

MUNICIPALITY OF ANCHORAGE PLANNING DEPARTMENT PLANNING STAFF ANALYSIS

DATE: September 17, 2018

APPLICANT: Anchorage Parks and Recreation Department

REQUEST: Case 2018-0086: Approval of the Tikishla Park Master Plan

LOCATION: North Tikishla Park, Tract A; T13N R3W SEC 21 Lake Otis & Tikiska Park; Anchor Park, Block 7, Lots 33A, 33B, 33C, 33D, 33E, and 33F; T13N R3W SEC 21, Lot 6A; Anchor Park, Block 10, Lots 1A and 3A

Generally located south of East 20th Ave, west of Bragaw St, north of East Northern Lights Blvd, and east of Lake Otis Pkwy.

SITE ADDRESS: 3018 E 20th Ave, 2201 Lake Otis Pkwy, Anchorage, AK 99508

GRID: SW 1434, 1534

COMMUNITY COUNCILS: Airport Heights, Rogers Park, University Area

TAX PARCEL NOs: 004-141-20-000, 004-151-01-000, 004-154-26-000, 004-154-27-000, 004-154-28-000, 004-154-29-000, 004-154-30-000, 004-154-31-000, 004-161-04-000, 004-162-42-000, 004-162-43-000

ATTACHMENTS:

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit

RECOMMENDATION SUMMARY: Approval with conditions.

SITE:

Acres: 101.32 acres

Vegetation: Mix of parkland, upland forest, riparian forest, and Class A wetlands

Zoning: PLI-p Public Land & Institutions - Park District, R-1 Single-Family Residential District, and R-2M SL Mixed Residential District

Topography: Follows the drainage and topography of the Middle and South Forks of the Chester Creek. Includes significant Class A wetland areas.

Existing Use: Park

COMPREHENSIVE PLAN:

Classification: Park or Natural Area per the *2040 Anchorage Land Use Plan Map*.

Density: N/A

SURROUNDING AREA:

	North	East	South	West
Zoning:	R-1, R-2D	PLI	PLI, R-2M	PLI, R-1, R-2M
Land Use:	Single-Family Residential, Two-Family Residential	Public Land & Institutions	Public Land & Institutions, Mixed Residential	Public Land & Institutions, Single-Family Residential, Mixed Residential

CODE COMPLIANCE

AMC 21.05.040G.2 Park, Public or Private

b. Use Specific Standards in the Anchorage Bowl

i. Any master plan created for a municipal park shall be reviewed and approved as follows:

(A) For all park master plan proposals, the parks and recreation commission shall hold a public meeting, which shall include the opportunity for oral public comment.

Complies. The Parks and Recreation Department engaged in multiple public involvement activities, including several public meetings.

(B) Master plans for parks classified by the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan as community use area, special use area, or natural resource use area (over 30 acres) shall be approved by the planning and zoning commission.

The Tikishla Park Master Plan contains 101.32 acres, and therefore requires approval from the Planning and Zoning Commission.

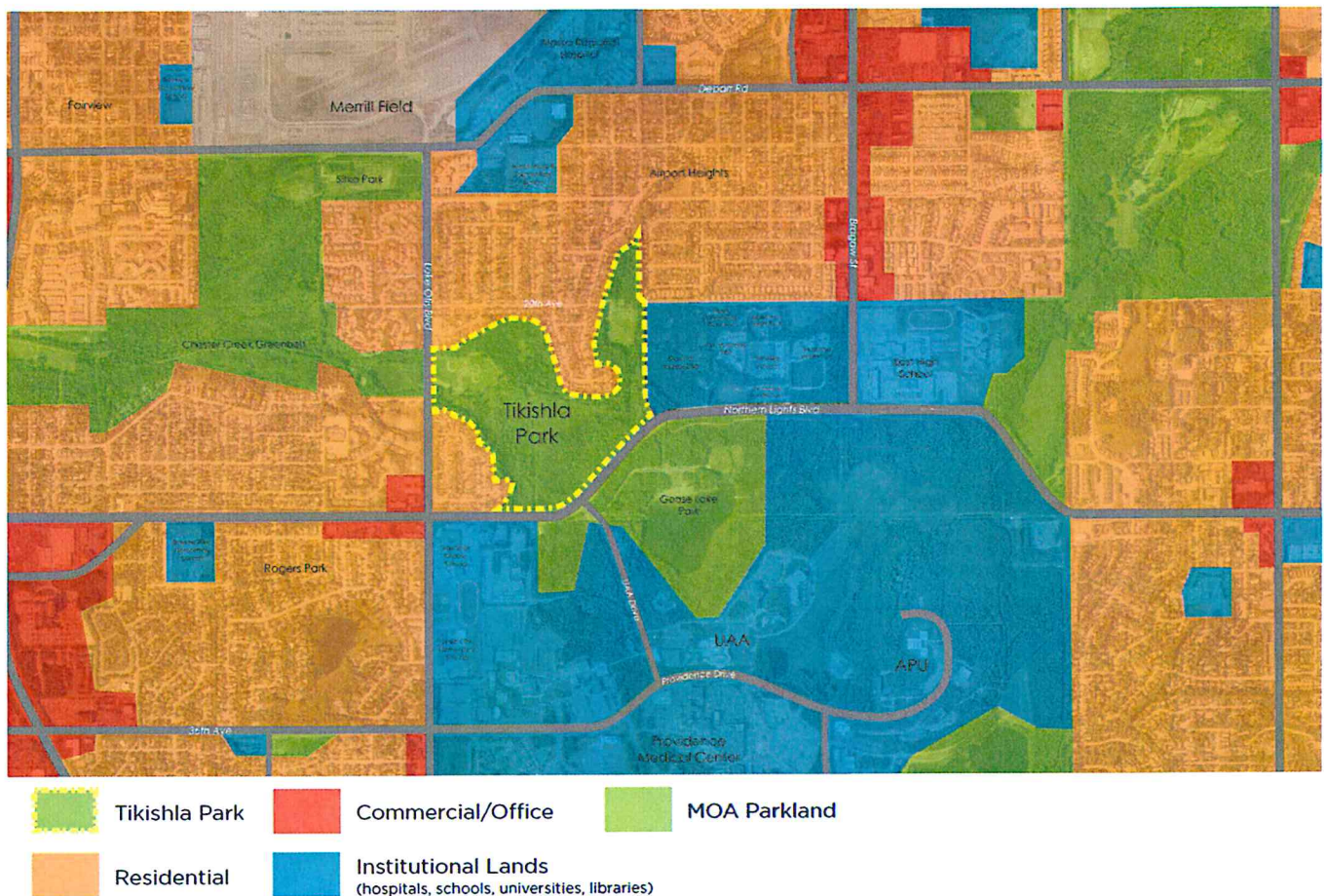
DESCRIPTION AND PROPOSAL:

Request

The request before the Commission is approval of the *Tikishla Park Master Plan*.

The most recent master plan for Tikishla Park was completed in 1998. This new master plan is intended to identify the park's evolving needs and provide an updated framework for its future management, maintenance, and development.

Existing Conditions



Overview

This approximately 105 acre park property (101.32 acres excluding public ROW) consists of 11 parcels and is bisected by the Chester Creek Trail and the Tikishla Park Trail. In the 2006 *Anchorage Bowl Park, Natural Resource and Recreation Facility Plan*, 85 acres of the park are designated as “Natural Resource Acres” and 21 acres as “Specialty Use Acres.” *Anchorage 2040* designates the entirety of the Tikishla Park as a “Park or Natural Area” land use designation. Several recreational facilities are present in the park, including ball fields and an ice hockey rink. There are significant natural areas in the park, including Class A wetlands, upland forest, and riparian forest. A variety of informal soft surface trails traverse these natural areas.

Zoning

The majority of Tikishla Park, 96.49 acres, is zoned PLI-p. The remainder of the park is zoned R-1 (2.83 acres) and R-2 SL (2 acres). Regardless of underlying zoning, all land in Tikishla Park is presently a park use.

Access

The park is accessible from the Chester Creek Trail, as well as from several trail spurs at Alder Drive, Arca Drive, E 20th Avenue, E 17th Avenue, E 16th Avenue / Nichols Park, and Sunrise Drive. Two parking lots also provide access to the park at the Davenport Fields off Lake Otis Parkway and the ballfields off E 20th Avenue. Access and connections are more thoroughly described on page 15 of the Tikishla Park Master Plan

Public Involvement

Public involvement in the planning process is essential to the long term success of the park. To ensure that the master plan aligns with the desires and expectations of the community, Anchorage Parks and Recreation staff led an extensive public involvement process. The process included outreach and social media updates, three advisory group meetings, two public open houses, two online surveys, a student workshop at Airport Heights Elementary School, and presentations to the Airport Heights Community Council. The Airport Heights Community Council passed a resolution in support of the master plan on April 19, 2018.

Parks and Recreation staff also engaged the University Area Community Council and the Rogers Park Community Council, which included direct outreach as well as membership in the Tikishla Park Master Plan Advisory Group. Advisory Group members were tasked with reporting back to their respective organizations to provide updates on the status of the master plan, as well with notifying their groups of opportunities to provide input.

Page 23 of the Tikishla Park Master Plan provides further information on the public involvement process.

The Master Plan

Community Vision

“Tikishla Park is a neighborhood hub and community gathering space offering families, friends, and neighbors of all age’s access to year-round recreation in a clean and safe environment, preserving undeveloped natural areas for future generations, and celebrating trails that connect the city.”

Core Values

The planning process revealed a number of themes in which there was general agreement among members of the public regarding the qualities that make Tikishla Park special. These qualities, or core values, guide the development of this master plan, providing a foundation by which recommendations are formulated.

- A Neighborhood Hub: Tikishla Park is a neighborhood hub and community gathering space, a place where friends and neighbors meet and where people of all

ages can come together to recreate and celebrate in a safe and comfortable environment.

- A Balance of Developed Facilities and Natural Areas: Tikishla Park has the right balance of developed facilities and natural areas interconnected by a system of paved and soft-surface trails.
- Safe, Clean, and Well Maintained: Addressing safety by eliminating drug activity and homeless camps would improve park users' perception of safety and would lead to a cleaner healthier park environment.
- Natural Areas Protected: Tikishla Park's natural areas serve important ecosystem functions and are highly valued as undeveloped wild spaces in a city that is becoming increasingly more urban.
- Year-round Recreation: Tikishla Park offers a wide variety of recreational activities in all seasons.
- Access and Location: Tikishla Park has many neighborhood connections and easy access to the greenbelt system and destinations beyond.

Recommendations

The Tikishla Park Master Plan provides recommendations for the future management and development of the park and utilizes best practices to resolve issues and address concerns. Recommendations are organized by the following (4) four Use Areas: Tikishla Park (E 20th Ave), Natural Resource Areas, Chester Creek Trail and Spur Trails, and Davenport Fields (see map on following page).



Tikishla Park

Use Areas

Tikishla Park encompasses 105 acres of natural and developed lands and is located along the Chester Creek Greenbelt. The park consists of four use areas or activity nodes. This includes Tikishla Park (E 20th Ave), Davenport Fields, the Chester Creek Trail, and natural areas.

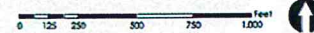
Tikishla Park (E 20th Ave): Located at the east end of 20th Ave, this area functions as a neighborhood park for residents of Airport Heights. Tikishla Park at E 20th Ave has a 5-12 play area, hockey rink and basketball courts, 2 little league ball fields, a parking lot (20 spaces), trail access, and open space.

Davenport Fields: Davenport Fields is home to the City View Little League. Located off of Lake Otis Blvd, Davenport fields includes 4 little league fields, a small 5-12 play area, a parking lot (120 spaces), and trail access.

Chester Creek Trail: The Chester Creek Trail is one of Anchorage's most popular paved multi-use trails. The Chester Creek Trail runs through the heart of Tikishla Park with paved spur trails providing access and connections to the neighborhoods.

Natural Areas: Tikishla Park is largely undeveloped natural areas consisting of Middle and South Forks of Chester Creek. Class A wetlands and wildlife habitat. There are seasonal and year-round trails located within these natural areas of the park.

- ➡ Paved Trails
- Tikishla Park (E 20th Ave)
- Davenport Fields
- Natural Resource Area



- **Tikishla Park (E 20th Ave):**
The master plan provides for a more active year-round park space that functions as a neighborhood hub and gathering space. Residents showed a strong desire to upgrade facilities and address safety concerns in the park while retaining the overall neighborhood character of the park and protecting the surrounding natural areas. See page 33 of the Master Plan for specific recommendations for this area.
- **Davenport Fields:**
City View Little League is the main user at Davenport Fields and are generally satisfied with the existing facilities. This master plan addresses two main issues: 1) safety and concerns about illegal activities in the parking lot; and 2) conflicts with off-leash dogs and owners using the ballfields as an off-leash dog park. In addition to the recommendations below, the Parks and Recreation Department should continue to work with City View Little League to support use and address issues and evolving needs over time. See page 35 of the Tikishla Park Master Plan for specific recommendations for this area.
- **Chester Creek Trail and Spur Trails:**
The Lanie Fleischer Chester Creek Trail connects Tikishla Park and the surrounding neighborhood to destinations throughout the city. The primary trail corridor of the Chester Creek Trail was re-paved in the summer of 2015 and is currently in excellent

condition. Because of funding constraints, few spur trails in the area were resurfaced at that time. Trail segments in need of resurfacing include the Tikishla Park Trail west of the hockey rink, the North Spur Trail to Nichols Park, the East Tikishla Spur Trail to the bridge connecting to the ARC of Anchorage Trail and the East 20th Ave. Trail east of the park. The master plan also identifies trail lighting, wayfinding, bridge upgrades and vegetation management as strategies to improve safety and user experience. See page 36 of the Tikishla Park Master Plan for specific recommendations for this area.

- Natural Resource Areas:

Tikishla Park's large tracts of undeveloped forest and wetlands are highly valued for their quiet recreation, natural beauty and ecological functions. These natural areas provide a "wilderness in the city" experience that has become increasingly rare as Anchorage continues the trend towards urbanization. Public input favors the preservation of existing natural areas with minimal changes and no major new development. The community does not support an indoor/outdoor tennis facility at Tikishla Park. See page 37 of the Tikishla Park Master Plan for specific recommendations for this area.

