted to recommend 100'x100' lot (*privately owned*) to be included as part of Muldoon Town Square Park
  - Stu noted Bike Trail @ East edge along JBER boundary from Centennial Park to Muldoon Town Square Park (MTSP) is in planning phase. Extension to Muldoon Curve for connection is desired. This project should reflect connection at east edge. (Planning Team to confirm status of bike trail project)
  - Planning Team: Master Plan effort is next step, after years of hard work in making these parcels a dedicated park, with numerous challenges overcome
    - Expect Parks Committee attendance, input, open communication and feedback. It's a community park and we are technical staff to realize Parks Committee + community vision within the constraints of the site/context.
    - Access + History as Fill site described as examples of technical investigations underway by planning/design team.
- Questions:
  - How will planning/implementation contract maximize allocated funds ($1 mil + $500k)?
    - [SR]: Planning less than $100k. Subsequent Engineering, Design, Permitting, etc. for implementation plan will have an additional cost. The goal is to maximize implementation funds for construction of planned elements.
  - Will Planning Team do the work, how will implementation be managed
    - [SR]: Parks + TBC work through implementation typically. Next steps and required engineering dependent on the scope of work.

**Site Visit: 6:05p – 7:10p**
*The goal of the site visit is for the planning team to listen to the experience and expertise of the Park Committee members in identifying potential opportunities and constraints of the Muldoon Town Square Park site and context. The site visit is a key component of the site investigation process. Park Committee Members were asked to lead the tour and identify interesting site features, describe opportunities and constraints, share history and experiences of the area, and offer any other input they pleased along the way.*

- The site visit tour of Muldoon Town Square Park starts at northwest creek bend, working towards Muldoon, loop back to Boston Rd. and enter site heading south and east. Team and Park Committee take site photos. Park Committee provided input to Team along the way and at intermittent stops. Poor weather conditions with light to medium rain during entire site visit slow participants' pace, muddy path and slippery root conditions.
- Park Committee Members shared experiences of the numerous and sustained efforts of various active groups to establish the park and offered information about the variety of activities and uses recommended for inclusion in the park.

- Stu Leads Site Visit, recorded features and elements as follows:
  - Opportunity for Bike/Path connection @ north edge from Boston to Muldoon/Debarr intersection (noted possible conflict of recently planted birch)
  - "The Hill"
    - Visible from west, including IntX
    - Great views, depending on level of clearing
    - Desired Identifiable and Functional feature
      - Pavilion discussion, similar to Abbott Loop Community Park for gatherings, including electricity
    - Visibility may allow for better security (passive surveillance)
    - Jonny noted fill areas and possible impacts on construction costs
  - "The Axis"
    - Pedestrian bridge at 60' bank to bank location in N/S midpoint of parcel to connect Muldoon road 'pad' area to The Hill
      - Desired a bridge with 'character', possible boulders or feature as special place
      - Already paths heading east into site, where old residence was, crossing creek again @ metal beams
    - Strong desire to provide bicycle + pedestrian access to 'back' of site
  - Creek Access @ West
    - Many noted sound of creek as great feature of park, masking noise of Muldoon when below bank
    - Noted youth using creek for swimming
    - Homeless using the creek as sewer
    - Creek splits site creating possible access challenges
    - Fish in creek!
    - Discussion about how to interact with creek, views vs. physical access (steps, stairs, ADA path).
      - Note: erosion and fish habitat
    - Discussion of stream buffers (25' offset from *centerline* of creek)
    - Wood chip path convenient and enjoyable
  - West 'Pad' @ Muldoon road
    - Great spot for gathering and desired Muldoon Farmer Market location
    - Parking
  - West End:
    - Possible ideas: pavilion, Off-Leash dog area, nature/natural play area, Farmer's Market
  - Park Center:
    - Possible ideas: Amphitheater at north east bend of creek, with sloped seating facing west/southwest
    - Bicycle + Walking paths along Creek
    - Bicycle pump park and/or Skate Park for area youth (west or center portion) as local business community hires police/security to discourage youth skateboarders + cyclists
    - Access across creek and to the east with paths, Difficult/No Access currently
    - Nature Play/Natural play area possibility to activate space
    - Possible community gardens at large opening at north edge, south facing
    - Ideal community garden east and north of creek, with access to creek for watering, etc.
    - Homeless camps are common occurrence at mid-point of park, in the high forested area north of bisecting trail
    - Homeless camps observed in oxbow of Creek at the base of 'The Hill'



  - Beaver Dam Overlook:
    - High embankment has community-cleared trail for accessing views across Windsong Park to Chugach Front Range.
    - Trail at higher elevation points at south boundary above beaver dam area offer southern exposure, access to sunlight and warmth in all seasons which is lacking in many N/S oriented residential condo/townhouse structures in area
    - Difficult/No access to Windsong Park and neighborhood south of Creek is serious concern, especially when beaver dam/lake and/or wet seasons raise water level at existing wetland/sediment basin area
    - Sediment basin focuses on water quality, not quantity, opportunity to construct wetlands to help treat water (polishing wetlands) and continue to improve Chester Creek health
    - Active Beaver area, discussion of dog walks @ University Lake and aggressive beavers/dogs and conflicts, in tandem with flooding concerns from beaver dam construction
  - East End:
    - Major fill site (5'-20' depth) is costly for developing and structures/permanent facilities
    - High + Dry, offers great views
    - Cottonwood @ east/south edge are fast growing and obstruct views/solar access
    - Bike path connection to N/S proposed trail @ JBER property line, from Centennial Park to Muldoon Curve
    - Off leash dog area for neighbors
    - Prime location for open recreation fields
    - Access to north neighborhood at street intersections
  - General Observations/Suggestions:
    - New lighted path along north boundary is recent construction and amenity, can/should be extended to Muldoon IntX, especially if/when the N/S bike path @ JBER property edge is constructed
    - Discussion of year round caretaker (RV/structure) to improve safety
    - Homeless camps are typical
    - Wildlife discussion, bear are typical especially with fish in stream
    - Difficult navigation of informal trails during site walk
    - Variety of topography created interesting spaces and experiences, from more intimate/personal 'down by the creek' to up on the high flat area looking across to the mountains (overcast)
    - Predominantly cottonwood and pioneer species in center and east section. Birch spruce observed in areas along creek.
    - Many informal paths crisscross site with dilapidated 'bridges' stretching across creek in areas
    - Access easement at south edge at neighborhood is fenced off with tall wood screen/privacy fence

## AREA CONTEXT

# SITE ANALYSIS

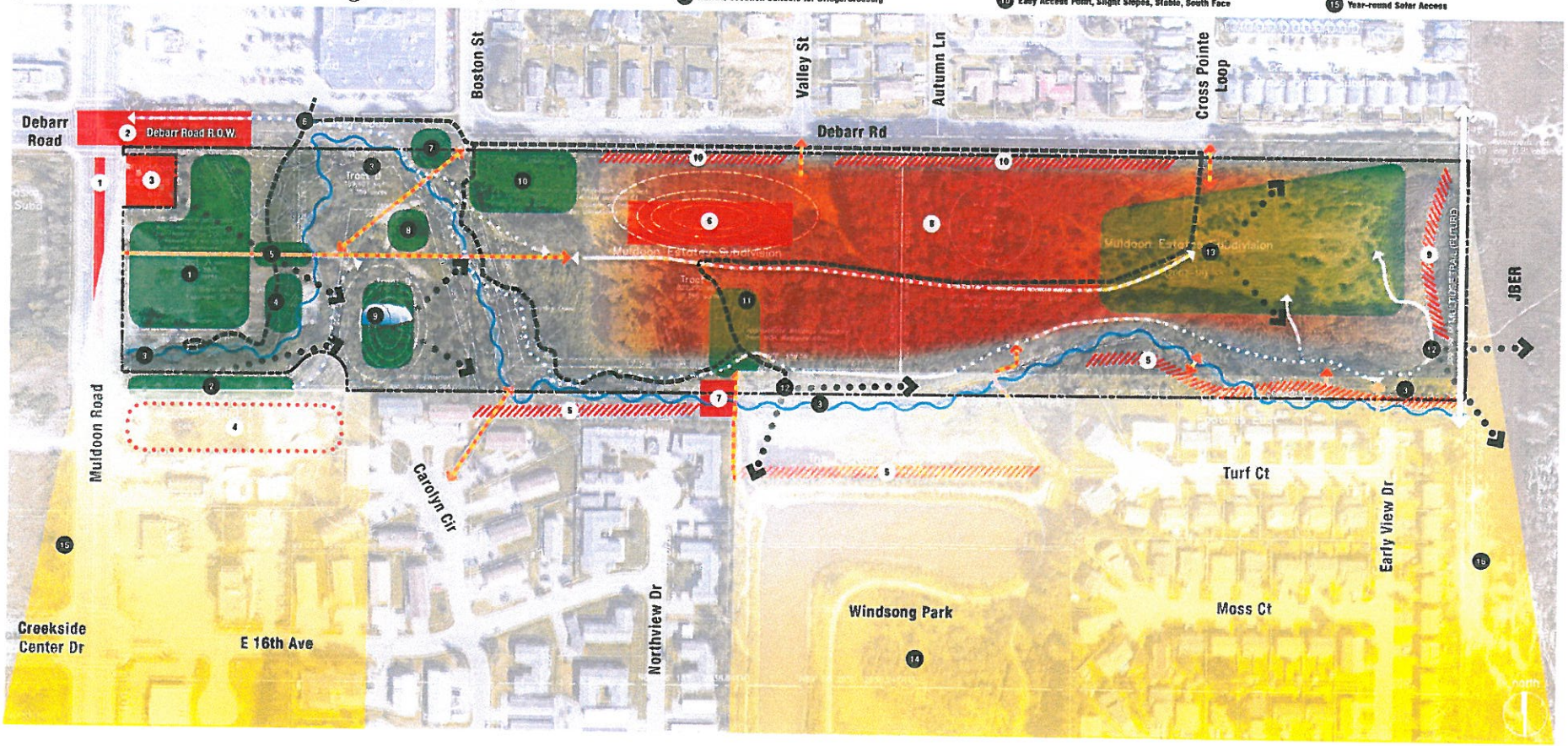
**LEGEND**

- Parks Committee Site Tour
- Desired Paths/Connections
- Identified Viewshed
- Visual/Physical Buffer
- Desired Access + Circulation
- Identified Opportunities
- Identified Constraints

**ANNOTATIONS**

1. Existing DOT Median/Turn Lane @ Muldoon Rd
2. Limited Access at Intersection (MOA R.O.W.)
3. 100'x100' Privately Owned Parcel (Undeveloped)
4. Privately Owned Commercial Parcels (Undeveloped)
5. Access Challenges: Creek, Wetland, Steep Slopes
6. Forested Elevated Area / Unauthorized Camping
7. Recurring Beaver Dam Area
8. Significant Organic Fill Area (+6'-20')
9. Cottonwood Obstructs View of Mountains
10. Steep Slopes w/ Vertical Separation

1. Flat, Firm + Stable Soils w/ Muldoon Rd Access
2. 14th Avenue Access
3. Chester Creek
4. Restoration Area w/ Path and Access
5. Narrow Location Suitable for Bridge/Crossing
6. Access to Muldoon Mall and Debarr Rd R.O.W.
7. Accessible Sloped Area w/ Creek Access
8. Historic Residence Location, Firm and Stable Soils
9. Highly Visible w/ Views, Possible Icon, Birch/Spruce
10. Easy Access Point, Slight Slopes, Stable, South Face
11. Flat, Open Area w/ Solar Access
12. Identified Viewpoint Overlook, Solar Access
13. Flat, Open Area w/ Solar Access and Partial Views
14. Adjacent Park: Sledding Hill, Loop Trail + Playground
15. Year-round Solar Access



# PUBLIC WORKSHOP #1

R&M CONSULTANTS, INC.
9101 Vanguard Drive • Anchorage, AK 99507 • 907.522.1707
3504 Industrial Avenue #102 • Fairbanks, AK 99701 • 907.452.5276
9737 Mud Bay Road #301 • Ketchikan, AK 99901 • 907.220.9424

## Public Workshop Summary

| | |
|---|---|
| **Project Number:** | 2320.01 (R&M) |
| **Project Title:** | MOA Parks and Recreation Muldoon Town Square Park Master Plan |
| **Subject:** | Muldoon Town Square Park Master Plan Public Workshop #1 |
| **Author:** | Van Le, AICP & Taryn Oleson, R&M Consultants, Inc. |
| **Meeting Location:** | ASD Begich Middle School, Multi-Purpose Room |
| **Meeting Date:** | Monday, September 28, 2015 |
| **Meeting Outreach:** | PARKS AND REC TO COMPLETE |
| **Meeting Materials:** | Aerial Maps, Power of 10 Activities Handout, Meeting Agenda and Park History Handout |
| **Distribution Date:** | *Internal Review Version – Public Distribution TBD* |
| **Meeting Attendance:** | 48 Attendees (sign in) |

**Attendees:**

| | | |
|---|---|---|
| Steve Rafuse | Project Manager | MOA Parks &Rec |
| Josh Durand | Parks Superintendent | MOA Parks &Rec |
| Maeve Nevins | Park Planner | MOA Parks & Rec |
| Taylor Keegan | Park Planner | MOA Parks & Rec |
| Jonny Hayes, ASLA | Landscape Architect | Bettisworth North |
| Mark Kimerer, ASLA | Landscape Architect | Bettisworth North |
| Melisa Babb | Landscape Designer | Bettisworth North |
| Van Le, AICP | Planner | R&M |
| Taryn Oleson | Planner/PI Coordinator | R&M |
| Beth Nordlund | Executive Director | *APF |
| Andrew Mullins | Project Manager | *APF |
| See also Sign In Sheet | | |

(*Anchorage Park Foundation)

**Meeting Information**

The public workshop was advertised to start at 5:30 p.m. Several attendees arrived early and spoke with the Project Team about the Park. The meeting was Workshop style with a formal presentation.

The room was set up to allow for free movement of attendees with easels displaying aerial imagery of Muldoon Town Square park site and the surrounding area, and ten round tables with workshop materials that included an aerial map of the park site, handouts, markers and paper (see attached graphics).

A welcome table with sign-in sheets, handouts and refreshments was set up near the entrance of Begich Middle School's multi-purpose room. A second table was set up nearby with comment forms and a box for attendees to sit and submit written comments.

The following handouts were available to meeting attendees:

- Meeting Agenda and Park History Handout
- Aerial Maps
- Power of 10 Activities Handout

**Workshop**

The public workshop began with a presentation given by Steve Rafuse, Jonny Hayes and Van Le. The presentation covered the public process and purpose of the workshop, the history of development in the Muldoon area, and the history and existing conditions of the park parcel. Van led the large group through a brief Visioning exercise where attendees were encouraged to contribute their thoughts on what the Muldoon Town Square Park should be like in 20 years. Taryn Oleson recorded ideas as they were stated on large post-it notes which were then attached to a wall for review and reference throughout the rest of the workshop.

The following comments were gathered during the Visioning exercise:

- Community Gardens
- Trail by creek
- Off-leash dog park
- Universal access
- Playground
- Picnic areas
- Skateboard park
- Ice-skating rink
- North-South trail connection
- Community Center/Library
- Zip-line
- Separated pedestrian pathways (pedestrian-bike separation)
- Sense of freedom – a quiet, restful place
- Iconic Structure
- BBQ areas that are lighted for night-time use
- Multi-family gathering area
- Fire pits
- Neighborhood transition buffer
- Farmer's Market location
- Parking
- Caretaker's cabin/RV spot
- Bouldering wall (rock climbing)
- Bridge connecting other parks (Windsong)
- Safe pedestrian access across Muldoon to park
- Chalet with running water and electricity for winter use
- Cross-country ski trails
- Amphitheatre
- Pump track

Following the large-group visioning exercise, attendees broke into small groups at their tables and worked through the Power of 10 Activity. A facilitator was present at each table to assist. Each group was tasked with coming up with ten short term "Clean and Green" things that they would do to improve the park right away without too much expense. They were then asked to share ten long-term "Dream Big" improvements for the park that would have greater impacts for the highest number of users. Each group wrote down their top three priorities on large post-it notes and reported their back to the whole group.

The following are the priorities reported by the small breakout groups:

1. Main gathering area- possibly a structure such as a pavilion
2. Destination viewpoint looking at the Chugach mountains
3. Community Gardens

1. Geocaching and orienteering activities
2. Farmer's Market
3. Community Gardens

1. Parking, access and lighting
2. Trails with bridges and signage (directional and educational) for improved connectivity



3. Formalized covered space for evens such as the Muldoon Farmers Market
4. Place for families such as a playground or benches for picnics

1. Toilets
2. Walking trails with foot bridges over the creek
3. RV Camper spot for park host
4. Re-grade and remove existing fill to create views into the park
5. Bring Farmer's Market

1. Keep it natural- preserve waterway health, connectivity for wildlife, limit light pollution
2. Access – provide meandering pathways and trails along waterways, connect to Windsong, Boston St, Cross point Loop, Early View Drive, Muldoon
3. For Children – provide playground in front/central area, destination playgrounds, basketball, other opportunities, conservation education

1. Destination Park – builds on park's history with destination green house, make people transition from orientating themselves with "How far from the Curve?" to "How far from the Park?"
2. Meeting or gathering space – possibly for farmer's market
3. Trails, paved and unpaved for separated users and year-round activities with access to north and south connections
4. Safe and comfortable way across Muldoon to access the park

The workshop concluded after the small group presentations. Power of 10 Activity worksheets that individuals or groups filled out during the workshop were collected by the facilitators and submitted as a comment form. The results of the Power of 10 worksheets are summarized below. The meeting ended at the scheduled time of 7:30 PM.

**Submitted Handwritten Comments:**

The meeting attendees offered the following written comments through the Power of 10 Activity Handout:

<u>Short Term: "Clean and Green</u>

*Trails and Pathways*

- Multi-use pathways and trails for use year-round (bike, hike, cross-country ski, etc.)
- Separated facilities for walkers and bikers
- Natural trails
- Trails along the creek with benches, foot bridges, and salmon viewing opportunities
- Connections to the community and other trails
    - Connection along JBER and to existing North-South trails
    - Adjacent neighborhoods and Windsong Park

*Viewpoint of Chugach Mountains*

- Area with benches to stargaze and watch aurora
- Distinct area with good signage to direct users here

*Access and Connections*

- Multiple access points including connection through Windsong Park and adjacent neighborhoods – foot bridges from Early View, Windsong and from front of the park
- Handicap accessible and accessible for all ages
- Locate anticipated popular pedestrian uses closer to Muldoon Road so people do not have to walk longer distances or across parking lots to get to activities
- Safe non-motorized crossing across Muldoon
- Purchase of the Muldoon Estates parcel and area of 14th Street to provide parking and access

*Parking*

- Multiple parking areas and access points for adjacent community and "external" community
- Use existing parking area in the adjacent mall and Muldoon Community Center/Library
- Lighted parking areas for safety
- Discourage street parking in adjacent neighborhoods for park access

*Lighting*

- Lighting is needed for safety reasons and to deter unwanted activities
- Trails and parking areas should be lighted

*Park Activity Areas*

- Children's Park/play-area/playground
  - Easily accessible from the Boy's and Girl's Club, Library, and adjacent residential areas
  - Destination playground similar to Russian Jack park
- Ice-skating Rink
- Sledding Hill
- Skateboard Park
- Bouldering wall (rock climbing)
- Orienteering Activities and Geocache
- Community Gardens
- Arboretum
- Dog Park which is fenced in
- Fire pits, BBQ grills, and hot coal dump bins

*Pavilions and Gathering Areas*

- Farmer's Market Location – sheltered or unsheltered
- Picnic Shelters
- Gazebos in eastern half of parcel
- Picnic areas (sheltered or unsheltered) with grills
- Restrooms or pit toilets

*Iconic Structure*

- Located near the old greenhouse location
- Muldoon logo made of flowers and vegetation
- Pavilion or chalet



*Environment and Sustainability*

- Education opportunities
- Interpretive signs/panels and artwork
- Keep the park natural with wooded areas – resist overbuilding to maintain green space and quiet
- Add landscaping
- Bird watching and berry picking opportunities to be maintained
- Clear blush and ground vegetation to open sightlines for security and safety
- Build Park with sustainable design and materials, trying to use materials already on-site
- Enhance creek fishing and fish viewing opportunities
- Bear-safe waste disposal containers and dog waste disposal bags

*Public Art*

- Educational interpretive panels
- Take advantage of homestead site for history education
- Alaska Native Heritage Center- incorporate Athabascan culture into iconography of Park

<u>Long Term: "Dream Big"</u>

- Safe crossing of Muldoon to get to the park - pedestrian overpass like on 36th Ave.
- Apple orchard or something similar
- Covered pavilions with fire pits
- Chalet for year-round use with running water, electricity, and restrooms large enough to accommodate multiple families
- Amphitheater
- Farmers Market location with shelters for vendors
- Chester Creek overlooks
- Culture Aspect
  - Dedicate something to Mann Leiser
  - Alaska Native Culture
- All-inclusive playground
- Fenced dog park
- Volleyball courts
- Putting green (golf)
- RV camper spot for a park caretaker
- Zip line – similar to Ocean View Park
- Bike trail loop system that could bring sled dogs to the area and connect to other events like Fur Rondy, Mayor's Marathon, etc.
- DeBarr Road extension to access parking for park

Some comments received specifically stated Park activities, land uses, or qualities they did not want to have as part of the Muldoon Town Square Park, including:

- Community Gardens- too much space is required, produces waste, and requires management and enforcement
- Dog Park – waste is a concern, not family friendly and has noise concerns
- Do not extend Debarr Road
- No sports fields or facilities – noise generators

The Power of 10 Activities worksheet included a question asking what Partners could help realize their vision with a simple question asking attendees "Who else could make the improvements to Muldoon Town Square Park a reality?" The answers that were recorded on the worksheets included:

- Alaska Native Heritage Center
- Contractors, building supply stores, etc. donating their time and resources
- Public volunteers like community groups to clear out and help with construction
- Rasmussen Foundation
- Legislators (apply pressure)
- Anchorage Park Foundation
- Cook Inlet Housing Authority or Regional Corp
- Donations from oil companies

**Attachments**

a. Sign in sheet
b. Meeting Agenda and Park History Handout
c. Power of 10 Activities Handout

# DESIGN CHARRETTE

**MEETING SUMMARY**

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

| | |
|---|---|
| DATE/TIME | October 13th, 2015 |
| LOCATION | Boys and Girls Club (Northeast), Anchorage |
| TOPIC | Muldoon Town Square Park Master Plan: Design Charrette |
| PARTICIPANTS | Betsy Chivers, Parks Committee<br>Stu Grenier, Parks Committee<br>Kristi Wood, Parks Committee<br>Carla McConnel, Parks Committee<br>Kendra Kloster, Parks Committee<br>Nickel LaFleur, Parks Committee<br>Jerrianne Lowther, Parks Committee<br>Dave Ulmer, Parks Committee<br>Steve Rafuse, MOA/P+R<br>Taylor Keegan, MOA/P+R<br>Van Le, R&M Consultants<br>Taryn Oleson, R&M Consultants<br>Jonny Hayes, Bettisworth North |

**Meeting Purpose**
The goal of the Design Charrette is to spatially organize and describe alternative design solutions for the Muldoon Town Square Park Master Plan that identify uses and activities within Muldoon Town Square Park. The Park Committee is responsible for leading the design exercise and encouraged to work in groups to discuss priorities and placement of park features within, and outside, the park boundaries. The design charrette will directly inform the proposed alternatives for presentation to the public. Additional alternatives or modifications may be required dependent on feedback from partner agencies, neighbors and landowners.

The Design Charrette summary that follows describes the discussions and activities of the meeting as they occurred within the confines of the larger group.

**Presentation:**
*A brief presentation was made to update the Parks Committee with references to the project schedule, the Parks Committee role in representing community interests, and the importance of a collaborative and productive design charrette in order to move the Master Plan forward. The evening agenda was developed for the specific purpose of summarizing the input from the Park Committee and Public as alternative solutions for the Master Plan.*

- Site Updates and Workshop Summary:
  - A site inventory and analysis board was provided and briefly summarized. The board includes graphic representations of input provided to date overlaid onto the park aerial. Generally, issues and constraints are represented in red and opportunities were described as green with corresponding labels. Desired access points from off-site, identified trail alignments and internal connections were included as described and understood by the team. The Park Committee Site Tour (Sept. 17th) route was included for reference.
  - The Draft Public Workshop Summary was briefly discussed and (4) copies of the summary were provided at each of the tables. The Priorities as presented by each of the workshop groups were recorded on the Design Charrette Agenda for quick reference. The Short Term and Long Term uses and activities, organized as

212 FRONT STREET FAIRBANKS, ALASKA 99701
PHONE >> (907) 456-5780 FAX >> (907) 451-8522

2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503
PHONE >> (907) 561-5780 FAX >> (907) 562-5780

WWW.BETTISWORTHNORTH.COM

common themes, were included on the back of the Agenda for quick reference. A short list of "Do Nots", as they were recorded on comment sheets, was also included for the group to consider.

**Design Charrette:**
*Previously developed aerial and map information boards were posted at easels for participant review prior to the beginning of the presentation and exercise. A site opportunities and constraints board summarizing information and input from the Parks Committee and Public Workshop event was also made available. An agenda that included the evening program, and each of the activities and uses identified for the park, was provided to each of the participants. Four Draft Public Workshop Summaries were made available, one at each charrette table, for review. Four 5'-0" x 2'-0" aerial maps with parcel and topography information were laid out on tables as backgrounds for the design exercise. Packets containing cutouts of each of the activities (community gardens, parking, pavilion, etc.) and sized to the same scale as the aerial background maps (1"=50'-0") were provided to participants after the brief presentation to execute the design charrette.*

The purpose of the Design Charrette is to ensure that the input and intentions of the Park Committee for the organization and layout of the park activities and uses are clearly recorded.

The Park Committee were encouraged to work in groups of 2-3 participants and openly and respectfully discuss the activities and their spatial relationships to one another as well as their fit and appropriateness within the park itself.

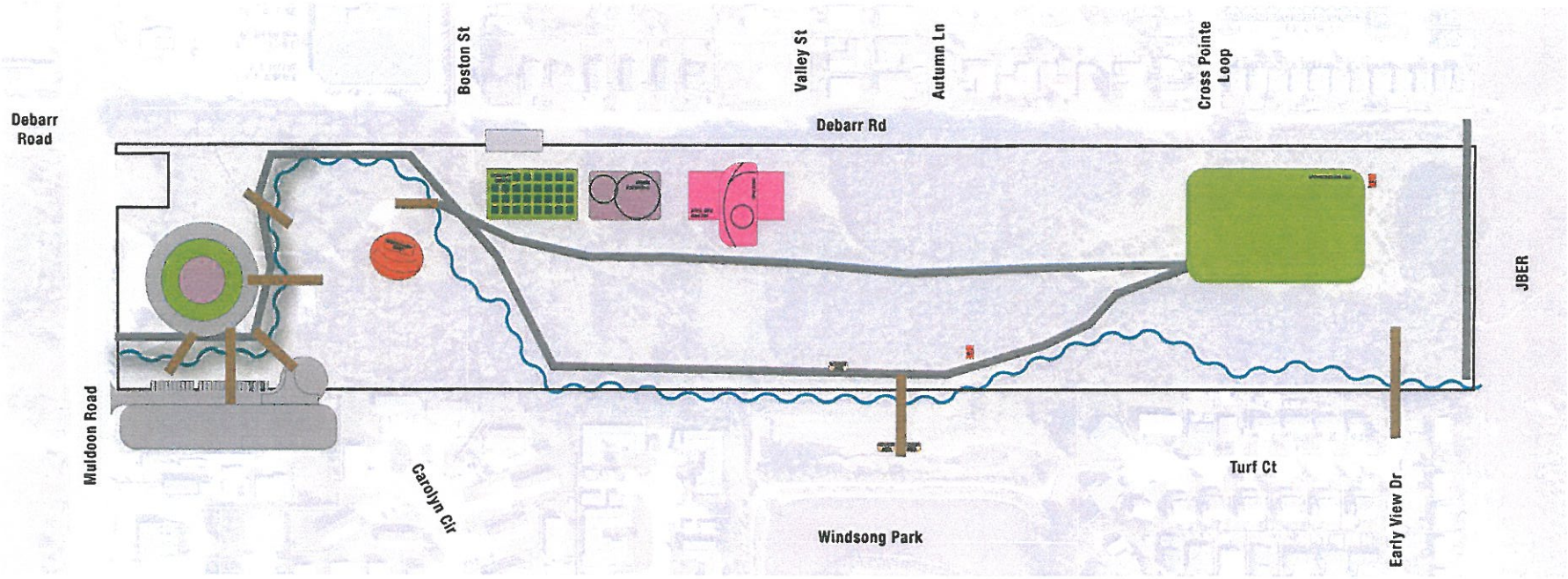
A member of the Master Plan technical team was made available at each tables to answer questions, provide explanation on activities and uses, and to listen and record discussion.

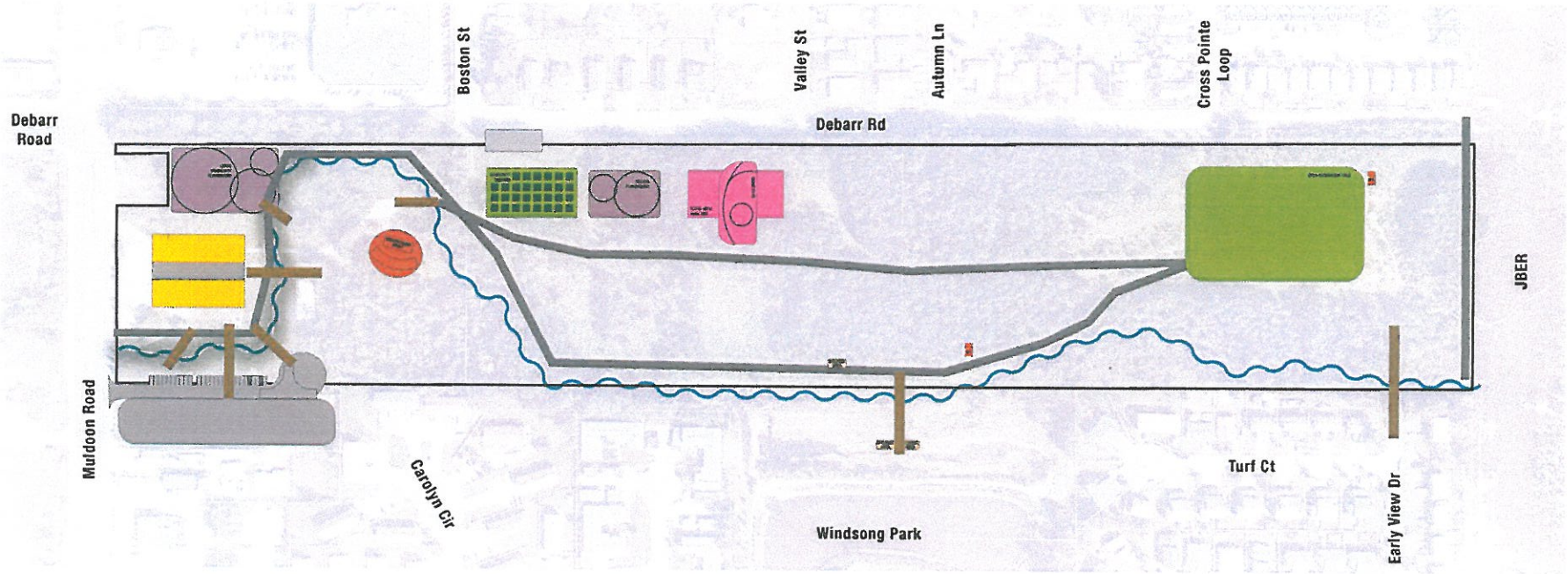
- Exercise:
  - Four tables were occupied with 1-3 participants each. Each table worked towards developing a park design alternative. The tables generally worked from the West (Muldoon) to the East (JBER). Additional cutout pieces were created and manipulated as desired, and lengths of narrow tape strips were provided to communicate desired connections. A total of four alternatives were developed from three of the tables, with the fourth table generating and describing the park spaces, character and design verbally and recorded on a large note pad.
  - Alternatives were photographed during and after the design exercise and will be recorded by the technical team.
  - Graphics will be generated that represent each table's designas well as a summary of themes for Park Committee review and comment.
- Table Presentations
  - The large group gathered around each table to listen to the process and resulting design alternative results.
  - Each table was provided 5-10 minutes to explain the table design discussions, key factors or justifications and resulting layout or design. Questions and feedback from the larger group were encouraged after the each table presentation. Key points were identified by the technical team.
  - Common Themes:
    - Muldoon Frontage developed as a visible, active, "Inviting" space.
      - Discussion included references to, and positive response to, Chicago's recently completed Ice Ribbon. Ice Ribbon images were provided by Park Committee members prior to the project initiation as possible solution and printed for Design Charrette exercise as reference.
      - Identified as preferred location for Farmers' Market
      - Identified as preferred location for Large/Medium Playground.
      - Identified as preferred location for Pavilion
    - The Hill
      - Event, Social and gathering spaces commonly identified
      - Specialized recreation opportunities (Bouldering, Sledding)

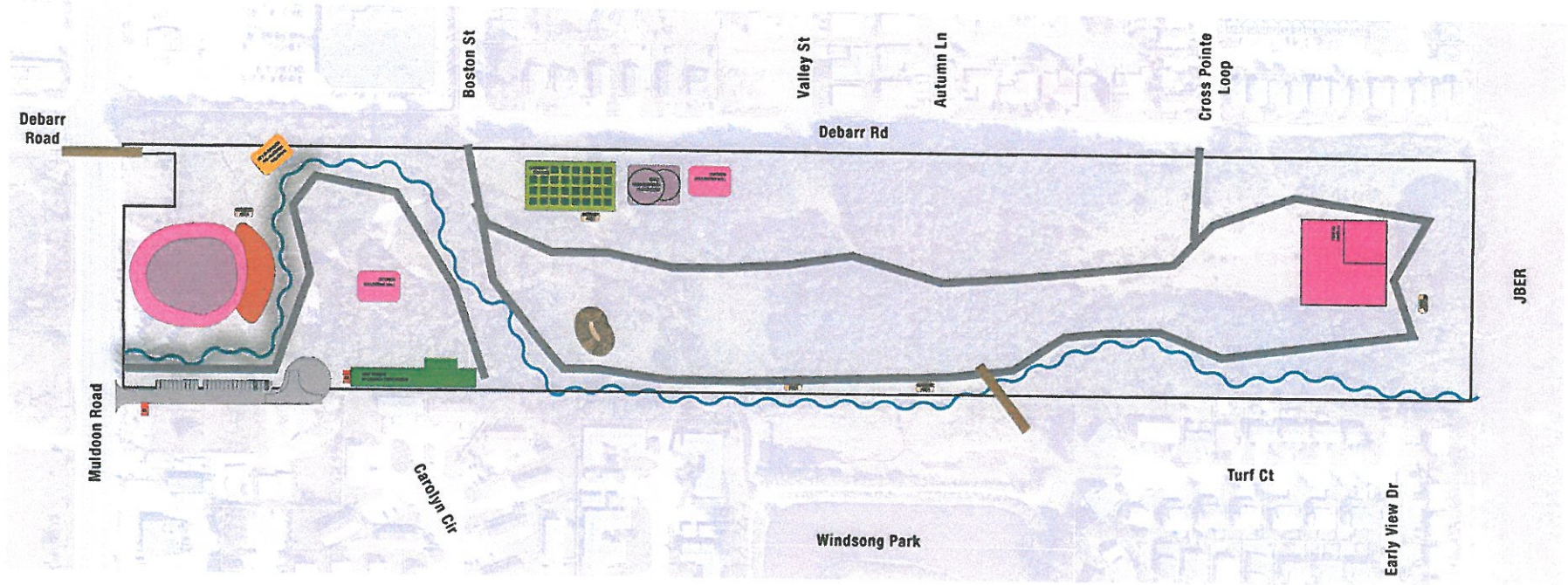
- Preferred location for "Community Icon" or similar feature, as recognizable to the Park and celebrating character of Muldoon.
- Possible location for Pavilion, Greenhouse, Amphitheater

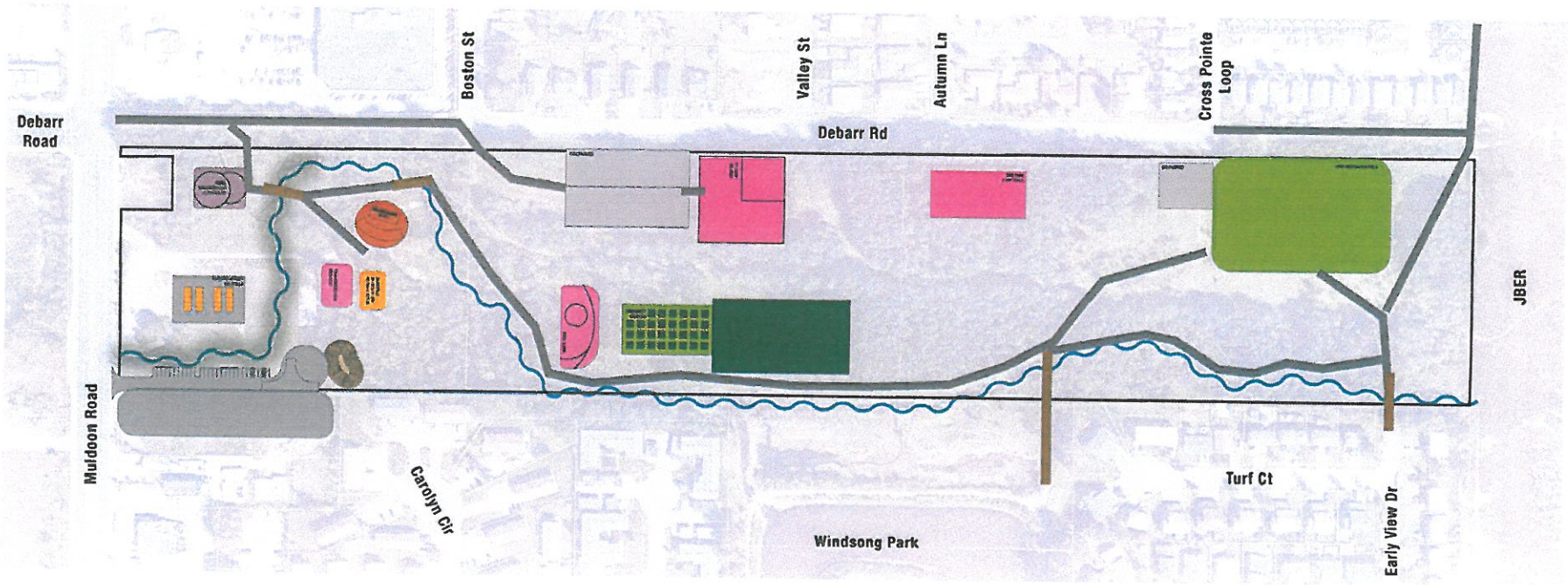
- The Creek
  - Creek crossings (bridges) identified at:
    - Muldoon Frontage to connect with the Hill parcel.
    - from Hill parcel to east at Boston St.
    - at Windsong Park
    - at Early View at southeast
  - a Creek Trail with observation areas and creek access is strongly desired. Recently completed nature path at Realignment Project Area as example. Accessible locations also suggested.
- Boston Street/Center of Park "Neighborhood or Community Center"
  - Various activities and uses were identified by each table.
  - Elements included:
    - Community Garden,
    - Parking (large or small, in ROW or on-site)
    - Bicycle Pump Park
    - Trail extending east
    - Playground
    - Bouldering Wall
    - Sledding Area
    - Orchard
    - Dog Area
    - Skate Park
    - Park Host
- East End
  - Area intended to be generally open and natural with passive recreation opportunities, including trails and viewpoints of Windsong Park, Chester Creek, and the front range of the Chugach Mountains.
  - Activities and Uses included:
    - Open Recreation Area
    - Points of Interest
    - Trails
    - Off-Leash Dog Area
    - Parking
    - Restrooms
    - Bicycle Pump Park
    - Connections to future North/South Trail along JBER property line
- General Comments
  - Park Committee desires parking to be located off-site, either in privately owned parcels through shared-parking agreements or within 14th Ave and E. Debarr Road Right-of-Way (ROW).
    - Technical staff discussed parking requirements for activities will be defined per Anchorage Municipal Code, Title 21.
    - Discussions with off-site property owners (Private and MOA ROW) will be required to advance parking strategy as identified by Park Committee. Shared concern with not including parking in Design Alternatives for park activities and uses.

# GROUP GENERATED CONCEPT DESIGN ALTERNATIVES

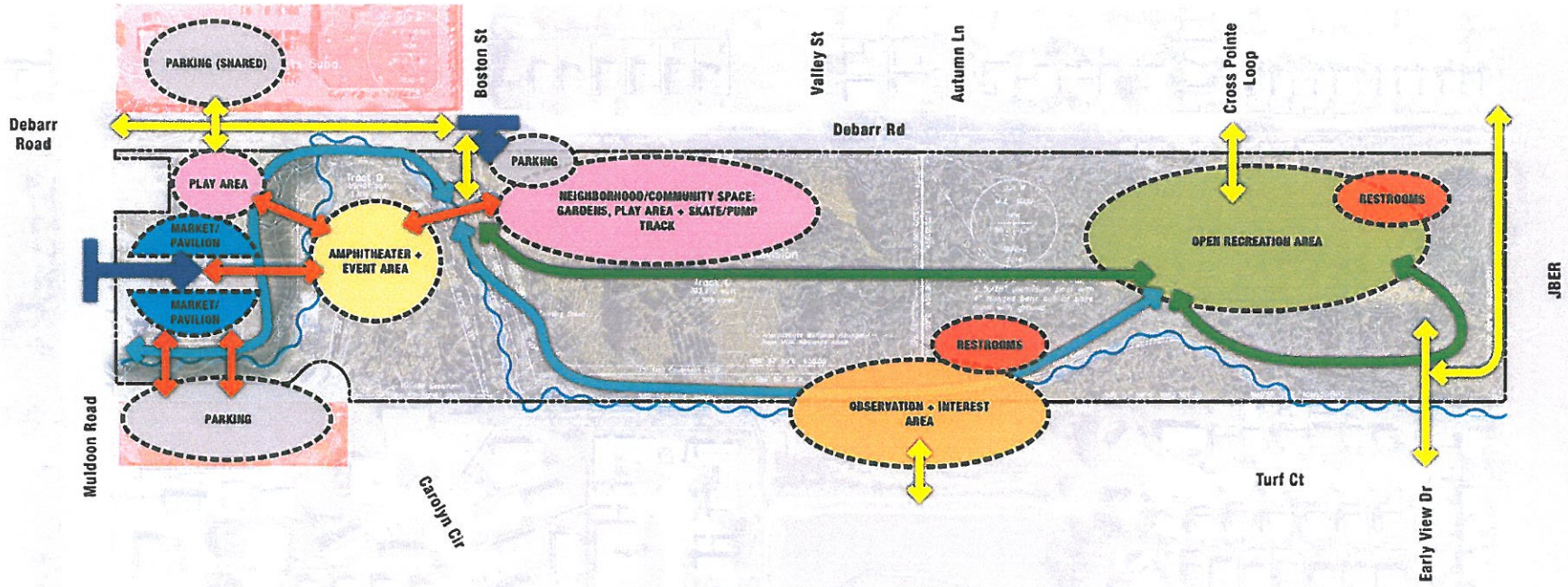


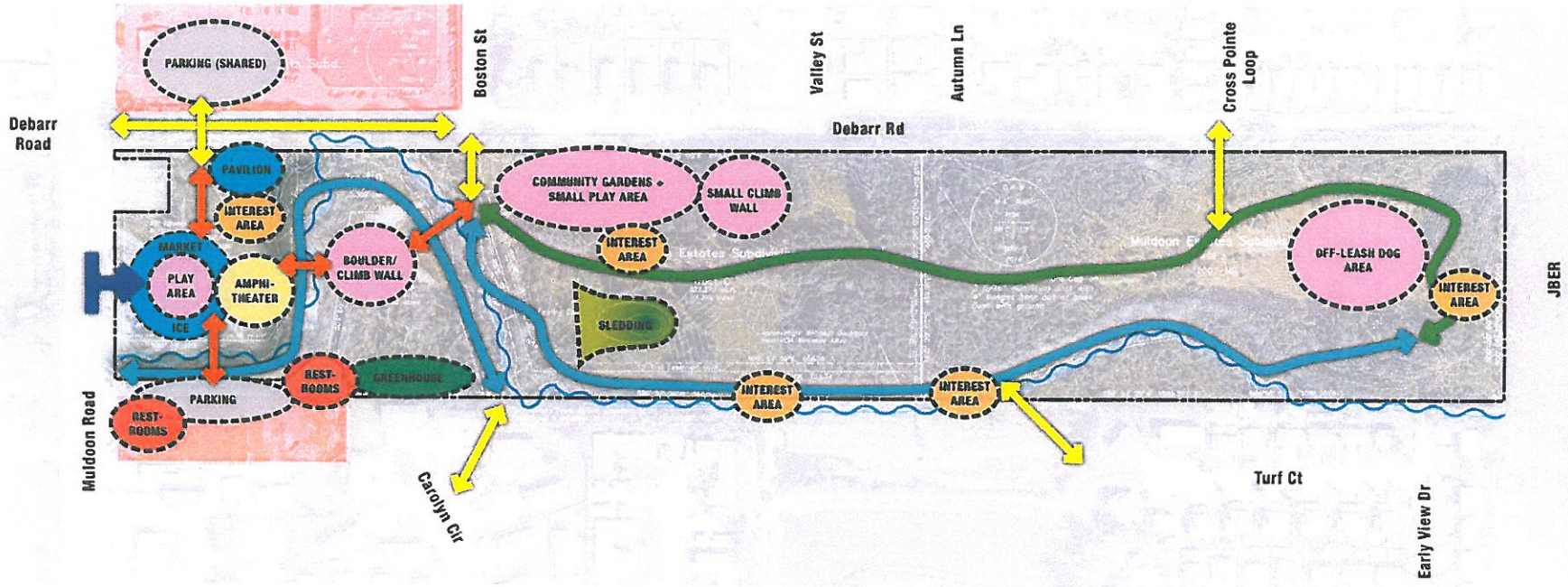



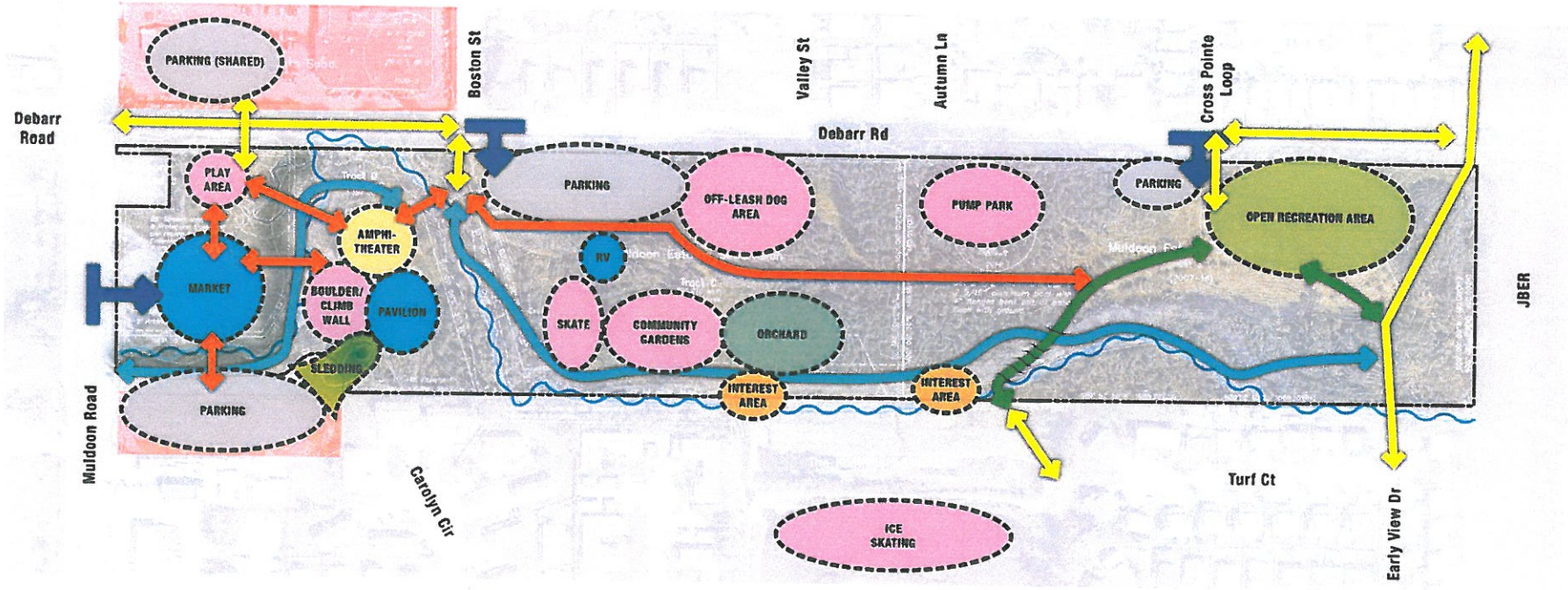

Debarr Road
Muldoon Road
Boston St
Carolyn Cir
Valley St
Debarr Rd
Autumn Ln
Windsong Park
Cross Pointe Loop
Turf Ct
Early View Dr
JBER

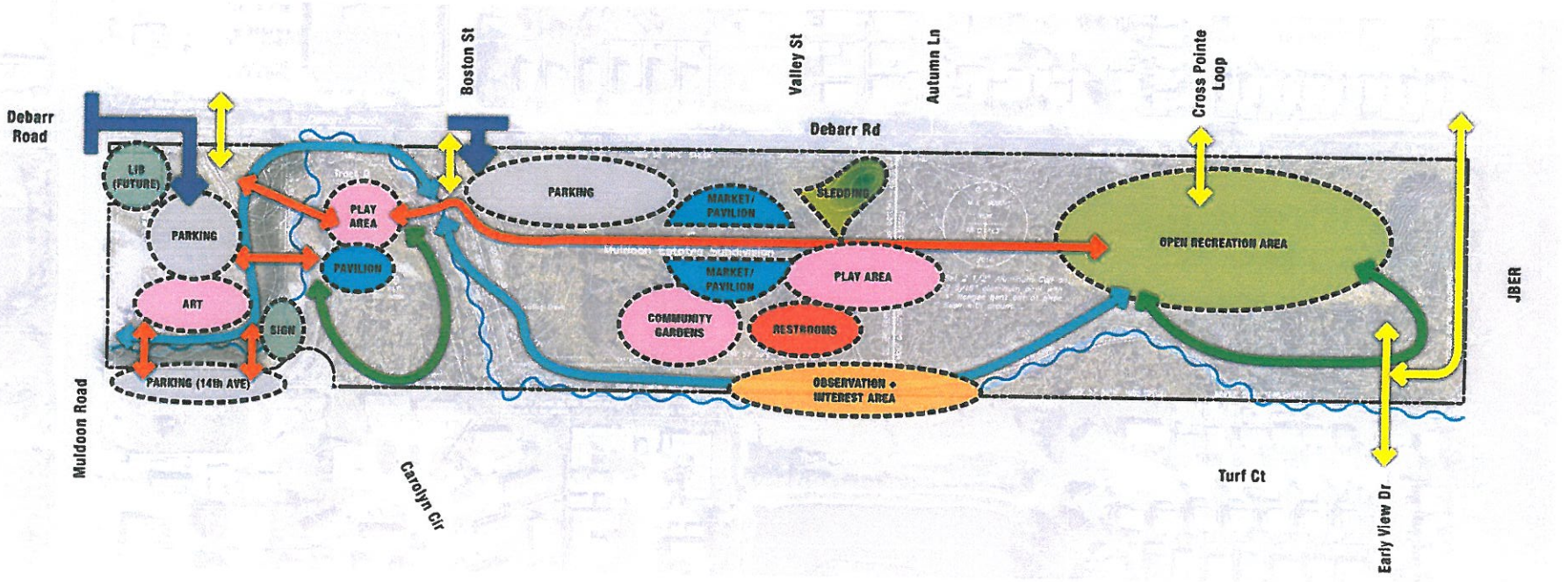

Debarr Road
Muldoon Road
Boston St
Carolyn Cir
Valley St
Debarr Rd
Autumn Ln
Windsong Park
Cross Pointe Loop
Turf Ct
Early View Dr
JBER

# DRAFT CONCEPT DESIGN ALTERNATIVES




Debarr Road
Muldoon Road
Boston St
Valley St
Autumn Ln
Cross Pointe Loop
Debarr Rd
Carolyn Cir
Turf Ct
Early View Dr
JBER
PARKING (SHARED)
PLAY AREA
MARKET
AMPHI-THEATER
BOULDER/ CLIMB WALL
PAVILION
SLEDDING
PARKING
RV
SKATE
COMMUNITY GARDENS
ORCHARD
INTEREST AREA
OFF-LEASH DOG AREA
PUMP PARK
OPEN RECREATION AREA
ICE SKATING


Debarr Road
Muldoon Road
Boston St
Valley St
Autumn Ln
Cross Pointe Loop
Debarr Rd
Carolyn Cir
Turf Ct
Early View Dr
JBER
LIB (FUTURE)
PARKING
ART
SIGN
PARKING (14th AVE)
PLAY AREA
PAVILION
PARKING
MARKET/ PAVILION
SLEDDING
MARKET/ PAVILION
PLAY AREA
COMMUNITY GARDENS
RESTROOMS
OBSERVATION + INTEREST AREA
OPEN RECREATION AREA

# BEGICH MS POWER OF 10 SUMMARY

## HANDOUT

### MULDOON TOWN SQUARE PARK MASTER PLAN

INPUT FOR PUBLIC PLANNING
PROJECT INFORMATION

**GOAL:**

Provide the opportunity for the Planning Team and Park Committee to listen to your input, and understand the needs and wants of Begich Middle School Students to advance the vision for the Muldoon Town Square Park Master Plan.

**PROJECT LOCATION:**

**PURPOSE:**

The Anchorage Parks and Recreation Department is working closely with the Muldoon Town Square Park "Park Committee", Bettisworth North and R&M Consultants to gather public input for development of the Muldoon Town Square Park Master Plan. The Master Plan will identify uses, activities and features to be constructed in the park over the next 20 years. The Planning Team has identified Begich Middle School students as important voices in the development of the park, both in the short term and over the next 20 years, as it will be YOUR park. Please consider sharing your input with the Project team so that the park will be someplace that you want to visit, share and celebrate. Thank you for your time!