AGENCY REVIEW:

Reviewing agencies stated no objections to the park master plan. One department included comments:

Watershed Management Services (WMS) notes that, while the Chester Creek in this area is relatively stable, there has been some minor channel migration over the years. WMS therefore recommends that the plan consider social trail relocation or abandonment in the event of future stream channel migration and/or bank erosion. To prevent premature damage to any new trail facilities, WMS also recommends that, where conditions allow, new or relocated trails be constructed at least 25 feet from the Chester Creek.

PUBLIC COMMENTS:

On August 24, 2018, 913 public hearing notices were mailed to property owners and residents.

One public comment was received from a resident of Rogers Park that who reviewed the Tikishla Park Master Plan and believes that it "serves the community in terms of recreation, safety, and accessibility."

DISCUSSION:

The planning process revealed that Tikishla Park users and nearby residents value the park's existing facilities and natural resources. Accordingly, the majority of the Tikishla Park Master Plan's recommendations involve upgrading, preserving, or otherwise strengthening Tikishla Park's existing assets. Safety is also discussed throughout, and the plan recommends selective thinning of vegetation to improve visibility and safety in most of the use areas.

Significant physical additions or reconfigurations that the plan recommends include the following. Please see the Tikishla Park Master Plan for the complete list of recommendations.

Tikishla Park (E 20th Ave):

Play Area and Picnic Shelter

- Consolidate play areas south of the bike trail to improve overall safety and supervision.
- Add a picnic shelter or picnic area to support activities and neighborhood gatherings.
- Add landscaping and/or edible landscaping for beautification and to help define spaces and separate uses.

Parking Lot

- Reconfigure parking lot for improved safety and better visibility.
 - Consider removing spruce trees on center parking island and replacing with landscaping that provides for better visibility.
 - Consider moving snow storage to NW corner to eliminate hiding spaces
 - Add bollards and/or other traffic control measures to stop unauthorized access of park spaces.

Pump Track

- Consider adding a small to medium sized pump track in the location of the current playground.

Trail Lighting

- Add LED bike/pedestrian scale trail lighting along the Tikishla Park Spur Trail & Nichols Park Spur Trail.

Restrooms

- Add port-o-potties with decorative screening or restore the old maintenance/restroom building next to the hockey rink.

Wayfinding

- Provide wayfinding at key intersections and trailheads to improve area wide navigation, enhance public safety, and highlight local destinations and recreation facilities

Davenport Fields:

Parking Lot

- Add a gate or other traffic control measure to limit after hours activities.
- Consider re-designing the parking lot to improve visibility and eliminate hiding places.
- Add bollards to prevent unauthorized vehicles from driving on trails and in active recreation areas.

Ball fields

- Install signage to improve park users understanding of leash laws
- Install signage showing the locations of designated off-leash areas

Play Area

- Update tot lot to provide additional amenities for families using ball fields.

Chester Creek Trail and Spur Trails:

Wayfinding

- Provide wayfinding at key intersections and trailheads to improve area wide navigation, enhance public safety, and highlight local destinations and recreation facilities.

Natural Resource Areas:

Indoor-Outdoor Tennis Facility

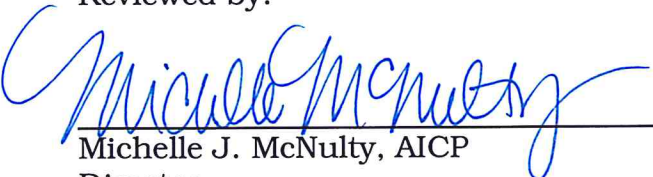
- The public does not support the development of an indoor-outdoor tennis facility at Tikishla Park.

DEPARTMENT RECOMMENDATION

The Department recommends **approval** of the *Tikishla Park Master Plan* subject to the following conditions:

1. This approval is subject to the application and plans submitted and on file with the Planning Department.
2. Where conditions allow, any new or relocated trails shall be constructed at least 25 feet away from a creek, especially on an outside bend or curve.

Reviewed by:

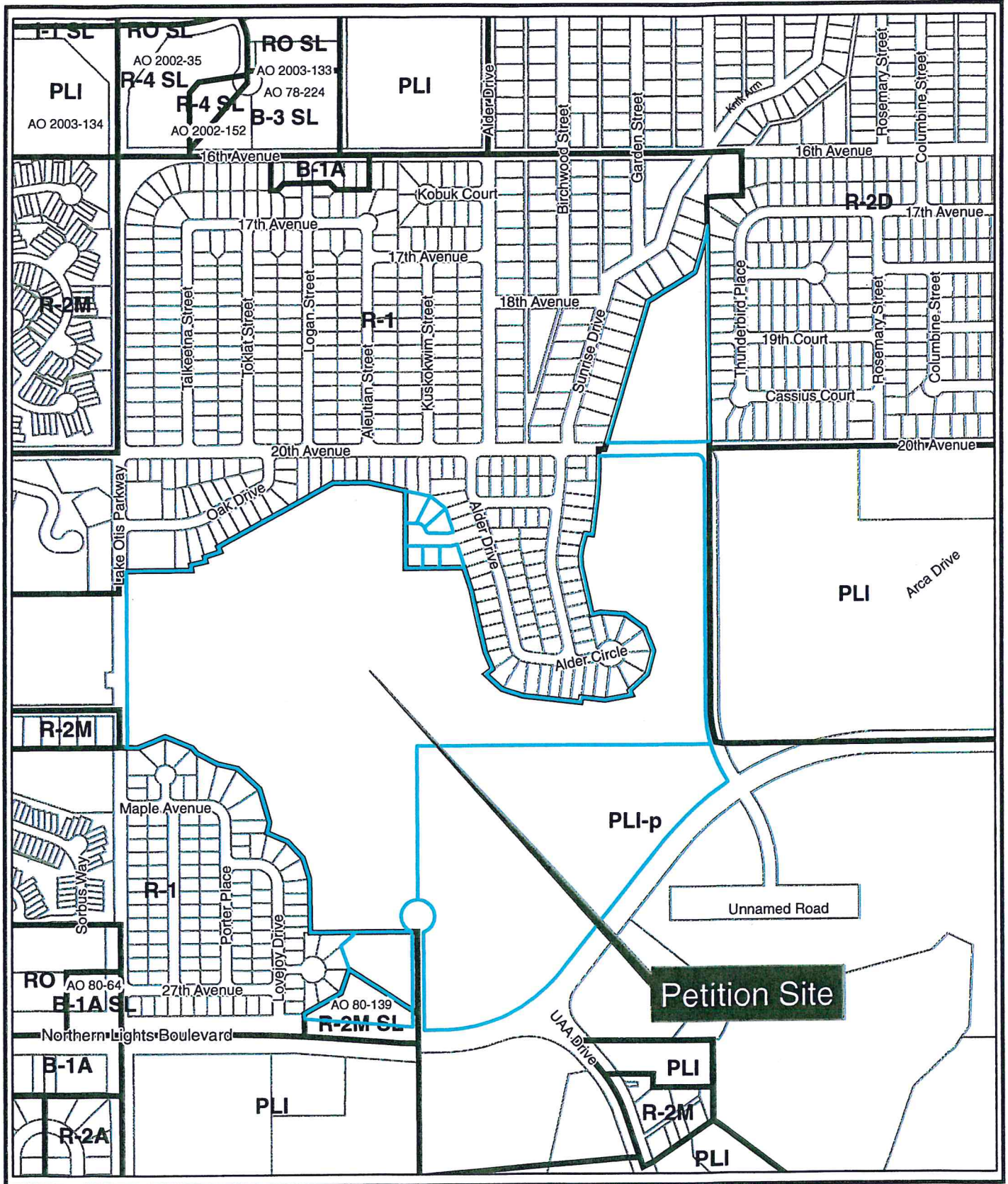

Michelle J. McNulty, AICP
Director

Prepared by:

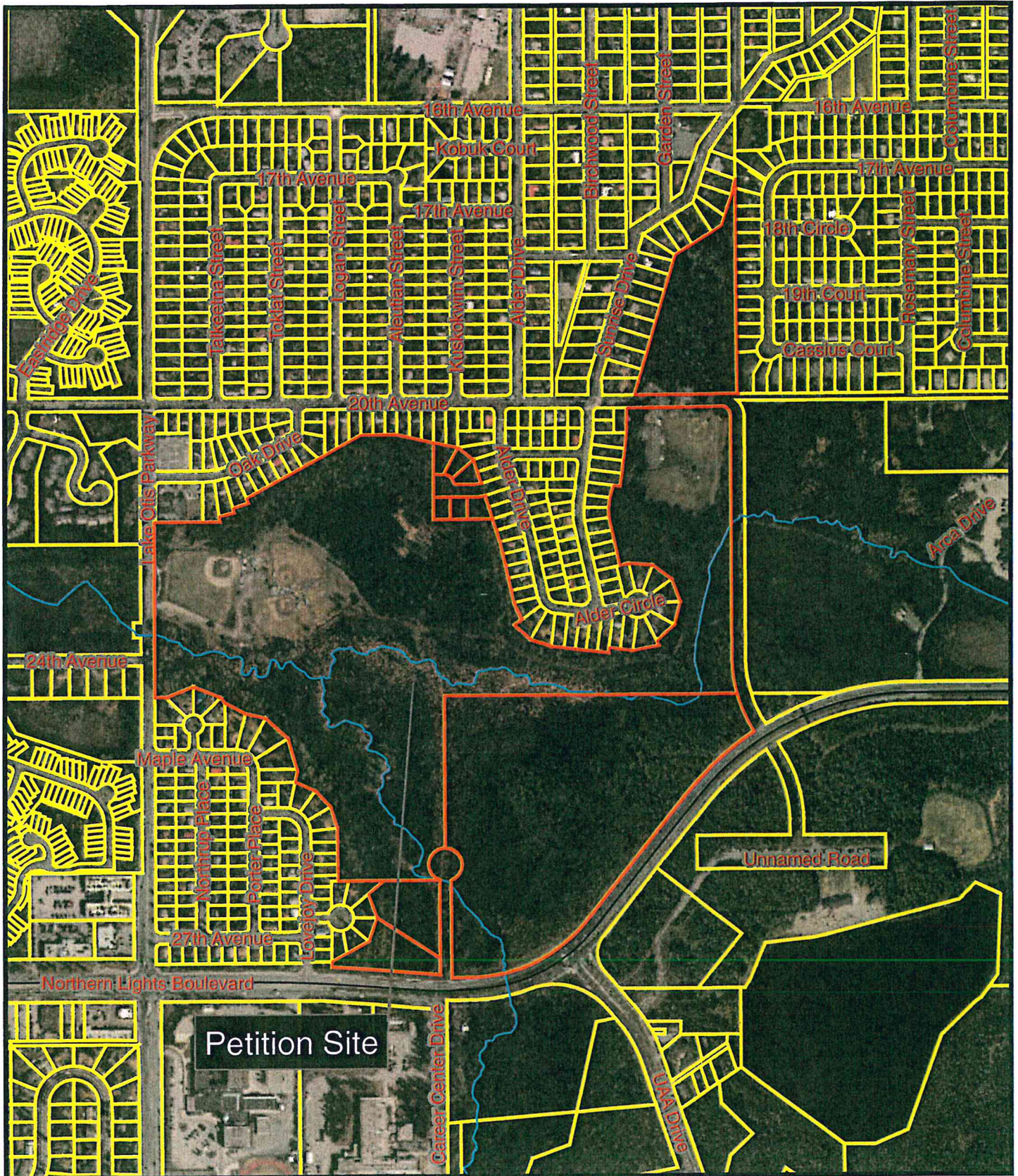

Collin Hodges
Associate Planner

MAPS

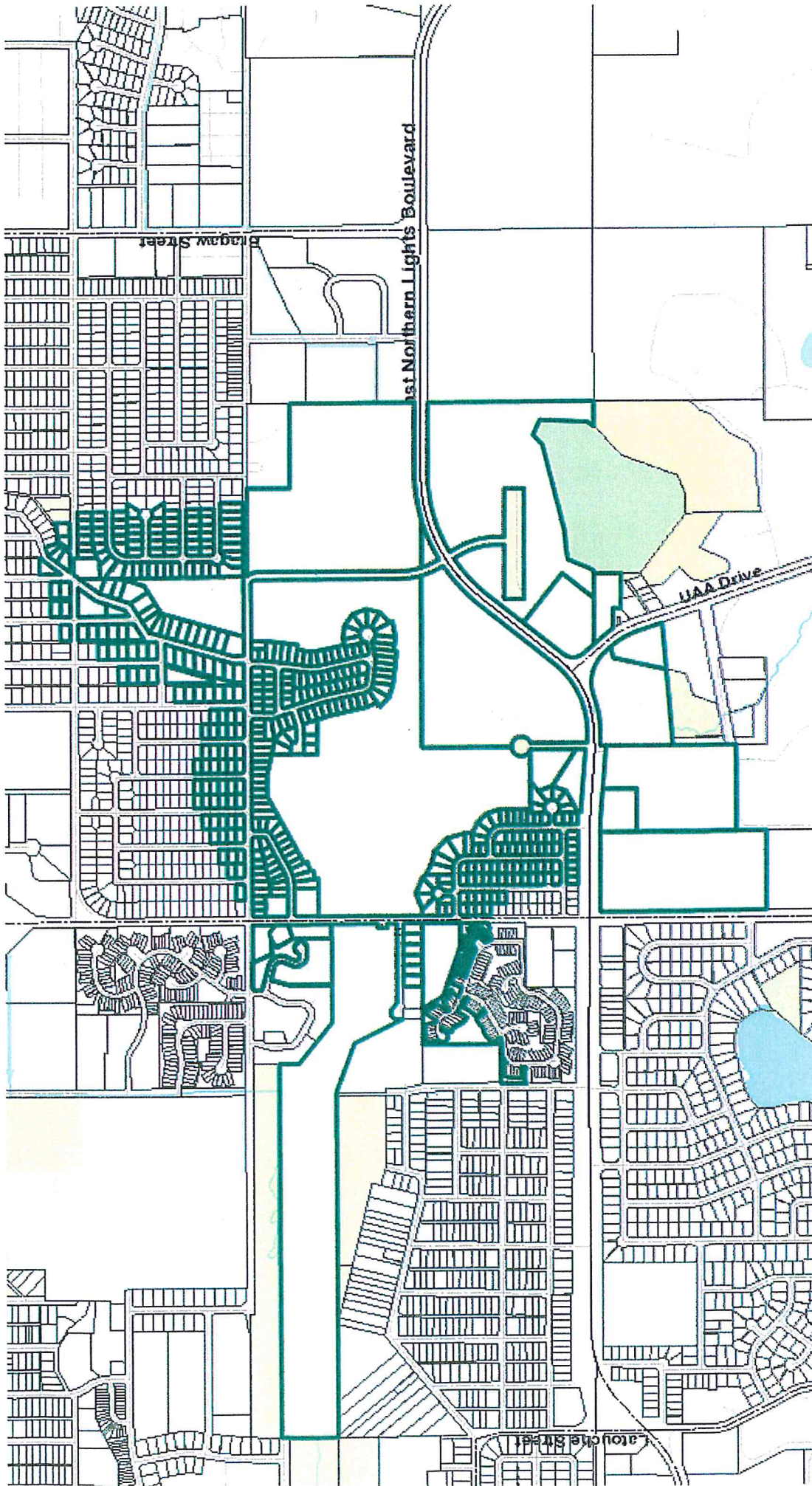
2018-0086



2018-0086



Anchorage



2018-0086 PHN map
Distance = 500' (452 parcels)