**PROJECT SCHEDULE:**

*Please consider participating at upcoming public involvement opportunities.*

| | |
|---|---|
| **1. Parks Committee Meeting** | Thursday, October 15th (5:30-7pm) @ Northeast Boys and Girls Club |
| **2. Public Meeting #2: Concept Alternatives Review** | Wednesday, November 4th (5:30-7:30pm) @ Begich Middle School |
| **3. Parks Committee Meeting** | Thursday, November 19th (5:30-7pm) @ NE Boys and Girls Club |
| **4. Northeast Community Council: Plan Approval & Resolution** | Thursday, December 17th (7pm-9pm) @ NE Boys and Girls Club |
| **5. Scenic Foothills Community Council: Plan Approval and Resolution** | Thursday, January 7th (7pm-9pm) @ Wayland Baptist University |
| **6. Public Hearing: Parks and Recreation Commission Meeting** | Thursday, January 14th (6-9pm) @ Spenard Recreation Center |
| **7. Public Hearing: Planning and Zoning Commission Meeting** | Late March – Early April @ Loussac Library |

**CONTACT:**


**Stephen Rafuse** [MOA Parks + Recreation, Park Planner] RafuseSJ@Muni.org
**Van Le** [R&M Consultants, Public Involvement] VLe@RMConsult.com
**Jonny Hayes** [Bettisworth North, Landscape Architect] JHayes@BettisworthNorth.com


Please continue to back of page...

NOTE: The Anchorage School District does not endorse these materials or the viewpoints expressed in them.

**PROJECT HISTORY:**

To the Dena'ina Athabascan people, "Chanshtnu" (meaning Grass Creek), was an important fishing site. Coho salmon spawn in the headwaters of the creek east of Muldoon Road and south of DeBarr. "Chanshtnu" was long ago anglicized to "Chester" Creek; it never had anything to do with anyone named Chester.

The late Mann Leiser's Alaska Greenhouse, though privately owned, in its heyday was among the most beloved "parks" in town. East Anchorage residents came there year around to marvel at fish and ducks swimming in the creek, next to nursery stock shrubs and trees. Mann Leiser built a greenhouse over Chester Creek and had a permit to use the Creek for non-potable irrigation purposes. However, he did not use the water from Chester Creek, but developed a private water well and septic system on site instead.

The Leiser family home was on a hill behind the greenhouses. The middle and back portion of the property, which extends to the JBER/Fort Richardson boundary, was used as a construction dump for building materials. It is also said to contain debris from the 1964 earthquake. No one knows exactly what's under the surface of the old landfill, or where, but it had long been considered problematic for development for any kind of housing.

After Mann Leiser's death, the Alaska Greenhouse property was sold. A greenhouse collapsed under heavy snow and the U.S. government seized the land from its then owners in a drug case. The Municipality of Anchorage bought it from the federal government in 2006. The Municipality designated the easternmost 12 acres as a yet-to-be-developed Muldoon Community Park; the Muldoon Road frontage was to be sold for commercial development to recoup its investment.

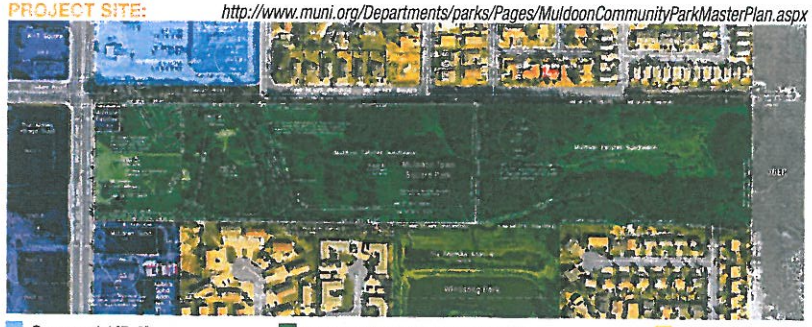
The Northeast Community Council had long sought the entire property, including the frontage, for a "Muldoon Park Strip" to bring needed green space to Anchorage's most densely populated area. A big, green park fronting on Muldoon Road would help define a Muldoon "town center," as envisioned in the Anchorage 2020 Comprehensive Plan. The property was later sold to the Municipality in 2006 for $5 Million.

The East Anchorage District Plan, initiated in March 2012 and adopted by the Anchorage Assembly December 2, 2014, designated all 29 acres of the property for a community park. Also in 2012, the Municipality received a $2 Million federal grant to re-align Chester Creek at Muldoon Rd. The project, which will be completed in fall 2015, is aimed at improving water quality and fish passage. The Northeast and Scenic Foothills Community Councils vigorously opposed the planned realignment of Chester Creek while the East Anchorage District Plan was still being developed. The creek was realigned over their objections.

The 2014 East Anchorage District Plan identifies a "small area planning process" and "development plan" for the Muldoon Town Square Park property as one of the community's Top 5 Priority Actions. As a result of years of dedicated community efforts and in support of the implementation of the district plan, the Anchorage Assembly voted to pass AO 2015-17 and dedicate the entire old Alaska Greenhouse site as park land for "permanent public park and recreational purposes" at a public hearing July 14, 2015.

- History provided by Park Committee Members Janienne Lowther, Rick Wood, and David Ulmer. Additional Content by Stephen Rafuse

**PROJECT SITE:** *http://www.muni.org/Departments/parks/Pages/MuldoonCommunityParkMasterPlan.aspx*



Commercial [B-3]
Commercial [B-3SL]
Muldoon Town Square Park [P+R]
Windsong Park [PLI]
Residential [R2-M]
JBER [T]

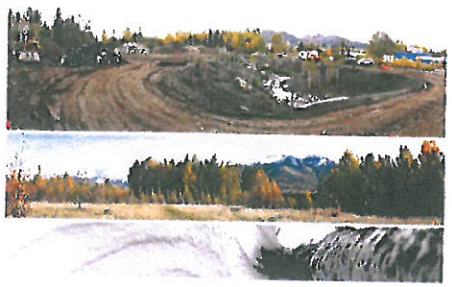
Thank You for your participation and continued support!

## WORKSHEET EXAMPLE

Tydora Moe

MULDOON TOWN SQUARE
PARK MASTER PLAN

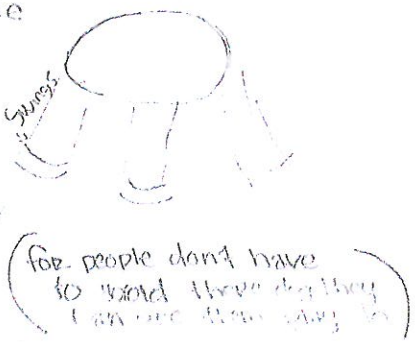
PUBLIC PLANNING WORKSHOP



**OBJECTIVE:**
*To identify OPPORTUNITIES and ACTIVITIES for year round use of Muldoon Town Square Park*

**SHORT TERM:** *"Clean + Green"*
***What are 10 things that you would do to improve the Park that could be done right away that would not cost a lot?***

1. Bathrooms
2. a really long twisty slide
3. Swings in a circal
4. bridge for dogs
5. a little dog park by the regular park
6.
7.
8.
9.
10.

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## SUMMARY OF RESULTS

MULDOON TOWN SQUARE PARK MASTER PLAN
DRAFT Begich Middle School Power of 10 Summary Results

Begich Middle School Student's Power of 10 Priorities, based on number of times an activity or park aspect was listed in the responses.

| Priority No. | Short Term | No. of responses | Long Term | No. of responses |
|---|---|---|---|---|
| 1 | Bathrooms – not portables | 24 | Playground | 8 |
| 2 | Trash Cans and recycling bins | 14 | Plant more trees | 7 |
| 3 | Playground | 13 | Water Park/Slides | 6 |
| 3 | Lake/Pond | 13 | Indoor Pool and Hot tub | 6 |
| 4 | Tree House | 12 | Sand Box | 5 |
| 5 | Green Grass Field | 11 | Trampolines | 5 |
| 5 | Basketball Court | 11 | Safe and Secure | 4 |
| 5 | Benches | 11 | Long/Big Slide | 4 |
| 6 | Flowers | 10 | | |
| 6 | Keep It Clean | 10 | | |
| 6 | Trees – plant them and to climb | 10 | | |
| 7 | Food Available (multiple categories) | 25 | | |

Power of 10 Results: numbers in parenthesis indicate the number of students who included that activity or park aspect in their response.

| Power of 10 | | Short Term | Long Term |
|---|---|---|---|
| Notes | | | |
| *For people who don't have to hold their dog so they can see them play* | 1. | A little dog park by the regular park | Art Station (2) |
| *For wildlife* | 2. | A lot of woods (4) | Basketball hoops (4) |
| | 3. | Alligator | Big Football field |
| | 4. | Amusement Park | Big Paintball field |
| | 5. | Animal Slide | Big Pizza Store |
| | 6. | Baby swings (4) | Bike trails (2) |
| | 7. | Basketball Court (11) | Biking |
| | 8. | Baseball field (5) | Bridge over river |
| *Not porta-potties* | 9. | Bathrooms (24) | Campsites |
| *6 park benches along the playground* | 10. | Benches (11) | Cyber jets |
| | 11. | Big Park (7) | Flower Garden |
| | 12. | Bike riding (6) | Flying cars |
| | 13. | Bike Store | Foam pits to jump in |
| | 14. | Bike track & Bike area (concrete to ride bikes) (6) | Forts |

1

MULDOON TOWN SQUARE PARK MASTER PLAN
DRAFT Begich Middle School Power of 10 Summary Results

| | | | |
|---|---|---|---|
| | 15. | Bird fountain (2) | Free rescued or wounded animals into woods |
| | 16. | Bouncy floors (2) | Gazebo |
| | 17. | Bridge (7) | Get rid of junk food restaurants and grow more trees to make park bigger |
| | 18. | Bridge for dogs | Go Cart (3) |
| | 19. | Bridges for jungle gym | Holidays in the Park |
| | 20. | Burger stand | Long swirl slide (4) |
| | 21. | Campsite | Medical station (2) |
| | 22. | Carnival every month | Mini sauna |
| | 23. | Cars that people push you around | Mini store for goods (2) |
| | 24. | Chocolate fountain | New games system |
| | 25. | Concrete/Gravel trails (2) | New planes |
| | 26. | Covered picnic area (3) | No hunting so animals stay safe (2) |
| | 27. | Dinosaur Slide | No smoking & must be followed (so animals stay safe) (2) |
| | 28. | Dog poop station with bags (2) | Parking lot (3) |
| | 29. | Dog walking park (8) | Picnic spots |
| | 30. | Donation box for animals | Plant Day |
| | 31. | Drinking Fountain (5) | Plant more trees (7) |
| | 32. | Enclosed area for shade (2) | Playground (8) |
| | 33. | Equipment Shop (2) | Playground so wheelchairs can go up |
| | 34. | Fake animals | Playing fields (2) |
| | 35. | Farmer's Market | Pool and hot tub indoors (6) |
| | 36. | Fishing in the creek/river | Public bathrooms (2) |
| | 37. | Flowers (10) | Robot |
| | 38. | Food court/stand (10) | Safe and Secure (4) |
| | 39. | Food trucks (2) | Sand box (5) |
| | 40. | Football Field (5) | Sidewalk through park with handprints of the workers who built it |
| | 41. | Free, no charge | Sledding Hill |
| | 42. | Fruit Market | Snowboard and ski hill |
| | 43. | Games store/board games and video games | Statue of Anchorage animals |
| | 44. | Giant ice cream slide | Swing Set (2) |
| | 45. | Go Cart Track (2) | Trampolines (5) |

2

MULDOON TOWN SQUARE PARK MASTER PLAN
DRAFT Begich Middle School Power of 10 Summary Results

| | | | |
|---|---|---|---|
| *To cover dirt so when it rains it is not muddy* | 46. | Green Grass field (11) | Visitor Center (a little ways from the park) |
| | 47. | Gym for working out | Water Park/Water Slide (6) |
| | 48. | Handle bars | Wax Station |
| | 49. | History | Well |
| | 50. | Hockey Rink (3) | Ziplines (2) |
| | 51. | Hotel for 10 and up with trampoline | Zumiez (store) |
| | 52. | Ice Cream Stand (10) | |
| | 53. | Ice Rink (6) | |
| *Wifi* | 54. | Internet | |
| | 55. | Jump Park/Trampolines (3) | |
| | 56. | Jungle Jim (4) | |
| | 57. | Keep clean (10) | |
| | 58. | Kid safe zones | |
| *For fish & swimming* | 59. | Lake/Pond (13) | |
| | 60. | Little Food Cart (Free Food) (4) | |
| | 61. | Long Boarding Track | |
| | 62. | Make it fun | |
| | 63. | Milk Shake Restaurant | |
| | 64. | Mine (Craft) hotel for kids | |
| | 65. | Mine (Craft) station that you can go inside | |
| | 66. | Mini Statue of Lady Liberty | |
| | 67. | Monkey Bars | |
| | 68. | No fences or construction tools | |
| | 69. | No mud slides or falling rocks | |
| | 70. | No Shooting sign | |
| | 71. | No telephone wires | |
| | 72. | Paint ball (2) | |
| *Make it away from park to avoid acids (spills)* | 73. | Parking Lot (2) | |
| | 74. | Parkour Park (3) | |
| | 75. | Pet Shop | |
| | 76. | Petting Zoo | |
| | 77. | Picnic Table (6) | |
| | 78. | Pizza Place | |
| | 79. | Place for geese | |
| | 80. | Place for studying (2) | |
| | 81. | Place to listen to music | |
| *Native to Alaska* | 82. | Plants (3) | |
| | 83. | Playground (13) | |
| | 84. | Playhouse under the | |

3

MULDOON TOWN SQUARE PARK MASTER PLAN

DRAFT Begich Middle School Power of 10 Summary Results

| | | | |
|---|---|---|---|
| | | playground | |
| | 85. | Pool (5) | |
| | 86. | Porch | |
| | 87. | Really long twisty slide (2) | |
| | 88. | Recycling bins (3) | |
| | 89. | River (6) | |
| *With safety gear* | 90. | Rock climbing wall (3) | |
| | 91. | Roller Rink | |
| | 92. | Roller Skating | |
| | 93. | Rubber underneath playground and make a safe spot for toddlers | |
| | 94. | Seesaw | |
| | 95. | Sidewalk (5) | |
| | 96. | Skate Park (7) | |
| | 97. | Sledding Hill (8) | |
| | 98. | Small Candy Store (2) | |
| | 99. | Soccer Field (4) | |
| | 100 | Solar Panels | |
| | 101. | Space Ship | |
| | 102 | Sport Courts | |
| | 103 | Sport fields | |
| | 104 | Stores or Mini Store for goods (3) | |
| | 105 | Swings (9) | |
| | 106 | Table and chairs | |
| | 107 | Tennis Court (4) | |
| | 108 | Tetherball | |
| | 109 | Tire swing (2) | |
| | 110. | Track (to run) (9) | |
| | 111. | Trail for running (4) | |
| | 112. | Trail Sign | |
| | 113. | Trails in the woods (2) | |
| | 114. | Trash Cans (14) | |
| | 115. | Tree House (12) | |
| *To make more oxygen* | 116. | Trees (to climb) (10) | |
| | 117. | United flag | |
| | 118. | Concession/Vending Machines (3) | |
| | 119. | Volcano | |
| | 120 | Volleyball courts | |
| | 121. | Walking in the forest (3) | |
| | 122. | Walkway | |
| | 123. | Water fall | |
| | 124. | Water fountain (9) | |

4

MULDOON TOWN SQUARE PARK MASTER PLAN

DRAFT Begich Middle School Power of 10 Summary Results

| | | | |
|---|---|---|---|
| | 124. | Water gun area | |
| | 125. | Zoo (3) | |
| **Partners** | | Neighbors | |
| | | People around town | |
| | | Handy people | |
| | | Friendly people | |
| | | Supportive kids | |
| | | Awesome parents | |

5

# ONLINE SURVEY RESULTS

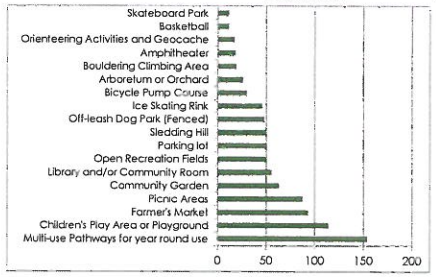
### Muldoon Town Square Park

**Rate your priorities for future investments and improvements at Muldoon Town Square Park?**

| Answer Options | Highest Priority | | Medium Priority | | Low Priority | Rating Average | Response Count |
|---|---|---|---|---|---|---|---|
| Amphitheater | 18 | 27 | 57 | 28 | 83 | 3.62 | 213 |
| Arboretum or Orchard | 26 | 44 | 59 | 22 | 62 | 3.23 | 213 |
| Basketball | 11 | 29 | 51 | 39 | 81 | 3.71 | 211 |
| Bicycle Pump Course | 30 | 26 | 58 | 39 | 54 | 3.29 | 207 |
| Bouldering Climbing Area | 19 | 41 | 72 | 34 | 45 | 3.21 | 211 |
| Children's Play Area or Playground | 114 | 47 | 37 | 7 | 12 | 1.88 | 217 |
| Community Garden | 63 | 46 | 54 | 20 | 30 | 2.57 | 213 |
| Farmer's Market | 93 | 51 | 32 | 15 | 24 | 2.19 | 215 |
| Ice Skating Rink | 46 | 44 | 50 | 26 | 46 | 2.92 | 212 |
| Library and/or Community Room | 55 | 38 | 38 | 26 | 58 | 2.97 | 215 |
| Multi-use Pathways for year round use | 154 | 33 | 13 | 7 | 13 | 1.60 | 220 |
| Off-leash Dog Park (Fenced) | 48 | 37 | 42 | 28 | 64 | 3.11 | 219 |
| Open Recreation Fields | 50 | 54 | 59 | 20 | 30 | 2.65 | 213 |
| Orienteering Activities and Geocache | 17 | 37 | 57 | 39 | 62 | 3.43 | 212 |
| Parking lot | 50 | 45 | 47 | 23 | 48 | 2.88 | 213 |
| Picnic Areas | 87 | 51 | 39 | 19 | 18 | 2.21 | 214 |
| Skateboard Park | 11 | 39 | 46 | 46 | 67 | 3.57 | 209 |
| Sledding Hill | 50 | 59 | 53 | 24 | 28 | 2.63 | 214 |
| Other (please specify) | | | | | | | 24 |

*answered question* 223
*skipped question* 0

| | Highest Priority |
|---|---|
| Multi-use Pathways for year round use | 154 |
| Children's Play Area or Playground | 114 |
| Farmer's Market | 93 |
| Picnic Areas | 87 |
| Community Garden | 63 |
| Library and/or Community Room | 55 |
| Open Recreation Fields | 50 |
| Parking lot | 50 |
| Sledding Hill | 50 |
| Off-leash Dog Park (Fenced) | 48 |
| Ice Skating Rink | 46 |
| Bicycle Pump Course | 30 |
| Arboretum or Orchard | 26 |
| Bouldering Climbing Area | 19 |
| Amphitheater | 18 |
| Orienteering Activities and Geocache | 17 |
| Basketball | 11 |
| Skateboard Park | 11 |



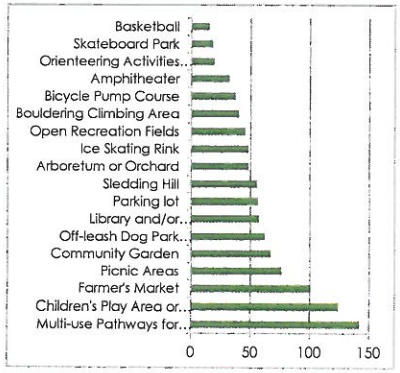

### Muldoon Town Square Park

**Now rank your top 5 priorities for future investments and improvements at Muldoon Community Park?**

| Answer Options | (1) Highest Priority | (2) 2nd Priority | (3) 3rd Priority | (4) 4th Priority | (5) 5th Priority | Rating Average | Response Count |
|---|---|---|---|---|---|---|---|
| Amphitheater | 3 | 12 | 7 | 4 | 6 | 2.94 | 32 |
| Arboretum or Orchard | 10 | 1 | 10 | 9 | 18 | 3.50 | 48 |
| Basketball | 2 | 2 | 1 | 5 | 5 | 3.60 | 15 |
| Bicycle Pump Course | 24 | 2 | 3 | 2 | 6 | 2.03 | 37 |
| Bouldering Climbing Area | 3 | 14 | 8 | 12 | 3 | 2.95 | 40 |
| Children's Play Area or Playground | 52 | 22 | 21 | 15 | 14 | 2.33 | 124 |
| Community Garden | 10 | 14 | 20 | 14 | 9 | 2.97 | 67 |
| Farmer's Market | 27 | 30 | 17 | 17 | 9 | 2.51 | 100 |
| Ice Skating Rink | 10 | 9 | 9 | 12 | 8 | 2.98 | 48 |
| Library and/or Community Room | 10 | 12 | 19 | 10 | 6 | 2.82 | 57 |
| Multi-use Pathways for year round use | 37 | 40 | 27 | 22 | 16 | 2.58 | 142 |
| Off-leash Dog Park (Fenced) | 11 | 14 | 8 | 14 | 15 | 3.13 | 62 |
| Open Recreation Fields | 4 | 6 | 5 | 18 | 12 | 3.62 | 45 |
| Orienteering Activities and Geocache | 1 | 2 | 5 | 4 | 7 | 3.74 | 19 |
| Parking lot | 9 | 13 | 15 | 4 | 15 | 3.05 | 56 |
| Picnic Areas | 3 | 11 | 18 | 25 | 19 | 3.61 | 76 |
| Skateboard Park | 0 | 5 | 2 | 6 | 5 | 3.61 | 18 |
| Sledding Hill | 0 | 1 | 15 | 12 | 27 | 4.18 | 55 |
| Other (please specify) | | | | | | | 9 |

*answered question* 218
*skipped question* 5

| | Top 5 Priority Response Count |
|---|---|
| Multi-use Pathways for year round use | 142 |
| Children's Play Area or Playground | 124 |
| Farmer's Market | 100 |
| Picnic Areas | 76 |
| Community Garden | 67 |
| Off-leash Dog Park (Fenced) | 62 |
| Library and/or Community Room | 57 |
| Parking lot | 56 |
| Sledding Hill | 55 |
| Arboretum or Orchard | 48 |
| Ice Skating Rink | 48 |
| Open Recreation Fields | 45 |
| Bouldering Climbing Area | 40 |
| Bicycle Pump Course | 37 |
| Amphitheater | 32 |
| Orienteering Activities and Geocache | 19 |
| Skateboard Park | 18 |
| Basketball | 15 |

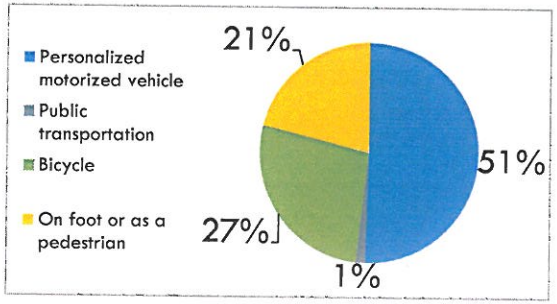


## Muldoon Town Square Park

**What is the preferred way you will travel to or access the park?**

| Answer Options | Response Percent | Response Count |
|---|---|---|
| Personalized motorized vehicle | 49.3% | 110 |
| Public transportation | 1.3% | 3 |
| Bicycle | 26.5% | 59 |
| On foot or as a pedestrian | 20.6% | 46 |
| Other (please specify) | 2.2% | 5 |
| *answered question* | | 223 |
| *skipped question* | | 0 |

| | |
|---|---|
| Personalized motorized vehicle | 110 |
| Public transportation | 3 |
| Bicycle | 59 |
| On foot or as a pedestrian | 46 |




Muldoon Town Square Park

**What would inspire you to visit this park year-round?**

| Answer Options | Response Count |
|---|---|
| *answered question* | 162 |
| *skipped question* | 61 |

| Number | Response Date | Response Text |
|---|---|---|
| 1 | Nov 19, 2015 9:39 PM | Year round trails, Farmers Market, community garden, well lite area |
| 2 | Nov 19, 2015 7:14 AM | If it was safe, clean, well lit in the dark winter, and had a great children's area to play at. |
| 3 | Nov 5, 2015 5:55 PM | Activities / Entertainment |
| 4 | Nov 5, 2015 12:31 AM | nice trails, trail connection to other nearby trails |
| 5 | Nov 4, 2015 2:32 PM | Trees and gardens |
| 6 | Nov 4, 2015 1:40 AM | Trails for winter use - snowshoeing or xcountry skiing |
| 7 | Nov 4, 2015 1:38 AM | The ice skating rink. |
| 8 | Nov 3, 2015 9:50 PM | It's existence. |
| 9 | Nov 3, 2015 8:24 PM | Walking trails |
| 10 | Nov 3, 2015 6:43 PM | trails, library and dog park |
| 11 | Nov 3, 2015 6:30 PM | Safe place to get outside |
| 12 | Nov 3, 2015 7:32 AM | Ice rink in the winter and a bike or climbing area in the summer |
| 13 | Nov 3, 2015 1:05 AM | would use year round, depending on available free time |
| 14 | Nov 2, 2015 11:18 PM | Accessibility and dog friendly |
| 15 | Nov 2, 2015 7:15 PM | a diverse range of uses and supporting services |
| 16 | Nov 2, 2015 4:31 AM | Ice rink and a multi-use loop for snow shoeing, skiing or walking |
| 17 | Nov 2, 2015 3:43 AM | both summer and winter features (ex: skating plus biking opportunities) |
| 18 | Nov 2, 2015 1:28 AM | Other neighbors using it too |
| 19 | Nov 2, 2015 12:26 AM | Clean and in a cool place |
| 20 | Nov 1, 2015 11:08 PM | A bike park that could be used year round |
| 21 | Nov 1, 2015 5:00 PM | Pump track |
| 22 | Nov 1, 2015 3:07 PM | A covered velodrome, undoubtedly. |
| 23 | Nov 1, 2015 2:32 PM | A velodrome. |
| 24 | Nov 1, 2015 8:26 AM | Bike pump track |
| 25 | Nov 1, 2015 7:59 AM | If there was a variety of activities that could be done there. |
| 26 | Nov 1, 2015 7:29 AM | Lights |
| 27 | Nov 1, 2015 7:23 AM | Indoor pump track |
| 28 | Nov 1, 2015 7:06 AM | Bicycle trails |
| 29 | Nov 1, 2015 6:50 AM | A velodrome to further diversify the cycling community in Anchorage and make us a destination for all cyclists around the world. |
| 30 | Nov 1, 2015 6:47 AM | Pump track and kids playground |
| 31 | Nov 1, 2015 6:43 AM | Cycling park |
| 32 | Nov 1, 2015 6:30 AM | Something unique for the city |
| 33 | Oct 31, 2015 11:09 PM | Safety and connection to either Far North Bicentennial trails or Powerline trail. Safe access across Muldoon to grocery store, coffeee shop etc. |
| 34 | Oct 31, 2015 9:48 PM | easy access; safe welcoming space; |
| 35 | Oct 31, 2015 6:24 AM | Walking path |
| 36 | Oct 31, 2015 2:59 AM | Fire pits |
| 37 | Oct 31, 2015 2:10 AM | All weather trails, well lit and safe. |
| 38 | Oct 30, 2015 11:14 PM | It's mere existence, and items I have indicated as my preferences. |
| 39 | Oct 30, 2015 4:02 PM | Ice rink and dog park. |
| 40 | Oct 30, 2015 3:57 PM | Open field to play football in the winter |
| 41 | Oct 30, 2015 2:45 PM | community room for public use |
| 42 | Oct 30, 2015 11:40 AM | Dog park |
| 43 | Oct 30, 2015 7:04 AM | Garden and playground or picnic area |
| 44 | Oct 30, 2015 2:13 AM | A safe, clean park with lighted areas for winter use. |
| 45 | Oct 29, 2015 11:38 PM | Good lighting. Good pedestrian access. All ages. Family oriented. |
| 46 | Oct 29, 2015 11:00 PM | safe pedestrian or bike access |
| 47 | Oct 29, 2015 9:02 PM | Cleanliness. |
| 48 | Oct 29, 2015 8:15 AM | Something that we could do as a family |
| 49 | Oct 29, 2015 3:53 AM | winter friendly activities like sledding or a loop or cross country skiing |
| 50 | Oct 29, 2015 3:11 AM | Family activities, holiday theme events |
| 51 | Oct 28, 2015 6:27 AM | A library. |
| 52 | Oct 27, 2015 11:24 PM | Quite areas to sit |
| 53 | Oct 26, 2015 9:59 PM | Children's play area. |
| 54 | Oct 24, 2015 3:02 AM | Easy accessibility |
| 55 | Oct 24, 2015 12:34 AM | Lighting and a warm up area in winter |
| 56 | Oct 23, 2015 5:57 PM | Clean. SAFE. Well Lit. Active APD Presence. Anything to keep vagrants, unattended youth, homeless and troublemakers away. |
| 57 | Oct 23, 2015 6:25 AM | Clean and well kept, good lighting. |
| 58 | Oct 23, 2015 3:21 AM | Walkways that are up kept with lighting. |
| 59 | Oct 22, 2015 10:20 PM | Feeling of safety, adequate lighting, good visibility, cleanliness of pathways and facilities, dog park |
| 60 | Oct 22, 2015 9:16 PM | Farmers market, picnic area by stream, ice skating, multi-use trails that could be used for XC skiing; sledding, bouldering wall for neighborhood kids. |

| | | |
|---|---|---|
| 61 | Oct 22, 2015 7:48 PM | Open space, gardens, clean, protected |
| 62 | Oct 22, 2015 2:27 AM | Something that is available all seasons. A sled hill doesn't seem to have summer appeal, for example. Something that can be closed up (with fence or building or otherwise) seems to be best to best avoid problems. |
| 63 | Oct 21, 2015 10:18 PM | A vibrant place for people to meet, recreate, visit, and be an inviting park-like setting in the middle of the urban Muldoon and DeBarr roads commercial area. |
| 64 | Oct 21, 2015 4:34 PM | Library |
| 65 | Oct 21, 2015 4:59 AM | Depends on what is in the park |
| 66 | Oct 21, 2015 3:44 AM | Friendly environment, no homeless people, no drugs or alcohol, and if there were activities or a market. |
| 67 | Oct 21, 2015 12:31 AM | Children's play area or playground |
| 68 | Oct 20, 2015 11:16 PM | Walking trails and picnic areas |
| 69 | Oct 20, 2015 11:06 PM | Farmer's Market |
| 70 | Oct 20, 2015 10:09 PM | Cleanliness. |
| 71 | Oct 20, 2015 8:09 PM | Activities for young children 4-13 |
| 72 | Oct 20, 2015 8:01 PM | ice rink |
| 73 | Oct 20, 2015 7:55 PM | We love the creek and pathways. A playground for sure. It would be nice to have a new library built for our community needs. Ice Rink and Bike Pump Track sound really great, but there are options for those activities near enough otherwise. |
| 74 | Oct 20, 2015 5:27 PM | Inviting, safe, well-cared-for, aesthetic parkland to enjoy day-to-day or for special community events. |
| 75 | Oct 20, 2015 5:18 PM | Multiple use, paths, bench by creek & flowers/trees. A pleasant place to walk though. |
| 76 | Oct 20, 2015 4:11 PM | A safe place for off lease dogs. |
| 77 | Oct 20, 2015 6:49 AM | community gardens, library, and changing artwork or public events, pleasant youth |
| 78 | Oct 20, 2015 6:08 AM | The activities and spaces for both winter and non-winter especially for children |
| 79 | Oct 20, 2015 5:22 AM | Multi-use paths |
| 80 | Oct 20, 2015 5:03 AM | Must be safe and kept clean. |
| 81 | Oct 20, 2015 3:49 AM | Live next to it |
| 82 | Oct 20, 2015 3:43 AM | Well lighted, safe, maintained rest rooms, not a constant gathering place for inebriates.regular events like Saturday Market and nature activities |
| 83 | Oct 20, 2015 2:34 AM | Great maintenance, safety, lighted trails, programmed activities including festivals and ceremonies |
| 84 | Oct 20, 2015 2:05 AM | space to sit and chat with a friend with a good cup of coffee (purchased there preferably or brought in thermos) and enjoy clean, floral surroundings in summer. |
| 85 | Oct 20, 2015 1:43 AM | flower gardens and farmers market |
| 86 | Oct 20, 2015 1:29 AM | Trails, Nordic skiing |
| 87 | Oct 20, 2015 1:20 AM | Multi use trails, skating rink, connection to other trails |
| 88 | Oct 20, 2015 12:51 AM | place to warm up and have a hot cup of chocolate |
| 89 | Oct 20, 2015 12:10 AM | Kids playing safely |
| 90 | Oct 19, 2015 6:38 PM | A variety of things to do in a safe environment with excellent lighting. |
| 91 | Oct 19, 2015 5:50 PM | Easy access ie parking, nice facilities, no drunks or gangbangers hanging out |
| 92 | Oct 19, 2015 5:05 PM | If it was kept up and kept clean. There are a lot of shady people in that area. I hate to see this turn into a homeless camp. |
| 93 | Oct 19, 2015 4:15 PM | A garden. Beautiful arches, flowers, and art. |
| 94 | Oct 19, 2015 4:01 PM | Farmers market and river walk |
| 95 | Oct 19, 2015 3:58 PM | activities for all seasons |
| 96 | Oct 19, 2015 3:08 PM | Easy access and well maintained. |
| 97 | Oct 19, 2015 7:55 AM | If it was safe enough go me to be there alone. |
| 98 | Oct 19, 2015 6:49 AM | If I feel safe there. |
| 99 | Oct 19, 2015 6:46 AM | A place to ride my bike that would be safe. A spot to get away from others and have a bit of quiet. |
| 100 | Oct 19, 2015 5:54 AM | Various activities |
| 101 | Oct 19, 2015 5:48 AM | Place to walk dogs, things to do, like programs, use of community room |
| 102 | Oct 19, 2015 5:45 AM | Some place to warm up on winter. |
| 103 | Oct 19, 2015 5:37 AM | Accessability, cleanliness, and physically appealing. |
| 104 | Oct 19, 2015 4:38 AM | Events going on |
| 105 | Oct 19, 2015 4:06 AM | Multi-use trails and an access point into Chugach State Park |
| 106 | Oct 19, 2015 3:16 AM | Good, well lit trails and public areas |
| 107 | Oct 19, 2015 3:09 AM | Well lit, safe place, not trashy or over ran with punk kids. I need to feel safe taking my younger kids there. |
| 108 | Oct 19, 2015 2:39 AM | Features |
| 109 | Oct 19, 2015 2:31 AM | Children's playground and other kid oriented items. Having said this, I would only do it if I felt safe in the area. Not sure that I would feel safe at this time. |
| 110 | Oct 19, 2015 2:02 AM | It would be the closest municipal park to my home. I would love to not to have to travel far to visit a good park. |
| 111 | Oct 19, 2015 1:55 AM | If it was to be a dog park. If it has a dog water fountain. Whole tires sticking out if the ground for dogs to jump on, ground being different levels. |
| 112 | Oct 19, 2015 1:22 AM | Activities for Seniors |
| 113 | Oct 19, 2015 1:11 AM | A place where I can walk my dog and have a picnic. |
| 114 | Oct 19, 2015 1:03 AM | Farmer's market and trails to walk |
| 115 | Oct 19, 2015 12:36 AM | Beautiful place to sit and enjoy the space. |
| 116 | Oct 19, 2015 12:28 AM | farmers market in summer, park activities year round like music in the park or artist displays, organized games or other events, picnic shelters in case of bad weather |
| 117 | Oct 18, 2015 11:40 PM | well-lit and maintained trails. |
| 118 | Oct 18, 2015 11:23 PM | bike trail |
| 119 | Oct 18, 2015 11:18 PM | yes |
| 120 | Oct 18, 2015 11:01 PM | Bike trails and bike lanes on road. |
| 121 | Oct 18, 2015 10:35 PM | Trails |
| 122 | Oct 18, 2015 10:15 PM | Pathways and off leash dog park |
| 123 | Oct 18, 2015 9:53 PM | arboretum & farmer's market. Also the library!! |
| 124 | Oct 18, 2015 9:20 PM | Dog park |
| 125 | Oct 18, 2015 9:06 PM | Well lit trails and bicycle repair stations |
| 126 | Oct 18, 2015 8:49 PM | Community events |
| 127 | Oct 18, 2015 8:43 PM | Places to actively play with my family's |
| 128 | Oct 18, 2015 8:32 PM | If it is kept as natural as possible. |
| 129 | Oct 18, 2015 8:21 PM | Multiple "personal" spaces for quiet |
| 130 | Oct 18, 2015 7:49 PM | Ski trails for winter, Leathers playground in summer |
| 131 | Oct 18, 2015 7:47 PM | I will pass by/through year-round no matter what. An ice skating rink, and possibly a library, would get me to go on purpose. |
| 132 | Oct 18, 2015 7:01 PM | Year round multi use |
| 133 | Oct 18, 2015 6:28 PM | Dog park |
| 134 | Oct 18, 2015 6:08 PM | Cleanliness, safety factor open and actually patrolled by safty officers. |
| 135 | Oct 18, 2015 5:55 PM | Multi-use pathways |
| 136 | Oct 18, 2015 5:34 PM | Alaska themed, Haida art, large spruce evergreens and a safe welcoming atmosphere. Dog park! |
| 137 | Oct 18, 2015 5:17 PM | Safe multi use path and sitting area |
| 138 | Oct 18, 2015 5:13 PM | Access not using high traffic roads |
| 139 | Oct 18, 2015 5:01 PM | Year round activities. |
| 140 | Oct 18, 2015 4:59 PM | A variety of activities. |
| 141 | Oct 18, 2015 4:56 PM | Good lighting, assurance of safety, good activities for all seasons. |
| 142 | Oct 18, 2015 4:56 PM | enjoying families children USING it |
| 143 | Oct 18, 2015 4:38 PM | Access |
| 144 | Oct 18, 2015 4:28 PM | Functionality and cleanliness |
| 145 | Oct 18, 2015 4:24 PM | gardens |
| 146 | Oct 18, 2015 2:51 PM | Well maintained area with security |
| 147 | Oct 18, 2015 2:26 PM | Places to sit here and there. A lot of old people on that side of town |
| 148 | Oct 18, 2015 2:22 PM | Safety, things to do year round. |
| 149 | Oct 18, 2015 6:41 AM | amenities, safe environment |
| 150 | Oct 18, 2015 5:02 AM | Activity opportunity for myself & my grandchildren. |
| 151 | Oct 18, 2015 4:58 AM | evergreen trees |
| 152 | Oct 18, 2015 2:21 AM | Dog park |
| 153 | Oct 18, 2015 1:41 AM | Trails connected to other trails outside the park |
| 154 | Oct 18, 2015 1:30 AM | I live in the very near neighborhood of the land and have walked upon the land everyday for the past 10 plus years. I have a relationship with the land that has inspired me to work to protect it. My wish is that some of this land be left untouched so that others could be inspired by the place in a similar way. I would love a more contemplative use of the land and was thinking of a yoga walk. Perhaps that would draw a different user group to the park than anything we now have available on our side of town. A pathway with either sculptured yoga poses or signs with yoga poses and descriptions was my idea :) I would even volunteer my time and energy in the creation of such a project. Thank you so very much for your consideration of my ideas. |
| 155 | Oct 18, 2015 1:15 AM | places to walk |
| 156 | Oct 17, 2015 9:50 PM | Library/Community Room |
| 157 | Oct 17, 2015 7:05 PM | groomed trails in the winter (not just for skiing) and cleanliness in the summer |
| 158 | Oct 17, 2015 3:34 AM | Walking and spending time walking my dog. I am not a user of off leash area as I have a small old dog however there is a definite need in this area. |
| 159 | Oct 17, 2015 12:30 AM | Safety/ security |
| 160 | Oct 16, 2015 11:28 PM | Multi use / multi seasonal trails. Ice skating. |
| 161 | Oct 16, 2015 11:03 PM | picnic tables, rest rooms, meandering paths, community gardens |
| 162 | Oct 16, 2015 10:14 PM | Year-round activities. |

## Muldoon Town Square Park

**What feature or characteristic of East Anchorage (Muldoon) is most worthy of celebration?**

| Answer Options | Response Count |
|---|---|
| | 125 |
| *answered question* | 125 |
| *skipped question* | 98 |

| Number | Response Date | Response Text |
|---|---|---|
| 1 | Nov 19, 2015 9:39 PM | Diversity and access to the Chugach |
| 2 | Nov 19, 2015 7:14 AM | Diversity |
| 3 | Nov 5, 2015 12:31 AM | nice trails |
| 4 | Nov 4, 2015 2:32 PM | Multi-Cultural population |
| 5 | Nov 4, 2015 1:40 AM | Mountains |
| 6 | Nov 4, 2015 1:38 AM | The diversity of its population should b reflected in the planning and ambiance of the park |
| 7 | Nov 3, 2015 11:08 PM | Our military family |
| 8 | Nov 3, 2015 9:50 PM | This should be a multiple-choice question; I'm not sure of any characteristics or features of Muldoon and could use some help with this, as I'm sure others will. |
| 9 | Nov 3, 2015 8:24 PM | The mountaind |
| 10 | Nov 3, 2015 6:43 PM | Chester Creek |
| 11 | Nov 3, 2015 6:00 PM | our love of outdoors |
| 12 | Nov 2, 2015 11:18 PM | East bicycle access. |
| 13 | Nov 2, 2015 4:31 AM | We are in the continuous presence of the mountains. I love that! |
| 14 | Nov 2, 2015 3:43 AM | proximity to mountains, diversity, convenience for travel out of Anchorage |
| 15 | Nov 2, 2015 1:28 AM | Diversity |
| 16 | Nov 2, 2015 12:26 AM | The mountains are right there |
| 17 | Nov 1, 2015 11:08 PM | Nothing currently, East Anchorage is a full of crime. |
| 18 | Nov 1, 2015 3:07 PM | The high concentration of athletes! |
| 19 | Nov 1, 2015 2:32 PM | Diversity. |
| 20 | Nov 1, 2015 7:29 AM | Greenbelt |
| 21 | Nov 1, 2015 6:50 AM | Muldoon is practically its own flavor of anchorage and should have a unique cycling flavor as well. Velodrome! |
| 22 | Nov 1, 2015 6:30 AM | Strong use of cycling as a mode of transportation |
| 23 | Oct 31, 2015 11:09 PM | It is a pretty diverse neighborhood so it would be good to highlight all the cultures represented. |
| 24 | Oct 31, 2015 9:48 PM | diversity |
| 25 | Oct 31, 2015 2:59 AM | Chester Creek |
| 26 | Oct 31, 2015 2:10 AM | It's natural beauty; close to the mountains. |
| 27 | Oct 30, 2015 11:14 PM | The upgrades. |
| 28 | Oct 30, 2015 10:19 PM | Its diversity |
| 29 | Oct 30, 2015 4:02 PM | The many access points to trails (hiking, mountain biking, snow biking, cc skiing). |
| 30 | Oct 30, 2015 2:45 PM | the mountain views |
| 31 | Oct 30, 2015 2:13 AM | Community Spirit |
| 32 | Oct 29, 2015 11:38 PM | Nature. It's not paved. The Creek. Salmon. The history of Muldoon Road. |
| 33 | Oct 29, 2015 11:00 PM | diversity |
| 34 | Oct 29, 2015 8:15 AM | Access to variety of options for recreation and shopping |
| 35 | Oct 29, 2015 5:05 AM | The military community. |
| 36 | Oct 29, 2015 3:53 AM | Diversity |
| 37 | Oct 28, 2015 6:27 AM | The mountains |
| 38 | Oct 26, 2015 9:59 PM | Diversity. |
| 39 | Oct 26, 2015 4:18 AM | The mountains. |
| 40 | Oct 24, 2015 3:02 AM | Sense of community |
| 41 | Oct 24, 2015 12:34 AM | A community of long time residents |
| 42 | Oct 23, 2015 5:57 PM | The feature of East Anchorage worth celebrating is strong families. While the deterioration of this has been occurring rapidly in recent years there still are strong, positive influences in East Anchorage. I wish it was more visible. |
| 43 | Oct 23, 2015 6:25 AM | Community |
| 44 | Oct 23, 2015 3:21 AM | The diversity of the community. |
| 45 | Oct 22, 2015 10:20 PM | It's diversity |
| 46 | Oct 22, 2015 9:16 PM | There us still a remnant of the original creek and mature trees that are beautiful. Don't sacrifice the natural features that remain to excess hardware. |
| 47 | Oct 22, 2015 7:48 PM | Mountains! |
| 48 | Oct 22, 2015 2:27 AM | I love the beautiful views first of all, but celebrating the friendliness of everyone is also accurate. |
| 49 | Oct 21, 2015 10:18 PM | Chester Creek environment, views of the Chugach mountains, easy access to park from surrounding neighborhoods |
| 50 | Oct 21, 2015 4:34 PM | Our community |
| 51 | Oct 21, 2015 4:59 AM | Not looking unsafe and trashy |
| 52 | Oct 21, 2015 3:44 AM | Playground |
| 53 | Oct 21, 2015 12:31 AM | Multicultural |
| 54 | Oct 20, 2015 11:16 PM | Making it a park |
| 55 | Oct 20, 2015 10:09 PM | Our diversity!!! |
| 56 | Oct 20, 2015 8:01 PM | vibrant diverse community |
| 57 | Oct 20, 2015 7:55 PM | The Mountains, and our dense and diverse population. |
| 58 | Oct 20, 2015 5:27 PM | close proximity to mountain views; sense of community; strength of community councils |
| 59 | Oct 20, 2015 6:49 AM | our diversity. I would like that showcased, recognized and celebrated. |
| 60 | Oct 20, 2015 6:08 AM | The mountains |
| 61 | Oct 20, 2015 5:22 AM | Gorgeous views |
| 62 | Oct 20, 2015 3:43 AM | our diversity in cultures. if the picnic area can double for small celebrations, would be awesome. |
| 63 | Oct 20, 2015 2:34 AM | That this neighborhood was able to get this accomplished. This open space will make Muldoon |
| 64 | Oct 20, 2015 2:05 AM | cultural dance/music performances by diverse groups |
| 65 | Oct 20, 2015 1:43 AM | nothind |
| 66 | Oct 20, 2015 1:20 AM | The mountains |
| 67 | Oct 20, 2015 12:51 AM | near the end of twon |
| 68 | Oct 20, 2015 12:10 AM | Diversity w/o constant racial fighting (20 year plan, right ?) |
| 69 | Oct 19, 2015 5:05 PM | Not much. Once you get the homeless people out of there it should have something worth celebrating. |
| 70 | Oct 19, 2015 4:15 PM | Nature. |
| 71 | Oct 19, 2015 4:01 PM | The diversity of the people |
| 72 | Oct 19, 2015 3:56 PM | the foothills |
| 73 | Oct 19, 2015 3:08 PM | Begich middle school and fire station, with view of Chugach mountains. |
| 74 | Oct 19, 2015 7:55 AM | Our access to trails |
| 75 | Oct 19, 2015 6:49 AM | Diversity |
| 76 | Oct 19, 2015 6:46 AM | Our diverse culture and great food heritage. |
| 77 | Oct 19, 2015 5:54 AM | Farmers market was a great community activity available to all. |
| 78 | Oct 19, 2015 5:45 AM | Mountains or the creek. |
| 79 | Oct 19, 2015 5:37 AM | Diversity |
| 80 | Oct 19, 2015 4:06 AM | The Chugach Range – great views! |
| 81 | Oct 19, 2015 3:16 AM | Muldoon is an independent microcosm of anchorage. |
| 82 | Oct 19, 2015 2:39 AM | The community |
| 83 | Oct 19, 2015 2:02 AM | One of the oldest neighborhoods in Anchorage |
| 84 | Oct 19, 2015 1:55 AM | Not sure |
| 85 | Oct 19, 2015 1:22 AM | A beautiful setting. |
| 86 | Oct 19, 2015 1:03 AM | Close to trails and great views of the mountains. |
| 87 | Oct 19, 2015 12:36 AM | picnic tables and sitting area |
| 88 | Oct 19, 2015 12:28 AM | cultural diversity, local artists, age diversity |
| 89 | Oct 18, 2015 11:40 PM | cross-cultural pollination; foothills access; small community feel |
| 90 | Oct 18, 2015 11:23 PM | —Great location— About the only thing Anchorage does east of Muldoon Road is collect taxes. One school, few parks, no access to Chugach State Park, few connecting roads.Where will the $$$$ |
| 91 | Oct 18, 2015 11:01 PM | Families and Diversity. |
| 92 | Oct 18, 2015 10:35 PM | Diverse community |
| 93 | Oct 18, 2015 9:53 PM | community, and saving the creek |
| 94 | Oct 18, 2015 9:20 PM | Families |
| 95 | Oct 18, 2015 9:08 PM | It's walkable neighborhoods, eclectic residents and last but not least, Muldoon Pizza. |
| 96 | Oct 18, 2015 8:43 PM | The diversity of the community |
| 97 | Oct 18, 2015 8:32 PM | The mountains around us. |
| 98 | Oct 18, 2015 8:21 PM | Mountain view |
| 99 | Oct 18, 2015 7:49 PM | The creek and mountains |
| 100 | Oct 18, 2015 7:47 PM | I love its cultural diversity. |
| 101 | Oct 18, 2015 7:01 PM | The Chugach |
| 102 | Oct 18, 2015 6:28 PM | Convenient location |
| 103 | Oct 18, 2015 6:08 PM | Diversity |
| 104 | Oct 18, 2015 5:55 PM | Diversity |
| 105 | Oct 18, 2015 5:36 PM | Our diversity. We have the most diverse neighborhood. |
| 106 | Oct 18, 2015 5:17 PM | New Farmers market |
| 107 | Oct 18, 2015 4:59 PM | The beauty of the area, a place to enjoy nature and/or events.. |
| 108 | Oct 18, 2015 4:56 PM | Chugach Mountains |
| 109 | Oct 18, 2015 4:56 PM | Muldoon Rd is an eyesore for anyone entering Anchorage - keep improving |
| 110 | Oct 18, 2015 4:38 PM | Diverse youth |
| 111 | Oct 18, 2015 4:28 PM | Mountains |
| 112 | Oct 18, 2015 4:24 PM | diversity..... |
| 113 | Oct 18, 2015 2:51 PM | JBER |
| 114 | Oct 18, 2015 2:26 PM | creek |
| 115 | Oct 18, 2015 5:02 AM | Community |
| 116 | Oct 18, 2015 4:58 AM | the mountains |
| 117 | Oct 18, 2015 2:21 AM | Sense of Community |
| 118 | Oct 18, 2015 1:41 AM | The will and effort of Muldoon residents to have a developed park as a community heart. |
| 119 | Oct 18, 2015 1:15 AM | its diversity |
| 120 | Oct 17, 2015 7:05 PM | Diversity |
| 121 | Oct 17, 2015 3:34 AM | Unity of people, east Anchorage has had a bad reputation for far too long. Safety needs to be addressed. |
| 122 | Oct 17, 2015 12:30 AM | The mountains |
| 123 | Oct 16, 2015 11:28 PM | The creek |
| 124 | Oct 16, 2015 11:03 PM | our wonderful land.... we are the horticultural gardens of the entire City....., this land has always been a destination for people and we want to have that happen again |
| 125 | Oct 16, 2015 10:14 PM | The mountains and creek (natural features) |

## Muldoon Town Square Park

**What is your biggest concern when visiting a park?**

| Answer Options | Very Concerned | | Neutral | | Not Concerned | Rating Average | Response Count |
|---|---|---|---|---|---|---|---|
| Parking | 33 | 70 | 68 | 8 | 23 | 2.59 | 202 |
| Safety | 150 | 45 | 11 | 5 | 6 | 1.49 | 217 |
| Other Park Users | 40 | 75 | 59 | 12 | 17 | 2.46 | 203 |
| Litter, Maintenance, Damage | 122 | 67 | 16 | 4 | 4 | 1.60 | 213 |
| Other (please specify) | | | | | | | 24 |
| | | | | | | *answered question* | 221 |
| | | | | | | *skipped question* | 2 |

| | Very Concerned | % of Total Resondents who indicated that they are "Very Concerned" |
|---|---|---|
| Safety | 150 | 67% |
| Litter, Maintenance, Damage | 122 | 55% |
| Other Park Users | 40 | 18% |
| Parking | 33 | 15% |