APPLICATION

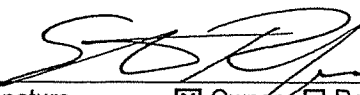
Application for Park Master Plan

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

PETITIONER		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Anchorage Parks & Recreation Department, Steve Rafuse		Name (last name first)	
Mailing Address Municipality Of Anchorage PO Box 196650 Anchorage, AK 99519-6650		Mailing Address	
Contact Phone: Day 907-343-4586 Evening 907-343-4586		Contact Phone: Day Evening	
Fax 907-249-7542		Fax	
E-mail RafuseSJ@muni.org		E-mail	

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 004-141-20-000, 004-151-01-000, 004-154-26-000, 004-154-27-000, 004-154-28-000, 004-154-29-000, 004-154-30-000, 004-31-000, 004-161-04-000, 004-162-42-000, 004-162-43-000			
Site Street Address: 3018 E 20 th Ave, 2201 Lake Otis Pkwy			
Current legal description: (use additional sheet if necessary)			
See Attached			
Zoning: PLI, R1, R2SL	Acreage: 101.32	Grid #: SW1434, SW1534	Underlying plat #: 75-0107
Park Name: Tikishla 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 June 26, 2018

Print Name Steve Rafuse

COMPREHENSIVE PLAN INFORMATION

Accepted by:	Poster & Affidavit: 6+1	Fee: (LE) \$5400 ⁰⁰	Case Number: 2018-0086	Requested Meeting Date: 10/01/18	15
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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: <u>abuts UMED District Plan Area</u>
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):
☐ 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

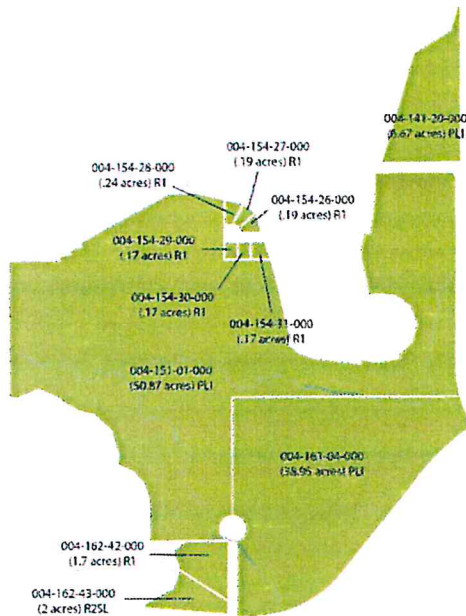
1 copy required:	☒ Signed application (original) ☒ Watershed sign off form, completed ☒ 8 ½" by 11" copy of park master plan
35 copies required:	☐ Signed application (copies) ☐ Park master plan ☐ Assembly Ordinance enacting zoning special limitations, if applicable ☐ Applicable parks board resolution or summary of parks board meeting(s)
(Additional information may be required.)	

Municipality of Anchorage

PARKS & RECREATION DEPARTMENT



TIKISHLA PARK LEGAL DESCRIPTION



Address: 3018 E 20th Ave, 2201 Lake Otis Pkwy

Size: approximately 105 acres (101.32 acres not including ROW's)

Zoning: PLI-p, R1, R2SL

Grid: SW1434, SW1534
Plat 75-0107
T13N R3W SEC 21

Property Tax ID/Parcel Size/Legal Description

1. 004-141-20-000 (6.67 Acres) North Tikishla Park Tract A
2. 004-151-01-000 (50.87 Acres) Lake Otis & Tikishla Park
3. 004-154-26-000 (.19 Acres) Anchor Park BLK 7 LT 33D
4. 004-154-27-000 (.19 Acres) Anchor Park BLK 7 LT 33E
5. 004-154-28-000 (.24 Acres) Anchor Park BLK 7 LT 33F
6. 004-154-29-000 (.17 Acres) Anchor Park BLK 7 LT 33C
7. 004-154-30-000 (.17 Acres) Anchor Park BLK 7 LT 33B
8. 004-154-31-000 (.17 Acres) Anchor Park BLK 7 LT 3A
9. 004-161-04-000 (38.95 Acres) Goose Lake LT 6A
10. 004-162-42-000 (1.7 Acres) Anchor Park BLK 10 LT 3A
11. 004-162-43-000 (2 Acres) Anchor Park BLK 10 LT 1A (Plat 75-0107)

WMS Archive File Name: 18Tikishla Park MP

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: Tikishla Park Master Plan
- Project Location, Tax ID, or Legal Description: Tikishla Park: 3018 E 20th Ave, 2201 Lake Otis Pkwy
- Project Area (if different from the entire parcel or subdivision): 004-141-20-000, 004-151-01-000, 004-154-26-000, 004-154-27-000, 004-154-28-000, 004-154-29-000, 004-154-30-000, 004-154-31-000, 004-161-04-000, 004-162-42-000, 004-162-43-000

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 YES 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.

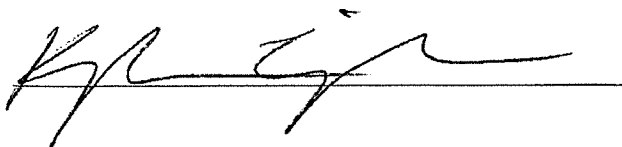
* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

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:



6/26/18



Municipality of Anchorage, Alaska
Parks & Recreation Commission

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. 2018-12
TIKISHLA 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 most recent master plan for Tikishla Park was completed in 1998 and upgrades are needed to address current issues and meet the demand for recreational facilities; and

WHEREAS, the proposed Tikishla Park Master Plan provides a guiding vision for the management, maintenance and development of Tikishla Park by aiming to balance recreational uses with the preservation of important natural resources; and

WHEREAS, the Anchorage Parks and Recreation Department worked with local stakeholders throughout the planning process to identify and prioritize improvements and to develop a 20-year vision for Tikishla Park; and

WHEREAS, the Tikishla Park Master Plan embodies the community's vision to provide active and healthy year-round recreational opportunities while preserving important natural resources for future generations; and

WHEREAS, the Tikishla Park Master Plan maintains important natural areas and identifies improvements at Tikishla Park (E 20th Ave), Davenport Fields, and the Chester Creek Trail and connectors; and

WHEREAS, the Tikishla Park Master Plan is supported by the Airport Heights Community Council; and

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the Tikishla Park Master Plan as submitted by the Parks and Recreation Department.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 14th day of June, 2018.

ATTEST:


John Rodda, Director
Parks & Recreation Department


Chair
Parks and Recreation Commission

PARKS & RECREATION COMMISSION
Municipality of Anchorage, Alaska



TIKISHLA PARK

MASTER PLAN

Public Review Draft

20 February 2018

Acknowledgments

The **Municipality of Anchorage Parks and Recreation Department** would like to recognize and thank all the individuals and organizations who have participated in the creation of this master plan.

John Rodda	Director of Parks and Recreation
Josh Durand	Parks Superintendent
Steve Rafuse	Senior Planner/Project Manager

A special thanks to the members of the **Advisory Group** for their dedication, insight and assistance in developing this master plan. Additional thanks to the technical advisory and agency representatives who have shared their expertise and input along the way. And a special thanks to Sharron Harris who's advocacy and hard work made this master plan a reality - you will be missed.

Ed Brewer	Neighbor - Trail Watch
Edith McKee	Neighbor
Sharron Harris	Airport Heights Community Council
Jonny Hayes	Neighbor
Heather Ireland	Rogers Park Community Council
Rob Gambill	City View Little League
Zach Keer	ARC of Anchorage
Carlos Gomez	Scotty Gomez Foundation
Kyle Cunningham	Neighbor/MOA Watershed Management
Brad Muir	Neighbor/MOA Natural Resource Manager
Geran Tarr	Alaska Legislature
Kalen Saxton	Neighbor
Amy Solberg	City View Little League
Barbara Karl	Airport Heights Community Council
Teri Penn	Airport Heights Community Council
Carolyn Ramsey	Airport Heights Community Council

Property Information

Parcel Information

004-141-20-000 (6.67 Acres) PLI
004-151-01-000 (50.87 Acres) PLI
004-154-26-000 (.19 Acres) R1
004-154-27-000 (.19 Acres) R1
004-154-28-000 (.24 Acres) R1
004-154-29-000 (.17 Acres) R1
004-154-30-000 (.17 Acres) R1
004-154-31-000 (.17 Acres) R1
004-161-04-000 (38.95 Acres) PLI
004-162-42-000 (1.7 Acres) R1
004-162-43-000 (2 Acres) R2SL

Zoning: PLI-p, R1, R2SL

Grid: SW1434, SW1534

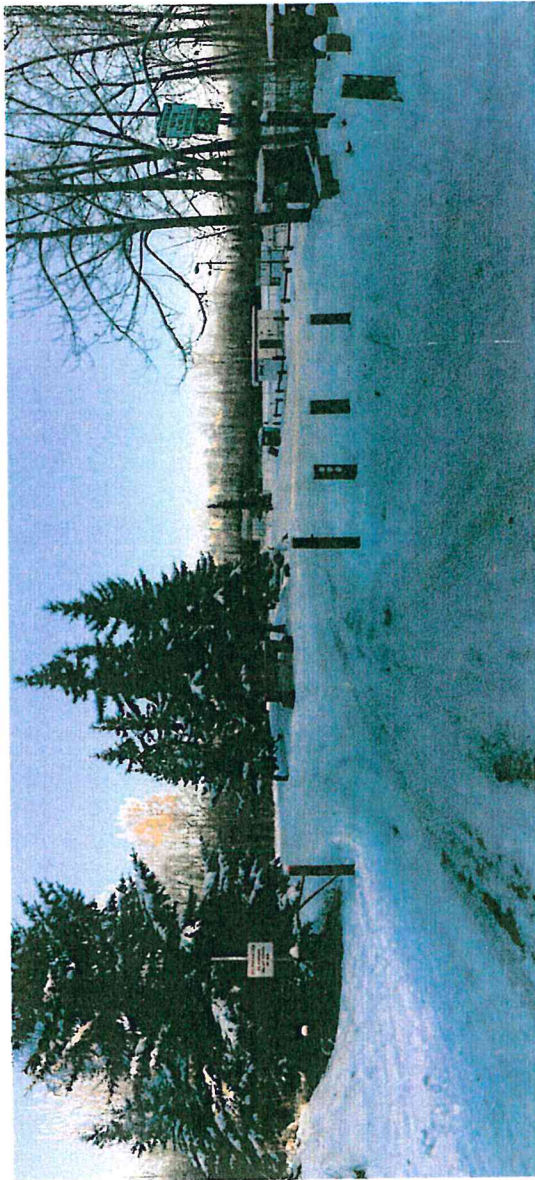
Size: Approximately 105 acres
(101.32 acres not including ROW's)

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INTRODUCTION



Overview

Tikishla Park is a 105 acre park located along the Chester Creek Greenbelt in the Airport Heights neighborhood of Anchorage. The park is classified as a Natural Resource Use Area in the 2006 Anchorage Bowl Park, Natural Resource and Recreation Facility Plan. However, the park has several well defined use areas and functions as a neighborhood park, little league complex, major multi-use trail corridor, and natural resource area. The most recent master plan was completed in 1998 and upgrades are needed to address current issues and meet the demand for recreation facilities.

The Tikishla Park Master Plan is the product of extensive public engagement and collaboration with local stakeholders. It identifies community needs, addresses public expectations and establishes a framework for future management, maintenance, and development of the park. Further, the Tikishla Park Master Plan embodies the community's vision to provide active and healthy year-round recreational opportunities while preserving important natural resources for future generations.

1973 Article in the Anchorage Daily News

ANCHORAGE
DAILY NEWS

Lawrence Fanning
Editor & Publisher, 1967 to 1971

Katherine Fanning, Editor & Publisher

Stan Abbott
Executive Editor

David L. Stein
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Tom Brown
Associate Editor

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Paul V. Brown
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Founded in 1916 by Norman C. Brown

Alaska's Only Morning and Sunday Newspaper

4—Monday, August 13, 1973

Our Views

Park power

The City Council should be congratulated for its approval last week of a six-acre park in the overcrowded City View area.

The small piece of land at 20th Avenue and Sunrise Drive is an oasis of greenery in the middle of one of Anchorage's most densely populated single-family residential areas.

It was slated to fall prey to the bulldozer this spring, since the owner hoped to build a 104-unit group housing project on the site. His hopes were dashed, however, when some 1,100 residents of the area signed a petition to form a park improvement district and agreed to pay two-thirds of the cost of acquiring the site.

There was the first citizen-initiated park district petition in City of Anchorage history, and its approval by the council ended a neighborhood battle to save the site that had been raging for months.

In approving the park district the council agreed to foot one-third of the bill for acquiring the land, which will probably cost somewhere between \$200,000 and \$250,000.

Also to be congratulated are the residents of the area themselves, who persevered through countless Borough Assembly, Planning and Zoning Commission and City Council meetings in order to protect their neighborhood from loss.

Tikishla Park is located between the Airport Heights (originally City View & Saxton) and Anchor Park neighborhoods. These neighborhoods were developed in the early 1950's, and were some of the earliest neighborhoods in Anchorage to develop outside of the original downtown area.

Development of Tikishla Park has historically occurred in two main areas of the park: Tikishla Park (E 20th Ave) and Davenport Fields. The footprint of these two areas has changed little since the park's early development. However, usage of these two areas have evolved over the years and facilities have seen several iterations of upgrades. Examples of the park's evolution is visible in the series of historic aerial imagery on the following pages.

27



February 18 1998

tennis facility for Tikishla Park. As envisioned, the facility would have a large footprint occupying much of the upland forest in the area of the old campground. The location proposed would be accessible from Northern Lights Blvd near the intersection with UAA Drive. Local residents and area community councils have voiced concern to the Parks and Recreation Department questioning the need for such a facility and citing the loss of valuable greenspace as a major concern.

Development History



In the 1960's, the north ball field and hockey rink was developed at Tikishla Park, the west ball field was developed at Davenport Fields, the campground was developed off of Northern Lights Blvd.



In the 1970's, the south ball field at Tikishla Park was developed, a second large ball field was developed at Davenport Fields, the Chester Creek Trail was constructed, campground closes



In 1984-85, the playground and parking lot were installed at Tikishla Park along with the paved spur trails to Nichols Park and along the east side of the ball fields



In 1993, the hockey rink was re-surfaced and playground expanded



In the early 2000's, the east field at Davenport Fields is converted to three little league fields, parking lot is expanded and a tot lot is developed



In 2014: the Scotty Gomez hockey rink was upgraded with new boards and lighting

Project Purpose

This document provides a long range vision for Tikishla Park over the next 20 years. The Master Plan seeks to address issues and concerns, and provides recommendations to balance public access and recreation with environmental health to ensure the long-term sustainability of the park. More specifically, the purpose of the master plan is to:

- Understand the wants and needs of the local community as it relates to facilities at Tikishla Park
- Identify and prioritize future improvements at Tikishla Park
- Understand the level of community support for a large indoor tennis facility proposed for Tikishla Park off of Northern Lights Blvd.
- Develop solutions to address community concerns regarding safety
- Balances the development of new facilities with the existing natural areas
- Create a tool for future fundraising



Goose Lake

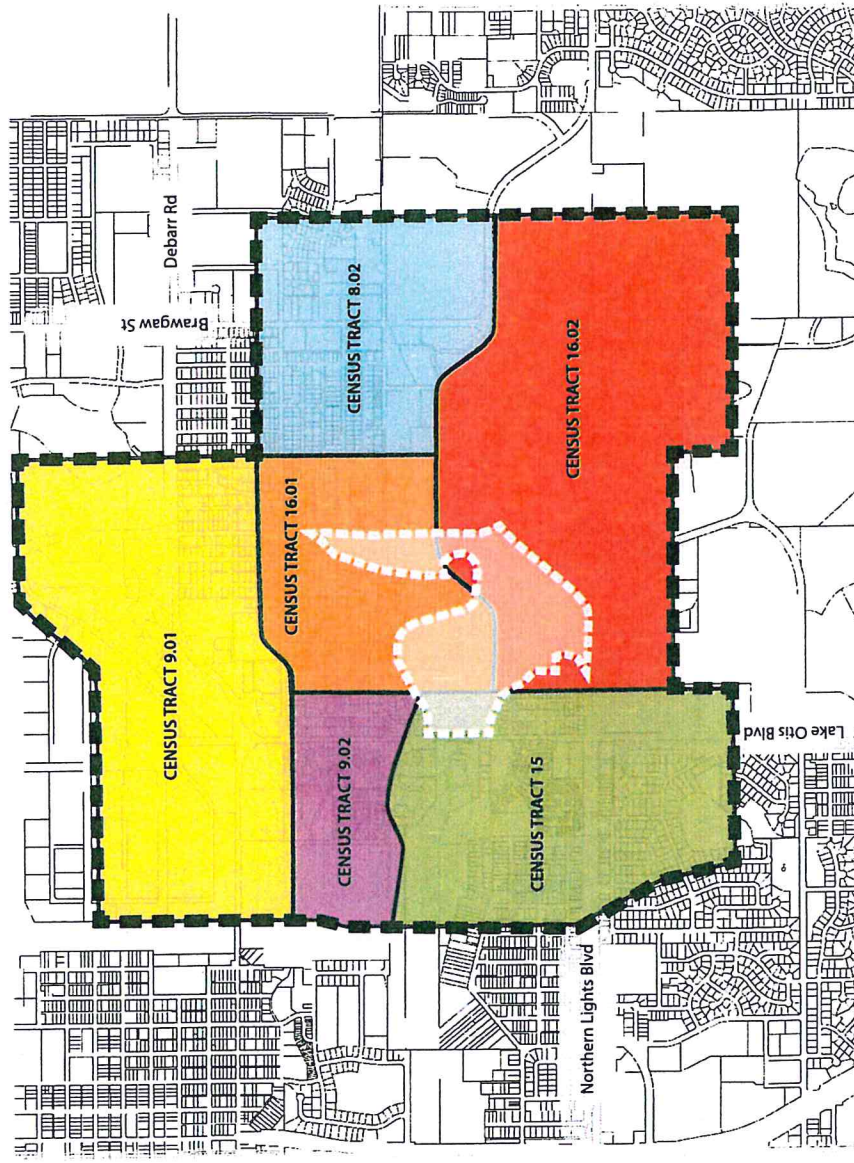
Northern Lights Blvd

Community Profile

Nine percent (26,591) of Anchorage's total population (298,178) lives in a census tract within one mile of Tikishla Park. There are six census tracts with 30% or more of their total area within a one mile buffer of Tikishla Park. This sub-area includes census tracts: 8.02, 9.01, 9.02, 15, 16.01, 16.02.

Income and population vary by census tract within the sub-area. For example, census tract 9.01 is considerably more diverse than other census tracts in the sub-area, with only 27% of residents identifying as white compared to 69% in census tract 15. Census tract 9.01 also has a significantly lower median household income (\$40,337) compared to \$88,081 in tract 15. Collectively, the median household income of the sub-area is \$62,755.

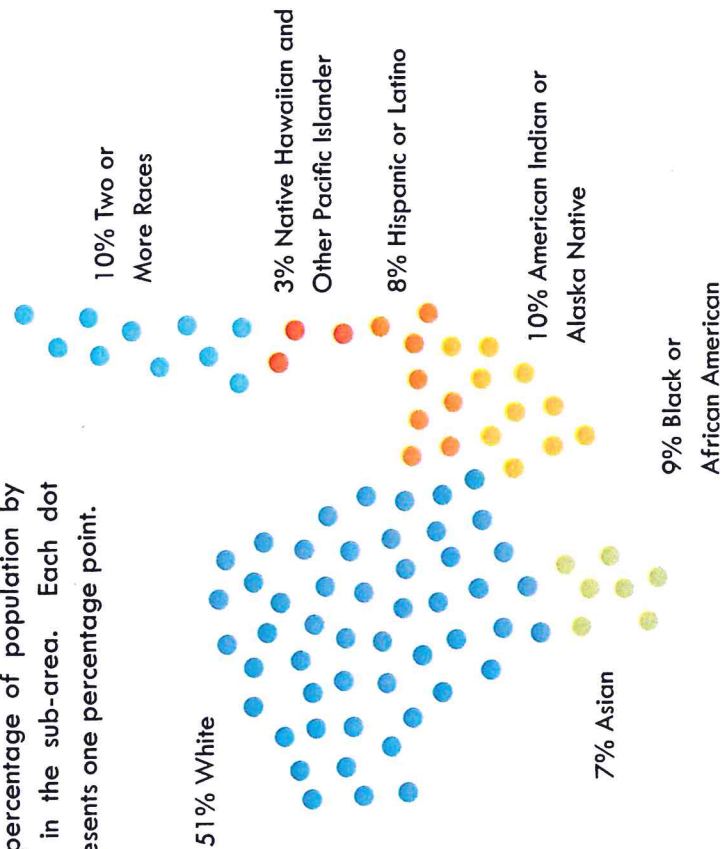
To summarize, the sub-area is more culturally and economically diverse than Anchorage as a whole. (U.S. Census Bureau 2017)



Census Tracts forming the sub-area surrounding Tikishla Park

Demographics

The percentage of population by race in the sub-area. Each dot represents one percentage point.

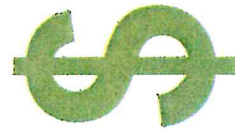


Population



Sub-Area: 26,591
Anchorage: 298,178

The population of the sub-area is 26,591 or 9% of the total population of Anchorage. The sub-area is also more diverse and less white than the city as a whole.

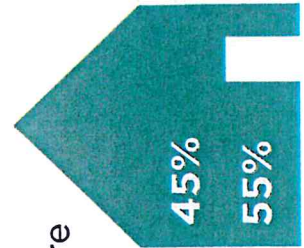


Median Household Income

Sub-Area: \$62,755
Anchorage: \$78,121

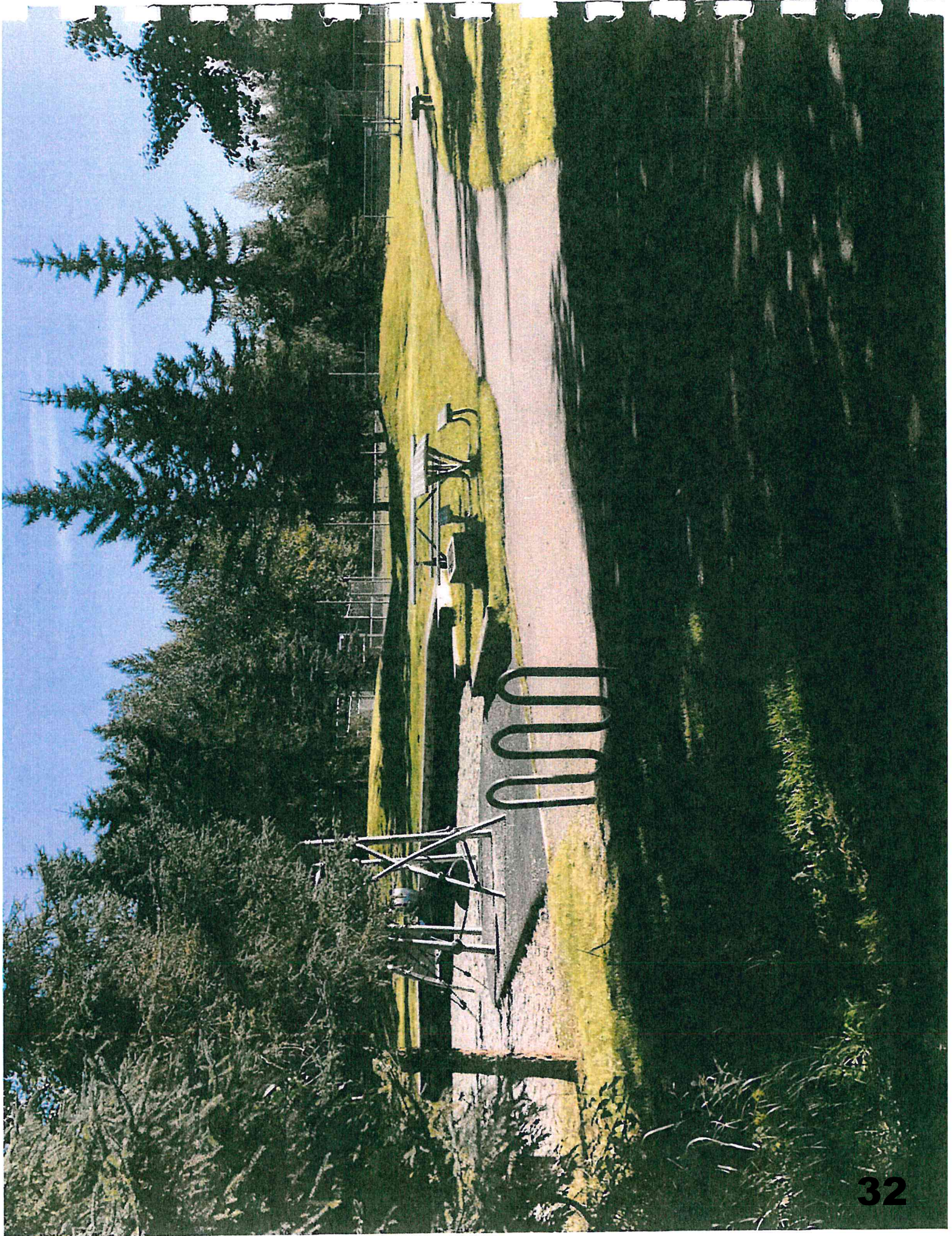
Median Household Income for the sub-area is \$62,755 compared to \$78,121 for the city as a whole. Household income within the study area varies considerably by census tract. For example, median household income for census tract 9.01 is \$40,337 compared to \$88,081 in census tract 15.

Housing Tenure



Rent 45%
Own 55%

The percentage of owner occupied properties varies greatly within the sub-area from 31% in tract 9.01 to 77% in tract 16.01. The sub-area has a slightly lower rate of owner occupied homes (55%) than the city as a whole (60%).



EXISTING CONDITIONS

Context

Tikishla Park is a 105 acre park and natural area located along the Chester Creek Greenbelt in mid-town Anchorage. The park is most popular among residents of Airport Heights and Anchor Park, but includes facilities that attract the larger population such as the Chester Creek Trail and Davenport Fields.