## Muldoon Town Square Park

**Do you have any other comments, questions, or concerns?**

| Answer Options | Response Count |
|---|---|
| | 50 |
| *answered question* | 50 |
| *skipped question* | 173 |

| Number | Response Date | Response Text |
|---|---|---|
| 1 | Nov 19, 2015 9:39 PM | This should be a park utilized most by those in the immediate vicinity - hence a low priority should be focused on parking. East Anchorage has some of the highest rates of public transit and pedestrian commuting in the city and is relatively dense. Parking only further reduces valuable green space. Pedestrian and multi-modal transportation upgrades should be considered near DeBar and Muldoon Road as well to make the area safe and easily accessible by those on foot or bike. |
| 2 | Nov 4, 2015 1:38 AM | Good lighting over ALL the area of the park so it can b al use to large and small kids and elderly in the winter evenings |
| 3 | Nov 3, 2015 6:43 PM | skateboard would be great! these kids have nowhere to skateboard. Sledding good also. Get the kids outdoors and playing! Library and community center with reading events. |
| 4 | Nov 2, 2015 3:43 AM | With friends who live in other parts of town, I am always having to combat the idea that I live in "the hood" or the "ghetto." Of course, I don't feel that way about the East side. But when using resources like the field at Begich, and seeing the trash users leave on the field and how they don't take care of this amazing resource, I am appalled and flabbergasted. Will the same thing happen to this Park? I would like to send my 13 year old on his own to both Begich and this park. But when there are drive-by shootings right there in the middle of day, I hesitate. That's why I listed Safety as a high priority. I don't think about safety when playing at Cuddy, or many other parks in town. But at this park I would. And I would figure out a way to deter trashing the place up and destruction of property. |
| 5 | Nov 1, 2015 10:06 PM | A bicycle pump course would be a positive outlet for all ages to enjoy! |
| 6 | Oct 30, 2015 11:14 PM | I would hate to see this park become a loitering area for drugs and alcoholics. Also concerned about homeless deciding to set up shop making it uncomfortable for public use. |
| 7 | Oct 30, 2015 10:19 PM | I would visit the part often if there was something going on there. ie live music, workshops, artists that could be watched as they create. |
| 8 | Oct 29, 2015 11:38 PM | Pedestrian Safety number one. All Season. |
| 9 | Oct 29, 2015 9:02 PM | I don't see a need for basketball courts or ice rinks due to there being 2 schools within a couple miles that have both those features. |
| 10 | Oct 26, 2015 4:18 AM | It would be wonderful to see nice improvements to East Anchorage. |
| 11 | Oct 23, 2015 5:57 PM | My hope is that this projects end result is a place where good, strong families can feel safe and comfortable visiting, that stays clean, well maintained and safe, and that it not become a multi million dollar eye sore. My hope is that it helps revitalize East Anchorage and creates a place of beauty.<br>My enormous concern is this will end up being a place where my taxes pay for vagrants and unattended youth "hang out" every day, at all hours of the day and night and inevitably not respect it or its patrons, leading to yet another place where families and visitors feel uncomfortable visiting.<br>Currently much of East Anchorage (Muldoon, where I live) looks and feels like uncared for garbage, not well planned or shown love. I very much hope this is the start to creating a new Muldoon where people can live and feel proud of their community, that teaches those who've never known it self respect. |
| 12 | Oct 23, 2015 6:25 AM | The Park is a long strip that has had a history of homeless camps in different areas, leaving trash and biohazard around. My dog almost ate human poop over there this fall. What can we do as a community to help keep the park clean and great for all users? |
| 13 | Oct 22, 2015 10:20 PM | My main concern would be safety, including potential for crime, vandalism, and occupation by homeless |
| 14 | Oct 22, 2015 9:16 PM | Keep front a town square, free of buildings, structures to block views of park green space, not a parking lot. I recognize that adequate parking is a huge concern. |
| 15 | Oct 21, 2015 10:18 PM | As a long time resident of east Anchorage, and a professional Landscape Architect I would hope this park will be carefully designed to meet ALL the needs of our neighborhoods and local community. |
| 16 | Oct 21, 2015 3:44 AM | I really think there should be a control on the homeless and somehow prevent them from using the park as a "home" |
| 17 | Oct 20, 2015 11:16 PM | None |
| 18 | Oct 20, 2015 11:06 PM | Seattle just opened a food forest. That would be neat. There are several apple trees that do well up here as well as other fruits/vegetables. A pumpkin patch would be really cool to have. A maze of some kind. Do something different & unique, something to draw people in. |
| 19 | Oct 20, 2015 10:29 PM | Would encourage any sports field development be large enough to handle rugby - which would make it large enough for all other field sports. |

| | | |
|---|---|---|
| 20 | Oct 20, 2015 7:55 PM | There are many great things on the list of ideas for our park, but many of those things are very nearby at Begich or other schools, such as basketball hoops, sledding, farmer market, and open fields. There is ice skating quite close at Cheeny Lake, although our family would use a skate rink here. It would freeze faster I would think. We don't have a nice community playground. The schools are off limits during the school day, and the others around and not very big. We have a very populated community with MANY young children. A community garden would be nice for the many apartment dwelling people. I love the idea of a skatepark, bike pump track, or bouldering, but I know we cannot have EVERYTHING and people who like to do those activities can easily create ways to enjoy them in other areas of our community. It would be REALLY nice if the children had a part of the creek they could wade in, like the park on Lake O'Ir, or Valley of the Moon. |
| 21 | Oct 20, 2015 6:49 AM | thank you to all the committee members. I didn't have a lot of faith in the fruition of this project. Am still truly amazed! |
| 22 | Oct 20, 2015 6:08 AM | Thank you for all the work you have put into making this park a reality. |
| 23 | Oct 20, 2015 3:43 AM | With Begich Middle School in same locale, it isn't as important for basketball courts, etc for older children. Would be nice to have a park with toddler swings and places for mothers and young children to play |
| 24 | Oct 20, 2015 2:05 AM | thank you! |
| 25 | Oct 20, 2015 1:43 AM | Keep it clean and kick out the animals if they don't behave |
| 26 | Oct 20, 2015 12:10 AM | I am so glad a park is getting established here. Mann Leiser would approve. Take care of our creek! |
| 27 | Oct 19, 2015 6:38 PM | The up-keep and cleanliness of the park is quite important. When the picnic tables are written and scribbled on in a black sharpie marker, it needs to be cleaned immediately. Otherwise it shows the kids that it's okay to have a trashy neighborhood. |
| 28 | Oct 19, 2015 4:15 PM | Nice to have a park that stands out from the rest. Similar theme to Alaska - nature. Can be used year round. I don't know of any gardens/art that are free and accessible. Examples like Olympic sculpture park in Seattle. Central Park in New York. The one in downtown anchorage is alright. It's nice when all the flowers are blooming and when there are ice sculptures. Other than that it's ok. There is a boys and girls club and library across the street from Fred Meyer near the Taco Bell. |
| 29 | Oct 19, 2015 6:49 AM | Need security cameras to deter drug dealers and other illegal activities. Will help attract families if they feel safe. |
| 30 | Oct 19, 2015 5:45 AM | Did not like library and community room being presented together. Not zoned for a library. Think a community room would be good. |
| 31 | Oct 19, 2015 4:04 AM | Muldoon needs an access point for Chugach State Park. |
| 32 | Oct 19, 2015 2:31 AM | I would love to say "I'd visit this all the time." However, I can honestly say that I would probably only visit this park if I felt safe or were with friends. There are many colorful characters with the bus area nearby. |
| 33 | Oct 19, 2015 1:55 AM | I know over a hundred people who are dying for a new FENCED IN dog park. |
| 34 | Oct 19, 2015 1:22 AM | Thank you for all who are working on this project. You are appreciated. |
| 35 | Oct 19, 2015 12:28 AM | please post on Facebook when you need community volunteers. |
| 36 | Oct 18, 2015 11:23 PM | WHERE WILL THE $$$$$ COME FROM??????? |
| 37 | Oct 18, 2015 8:32 PM | Less is more! |
| 38 | Oct 18, 2015 8:21 PM | Mann Leiser had started a tree nursery behind the commercial area. Fifteen years ago there were still some sea buckthorn and snowdrift crab apples growing. An arborist should look for any non native trees that may be preserved. |
| 39 | Oct 18, 2015 7:49 PM | Put playground, picnic, etc. facilities near Muldoon Road. Keep back part wild and undeveloped. |
| 40 | Oct 18, 2015 7:47 PM | Muldoon needs more safe dedicated green space (as opposed to vacant lots and woods that host homeless camps – not that I think homeless people are all dangerous, but you don't like to cut through the woods and interrupt people drinking). This area of Muldoon specifically needs more family-friendly outdoor areas. I hope this park will help foster neighborhood closeness. |
| 41 | Oct 18, 2015 6:28 PM | Please have good lighting |
| 42 | Oct 18, 2015 6:08 PM | Some of thee ideas listed above that we did not choose (geocaching trail and rock wall) are great ideas however our concern is that they would get neglected and abused and draw unsavory users and drive out good community families. Another concern is the amount of homless that would take over and make it their space again pushing out community families. Last concern is the large number of unattended children of ALL ages that would inevitably hang out and cause problems all day with no disciplinary actions like they do at the Patterson Chugiach foot hills park at ALL hours of the day and night. |
| 43 | Oct 18, 2015 5:17 PM | Looking forward to a park with events. Please keep the library near |
| 44 | Oct 18, 2015 5:01 PM | There is already a library close by and the parking lot should be able to be utilized as well. I'd really like to see things we don't already have on the east side or close by to spur interest. |
| 45 | Oct 18, 2015 4:59 PM | Send a reminder of the Nov. meeting please. |
| 46 | Oct 18, 2015 4:56 PM | Another ACCESS needed for Tikahtnu Commons. Bartlett and the VA. ONE road is ridculous. |
| 47 | Oct 18, 2015 2:51 PM | Homeless camps are a problem in this area, graffiti, as well as alcoholism |
| 48 | Oct 17, 2015 12:30 AM | Safer and security are my main concerns for this area. |
| 49 | Oct 16, 2015 11:03 PM | lots of them– ones that I don't know I even have.... but we are going to work together and make this a destination park. |

# AGENCY COORDINATION MEETING

R&M CONSULTANTS, INC.
9101 Vanguard Drive • Anchorage, AK 99507 • 907.522.1707
3504 Industrial Avenue #102 • Fairbanks, AK 99701 • 907.452.5270
9737 Mud Bay Road #301 • Ketchikan, AK 99901 • 907.220.9424

**Agency Coordination Meeting Summary**

| | |
|---|---|
| **Project Number:** | 2320.01 (R&M) |
| **Project Title:** | MOA Parks and Recreation Muldoon Town Square Park Master Plan |
| **Subject:** | Muldoon Town Square Park Master Plan Agency Coordination Meeting |
| **Author:** | Van Le, AICP - R&M Consultants, Inc. |
| **Meeting Location:** | MOA Planning Conference Room 170 |
| **Meeting Date:** | Thursday, October 22, 2015 |
| **Meeting Outreach:** | Agency Email Invitation by Parks and Recreation Department |
| **Meeting Materials:** | PowerPoint Presentation, Aerial Maps, Agenda |
| **Distribution Date:** | *Internal Review Version – Public Distribution TBD* |
| **Meeting Attendance:** | 21 Attendees (sign in) |

**Attendees:**

| | | |
|---|---|---|
| Steve Rafuse | Project Manager | MOA Parks &Rec |
| Taylor Keegan | Park Planner | MOA Parks &Rec |
| Jonny Hayes, ASLA | Landscape Architect | Bettisworth North |
| Van Le, AICP | Planner | R&M Consultants |
| Nickel LaFleur | Park Committee | |
| Dave Ulmer | Park Committee | |
| Stu Grenier | Park Committee/NECC | |
| Genevieve Holubik | Park Committee | |
| Kendra Kloster | Park Committee | |
| Jerrianne Lowther | Park Committee | |
| Jeff Urbanus | MOA Watershed Mgmt. | |
| Vivian Underwood | MOA AMATS Transportation Planning | |
| Lori Schanche | MOA Non-Motorized Transportation | |
| Russell Oswald, PE | MOA PM&E | |
| Jennifer Noffke | MOA PM&E | |
| Francis McLaughlin | MOA Planning | |
| Stephanie Mormilo | MOA Traffic Engineer | |
| Randy Bergt | MOA Transit | |
| Sharon Ferguson | MOA Planning | |
| Scott Thomas, PE | DOT Traffic Engineer | |
| Jonathon Knowles | DOT Traffic | |

See also Sign In Sheet

## Meeting Summary

The Agency Coordination meeting was programmed to start at 2:30 p.m.

Jonny began the meeting by introducing the project team. Introductions for all attendees and representative organizations followed. Jonny provided a project overview using a PowerPoint presentation. Topics covered included:

- Park History
- Project Schedule
- Site information including photographs of the existing park and Chester Creek realignment project
- Design Alternatives summary from the Park Committee work last week
- Discussion/Issues Topics

The following handouts were available to meeting attendees:

- Power of 10 Activities Summary from Begich Middle School Students
- Design Charrette Concepts Summary for 4 Alternatives developed at the Park Committee Design Charrette on October 13, 2015.

## Discussion and Questions

Parking and Vehicular Access into the Park

- See also On-Street Parking along Debarr below.
- Parking requirements will depend on activities and uses programmed for the Park.
- Farmer's Market is vehicle/driving/transporting intensive and may require 100-150 parking spots

14th Avenue Right-of-Way

- 14th Ave currently has 55 feet of right-of-way
- Potential access to the Park from the south
- Need to provide parking
- Need to provide a crossing over Chester Creek, potentially pedestrian only

- Angled on-street parking is typically not permitted within MOA right-of-way
- Street maintenance will not support a hammerhead dead end configuration along 14th Ave as they cannot plow snow
- Need to determine what cul-de-sac width is

Debarr Extension

- Is identified in the Official Streets and Highways Plan 2014, but it is not on a prioritized list of projects that will be funded and completed in the next 20 years or beyond.
- Chester Creek realignment is partially within the Debarr ROW, grade issues as Debarr approaches Boston Street.
- Access to Park will need to be on Boston Street or off Muldoon Road
- NECC wants Debarr Road vacated but some residents want it to be extended for access into the Park and to the neighborhood.

On-Street Parking along Debarr Road (Boston Street to Cross Pointe Loop)

- Insufficient right-of-way to allow on-street parallel or angled parking on one side of roadway.
- Currently on-street parking is prohibited with No Parking Signs posted along the south side of Debarr between Boston and Cross Pointe Loop.

Access from Muldoon

- Currently 30,000 vehicles use Muldoon Road daily
- Moving 30,000 vehicles per day on one roadway requires limiting new conflicts and managing existing conflicts to traffic flow such as direct access off of Muldoon
- DOT's policy is to allow right in, right out only access for parcels adjacent to Muldoon Road.
- Additional development along Muldoon Road within the vicinity of the Park will require more access management in the near term (5-6 years)
- Within 5-6 years, Muldoon Road will need median placement for access management.
- Median project is not yet budgeted or programmed.
- **Debarr Road and Muldoon Intersection:**
    - DOT would not support extending Debarr Road east just for 10 parking spots
    - Changing the intersection there for a 4th leg would also mean a huge public investment for an anticipated fewer than several thousand cars that would use that extension (if it were extended).
    - Adding a 4th leg at the intersection would mean increased delay at that intersection which is already significant. The additional delay would mean delays at other locations along Muldoon Road.
    - Intersection investment could cost approximately $2 million, just for intersection upgrades to allow for that 4th leg for park access.



    - If a future extension of Debarr Road continues to Boston Street (and does not just end at the Mall), could potentially be a much larger and more expensive investment.
    - A Traffic Impact Analysis (TIA) will be required to determine if that 4th leg (Debarr Extension) is warranted.
    - DOT prefers that nearby, existing signalized intersections be used first before creating new ones.

Bike and Pedestrian Connections

- Trails need to be set back from the creek a minimum of 15 feet if they are soft, unpaved trails
- Trails built at-grade are ok in the floodplain
- Boardwalk trails are also ok
- Trail along east boundary of Park along JBER is proposed in the Trails Master Plan; however, no further planning is underway at this time.
- Pedestrian links needed from Windsong Park and neighborhood to the south of the Park

Access to Transit

- **Short term:** Transit is moving its existing Fred Meyer's stop to Debarr Road
- **Long-term:** new transfer/transit hub facility for the Muldoon area

Park Development and Compatibility with Chester Creek and Wetlands

- Creek alignment into the Debarr ROW was the Army Corps of Engineer's decision
- Creek not showing on the Alternatives Summary graphic in its correct position. Chester Creek alignment is within the Debarr right-of-way.
- Fish and Game does not need Parkland for Chester Creek for flood overflow area.

"Town Center" development and the Park's Role

- Town Center as depicted in Anchorage 2020 Comprehensive Plan has not materialized especially with Big Box store development in the area versus mixed use buildings and a more walkable area.

Future Park and Road Maintenance

- Vehicular access for maintenance of trash cans, restrooms (if any) and trails is important.
- Snow removal of parking needs maneuvering room for plow vehicles.

Zoning & Platting

- New Title 21 Land Use Code
- If Community Use Park, then Planning and Zoning Commission Review/Approval is required

- Need to research Plat notes to see what restrictions or conditions are placed on the parcels
- B3SL and R2M Zoning Districts permit Parks but the actual uses will determine what level of service will be required for parking etc.

Schedule and Funding

- Aggressive schedule to meet deadline to be able to spend state grant funding on capital improvements by June 2016.
- Plan needs to be drafted by December 2015 and approved by the Planning and Zoning Commission by April 2016.
- Parks and Recreation has $1 Million until June 2016 (state grant) and another $500k for park improvements.
- After Master Plan is adopted, the Park can apply for Rasmuson Challenge Grants through the Anchorage Park Foundation.

Activities and Park Uses

- *Will farmer's market be permanent year round structure or seasonal?*
  - Seasonal farmer's market
- *What active recreation activities are planned? Basketball, soccer, football?*
  - Begich Middle School is a ¼ mile away and meets the needs for active recreation facilities
- Uses will determine how much on-site parking is required.

Site Development

- As site is developed, changes in drainage will need to be addressed

**Attachments**

a. Sign in sheet
b. Meeting Agenda

## RECORDED PLAT AND LAND USE

### Legend

- Muldoon Town Square Park
- Windsong Park [PLI]
- Residential [R2-M]
- Commercial [B-3]
- Commercial [B-3SL]
- JBER [T]

GRAPHIC SCALE
100 0 100 200
SCALE IN FEET

# PUBLIC WORKSHOP #2

R&M CONSULTANTS, INC.
9101 Vanguard Drive • Anchorage, AK 99507 • 907.522.1707
3504 Industrial Avenue #102 • Fairbanks, AK 99701 • 907.452.5270
9737 Mud Bay Road #301 • Ketchikan, AK 99901 • 907.220.9474

## Public Workshop #2 Summary

| | |
|---|---|
| **Project Number:** | 2320.01 (R&M) |
| **Project Title:** | MOA Parks and Recreation Muldoon Town Square Park Master Plan |
| **Subject:** | Muldoon Town Square Park Master Plan Public Workshop #2 |
| **Author:** | Van Le, AICP & Taryn Oleson, R&M Consultants, Inc. |
| **Meeting Location:** | ASD Begich Middle School, Multi-Purpose Room |
| **Meeting Date:** | Wednesday, November 4th, 2015 |
| **Meeting Outreach:** | Parks And Recreation Department Outreach |
| **Meeting Materials:** | Meeting Agenda and Park History Handout, Public Workshop 1 Draft Vision Statement, Design Alternative Exercise materials |
| **Distribution Date:** | *Internal Review Version – Public Distribution TBD* |
| **Meeting Attendance:** | 29 Attendees (sign in) |

**Attendees:**

| | | |
|---|---|---|
| Steve Rafuse | Project Manager | MOA Parks &Rec |
| Taylor Keegan | Park Planner | MOA Parks & Rec |
| Jonny Hayes, ASLA | Landscape Architect | Bettisworth North |
| Van Le, AICP | Planner | R&M |
| Taryn Oleson | Planner/PI Coordinator | R&M |
| See also Sign In Sheet | | |

**Meeting Information**

The public workshop was advertised to start at 5:30 p.m. Several attendees arrived early and spoke with the Project Team about the Park. The meeting was Workshop style with a formal presentation at the beginning of the meeting. The room was set up to allow for free movement of attendees with easels displaying aerial imagery of Muldoon Town Square park site, online survey results, and products from the first public workshop and Parks Committee Design Charrette. Ten round tables were set up with workshop materials including agenda and draft vision statement handouts, a marker and large post-it paper (see attached graphics).

A welcome table with sign-in sheets, handouts and a comment box was set up near the entrance of Begich Middle School's multi-purpose room. Refreshments and a kids' coloring station were also available near the entrance to the room.

The following handouts were available to meeting attendees:

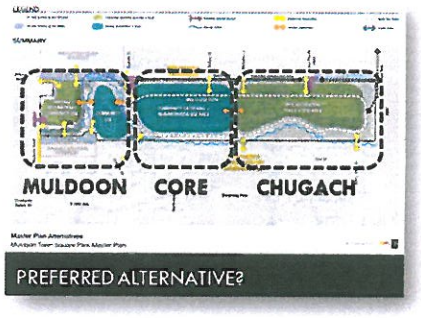
- Meeting Agenda and Park History Handout
- Public Planning Workshop 1 Draft Vision Statement
- Design Alternatives Exercise Handout

**Workshop**

The public workshop began with a presentation given by Steve Rafuse, Jonny Hayes and Van Le. The presentation included the public process and purpose of the workshop, the project timeline, existing conditions, and the results of public involvement to date. Van discussed the draft vision statement that was produced from the results of the first public planning workshop and requested attendees to record and submit any changes they would like to make to the vision statement.

Steve presented the results of the online survey, as of Monday, November 2nd, 2015, that included individual's identified priorities and modes of travel to the park. Jonny then presented the results of the Parks Committee Design Charrette and Agency Coordination meeting and how those meetings shaped the design alternatives this workshop will be using. The public workshop exercise was then explained as Taryn and Van handed out folders containing design alternatives for the exercise.

The design exercise identified distinct alternatives for three main sections of the park: the western Muldoon Road frontage segment (simply titled *"Muldoon"*), the far eastern part of the park ("*Chugach*"), and the center area of the park ("*Core*"). Each section of the park had four alternatives, for a total of 12 different design pieces. Jonny presented each of the alternatives, providing more detailed explanation for each of the four Muldoon segment alternatives to introduce the concepts and describe common key attributes. Following the presentation, attendees formed groups and were tasked with taking the 12 design segments and designing their preferred alternative, consisting of one Muldoon,



Core, and Chugach segment stitched together to create an preferred master plan alternative. Members of the project team served as facilitators and were readily available to answer questions as they arose.

Any amendments to a segment of their preferred alternative were recorded on large blue post-its available at each table graphically made on the workshop alternatives themselves. The workshop exercise lasted about 40 minutes. Following the exercise, a representative from each table came forward to show and explain their group's preferred alternative, including any amendments or clarifications to everyone in attendance. As they presented, Jonny recorded the three chosen segments for each preferred alternative.

The workshop concluded after the group presentations. Notes recorded on the preferred alternatives and the draft vision statement edits were collected. The results of the design exercise are summarized below. The meeting ended at the scheduled time of 7:30 PM.

**Design Exercise Result:**

Preferred Alternatives by Segment

| | Selected Segment Alternative | | |
|---|---|---|---|
| **Table/Group** | **Muldoon** | **Core** | **Chugach** |
| A | 2.0 | 2.0 | 1.0 |
| B | 2.0 | 2.0 | 3.0 |
| C | 2.0 | 4.0 | 4.0 |
| D | 2.0 | 1.0 | 1.0 |
| E | 4.0 | 1.0 | 4.0 |
| F | 2.0 | 2.0 | 2.0 |

Each preferred alternative generated presented minor modifications to the designs presented, including:

Table "A" notes:

- Muldoon 2
  - Vacant northwest parcel could be a library
  - Like temporary parking
  - Would like safe stream access from parking
  - Play area – should have edge (depression or fence) that promotes safety
  - Amphitheater – may not be needed or need to ensure use first
- Core 2
  - Restrooms



  - Dog park with parking access
  - More parking
  - Playground closer to the community gardens
- Chugach 1
  - Windsong access
  - Open play environment (without actual structure)

Table "B" notes:

- Muldoon 2
  - Add a sledding hill
  - Pedestrian overpass to cross Muldoon Road
  - Ask the owner of the small vacant northwest parcel to donate the land for a tax write-off
  - Buy the property south of 14th avenue for parking
- Core 2
  - Make parking lot smaller – 50 cars is plenty large
  - Add an orchard or arboretum east of the picnic and play area
- Chugach 3
  - Add fenced dog park to open space

Table "C" notes:

- Muldoon 2
  - Add pavilion feature shown in Muldoon 1
- Core 4
  - Add dog park near community garden
  - Add additional access to Windsong Park
- Chugach 4
  - Add additional access to Windsong
- General suggestion
  - Add volleyball courts
  - Right turn lane off Muldoon Road if possible into park
  - Protected left turn lane off Muldoon Road into the park
  - No tennis

Table "D" notes:

- Muldoon 2
  - Increase distance between parking (impervious surfaces) and the creek to maintain stream health
  - No amphitheater
  - Nature walk through the hill/trails with interpretive signs
  - No sledding hill
  - If parking is not needed in the frontage, put some picnic tables along the creek or other things to celebrate the creek
- Chugach 1
  - Remove parking in rear parcel

Table "E" notes:

- Core 1

- Remove the pump track
- Relocate community gardens to the south side of the parcel for more direct sunlight

- Chugach 4
  - Add connections/access to Windsong park and neighborhood as is shown in the Chugach 3 alternative

Table "F" notes:

- Core 2
  - Add pump track west of the picnic areas and rock wall/play area
- Chugach 2
  - Move dog park farther west so it's between the Core and Chugach areas
  - Have open area be larger to include where dog park was originally shown
  - Add 25-40 stalls of parking along Debarr Road/park boundary east of the Cross Point/Debarr intersection

**Submitted Draft Vision Statement Comments:**

The meeting attendees offered the following written comments on the Public Planning Workshop 1 Draft Vision Statement:

*"Muldoon Town Square Park is a gathering place and destination for East Anchorage and the greater community where families and people of all ages and abilities can access and participate in healthy park activities in a safe, clean and comfortable environment in a unique and beautiful setting."*

- Replace *"East Anchorage"* with *"the community of Muldoon and East Anchorage at large…"*
- Add something that emphasizes the natural setting and natural environment

**Attachments**

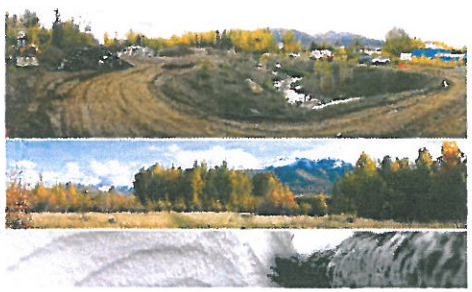
a. Sign in sheet (*Available Upon Request*)
b. Meeting Agenda and Park History Handout
c. Public Planning Workshop 1 Draft Vision Statement
d. Design Alternative Exercise materials
e. Preferred Alternative Workshop Results, as presented



Attachment B

# MULDOON TOWN SQUARE PARK MASTER PLAN

## PUBLIC PLANNING WORKSHOP AGENDA + PROJECT INFORMATION



**MEETING GOALS:**
*Inform participants of project progress and provide opportunities to engage in respectful dialogue to advance the Preferred Alternative and Vision for Muldoon Town Square Park.*

**EXPECTED MEETING OUTCOMES:**

**1. Confirm Input Received to Date**

**2. Identify Preferred Master Plan Configuration(s)**

**AGENDA:**

Wednesday, November 4th, 2015 | Begich Middle School Multipurpose Room | 5:30p - 7:30

| | | |
|---|---|---|
| **5:30 - 5:45** | **Welcome** | Familiarize with Project and Site, Chat with Neighbors |
| **5:46 - 6:15** | **Presentation** | Public Input Results and Design Charrette Alternatives Review |
| **6:16 - 7:00** | **Workshop Exercise** | Evaluate Alternatives and Share Park Vision in Facilitated Group Setting |
| **7:01 - 7:15** | **Group Reports** | Listen to Groups' Preferred Alternatives and Vision Statements |
| **7:16 - 7:30** | **Next Steps** | Adjust and Advance Preferred Alternative for Public Approval Process |

**PROJECT SCHEDULE:**

Please consider participating at upcoming public involvement opportunities.

| | |
|---|---|
| **1. Parks Committee Meeting** | Thursday, Nov. 19th (5:30-7pm) @ NE Boys and Girls Club |
| **2. Northeast Community Council:** Approval & Resolution | Thursday, Dec.17th (7pm-9pm) @ NE Boys and Girls Club |
| **3. Scenic Foothills Community Council:** Approval and Resolution | Thursday, Jan. 7th (7pm-9pm) @ Wayland Baptist University |
| **4. Public Hearing:** Parks and Recreation Commission | Thursday, Jan. 14th (6-9pm) @ Spenard Recreation Center |
| **5. Public Hearing:** Planning and Zoning Commission | Late March – Early April @ Loussac Library |

**CONTACT:**

**Stephen Rafuse** [MOA Parks + Recreation, Park Planner] RafuseSJ@Muni.org
**Van Le** [R&M Consultants, Public Involvement] VLe@RMConsult.com
**Jonny Hayes** [Bettisworth North, Landscape Architect] JHayes@BettisworthNorth.com

Please continue to back of page…

Attachment B

## PROJECT HISTORY:

To the Dena'ina Athabascan people, "Chanshtnu" (meaning Grass Creek), was an important fishing site. Cohoe salmon spawn in the headwaters of the creek east of Muldoon Road and south of DeBarr. "Chanshtnu" was long ago anglicized to "Chester" Creek; it never had anything to do with anyone named Chester.