Tikishla Park is part of a larger system of protected greenspace forming the Chester Creek Greenbelt. The park is defined by residential housing to the north, northeast and southwest with Lake Otis Blvd. forming the western-most boundary of the park. To the south, Northern Lights Blvd. separates Tikishla Park from the UMED District. To the east of the park is a mix of institutional properties and undeveloped wetlands.

Tikishla Park is classified as a "Natural Resource Use Area" in the *Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan*. Within the plan, 85 acres are designated as "Natural Resource Acres" and 21 acres as "Specialty Use Acres".

Specialty Use Acres typically refers to "athletic facilities" or sports complexes. In the case of Tikishla Park, Davenport Fields and Tikishla Park (E 20th Ave) are both identified as Specialty Use Areas for their historic use as ball fields. Today, Tikishla Park (E 20th Ave) is

Illustration of land uses in the Tikishla Park area



no longer used for baseball and functions as a neighborhood park.

Natural Resource Areas are "lands set aside for preservation of significant natural resources, remnant landscapes, open spaces, visual aesthetics or buffering". Most of Tikishla Park's Natural Resource Areas are categorized as "Natural Resource Preservation" lands. These are lands that provide important

environmental functions and should be protected. In the case of Tikishla Park, these are designated Class "A" wetlands. "Natural Resource Conservation" lands are areas that also perform important environmental functions in which "development is undesirable due to the cost or other mitigating impacts". In the case of Tikishla Park, this is the upland forest area on the periphery of classified wetlands. (MOA 2006)



Illustration of Use Areas in Tikishla Park

Use Areas

Tikishla Park consists of four use areas or activity nodes each serving a different function and/or user group. Below is an overview of Use Areas. Further description is provided on the following pages.

- 1) **Tikishla Park (E 20th Ave)**
Tikishla Park (E 20th Ave) functions as a neighborhood park and community hub for residents of Airport Heights.
- 2) **Davenport Fields**
Davenport Fields is a ball field complex located off of Lake Otis Blvd. and is home to the City View Little League.
- 3) **Chester Creek Trail**
The Lanie Fleischer Chester Creek Trail is a popular multi-use trail traversing Tikishla Park. The trail connects the park to the neighborhood and destinations throughout the city.

- 4) **Natural Resource Areas**
Natural Resource Areas make up the bulk of Tikishla Park's total land area and include important wetland, stream, and forest habitat.

Tikishla Park (E 20th Ave)

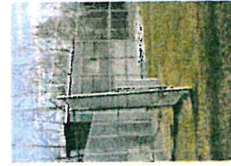
Located on East 20th Ave, this area functions as a neighborhood park and community hub for residents of Airport Heights.

Developed facilities in this area include three play areas (2-5, 5-12, and swing set), a hockey rink with 2 basketball courts, 2 little league ball fields, a parking lot, open space, and access to natural areas and the Chester Creek Trail via several well developed spur trails.

Ball fields: Once a popular use at Tikishla Park, the two fenced ball fields are no longer used by City View Little League. The ball fields are in fair condition. The south ball field has a concessions building. Dugouts were previously removed because of vandalism and misuse.

Hockey Rink: The hockey rink is well used and in good condition. It includes lights and ice is maintained regularly during the winter months. The rink converts to two basketball courts in summer.

Play Areas: Three play areas are located directly east of the parking lot and north of the ball fields. The play equipment was installed at different dates and is in generally fair condition. The location of play equipment in proximity to multi-use trails and dense forest create concerns over safety.



Trails: Paved trails connect the area to the neighborhood to the north and east as well as two trails connecting south to the Chester Creek Trail. Trails do not have lighting.

Utilities: An irrigation system provides water to the ball fields. Additionally, the small building next to the parking lot provides water for maintaining the rink and has restrooms which are no longer in use. There is lighting in the parking lot and hockey rink.

Parking Lot: A parking lot with 29 spaces is accessible from E. 20th Ave. The current configuration of the parking lot provides limited visibility and has been prone to suspicious/illegal activity.

Davenport Fields

Located off of Lake Otis Blvd, Davenport Fields is home to the City View Little League. Davenport fields includes 4 little league fields, a small play structure, a snack shack, parking lot, and access to the Chester Creek Trail. The ball fields are used intensively for a short season in the summer.

Ball fields: The four ball fields at Davenport Fields are heavily used from May through July. Ball fields include one "junior/senior" field, two "little league" fields, and a "short" field for girls softball and T-ball.

City View Little League maintains the fields through a Co-operative Use Agreement with the Parks and Recreation Department. The fields are well maintained and in good condition. However, use of the ball fields as an unofficial dog park has caused damage to the fields creating added maintenance costs and health concerns.

Parking Lot: Vehicle access and parking is available off of Lake Otis Blvd. The parking lot surface is gravel and can accommodate approximately 120 vehicles. The large size and "L" shaped orientation of the parking lot creates hiding places and concerns about undesirable activity. Further, the parking lot does not have lighting or a gate to control access.



Play Area: A small tot lot is located north of the parking lot. Although somewhat dated, the play structure is in good condition.

Snack Shack: A small snack shack is located between the ball fields and parking lot.

Chester Creek Trail: The Chester Creek Trail is directly north of the ballfields and is easily accessible from a number of locations.

Utilities: An irrigation system provides water to the ball fields.

Chester Creek Trail

The Lanie Fleischer Chester Creek Trail is one of Anchorage's most popular multi-use trails. The Chester Creek Trail travels through the heart of Tikishla Park connecting the park to important destinations beyond, such as downtown and Westchester Lagoon to the west and the UMED District and Russian Jack Springs Park to the east. A well developed system of spur trails connect the neighborhood to the park and Chester Creek Trail.

Chester Creek Trail: The primary trail corridor of the Chester Creek Trail was repaved in the summer of 2015 and is currently in excellent condition. The trail is 8-10 feet wide with 2 foot gravel shoulders. The trail connects to several paved spur trails within Tikishla Park.

Spur Trails: Several paved spur trails connect areas within the park to the neighborhood and the Chester Creek Trail. Because of funding constraints at the time, most spur trails were not resurfaced in 2015. Trail segments in need of resurfacing include the Tikishla Park Trail west of the hockey rink, the North Spur Trail to Nichols Park, the East Tikishla Spur Trail to the bridge connecting to the ARC of Anchorage Trail and the East 20th Ave. Trail east of the park.



Bridges: There are two bridges along the multi-use trails in Tikishla Park. Both bridges are wooden and slippery when wet.

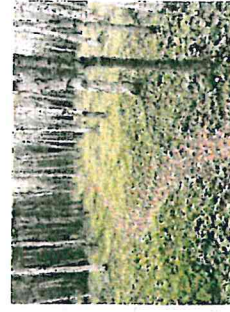
Trail Lighting: The main portion of the Chester Creek Trail is the only trail with lighting in Tikishla Park. No spur trails have lighting at this time.

Natural Resource Areas

Most of Tikishla Park's 105 acres are undeveloped natural areas. These natural areas include the Middle and South Forks of Chester Creek, Class A wetlands, riparian habitat, and upland forests.

Habitat and Environment: Tikishla Park's natural areas provide important habitat and environmental functions. For example, wetlands adjacent to Chester Creek provide flood attenuation reducing peak run off from storm events and minimizing flood damage in developed areas downstream. In the context of an urbanizing Anchorage, these natural areas also provide critical habitat for birds and other wildlife. In addition to habitat and environmental benefits, these natural areas provide important recreational benefits.

Recreation: Tikishla Park has an expansive network of unimproved soft surface trails located throughout natural areas within the park. These trails provide opportunities for wildlife viewing, hiking, winter biking, and cross country skiing. Many of the trails are likely game trails that have become more established over time. However, none of the trails have been formally designated and are not currently maintained by the Parks and Recreation Department. Because of the wetlands south of the Chester Creek Trail, some trails are only accessible during winter months.



Access and Connections Trails

Tikishla Park features a mix of trails used for recreation and non-motorized transportation. This includes both paved multi-use trails and soft surface trails.

The Lanie Fleischer Chester Creek Trail travels east to west through Tikishla Park. This trail connects the park to Downtown and Midtown to the west and the UMED District to the east. Several paved spur trails provide connections to the Chester Creek Trail, connecting the neighborhood to the park and points beyond.

Tikishla Park also has a series of soft-surface trails providing opportunities for recreation in a more quiet and intimate location. Because of the wetlands south of the Chester Creek Trail, some trails are only accessible during winter months.

Vehicle Access and Parking

Tikishla Park is accessible by vehicle from two locations with parking lots located at the east end of 20th Ave and at Davenport Fields located directly off of Lake Otis Blvd.

Davenport Fields

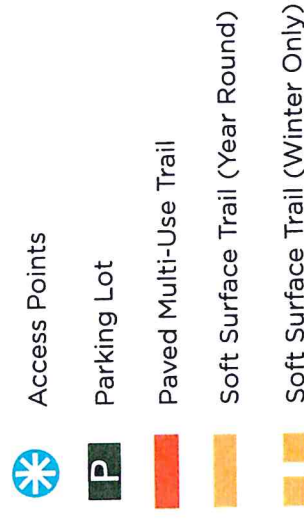
Davenport Fields is accessible by vehicle from Lake Otis Blvd and provides parking for approximately 120 vehicles. Lake Otis Blvd. at Davenport Fields is a Class III Major Arterial (20,000+ ADT). (MOA 2005)

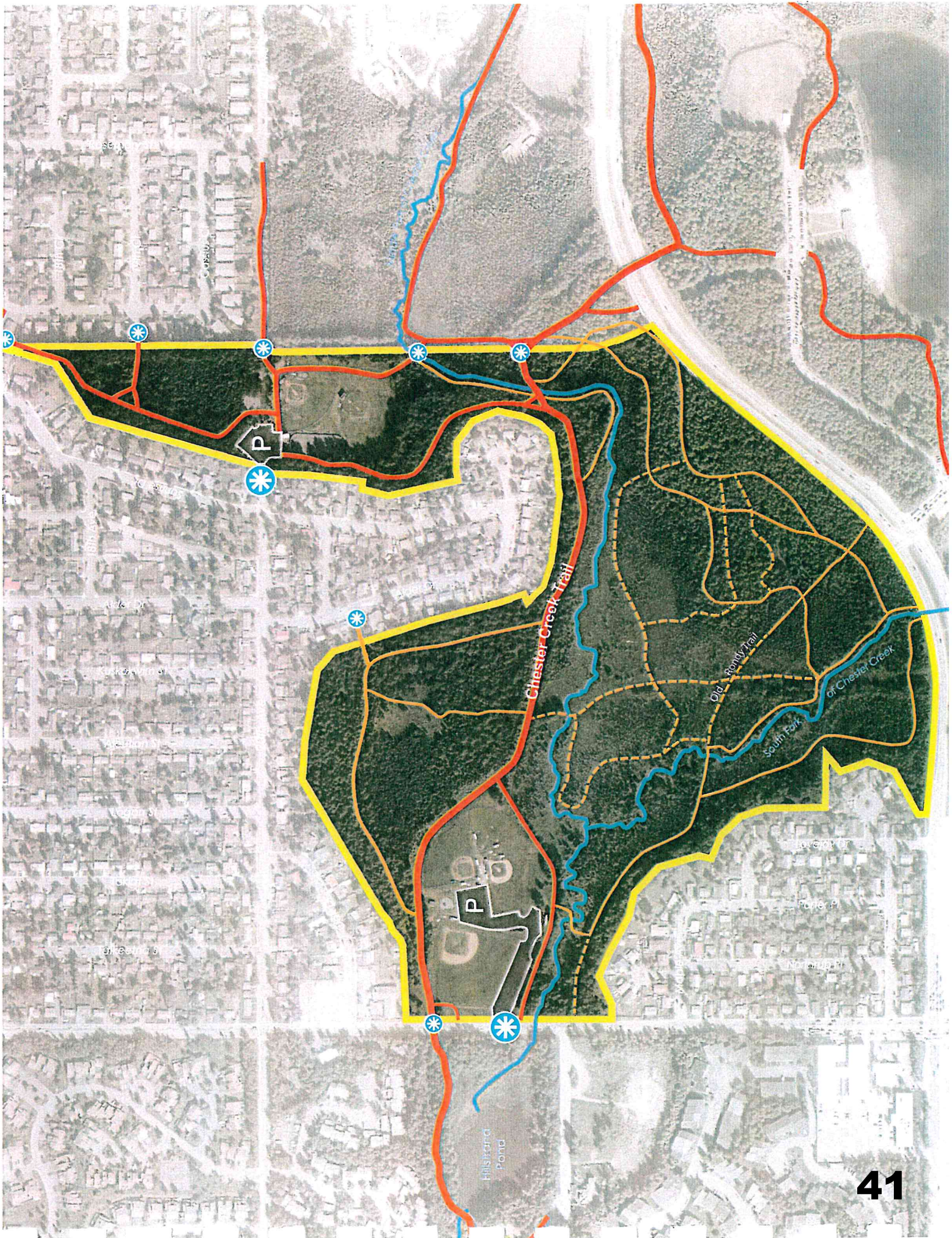
The parking lot surface is gravel and does not have lighting. The "L" shape orientation of the parking lot combined with limited seasonal use and lack of positive control measures such as a gate, creates hiding spaces making passive police monitoring difficult.

Tikishla Park

Tikishla Park (E 20th Ave) is accessible from East 20th Ave directly east of the intersection at Sunrise Drive. The parking lot is paved, includes lighting and provides space for 29 vehicles. The orientation and landscaping of the parking lot limits visibility into the parking lot creating hiding places in which the community has expressed concerns about safety and illicit activities.

Illustration of Access Points, Trails, and
Parking Lots at Tikishla Park





Natural Environment

Chester Creek

Chester Creek is one of Anchorage's major waterways, with two branches - the Middle and South Fork, converging in Tikishla Park.

The Middle Fork of Chester Creek originates one mile east of the park from a natural spring in Russian Jack Springs Park. The South Fork of Chester Creek originates in the Chugach Mountains forming the main tributary of Chester Creek.

The Middle and South Forks of Chester Creek converge in a wetland area just east of Davenport Fields. Both branches support anadromous fish such as salmon.

Wetlands

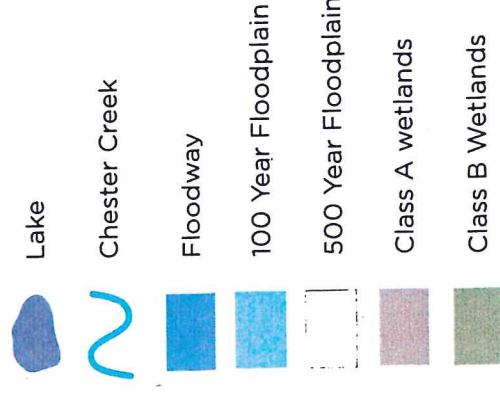
Approximately half of Tikishla Park's total area is designated Class "A" wetlands. Wetland areas parallel the Middle and South Fork of Chester Creek with a large wetland meadow east of where the two streams meet. Wetland areas within Tikishla Park are part of a larger system of (73.67 acres) classified wetlands which include wetlands east of the park and adjacent to Goose Lake. According to the *Anchorage Wetlands Management Plan*, these wetlands function to improve "water quality, flood and stormwater attenuation, open space and habitat". (MOA 2014)

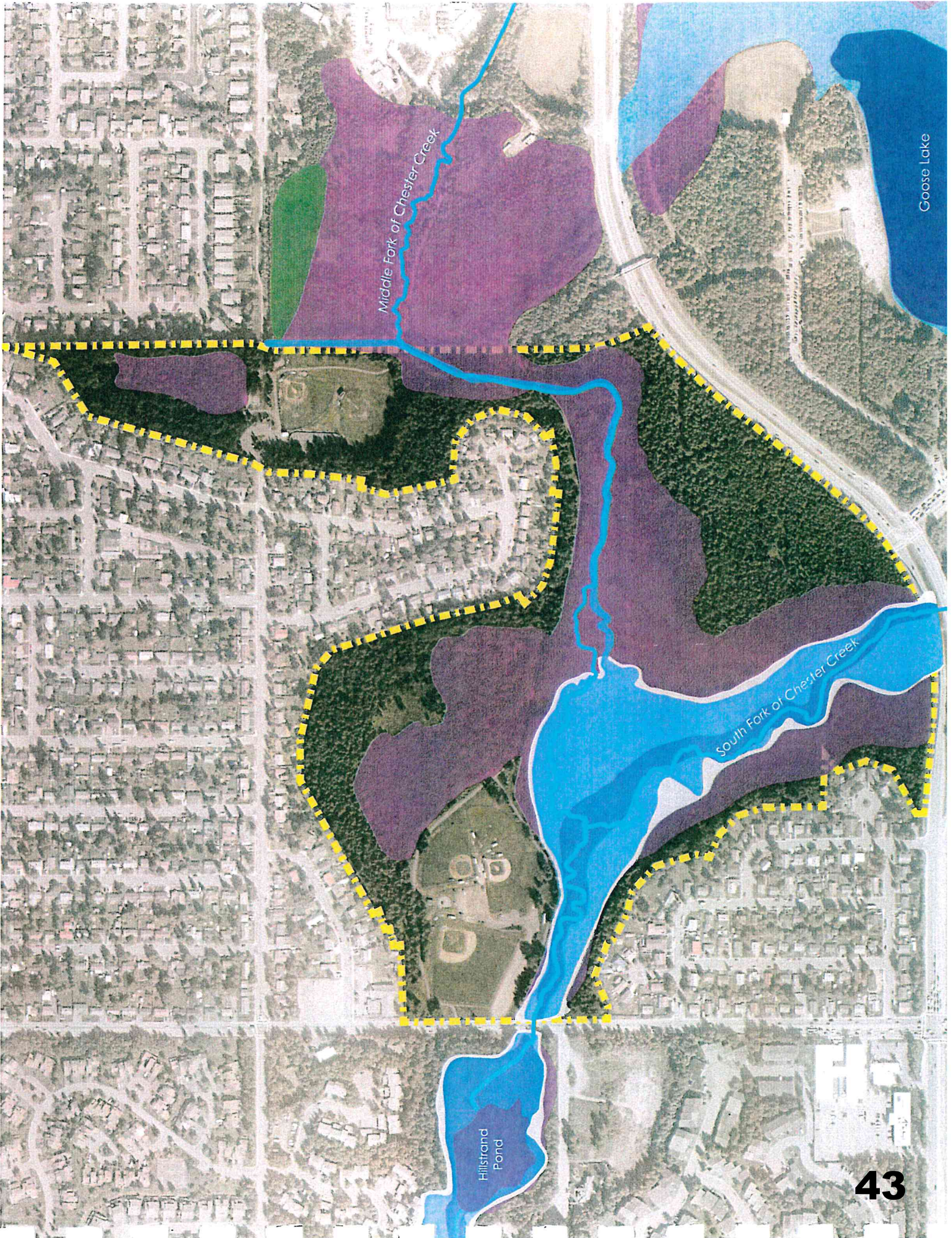
Class "A" wetlands are considered most valuable in an undisturbed state. While not proposed in this master plan, any future development requiring the placement of fill in a Class "A" wetlands requires a Section 404 Permit from the Army Corps of Engineers. Additionally, both stream branches of Chester Creek in Tikishla Park are protected through a 100-foot setback to protect anadromous fish resources.

Floodplain

Federal floodplain mapping identifies large areas adjacent to the South Fork of Chester Creek as occupying the 100-year Floodplain. These areas are also protected class "A" wetlands making any form of future development difficult. Base flood elevation varies from 107 feet at Northern Lights Blvd. to 93 feet at Lake Otis Blvd.

Illustration of Waterways, Wetlands and Important Natural Resources in Tikishla Park





Natural Environment

Topography

Tikishla Park's topography is defined by the wetlands and waterways which traverse the park. The Middle and South Forks of Chester Creek flow east to west through the park forming a low valley ranging in elevation between 95-105 feet above sea level. The valley is defined at the periphery of the park by elevated bluffs ranging 20-40 feet in height.

The high point, at 141 feet elevation, is located in an upland forest directly west of Northern Lights Blvd in the site formerly used as a campground.

Developed areas such as Davenport Fields and Tikishla Park (E 20th) have imported fill and are higher than surrounding wetland areas.

Vegetation

Vegetation in Tikishla Park varies by location and is heavily influenced by surface and subsurface conditions such as drainage, water table, soils, elevation, and orientation.

Upland forest are a mix of birch and spruce with an understory of dwarf dogwood, willow and alder. Wetland areas are characterized by bog shrubs, sedges, and grasses with concentrated areas of dense black spruce. Vegetation in riparian areas vary by location but tend to be a healthy mix of cottonwood, birch, spruce, alder, willow and native grasses.

The introduction of non-native European Bird Cherry has impacted forest and riparian areas crowding out native vegetation and altering the landscape.

Fish and Wildlife

Tikishla Park and the Chester Creek Greenbelt provide important habitat for birds, fish and wildlife.

Anadromous fish are found in both the Middle and South Fork of Chester Creek. According to the Alaska Department of Fish and Game - Coho, Pink, and Dolly Varden have been documented in Chester Creek. (ADF&G 2013)

Large mammals, such as bears and moose can be found in and around Tikishla Park. The Park's undeveloped natural areas provide important habitat and foraging opportunities for large mammals.

Birds are also common throughout areas of the park.

Infrastructure

Water

Water is available for irrigation at both Tikishla Park (E 20th Ave) and Davenport Fields. Both areas have irrigation systems with standpipes to support maintenance and upkeep of the existing ball fields.

Tikishla Park (E 20th Ave) and Davenport Fields also have restroom/storage buildings with access to water. However, these buildings have not been used as restrooms for many years and are in need of repair. The building (20'x12') at Tikishla Park (E 20th Ave) has a storage room with a hot water heater and is currently used to maintain the Scotty Gomez ice rink.

Sewer

Several sewer mains traverse Tikishla Park providing service to surrounding neighborhoods. A sewer main runs north to south along the western park boundary from Nichols Park to the Chester Creek Trail, continuing west along the trail to Lake Otis Blvd.

A second sewer line runs along the Mushroom Trail directly west of Alder Drive and connects to the sewer line running parallel to the Chester Creek Trail.

Two sewer lines connect to the Chester Creek Trail sewer line from the south. One sewer line runs directly north from the undeveloped Right-of-Way (ROW) 300 feet east of Darby Circle. A second sewer line travels northwest from the eastern edge of the Goose Lake Parking lot north of Northern Lights Blvd.

Drainageways

Nine sub-basins covering approximately 700 acres channel stormwater into area drainageways.

Several drainageways channel stormwater runoff from streets outside the park to the Middle and South Forks of Chester Creek and wetland areas within Tikishla Park. Drainageways are a combination of constructed pipes and open ditches.

PLANNING AND PUBLIC INVOLVEMENT

Public Involvement Process

Public involvement in the planning process is essential to the long term success of the park. To ensure that the master plan aligns with the desires and expectations of the community, Anchorage Parks and Recreation led an extensive public involvement process. This process included outreach and social media updates, three advisory group meetings, two open house events, two online surveys, a student workshop at Airport Heights Elementary School, and presentations at local community councils.

Outreach

Anchorage Parks and Recreation reached out to stakeholders early in the planning process to ensure that all affected parties had an opportunity to participate in the planning process. Outreach targeted local community councils, residents, and user groups.

Social media was used throughout the planning process to provide project updates and promote public events, meetings, and online surveys.

Advisory Group Meetings

Anchorage Parks and Recreation worked with a community advisory group throughout the planning process to ensure that recommendations identified in the master plan align with the desires of the community. Advisory group members represent a variety of interests and included neighbors, user groups, natural resource managers, community councils representatives, and non-profit organizations. These key stakeholders provided a range of perspectives and firsthand knowledge that informed the process and ensured that future upgrades meet the needs and expectations of the community.

Open House Events

Two open house events were held at the "visioning" and "concept development" phases of the project to allow members of the public an opportunity to provide input. Comments provided at the open house were used to identify priorities and inform the development of the master plan.



Student Workshop

Parks and Recreation staff met with 6th grade students at Airport Heights Elementary to find out “what young people want in their parks”. Approximately, 30 students provided input on what activities they like to do in parks and what they would like to see developed at Tikishla Park.

Online Surveys

Two online surveys were administered at key project milestones to allow members of the community to provide input into the planning process. The first survey was administered at the “visioning” phase to better understand the wants and needs of the community. 215 people completed the first survey. The second survey was administered at the “concept development” phase to help identify a preferred alternative for future development at Tikishla Park (E 20th Ave). 156 people completed the second survey.

Approval Process

- 1) Community Council Resolution
- 2) Parks and Recreation Commission Hearing
- 3) Planning and Zoning Commission Hearing

Once approved by the Planning and Zoning Commission, Parks and Recreation will seek funding to implement the plan.



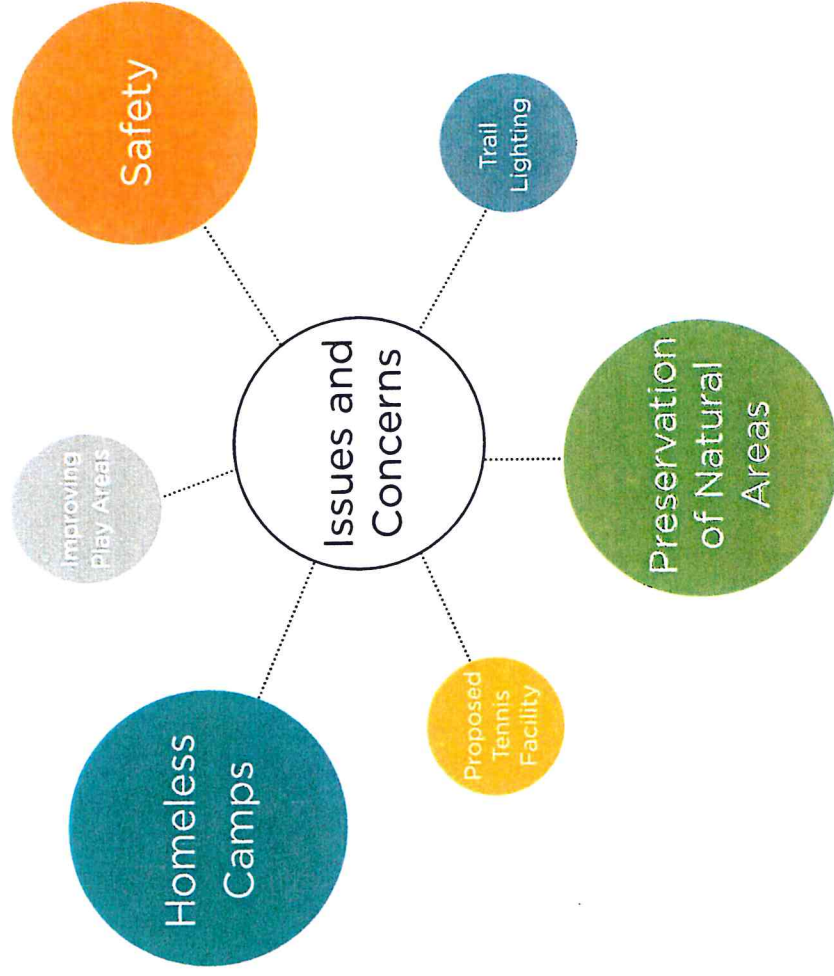
Public Input: Visioning

Public input was used throughout the planning process to inform the development of the master plan. Through a variety of methods, such as online surveys and open house events, members of the community identified issues and concerns and described their preferences for the future management and development of the park.