The late Mann Leiser's Alaska Greenhouse, though privately owned, in its heyday was among the most beloved "parks" in town. East Anchorage residents came there year around to marvel at fish and ducks swimming in the creek, next to nursery stock shrubs and trees. Mann Leiser built a greenhouse over Chester Creek and had a permit to use the Creek for non-potable irrigation purposes. However, he did not use the water from Chester Creek, but developed a private water well and septic system on site instead.

The Leiser family home was on a hill behind the greenhouses. The middle and back portion of the property, which extends to the JBER/Fort Richardson boundary, was used as a construction dump for building materials. It is also said to contain debris from the 1964 earthquake. No one knows exactly what's under the surface of the old landfill, or where, but it had long been considered problematic for development for any kind of housing.

After Mann Leiser's death, the Alaska Greenhouse property was sold. A greenhouse collapsed under heavy snow and the U.S. government seized the land from its then owners in a drug case. The Municipality of Anchorage bought it from the federal government in 2006. The Municipality designated the easternmost 12 acres as a yet-to-be-developed Muldoon Community Park; the Muldoon Road frontage was to be sold for commercial development to recoup its investment.

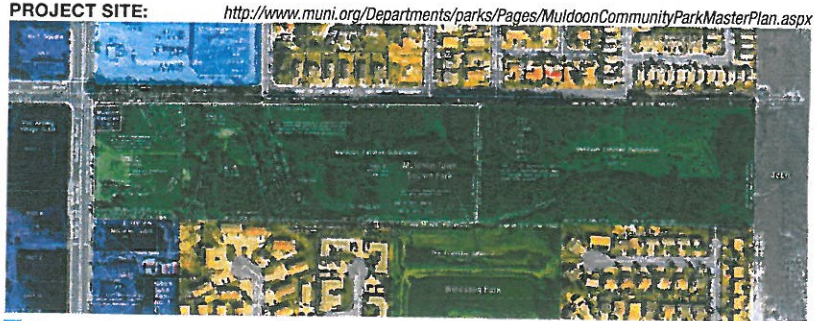
The Northeast Community Council had long sought the entire property, including the frontage, for a "Muldoon Park Strip" to bring needed green space to Anchorage's most densely populated area. A big, green park fronting on Muldoon Road would help define a Muldoon "town center," as envisioned in the Anchorage 2020 Comprehensive Plan. The property was later sold to the Municipality in 2006 for $5 Million.

The East Anchorage District Plan, initiated in March 2012 and adopted by the Anchorage Assembly December 2, 2014, designated all 29 acres of the property for a community park. Also in 2012, the Municipality received a $2 Million federal grant to re-align Chester Creek at Muldoon Rd. The project, which will be completed in fall 2015, is aimed at improving water quality and fish passage. The Northeast and Scenic Foothills Community Councils vigorously opposed the planned realignment of Chester Creek while the East Anchorage District Plan was still being developed. The creek was realigned over their objections.

The 2014 East Anchorage District Plan identifies a "small area planning process" and "development plan" for the Muldoon Town Square Park property as one of the community's Top 5 Priority Actions. As a result of years of dedicated community efforts and in support of the implementation of the district plan, the Anchorage Assembly voted to pass AO 2015-17 and dedicate the entire old Alaska Greenhouse site as park land for "permanent public park and recreational purposes" at a public hearing July 14, 2015.

- History provided by Park Committee Members Jerrianne Lowther, Kristi Wood, and David Ulmer. Additional Content by Stephen Rafuse

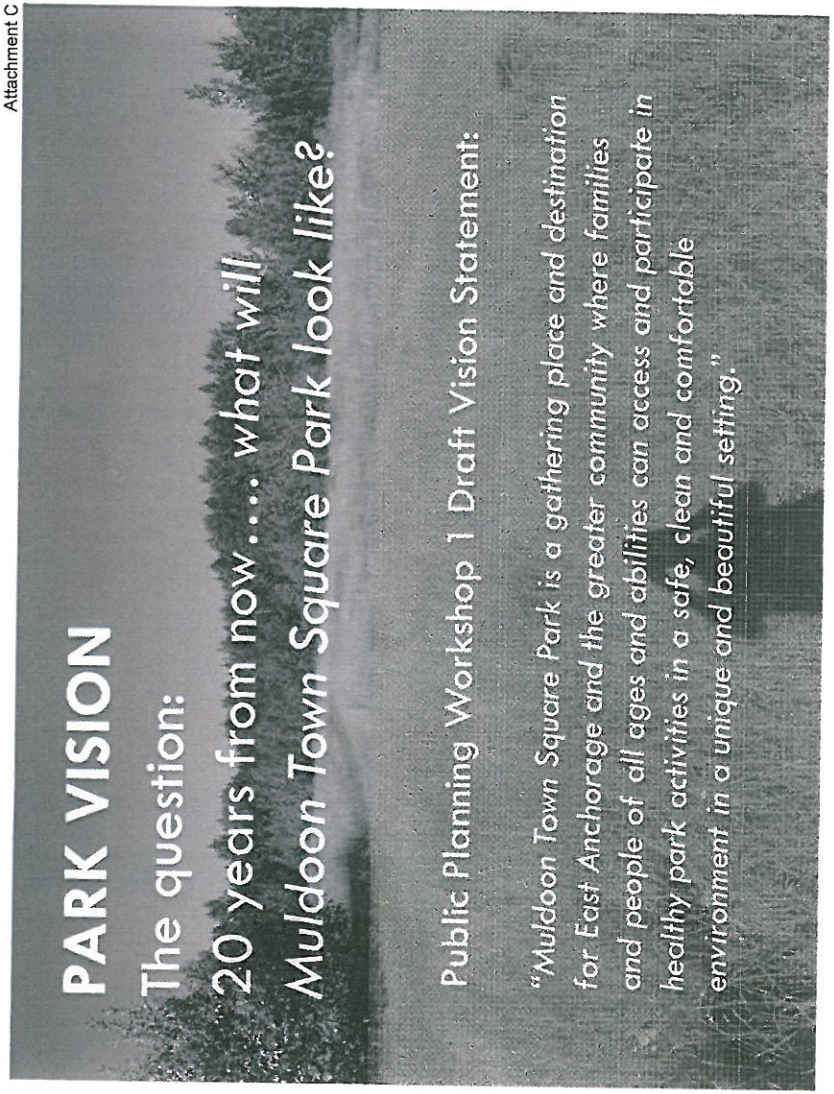
**PROJECT SITE:** *http://www.muni.org/Departments/parks/Pages/MuldoonCommunityParkMasterPlan.aspx*



Commercial
Commercial
Muldoon Town Square Park
Windsong Park
Residential
JBER

Thank You for your participation and continued support!

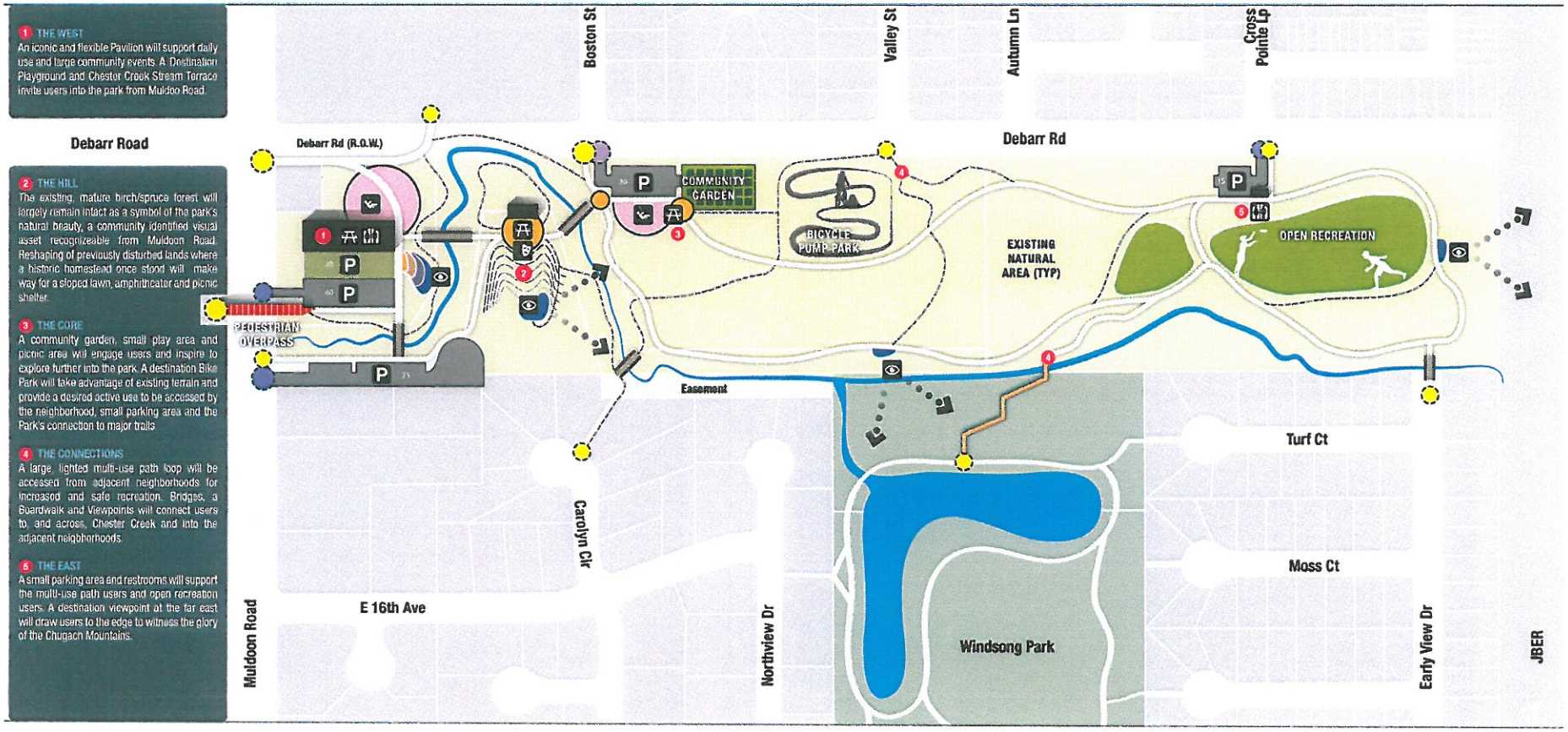
Attachment C



# CONCEPT DESIGN ALTERNATIVES

## LEGEND

- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk



## LEGEND

- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk

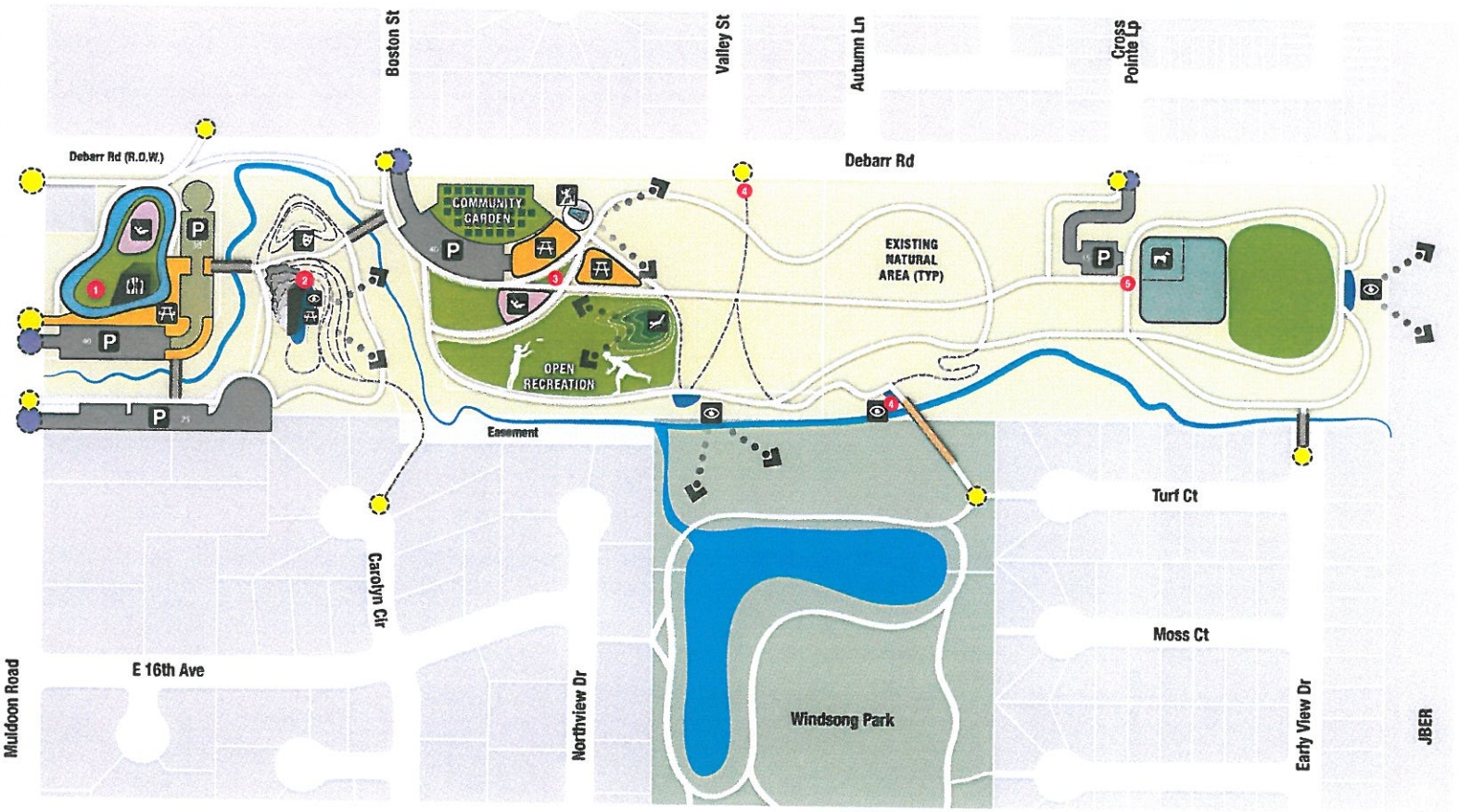
**1 THE WEST**
A year round ribbon of activity will inspire passers-by and establish Muldoon Town Square Park as a contemporary new reference point for East Anchorage. The Ribbon will host events, daily play opportunities and winter ice skating.

**2 THE HILL**
A series of boulder terraces retain the Hill visible from Muldoon Road, and double as seating for the new community amphitheater. The terraces will anchor the Treehouse Pavilion, a community-use facility with majestic views over the park east to the Chugach Mountains.

**3 THE CORE**
A community garden, small play area, picnic area, open recreatio and sledding hill open up the core of the park, improving visibility and providing desired open space. A climbing wall perched up on a higher elevation will visually connect to the Treehouse Pavilion and areas further east, orienting visitors along the trails and providing a unique recreational opportunity in East Anchorage.

**4 THE CONNECTIONS**
A series of lighted multi-use path loops will encourage short strolls and link together to form longer exercise loops. Bridges, a Boardwalk and Viewpoints will connect users across Chester Creek and within the park.

**5 THE EAST**
A small parking area will support a desired off-leash dog park, a small open recreation area, and connect to the multi-use paths, encouraging year-round use. The destination viewpoint at the far east will be visible across the recreation area and serve as a welcome resting point for users along the trail.



## LEGEND

- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk

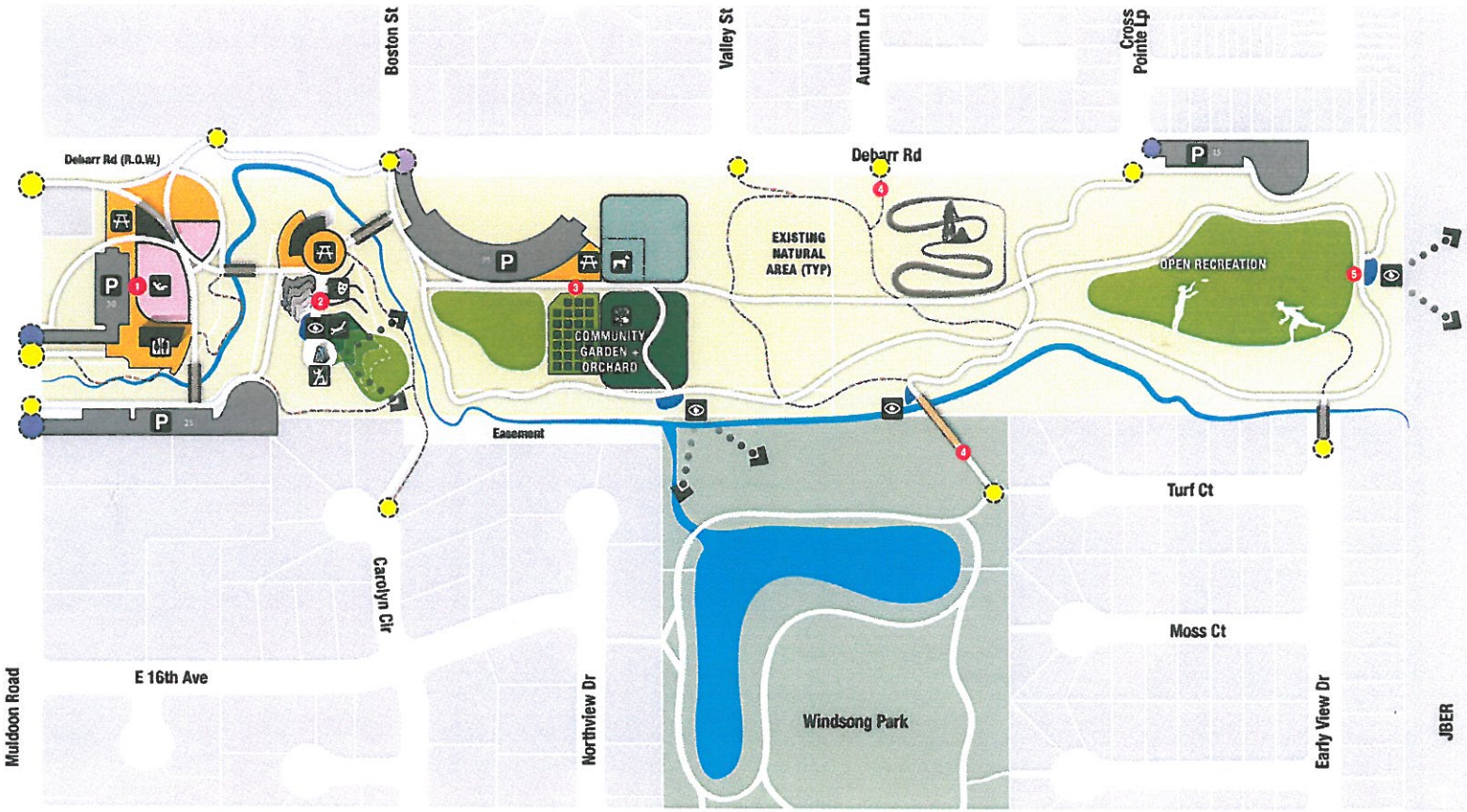
**1 THE WEST**
A classic approach into the park along Muldoon Road gets updated with a pair of community pavilions and a Destination Playground. Adjacent picnic areas and plaza will host family picnics as well as larger community events.

**2 THE HILL**
The Hill will be a standalone destination with a boulder and lawn terraced amphitheater climbing to the top, and reach further heights with an iconic rock climbing structure visible from Muldoon Road. A sloped lawn will serve as a sledding hill in winter months on the back side, taking advantage of existing grades and improving visibility.

**3 THE CORE**
A larger parking area winds its way into the park, supporting activities to the west and providing users with immediate access to the community garden, orchard, picnic area, and off-leash dog park. A stroll along the Orchard Loop brings users close to Chester Creek and offers an easily accessible vantage point across Windsong Park.

**4 THE CONNECTIONS**
A series of lighted multi-use path loops will encourage short strolls and link together to form longer exercise loops. Bridges, a Boardwalk and Viewpoints will connect users across Chester Creek and within the park.

**5 THE EAST**
A small parking area that takes advantage of existing R.O.W. will support the network of trails and small open recreation area. The East end will largely remain untouched for continued renaturalization, with vantage points and connections to adjacent neighborhoods provided to increase use and activity.



## LEGEND

- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk

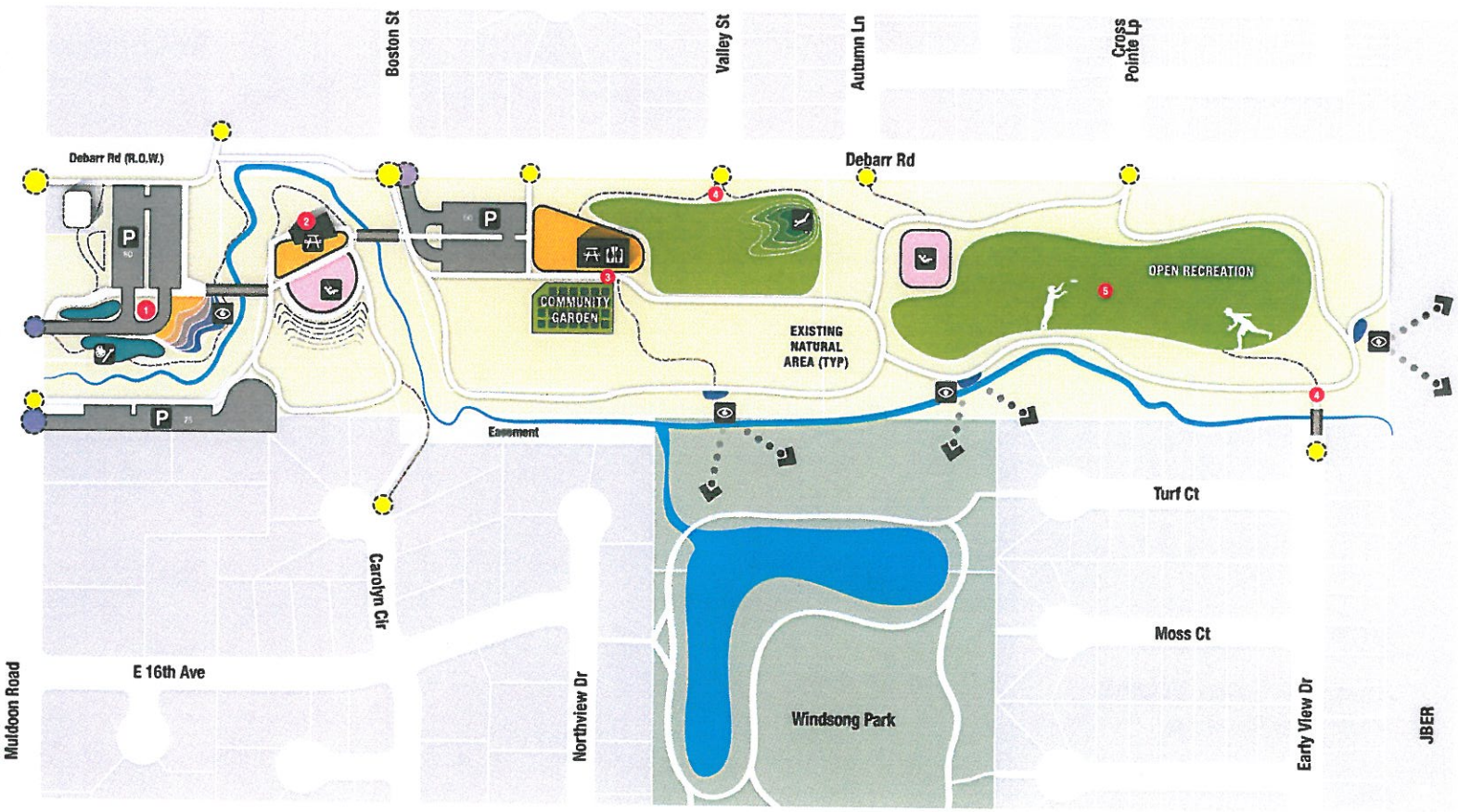
**1 THE WEST**
An artful and accessible community center will celebrate the diversity of Muldoon with public art opportunities, and connect visitors to Chester Creek while providing enough parking to support desired event and market programming within the park.

**2 THE HILL**
A flexible stage and community pavilion anchors the Chester Creek oxbow, with a destination playground and sloped lawn seating recessed into the hill for performances. A multi-use path loop encircles the Hill and provides easy access to adjacent neighborhood and nature trails.

**3 THE CORE**
A linear stretch of activity in the Core is envisioned to visibly and actively link the park from West to East. A parking area supports events on the Hill and activities in the Core; including the community use pavilion, community gardens, open recreation and sledding.

**4 THE CONNECTIONS**
A series of lighted multi-use path loops link together to form longer exercise loops. A central 'artery' will visibly and physically connect the activities of the park from Muldoon Road to the open areas to the East. Bridges and Viewpoints will connect users across Chester Creek and within the park.

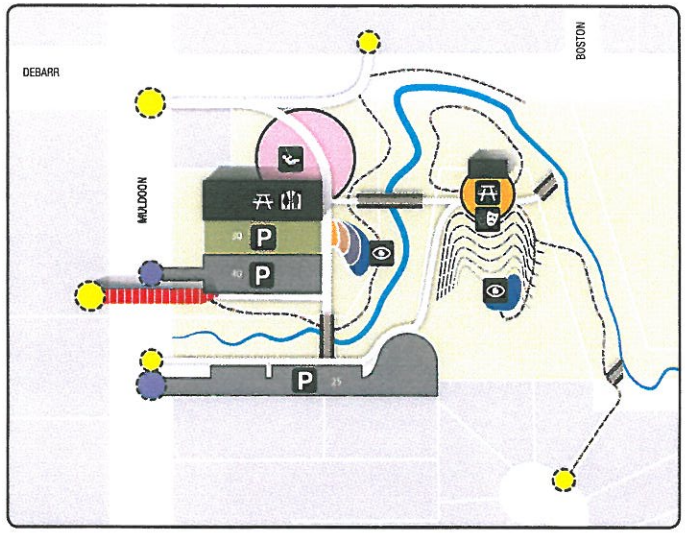
**5 THE EAST**
A system of paths and trails will weave around large open spaces, encouraging visibility and safety within the park. A neighborhood play area will perch atop higher elevation between the open spaces will be a destination for nearby residents.