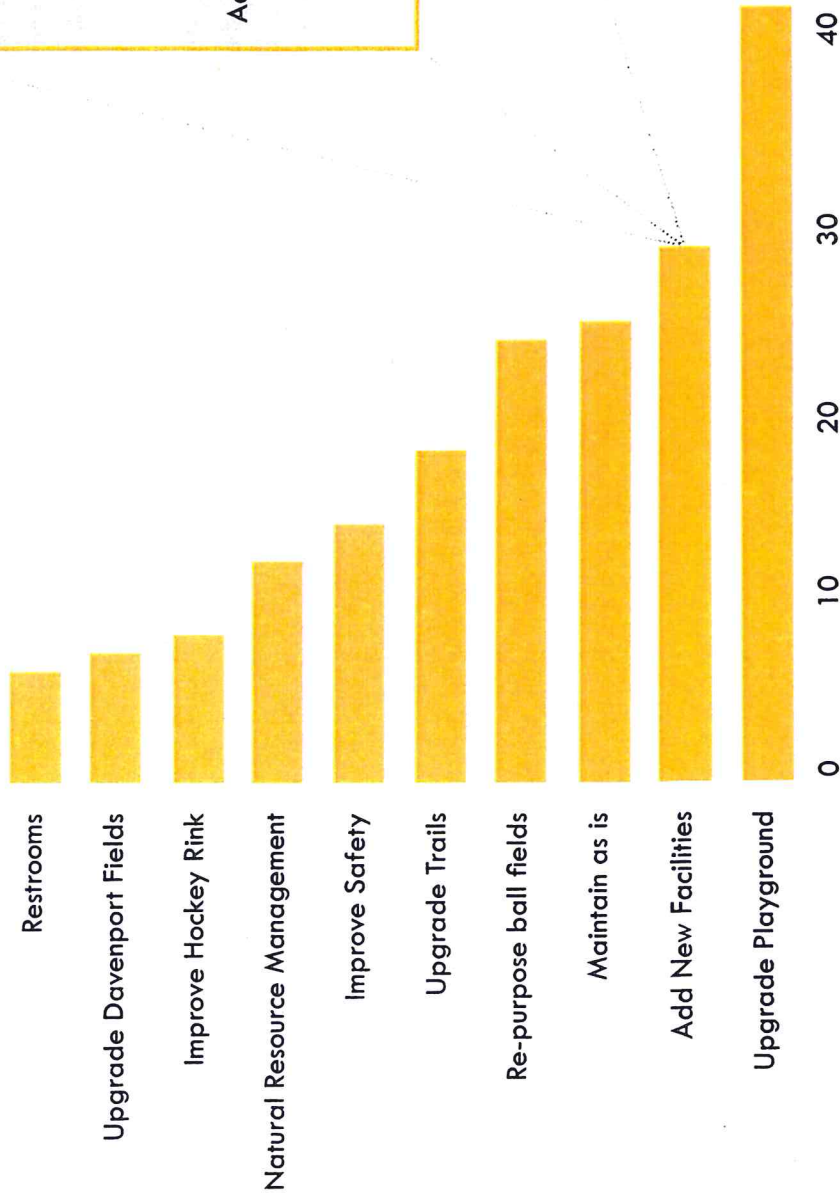
Participants identified safety, homeless camps, and the preservation of natural areas as the top issues they would most like to see addressed in the master plan.

When asked "what types of improvements or new facilities would you like to see at Tikishla Park" - upgrading the playground was the top response. Participants also expressed interest in new facilities; however, many respondents indicated that they like the park as-is. The key takeaway is that new facilities and upgrades are welcome but should not take away from the character of the park.

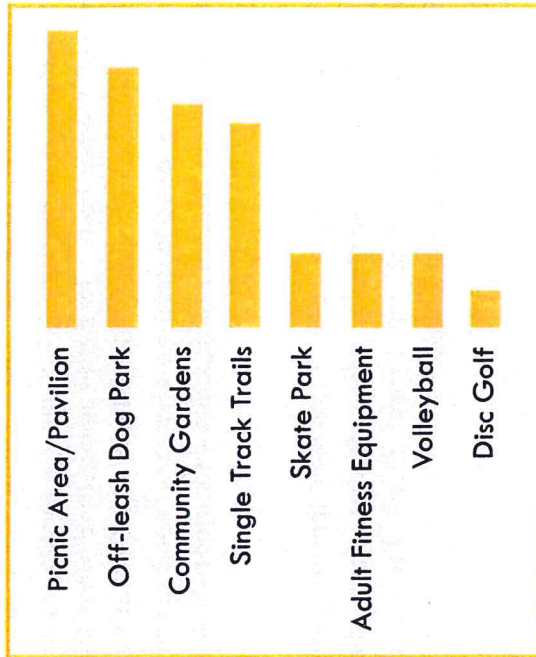
What issues or concerns would you like to see addressed through this planning effort?



What types of improvements or new facilities would you like to see at Tikishla Park in the future?



Identified New Facilities



Survey Stats

Online Survey #1: A total of 215 survey responses were collected and close to 1000 individual comments were received.

Public Input: Community Values

In addition to asking the public about issues and concerns and potential new improvements, it is important to understand what the community values about Tikishla Park. To better understand what the community values about Tikishla Park, members of the public were asked to describe what they feel is special about Tikishla Park and to describe their ideal Tikishla Park.

Through this process, several common themes were identified. Collectively, these themes form the core values by which this master plan's vision and recommendations are formed.

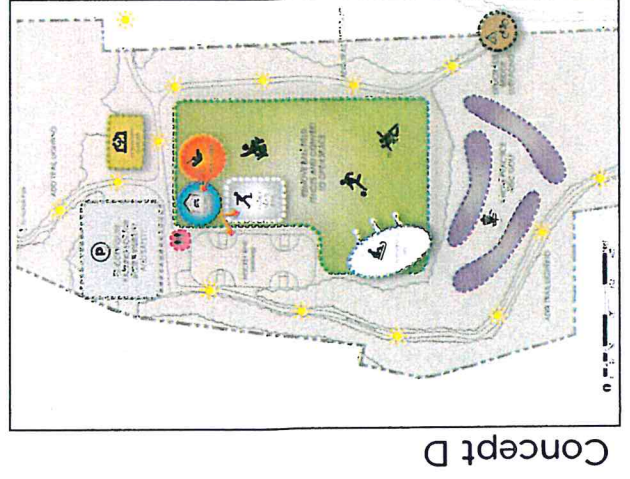
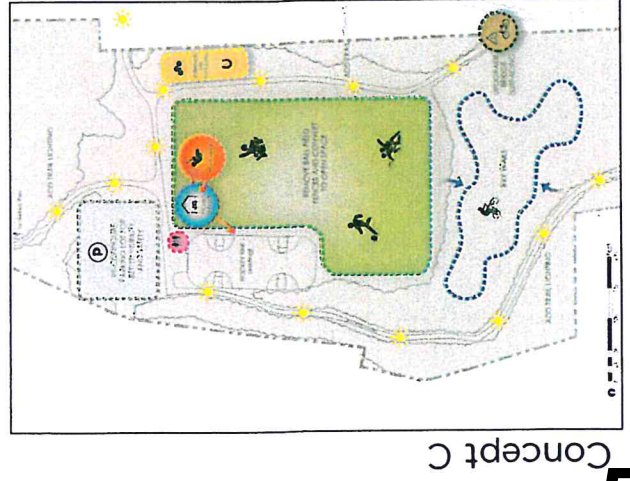
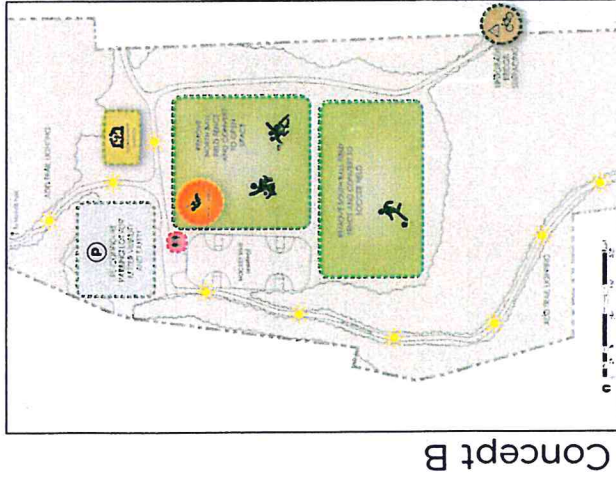
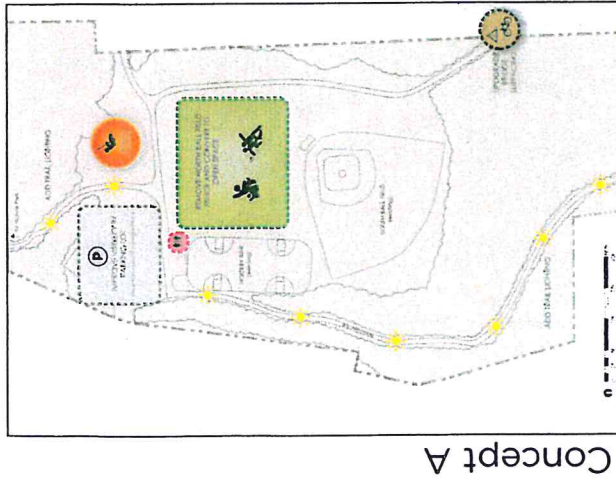
What is special about Tikishla Park?

- The park is a neighborhood hub and community gathering place
- Tikishla Park has the right balance of developed facilities and natural areas
- The park has something for everyone
- Tikishla Park is valued for its trail access, neighborhood connections and year-round recreation
- Wilderness in the city... Tikishla Park's natural areas are highly valued
- The history of community involvement in the creation of a park

Describe your ideal Tikishla Park?

- A park that is safe, clean, and well maintained
- A balance of developed facilities and natural areas that are preserved
- A hub for neighborhood activities
- A place where families, friends, and neighbors can meet and enjoy activities together
- A multi-generational park with something for all ages and abilities
- A park where natural areas are preserved and protected
- A park for all season





Public Input: Concept Alternatives

Community interest in upgrading facilities at Tikishla Park (E 20th Ave) was a common theme throughout the planning process. A second survey was administered at the concept alternatives phase to determine “what level of development” and “what type of new facilities” the public most supports.

Survey results show an interest in upgrading facilities and providing some new amenities that support the neighborhood and community character of the park. Many respondents wished to remove the ball fields in favor of more flexible open space. Respondents also favored the preservation of forested areas over new activities such as bike trails, community gardens or edible landscapes, and disc golf.

Input from the concept alternatives survey was reviewed with the advisory group and refined into a preferred alternative site plan.

Survey Stats

Online Survey #2: A total of 156 survey responses were collected. 140 of those responses were submitted online and 16 responses were submitted at the second open house event.

Respondent Preferences:

Concept A: 25
Concept B: 27
Concept C: 53
Concept D: 52



← Chester Creek Trail
← Lake Otis Pkwy.
Tikishla Park →

THE MASTER PLAN

Master Plan

The Tikishla Park Master Plan provides a 20-year vision for the management, maintenance and development of the park. The plan is the product of extensive public engagement and collaboration with local stakeholders. It embodies the community's vision to provide active and healthy year-round recreational opportunities while preserving important natural resources for future generations.

The development of the Master Plan is guided by a number of factors including existing conditions, public preferences for management and development, and best practices in natural resource and public lands management.

This Master Plan provides recommendations for the future management and development of the park and utilizes best practices to resolve issues and address concerns.



Vision

"Tikishla Park is a neighborhood hub and community gathering space offering families, friends, and neighbors of all ages access to year-round recreation in a clean and safe environment, preserving undeveloped natural areas for future generations, and celebrating trails that connect the city"

Core Values

The planning process revealed a number of themes in which there was general agreement among members of the public regarding the qualities that make Tikishla Park special. These qualities or core values guide the development of this master plan, providing a foundation by which recommendations are formulated.

A Neighborhood Hub

Tikishla Park is a neighborhood hub and community gathering space, a place where friends and neighbors meet and where people of all ages can come together to recreate and celebrate in a safe and comfortable environment

A Balance of Developed Facilities and Natural Areas

Tikishla Park has the right balance of developed facilities and natural areas interconnected by a system of paved and soft-surface trails

Safe, Clean, and Well Maintained

Addressing safety by eliminating drug activity and homeless camps would improve park users perception of safety and would lead to a cleaner healthier park environment

Natural Areas are Protected

Tikishla Park's natural areas serve important ecosystem functions and are highly valued as undeveloped wild spaces in a city that is becoming increasingly more urban

Year-round Recreation

Tikishla Park offers a wide variety of recreational activities in all seasons

Access and Location

Tikishla Park has many neighborhood connections and easy access to the greenbelt system and destinations beyond



Recommendations



Tikishla Park (E 20th Ave)

A NEIGHBORHOOD PARK AND COMMUNITY HUB

The master plan provides for a more active year-round park space that functions as a neighborhood hub and gathering space. Residents showed a strong desire to upgrade facilities and address safety concerns in the park while retaining the overall neighborhood character of the park and protecting the surrounding natural areas.

The master plan recommends moving the play area and adding picnic shelter south of the bike trail to provide a central gathering place with connections to open space and winter activities. Play equipment is co-located with a picnic area to support neighborhood and family gatherings - encouraging people to stay longer, mingle with neighbors, and enjoy the park. The location of these facilities in one general location also improves safety and allows for easier supervision of children. Play equipment is upgraded to provide a better play experience for children. Access and circulation are improved with the addition of trail lighting, vegetation management, wayfinding, and bridge upgrades. Ball field fences are removed to provide flexible open space. The parking lot is reconfigured to improve visibility and eliminate hiding spots.

Play Area and Picnic Shelter

- Consolidate play areas south of the bike trail to improve overall safety and supervision
- Add a picnic shelter or picnic area to support activities and neighborhood gatherings
- Add landscaping and/or edible landscaping for beautification and to help define spaces and separate uses

Parking Lot

- Reconfigure parking lot for improved safety and better visibility
- Consider removing spruce trees on center parking island and replacing with landscaping that provides for better visibility
- Consider moving snow storage to NW corner to eliminate hiding spaces
- Add bollards and/or other traffic control measures to stop unauthorized access of park spaces

**Preferred Concept for
Tikishla Park (E 20th Ave)**

- Hockey Rink

- ## Pump Track

- # Trail Lighting

- Restrooms

- # Disciples

- Consider development of a sledding hill to provide additional winter recreational opportunities for families



- Provide wayfinding at key intersections and trailheads to improve area wide navigation, enhance public safety, and highlight local destinations and recreation facilities

- **Manage vegetation along trail corridor for improved visibility and safety**



Davenport Fields

LITTLE LEAGUE BALL FIELD COMPLEX

City View Little League is the main user at Davenport Fields and are generally satisfied with the existing facilities. This master plan addresses two main issues: 1) safety and concerns about illegal activities in the parking lot; and 2) conflicts with off-leash dogs and owners using the ballfields as an off-leash dog park. In addition to the recommendations below, the Parks and Recreation Department should continue to work with City View Little League to support use and address issues and evolving needs over time.