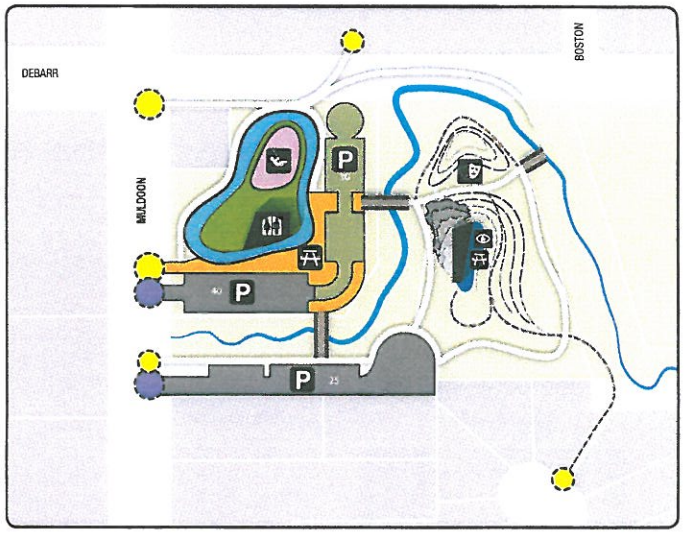
# CONCEPT DESIGN ALTERNATIVES: MULDOON AREA

## LEGEND

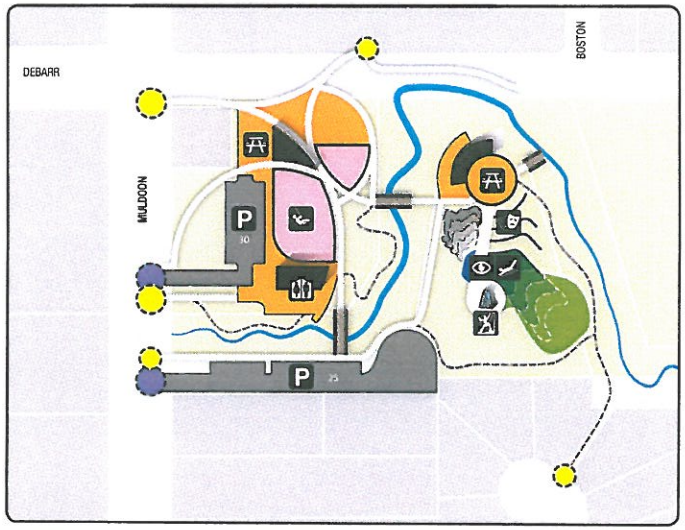
- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk




MULDOON 1.0




MULDOON 2.0

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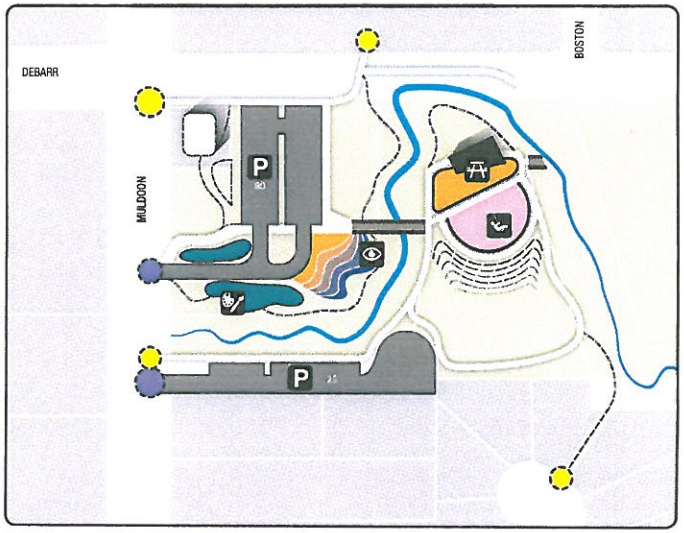


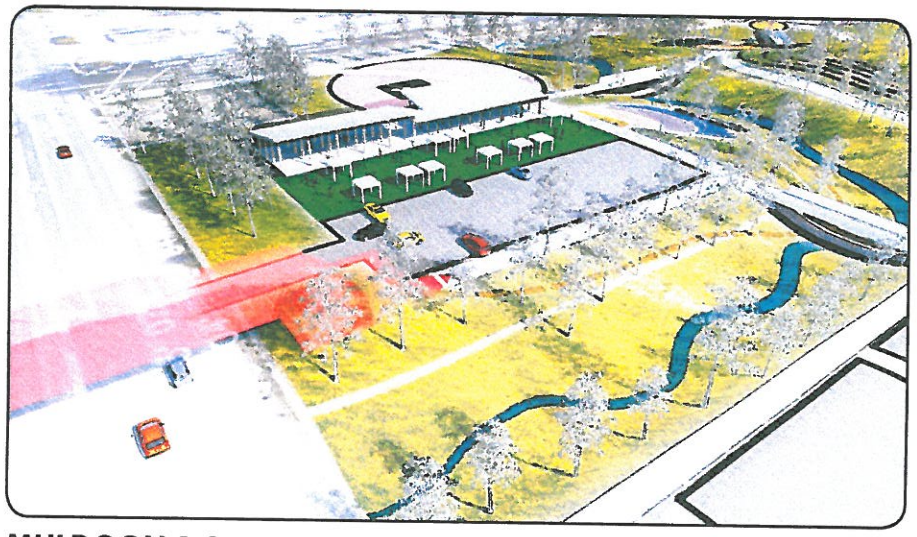

MULDOON 4.0

Muldoon Region

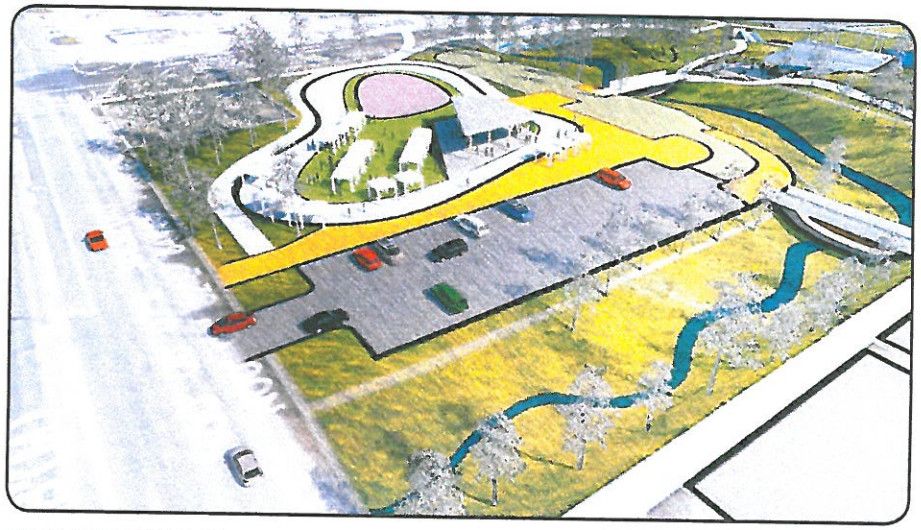
Muldoon Town Square Park Master Plan

BETTISWORTHNORTH

## CONCEPT DESIGN ALTERNATIVES: MULDOON AREA PERSPECTIVES

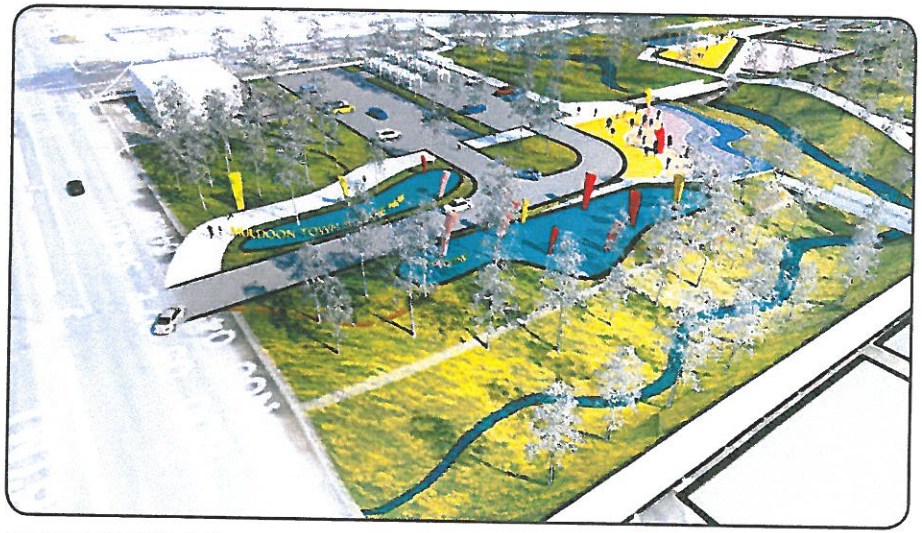


MULDOON 1.0



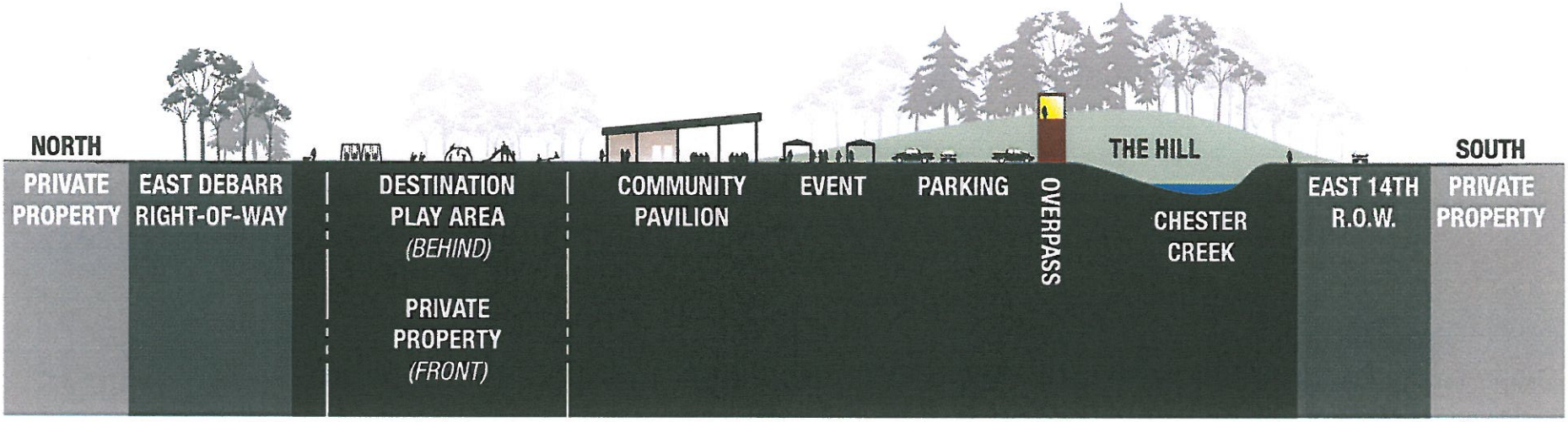
MULDOON 2.0

MULDOON 3.0



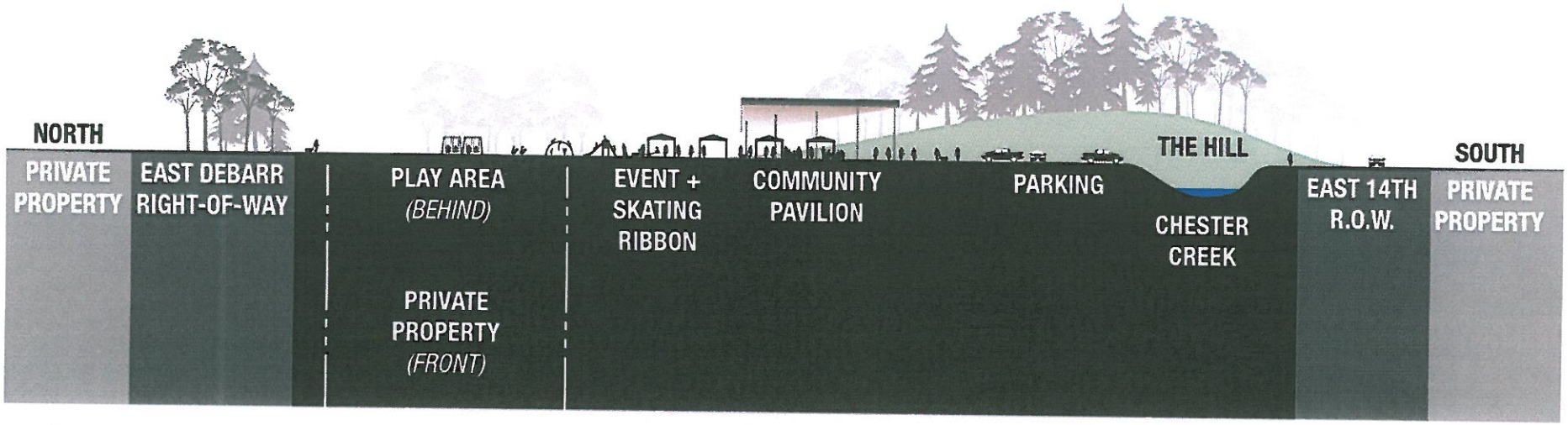
MULDOON 4.0

## CONCEPT DESIGN ALTERNATIVE ELEVATIONS: MULDOON AREA




**MULDOON 1.0**

**MULDOON 3.0**



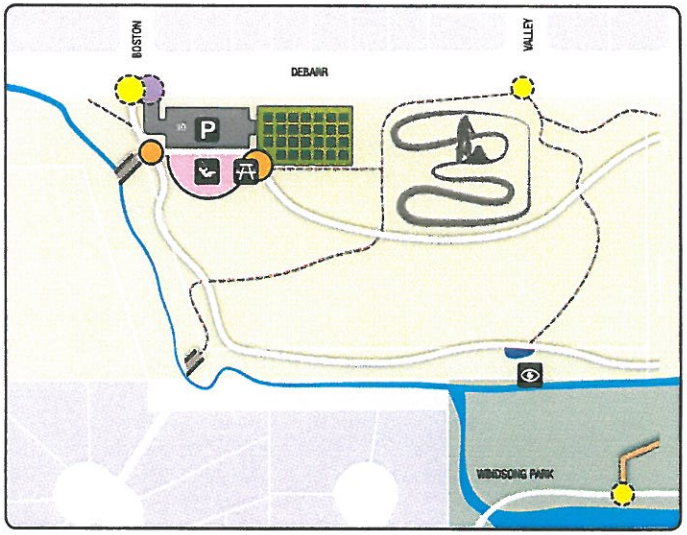

MULDOON 2.0

MULDOON 4.0

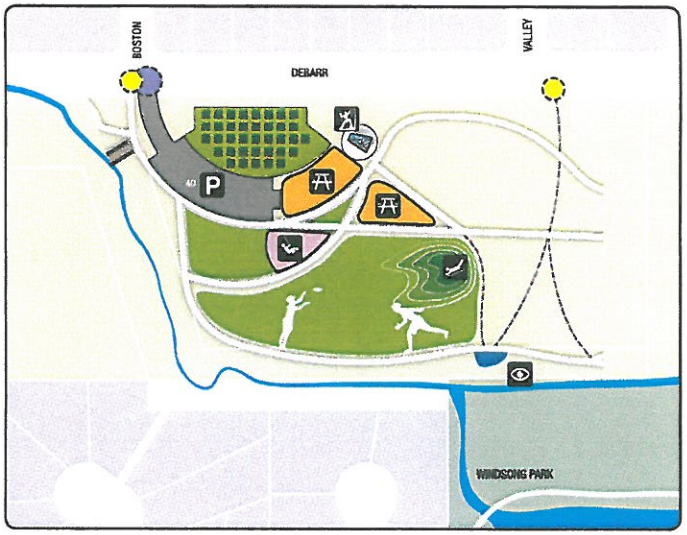
# CONCEPT DESIGN ALTERNATIVES: CORE AREA

## LEGEND

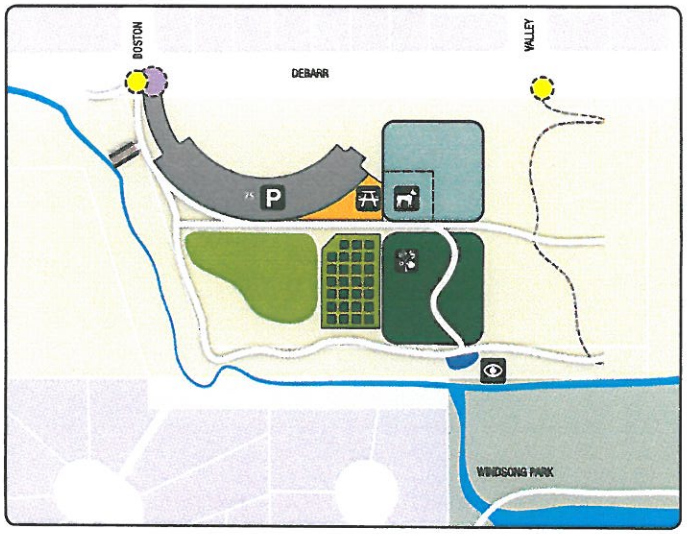
- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk



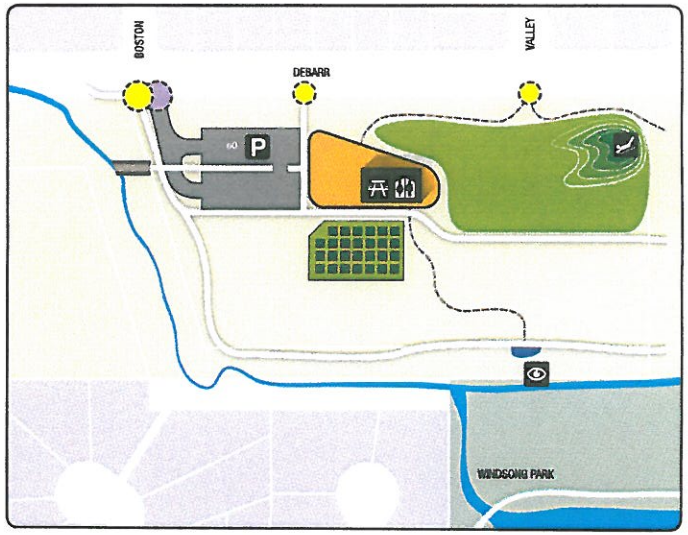

CORE 1.0




CORE 2.0




CORE 3.0




CORE 4.0

Core Region

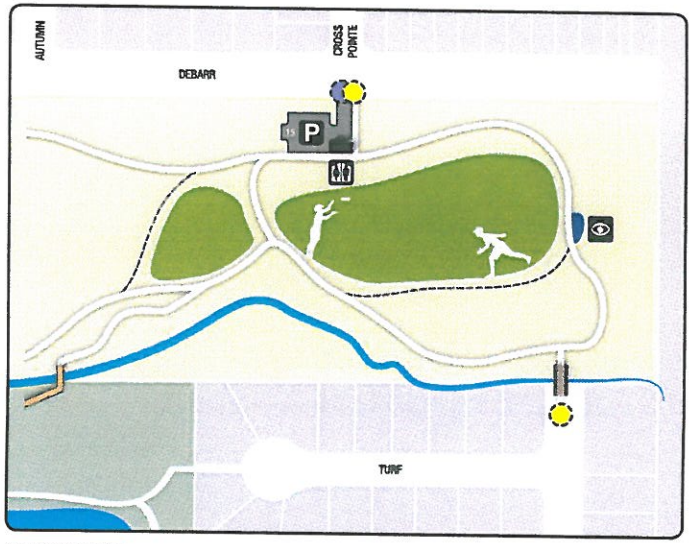
Muldoon Town Square Park Master Plan

BETTISWORTHNORTH

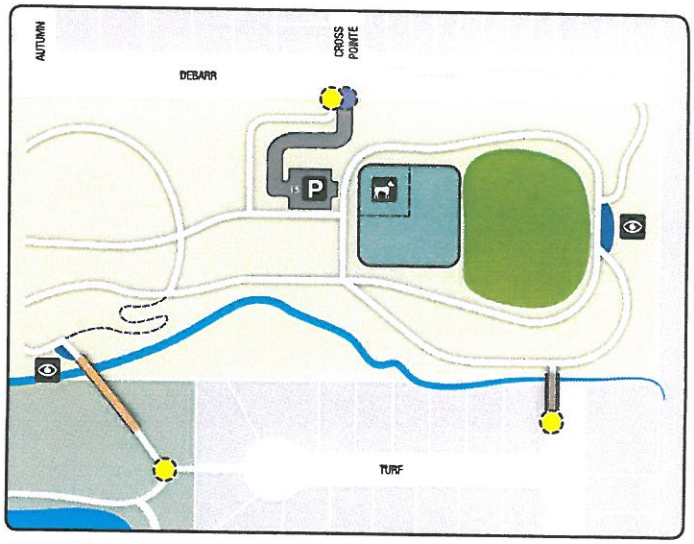
# CONCEPT DESIGN ALTERNATIVES: CHUGACH AREA

## LEGEND

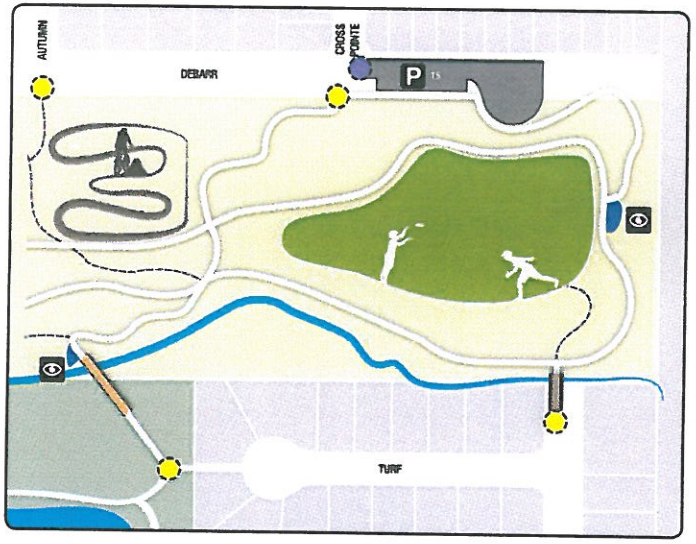
- Muldoon Town Square Park
- Windsong Park
- Pedestrian Entry
- Vehicle Entry
- Multi-Use Path (Paved)
- Nature Trail (Soft Surface)
- Chester Creek
- Bridge + Boardwalk



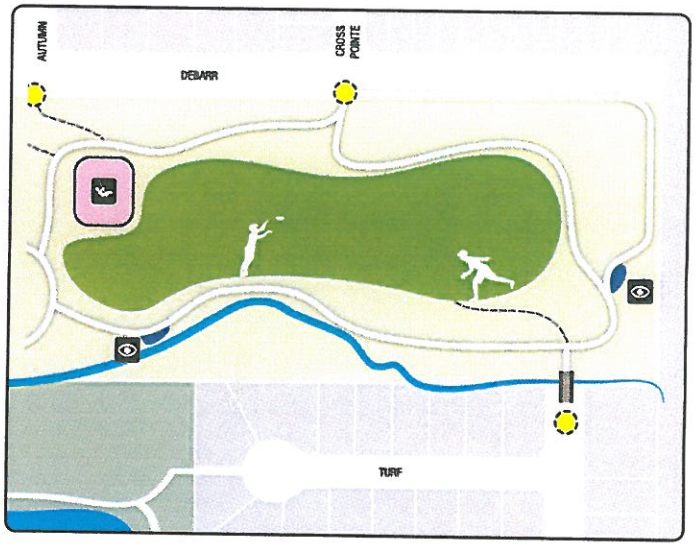

CHUGACH 1.0




CHUGACH 2.0




CHUGACH 3.0



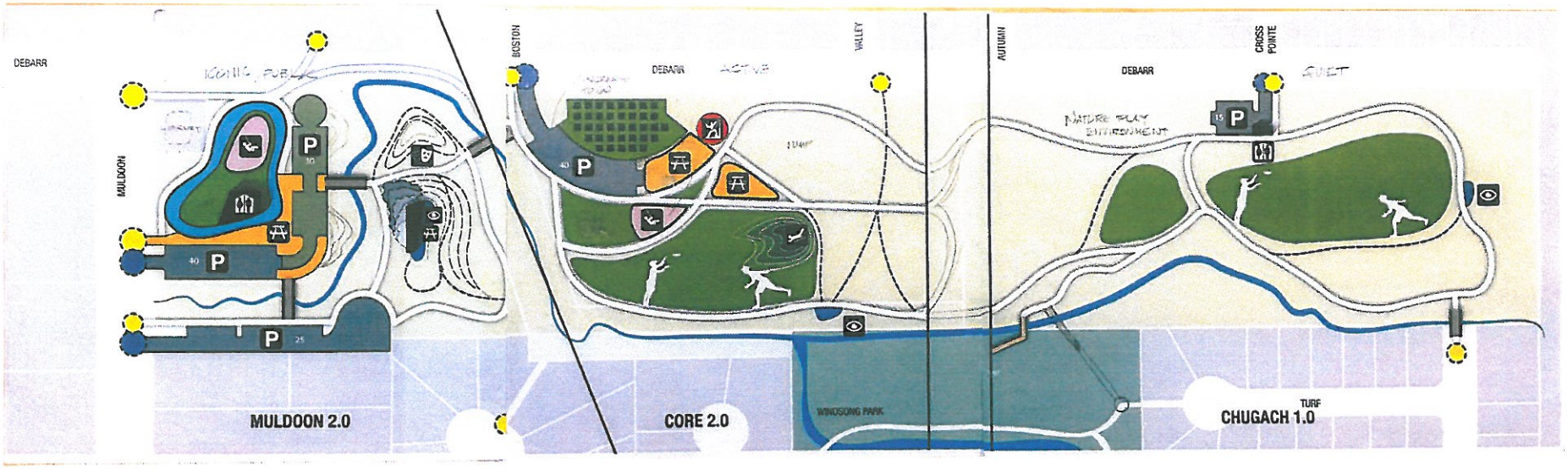

CHUGACH 4.0

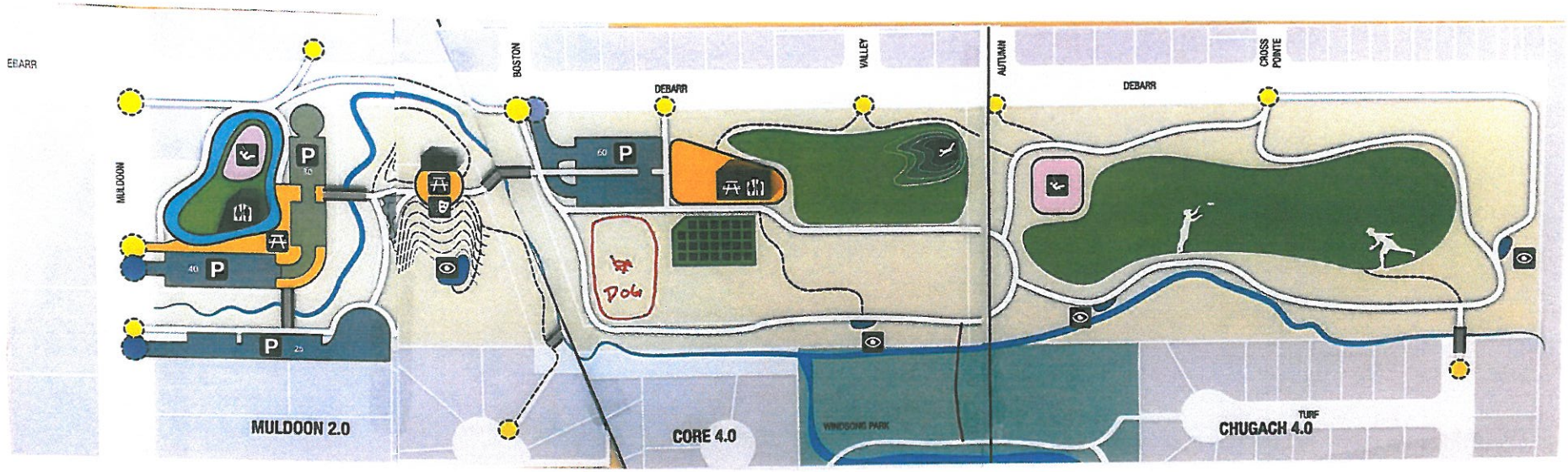
Chugach Region

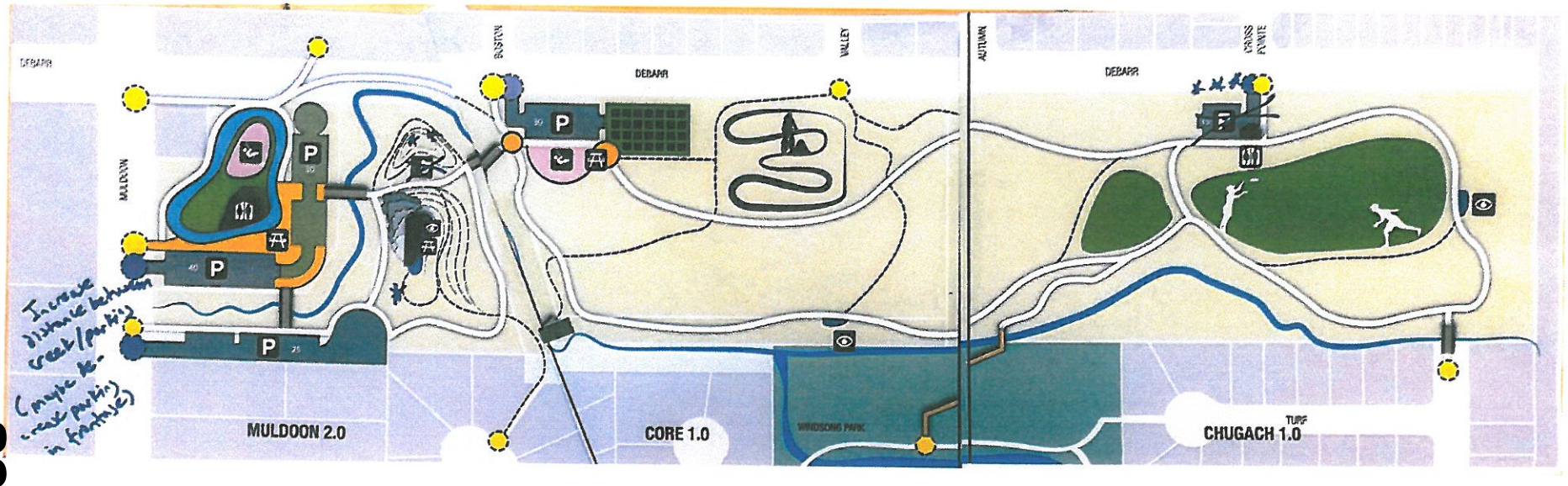
Muldoon Town Square Park Master Plan

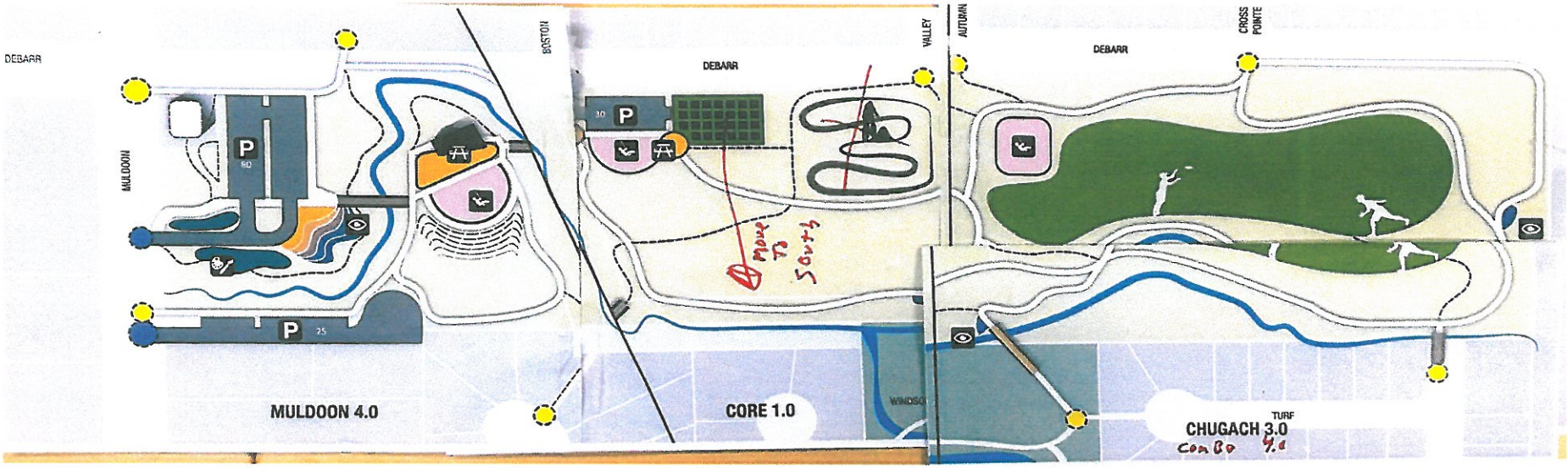
BETTISWORTHNORTH

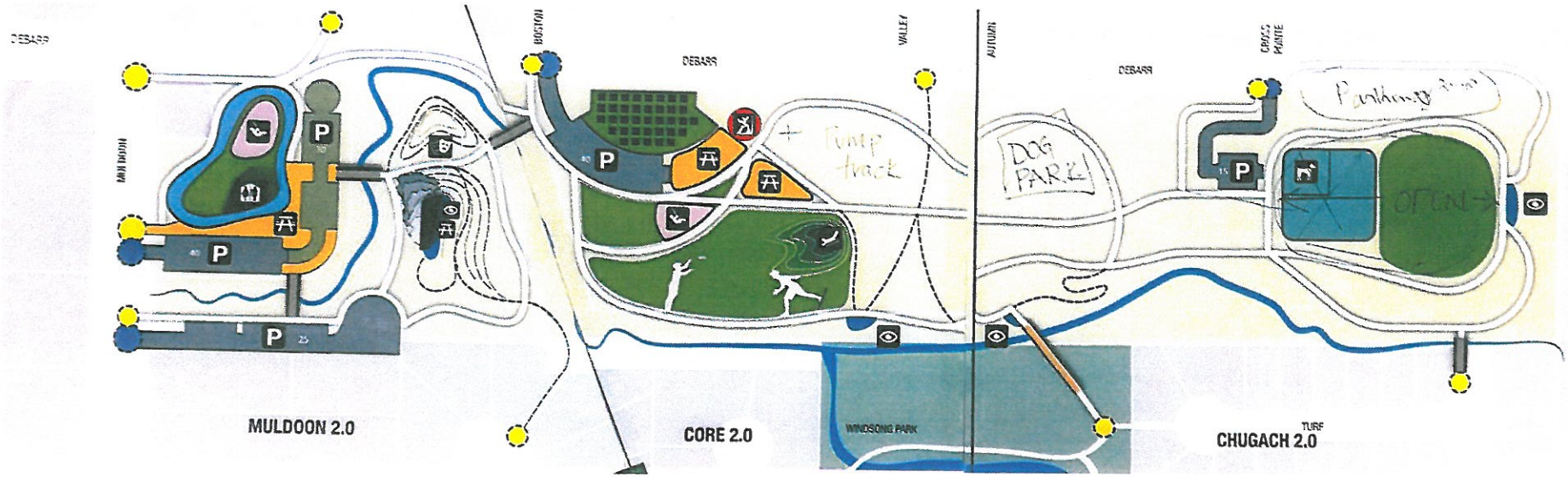
## GROUP GENERATED PREFERRED ALTERNATIVES




DEBARR
MULDOON
BOSTON
DEBARR
VALLEY
AUTUMN
DEBARR
CROSS POINTE
P
P
P
P
Dog
MULDOON 2.0
CORE 4.0
WINDSONG PARK
TURF
CHUGACH 4.0


DEBARR
MULDOON
BOSTON
DEBARR
VALLEY
AUTUMN
DEBARR
CROSS POINTE
P
P
P
P
Increase distance between creek/parking (maybe re-create parking in front of)
MULDOON 2.0
CORE 1.0
WINDSONG PARK
TURF
CHUGACH 1.0


DEBARR
MULDOON
P
60
P
25
MULDOON 4.0
BOSTON
DEBARR
30
P
Move To South
CORE 1.0
VALLEY
AUTUMN
DEBARR
CROSS POINTE
TURF
CHUGACH 3.0
Combo 4.1


DEBARR
MUSKEGON
BOSTON
DEBARR
VALLEY
AUTUMN
DEBARR
CROSS POINTE
Parking
Jump track
DOG PARK
OPEN
WINDSONG PARK
MULDOON 2.0
CORE 2.0
TURF
CHUGACH 2.0

R&M CONSULTANTS, INC.
9101 Vanguard Drive • Anchorage, AK 99507 • 907.522.1707
3504 Industrial Avenue #102 • Fairbanks, AK 99701 • 907.452.5270
9737 Mud Bay Road #301 • Ketchikan, AK 99901 • 907.220.9424

## Park Committee Meeting #3 Summary

| | |
|---|---|
| **Project Number:** | 2320.01 (R&M) |
| **Project Title:** | MOA Parks and Recreation Muldoon Town Square Park Master Plan |
| **Subject:** | Park Committee Meeting #3 |
| **Author:** | Van Le, AICP, R&M Consultants, Inc. |
| **Meeting Location:** | Boys and Girls Club, Muldoon Branch |
| **Meeting Date:** | Thursday, November 19, 2015, 5:30 PM to 7 PM |
| **Meeting Outreach:** | Parks And Recreation Department Outreach |
| **Meeting Materials:** | Meeting Agenda, Preferred Alternative, Updated Draft Vision Statement |
| **Distribution Date:** | *Internal Review Version – Public Distribution TBD* |
| **Meeting Attendance:** | 9 Attendees (See Sign in) |

**Attendees:**

| | | |
|---|---|---|
| Steve Rafuse | Project Manager | MOA Parks &Rec |
| Taylor Keegan | Park Planner | MOA Parks & Rec |
| Jonny Hayes, ASLA | Landscape Architect | Bettisworth North |
| Van Le, AICP | Senior Planner | R&M Consultants, Inc. |

**Meeting Goal:** To achieve consensus on a Preferred Alternative in preparation for the NECC meeting in December.

**Meeting Summary**

Jonny began Park Committee Meeting 3 by providing a project recap including the Open House on November 4. Jonny noted that based on comments at the Open House, the Draft Vision has been updated. Steve provided an overview of the Master Plan schedule including attending the special NE Community Council meeting on December 17 to receive a Resolution of Support to move forward to the Parks and Recreation Commission in January. Jonny summarized the Preferred Alternatives process from the planning that took place with Open House #1, Park Committee Meetings and Design Charrette and Open House #2 exercise.

**Preferred Alternative Overview and Discussion**

**Areas of general consensus:**

- Muldoon
- Core
- Chugach

**Questions to Resolve:**

1. **Ice Ribbon Configuration**

- Overall, the group feels the that the updated design looks good
- Ribbon configuration has been modified to allow year-round access to the play area
  - The previous ribbon configuration enclosed the playground creating access challenges and hazards in winter
- Updated ice ribbon has a "roundabout" that will allow skaters to still skate in a loop and allow for a farmers market/vendor booths in the summer months

2. **Off-Leash Dog Park**

- There are over 50,000 registered dogs in Anchorage and there is a demand for off-leash areas.
- A fenced dog area where people can run their dogs off-leash will bring in more year-round park users and will improve park safety.
- Residents in the neighborhood are concerned about the additional traffic that park use might generate. Developing a dog park with access off of Boston/Debarr Streets will minimize the impacts of traffic to the neighborhood.
- A dog park will provide a needed service for residents in multi-family housing developments (i.e. Grass Creek across Muldoon is multi-family with little private yards for people with dogs.).
- ***Option 2 Dog Park***, located south of the bouldering play area in the Core area parcel is favored over ***Option 3***.

3. **Off-Site Parking**

- East 14th Avenue on-street parking is not possible until the two vacant parcels south of the right-of-way are developed.
  - Currently only 30 feet of ROW is available for access and parking and is not enough to provide on-street parallel or perpendicular parking.
  - Dedication of the additional ROW can only happen when the two parcels are developed, at which time the MOA will require the additional 25 ft. be dedicated as public ROW.

- Shared parking agreement with owner of the Muldoon Mall north of the Park is currently in discussions between the MOA's Parks and Recreation Department Director and the owners.
  - There is a possibility that an agreement can be worked out.
  - Debarr Road ROW vacation may be part of the discussions to enable the agreement.
  - Discussions are preliminary and no decisions have been made.

- Objections to the on-site parking shown on the Preferred Alternative from one Park Committee Member.
    - One solution is to provide only the minimum required.
    - Agency meeting in October required that on-site parking be provided otherwise Master Plan will not be approved.
    - Site has to absorb some of the impacts otherwise the neighborhood will bear the brunt of park use impacts.

4. **Other Uses and Activities**

- A caretaker or park host position should be considered for the core area to help with maintenance and safety.
    - The utilities desired for the Community Garden (water, power) could help support a Park Host at the east end of the Core parking area.
- Possible iconic structure or public art, sloped lawn, low stage and available power to serve as a support space for community events.
- Heart of park and design needs to be mindful of safety and security, including sight-lines, meet universal access requirements and be easy to maintain.
- Materials should be fireproof
- Design and planning should deter non-park uses and undesirable activities

**Discussion and Questions**

**Q. If an area in the park does not have consensus on what the use will be, can we say it will be a flexible space?**

- *Yes, user preferences and priorities will change over time and flex spaces will allow for these changes in public wants and needs. However, it is important that the Preferred Alternative does not leave too much ambiguity to ensure that the park serves its intended purpose and functions as a unified whole and not pieced together.*

**Q. Can we cushion a use with flexible space so we are not locked in if we are unsure?**

- *For Park Plan approval, we need to have decisions made about where park elements will go and what general park uses will be in the park, along with parking, access etc. For programmatic elements, those do not need to be definitive at this point. Keep in mind that if spaces are not defined, it will be more difficult to implement based on the short schedule to use the state funding. Also, another use that will be less desirable could potentially attach itself to the park that will have bigger impacts than planned.*

**Q. Is it an "If/Or" situation with certain uses (does one preclude the other)?**

- *We worked to make the preferred uses compatible in the space; for example we found a way to include both a dog park for those users and a bike park/pump track.*

**Q. Do we need a permanent structure for farmer's market?**

- *Not necessarily. A more flexible festival feel with temporary tents can be taken down. A permanent pavilion or structure will require more significant funds and occupy space that might otherwise support recreation. There are also concerns with a permanent structure attracting illicit activities. The draft master plan shows (1) pavilion structure that would support the play area, ice ribbon and community events.*



**Q. How much do the bridges cost?**

- *Approximately $250K for vehicle supported bridges such as the ones at Westchester Lagoon.*

**Q. Is the Spine shown on the Preferred Alternative graphic open to automobiles?**

- *The Spine will provide pedestrian only access but will be designed to accommodate emergency and maintenance vehicles.*

**Q. Are there restrooms at the pavilions?**

- *Yes, the current policy for public parks is to include screened porta-potties at the on-site parking lots or at the pavilion near the destination play and ice ribbon.*

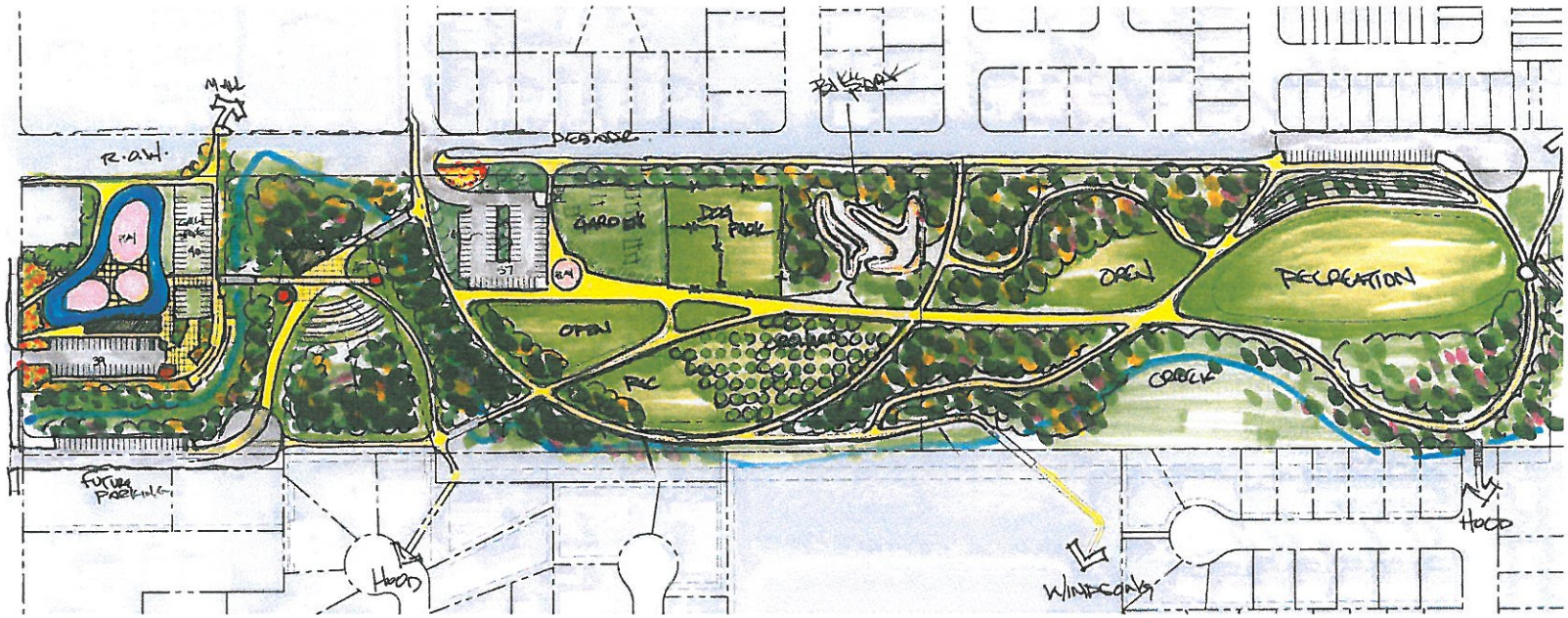
**Q. How will the snow removal from the Mall's parking lot be addressed?**

- *Snow removal will be addressed as part of the shared parking agreement discussion.*

**Attachments**

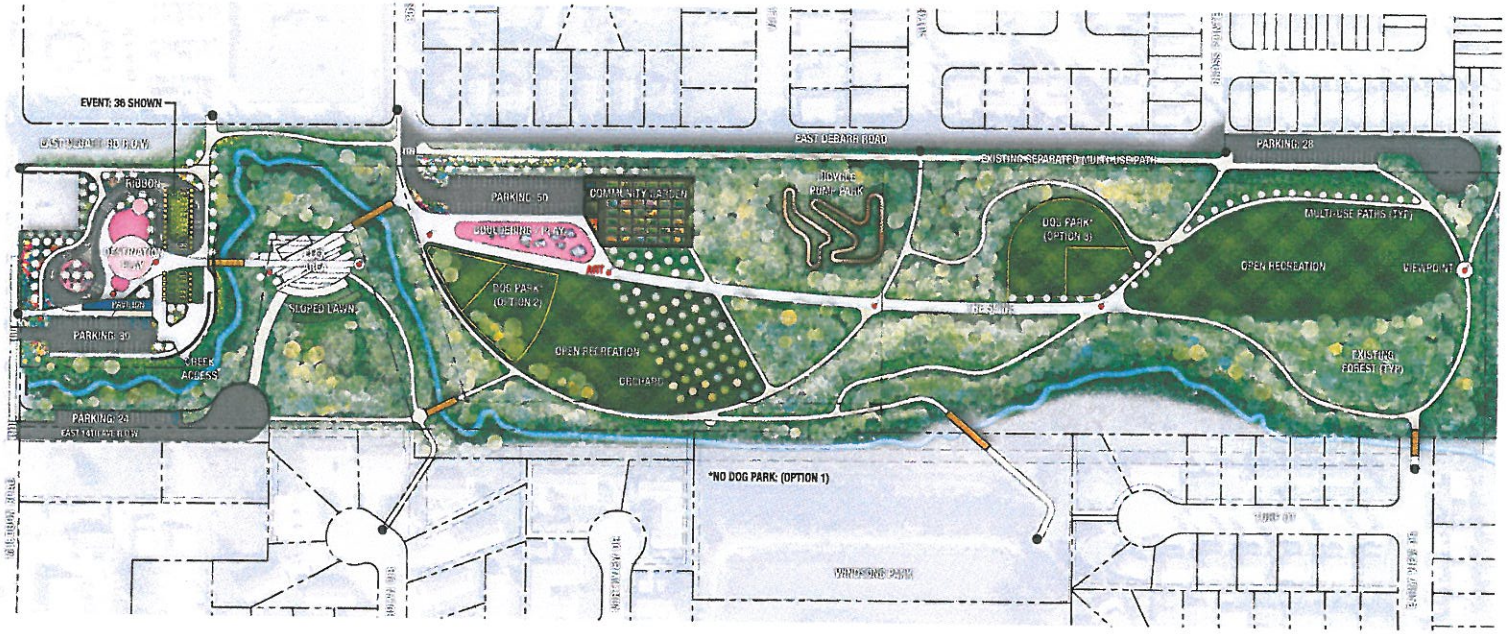
a. Sign in sheet
b. Meeting Agenda
c. Updated Draft Vision Statement
d. Preferred Alternative

**Images from Parks Committee Meeting #3**


MALL
R.O.W.
DOG PARK
OPEN
RECREATION
CREEK
FUTURE PARKING
HOOD
WINDCONES

EVENT+ MARKET PLAZA 40 SPACES
CLIMBING BOULDER FIELD
GARDENS
OPEN RECREATION
ORCHARD
OPEN RECREATION
VIEW

BOULDER MOUND
EVENT+ MARKET PLAZA 40 SPACES
CLIMBING BOULDER FIELD
30
GARDENS
OPEN RECREATION
DOG PARK
ORCHARD
37
VIEW


EVENT: 36 SHOWN
EAST 140TH AVE BLVD
RIBBON
PARKING: 30
CREEK ACCESS
PARKING: 24
EAST 141ST AVE BLVD
SLOPED LAWN
PARKING: 50
COMMUNITY GARDEN
DOG DEPOT
BICYCLE PUMP PARK
EAST DEBARR ROAD
EXISTING SEPARATED MULTI-USE PATH
PARKING: 28
DOG PARK (OPTION 2)
OPEN RECREATION
ORCHARD
DOG PARK (OPTION 3)
MULTI-USE PATHS (TYP)
OPEN RECREATION
VIEWPOINT
EXISTING FOREST (TYP)
*NO DOG PARK: (OPTION 1)
WALDO PARK

## REVISED PREFERRED ALTERNATIVES

## REVISED PARK VISION

# PARK VISION

## The question:

## 20 years from now.... what will *Muldoon Town Square Park look like?*

### Public Planning Workshops 1 & 2 Draft Vision Statement:

*"Muldoon Town Square Park is a gathering place and destination for East Anchorage and the greater community where families and people of all ages and abilities can access and participate in healthy park activities in a safe, clean, comfortable environment in a unique, and beautiful **natural** setting."*

# APPENDIX B

## RESOLUTIONS

# SIGNED RESOLUTIONS OF SUPPORT

NECC

Northeast Community Council

**A RESOLUTION OF THE NORTHEAST COMMUNITY COUNCIL IN SUPPORT OF THE MULDOON TOWN SQUARE PARK MASTER PLAN**

WHEREAS, the Northeast Community Council provides a direct and continuing means of citizen participation in government and local affairs as designated by the Anchorage Assembly;

WHEREAS, Muldoon Town Square Park master plan fulfills the requirements for a small area plan as identified in the East Anchorage District Plan; and

WHEREAS, Muldoon Town Square Park master plan provides a 20-year vision that will guide future development of the park; and

WHEREAS, the Muldoon Town Square Park master plan is the product of extensive public engagement and community participation including an online survey, input from students at Begich M.S. and Bartlett H.S., monthly meetings with the Parks Committee, two public workshops, and regular updates to the NECC; and

WHEREAS, the Parks Committee consists of members of the Northeast Community Council, and Scenic Foothills Community Council; and

WHEREAS, the Parks Committee served in an advisory role to the planning team and was responsible for ensuring that the master plan is consistent with the vision and desires of the community; and

WHEREAS, the master plan identifies the following improvements: community event space and pavilion, winter ice skating ribbon, destination playground, creek access, fenced off-leash dog park, a community garden, a boulder climbing area, a bicycle pump park, open fields for recreation, a mix of paved and soft-surface trails, improved neighborhood access, space for public art, and parking.

NOW, THEREFORE, BE IT RESOLVED that the Northeast Community Council supports approval of the Muldoon Town Square Park master plan by the Parks and Recreation Commission

PASSED AND APPROVED by the Northeast Community Council this 17th day of December, 2015, by a vote of 28 in favor, 0 opposed, and 6 abstained.

NECC President

1

**SCENIC FOOTHILLS COMMUNITY COUNCIL**

**RESOLUTION 02 - 2016**

A resolution of the scenic foothills community council in support of the muldoon town square park master plan

WHEREAS, the Scenic Foothills Community Council provides a direct and continuing means of citizen participation in government and local affairs as designated by the Anchorage Assembly;

WHEREAS, Muldoon Town Square Park master plan fulfills the requirements for a small area plan as identified in the East Anchorage District Plan; and

WHEREAS, Muldoon Town Square Park master plan provides a 20-year vision that will guide future development of the park; and

WHEREAS, the Muldoon Town Square Park master plan is the product of extensive public engagement and community participation including an online survey, input from students at Begich M.S. and Bartlett H.S., monthly meetings with the Parks Committee, and two public workshops; and

WHEREAS, the Parks Committee consists of members of the Northeast Community Council, and Scenic Foothills Community Council; and

WHEREAS, the Parks Committee served in an advisory role to the planning team and was responsible for ensuring that the master plan is consistent with the vision and desires of the community; and

WHEREAS, the master plan identifies the following improvements: community event space and pavilion, winter ice skating ribbon, destination playground, creek access, fenced off-leash dog park, a community garden, a boulder climbing area, a bicycle pump park, open fields for recreation, a mix of paved and soft-surface trails, improved neighborhood access, space for public art, and parking.

NOW, THEREFORE, BE IT RESOLVED that the Scenic Foothills Community Council supports approval of the Muldoon Town Square Park master plan by the Parks and Recreation Commission.

PASSED AND APPROVED by the Scenic Foothills Community Council this 7th day of January, 2016, by a **unanimous vote.**

SFCC President

ATTEST: Council Member

**Municipality of Anchorage, Alaska**
**Parks & Recreation Department**
632 W. 6th Avenue, Suite 630
P.O Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks

**PRC RES NO. 2016-01**
**Muldoon Town Square Park Master Plan**

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

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

WHEREAS, the Muldoon Town Square Park master plan provides a 20 year vision that will address issues and guide future development at the park; and

WHEREAS, the Anchorage Parks and Recreation Department hosted two public workshops and worked with an advisory group to assist the Department in identifying and prioritizing desired improvements for Muldoon Town Square Park, and

WHEREAS, the improvements proposed in the master plan are based on community and stakeholder input and have been vetted by the advisory group through deliberation and consensus; and

WHEREAS, the improvements proposed in the master plan have received support and approval from both the Northeast and Scenic Foothills Community Councils;

WHEREAS, the improvements identified in the master plan include developed access to Chester Creek, a destination inclusive playground, parking lots, community event space that can support the Muldoon Farmers Market and Spirit of Muldoon Picnic, a pavilion, restrooms, a multi-purpose year-round ribbon, bicycle pump park, boulder play area, community garden, community orchard, fenced dog park, open recreation space, space for a park host, view points of the Chugach Mountains, a mix of hard and soft surface trails, and improved neighborhood access.

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the master plan submitted by the Department and the advisory group for Muldoon Town Square Park.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 14th day of January, 2016.

Chair
Parks and Recreation Commission

ATTEST: FOR

John Rodda, Director
Parks & Recreation Department

PARKS & RECREATION DEPARTMENT
Municipality of Anchorage, Alaska