Parking Lot

- Add a gate or other traffic control measure to limit after hours activities
- Consider re-designing the parking lot to improve visibility and eliminate hiding places
 - Major improvements to the parking lot will require paving and the addition of lighting as per Title 21
- Add bollards to prevent unauthorized vehicles from driving on trails and in active recreation areas

Ball fields

- Ball fields to remain as ball fields, people wishing to exercise dogs off-leash must use designated off-leash dog park spaces as defined by Title 17
- Outreach and Education:
 - Install signage to improve park users understanding of leash laws
 - Install signage showing the locations of designated off-leash areas

Play Area

- Update tot lot to provide additional amenities for families using ball fields

Chester Creek Trail and Spur Trails

POPULAR MULTI-USE TRAIL AND PARK CONNECTOR

The Lanie Fleischer Chester Creek Trail connects Tikishla Park and the surrounding neighborhood to destinations throughout the city. The primary trail corridor of the Chester Creek Trail was re-paved in the summer of 2015 and is currently in excellent condition. Because of funding constraints, few spur trails in the area were resurfaced at that time. Trail segments in need of resurfacing include the Tikishla Park Trail west of the hockey rink, the North Spur Trail to Nichols Park, the East Tikishla Spur Trail to the bridge connecting to the ARC of Anchorage Trail and the East 20th Ave. Trail east of the park.

The master plan also identifies trail lighting, wayfinding, bridge upgrades and vegetation management as strategies to improve safety and user experience.

Trail Surfacing

- Continue regular maintenance and surface upgrades to multi-use trails as needed
- Re-pave the following Spur Trails:
 - Tikishla Park Trail
 - Nichols Park Spur Trail
 - East Tikishla Spur Trail
 - East 20th Ave. Trail

Wayfinding

- Provide wayfinding at key intersections and trailheads to improve area wide navigation, enhance public safety, and highlight local destinations and recreation facilities

Bridges

- Upgrade bridge surfacing to reduce risk of falls from slippery surface (2 locations)

Trail Lighting

- Tikishla Park Spur Trail: Add lighting from the Chester Creek Trail to the parking lot at East 20th via the Tikishla Park Trail
- Nichols Park Spur Trail: Add lighting from the parking lot at East 20th Ave along the trail north to Nichols Park



Vegetation Management

- Manage vegetation along multi-use trail corridor for improved visibility and safety
 - Identify and remove select cottonwood and other trees in close proximity to the multi-use trail in order to minimize root damage to the trail
 - Thin out low lying leafy vegetation in close proximity to the trail to improve visibility and safety
 - Remove May Day (Prunus Padus) trees and other invasive species to allow native species to thrive and support wildlife habitat



Natural Resource Areas

VALUED NATURAL AREA

Tikishla Park's large tracts of undeveloped forest and wetlands are highly valued for their quiet recreation, natural beauty and ecological functions. These natural areas provide a "wilderness in the city" experience that has become increasingly rare as Anchorage continues the trend towards urbanization. Public input favors the preservation of existing natural areas with minimal changes and no major new development. The community does not support an indoor/outdoor tennis facility at Tikishla Park.

Recreation

- Seek to recognize the "Old Rony Trail" through an official designation
- Identify and inventory existing social trails in Natural Areas
- Trail Management and Development: Existing primitive social trails should remain as-is, proposals to improve/upgrade/develop trails in natural areas should consider the following criteria prior to seeking approval from the Parks and Recreation Commission:
 - Upgrades to existing trails before development of new trails
 - Preservation of the natural areas and their ecological functions
 - Minimizing environmental impact to wildlife and habitat
 - Current and future demand for the type of recreation facility proposed
 - Compatibility with other uses
 - Consider adding wayfinding

Natural Resources

- Remove May Day (Prunus Padus) trees and other invasive species to allow native species to thrive and support wildlife habitat
- Support policies that protect and enhance natural resources
 - Wetlands Management Plan
 - Chester Creek Watershed Plan
- Monitor and manage natural areas to prevent illegal dumping
- Monitor and manage natural areas to minimize the impacts from unauthorized trail development

Indoor-Outdoor Tennis Facility

- The public does not support the development of an indoor-outdoor tennis facility at Tikishla Park

References

1. Anchorage Waterways Council. 2014. *Chester Creek Watershed Plan*. September 25, 2009
2. Federal Emergency Management Agency. *National Flood Insurance Program. Flood Insurance Rate Map panel 754 Map 0200050754D*. September 25, 2009
3. Alaska Department of Fish and Game (ADF&G). Johnson, J and M. Daigneault 2013. *Catalogue of Waters Important for Spawning, Rearing, or Migration of Anadromous Fishes - Southcentral Region*
4. Municipality of Anchorage (MOA). 2006. *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan*
5. Municipality of Anchorage (MOA). 2014. *Anchorage Wetlands Management Plan*
6. Municipality of Anchorage (MOA). 2005. *Official Streets and Highways Plan*
7. United States Census Bureau / American FactFinder. DP05: *ACS Demographic and Housing Estimates 2010-14 American Community Survey*.
8. United States Census Bureau / American FactFinder. S1901: *Income in Past 12 Months 2010-14 American Community Survey*.
9. United States Census Bureau / American FactFinder. B25003: *Tenure - Occupied Housing Units 2011-15 American Community Survey*.

AIRPORT HEIGHTS COMMUNITY COUNCIL RESOLUTION 2018-3

A RESOLUTION OF THE AIRPORT HEIGHTS COMMUNITY COUNCIL (AHCC) IN SUPPORT OF THE TIKISHLA PARK MASTER PLAN, DATED FEBRUARY 2018

WHEREAS, the AHCC provides a direct and continuing means of citizen participation in government and local affairs as designated in the Municipal Charter and by the Anchorage Assembly;

WHEREAS, the Tikishla Park Master Plan (TPMP) fulfills the requirement to develop and implement park management plans;

WHEREAS, the TPMP provides a 20-year vision that will guide future development, management, and maintenance of the park;

WHEREAS, the TPMP is the product of a public engagement process that included outreach to neighborhood residents, two public workshops, and three meetings with an advisory group;

WHEREAS, the advisory group consists of interested stakeholders including members of the Airport Heights Community Council, Rogers Park Community Council, City View Little League, ARC of Anchorage, Scotty Gomez Foundation, MOA Watershed Management, and Trail Watch;

WHEREAS, the advisory group served in an advisory role to the planning team, providing both technical expertise and ensuring that the TPMP is consistent with the vision and desires of the community;

WHEREAS, the TPMP recommends, among other things, that: Davenport Fields add a gate to limit after hours activities, upgrade tot lot and amenities, manage conflicts between dog owners and the little league; Chester Creek Trail add wayfinding at intersections and trailheads, maintain and upgrade trail surfacing as needed, upgrade bridge surfacing to reduce risk of falls, add trail lighting on select spur trails to improve safety, manage vegetation along trails to improve visibility/safety; in natural resource areas to remove May Day trees, monitor and manage trails for recreation and environment, and that there will be no indoor-outdoor tennis facility; in Tikishla Park (East 20th Avenue) consolidate and upgrade play equipment in one central location to improve safety and supervision, add a picnic shelter or picnic area to support neighborhood gatherings, add landscaping or edible landscaping, reconfigure the parking lot to improve visibility and safety, remove ball field fence, maintain and add amenities to support the hockey rink, provide appropriate restrooms or port-o-potties, a pump track for all ages, wayfinding and trail lighting, and maintain opens space;

NOW, THEREFORE, BE IT RESOLVED that the AHCC approves the Tikishla Park Master Plan, dated February 2018, and recommends approval of the plan by the Anchorage Parks and Recreation Commission

THIS RESOLUTION WAS APPROVED by the Airport Heights Community Council on April 19, 2018 by a vote of: FOR 22, AGAINST 0, ABSTAIN 0.


Carolyn Ramsey
President

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

Hodges, Collin P

From: Rafuse, Stephen J.
Sent: Thursday, September 6, 2018 8:34 AM
To: Hodges, Collin P
Subject: FW: Tikishla Park Master Plan - public comment

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Collin,

See below comment.



Steve Rafuse, Park Planner
Municipality of Anchorage, Parks and Recreation
PO Box 196650
Anchorage, AK 99519
O 907.343.4586 F 907.249.7542
E rafusesj@muni.org URL www.muni.org/parks

From: Anne Wilkas <annewilkas@yahoo.com>
Sent: Wednesday, September 5, 2018 6:56 PM
To: Rafuse, Stephen J. <stephen.rafuse@anchorageak.gov>
Subject: Tikishla Park Master Plan

Dear Mr. Rafuse,

I am a resident/owner in Rogers Park and former resident/owner in Airport Heights. I have reviewed the master plan and believe it serves the community in terms of recreation, safety and accessibility.

Thank you for your work on developing and implementing the plan.

Sincerely,
Anne Wilkas
1813 Rogers Park Court

Kimmel, Corliss A.

From:	Bunnell Kristine	RECEIVED
Sent:	Friday, August 31, 2018 2:11 PM	
To:	Kimmel, Corliss A.	AUG 31 2018
Cc:	Hodges, Collin P	
Subject:	Case No. 2018-0086 - Tikishla Park Master Plan - RD Draft	PLANNING DEPARTMENT

The plan is comprehensive and has some great input from the community. Would suggest the following to help make the graphics easier to understand. Additionally the Chester Creek Watershed Plan is an important contributing element to this planning area and should be mentioned. Yellow, bolded, and underlined text below are suggested additions to the plan.

1. Page 3 - DEVELOPMENT HISTORY:
Suggest the addition of arrows or some kind of indicators to the locations described in text on the aerial photos. For someone not familiar with this area, they won't know what is being referred to.
2. Page 4:
Suggest adding the Chester Creek Trail Route on this aerial photo to give context where the park is located and what it encompasses.
3. Page 10 – 4) NATURAL RESOURCES:
Suggest adding information that this area is part of the Chester Creek Watershed. ".....Tikishla Park's total land area, and includes important wetland, stream and forest habitat as part of the Chester Creek Watershed."
4. Pages 11 and 12:
Suggest the trail alignment is show on the aerial photos for context, and arrows to what is being described in the narrative.
5. Page 13 – CHESTER CREEK TRAIL
Suggest Header changed to CHESTER CREEK TRAIL CORRIDOR.
6. Page 14 – NATURAL RESOURCE AREAS
Add at the end of the first paragraph,and upland forests, which constitute a large and important part of the Chester Creek Watershed.
7. Page 15 – CONNECTIONS
Add to second paragraph....neighborhoods to the north, east and west to the park and beyond.
8. Page 17 – There is no mention of the Chester Creek Watershed Plan, which may have projects that could also provide improvements in this project area. Suggest adding mention of that plan and any projects that may be relevant.
9. Page 19 – FISH AND WILDLIFE
~~Birds are also common throughout the areas of the park.~~ Replace with: The area has a variety of bird habitat with a higher diversity of species than many areas of the Anchorage Bowl, including several species of resident and migrating song birds.

Kristine Rene' Bunnell



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: August 30, 2018

TO: Dave Whitfield

FROM: Steven Ellis 

SUBJECT: Comments from Watershed Management Services

RECEIVED

AUG 30 2018

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the October 1, 2018, Planning and Zoning Commission meeting.

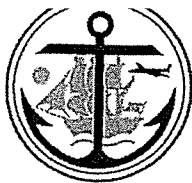
2018-0086, Park Master Plan for Tikishla Park. WMS has the following comments.

I have reviewed the aerial imagery of the area. Chester Creek is relatively stable. There has been some minor channel migration over the years. A large portion of the Natural Resource Area, south of the Chester Creek Trail, contains FEMA mapped floodplain.

While there are no proposed improvements to the trails in the Natural Resource Area, WMS has the following recommendations.

The Park Plan must allow for relocation or abandonment of social and soft trails due to stream meander or bank erosion.

Any new or relocated trails should be 25 feet from the creek especially on the outside bend or curve of the creek.



MEMORANDUM

DATE: August 30, 2018

RECEIVED

TO: Current Planning Division Supervisor.
Planning Department

AUG 30 2018

PLANNING DEPARTMENT

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2018-0086 Park Master Plan for a community Use Park.

Traffic Department recommends approval of this Master Site Plan for Tikishla Park. Master plan recommends the required site improvement required for upgrades to existing site and access as required by current Title 21.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT
Anchorage Field Office

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

August 27, 2018

RECEIVED

AUG 27 2018

PLANNING DEPARTMENT

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2018-0086: 2201 Lake Otis Parkway
- 2018-0096: 22499 Deer Park Circle

Sincerely,

A handwritten signature in dark ink, appearing to read "James Starzec".

James Starzec
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

RECEIVED

AUG 27 2018

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions PLANNING DEPARTMENT

DATE: August 27, 2018
TO: Dave Whitfield, Planning Section Supervisor
FROM: Brandon Telford, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: October 01, 2018

Case 2018-0086 – Park Master Plan Site Plan Review for a Community Use Park (Tikishla Park).

Department Recommendations:

The Private Development Section has no objection to the Park Master Plan Site Plan Review.

MEMORANDUM

DATE: August 14, 2018
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: October 1, 2018
Agency Comments due: September 4, 2018

RECEIVED

AUG 14 2018

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2018-0086 T13N R3W SEC 21 LAKE OTIS & TIKISKA PK, T13N R3W SEC 21 LT 6A, ANCHOR PARK BLK 10 LT 1A & 3A, Park Master Plan Site Plan Review for a Community Use Park (Tikishla Park), Grid SW1534

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this site plan review.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz



POSTING AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2018-0086

I, Steve Rafuse hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Tikishla Park. The notice was posted on Sept 6, 2018 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 7th day of September, 2018.


Signature

LEGAL DESCRIPTION

Tract or Lot: _____

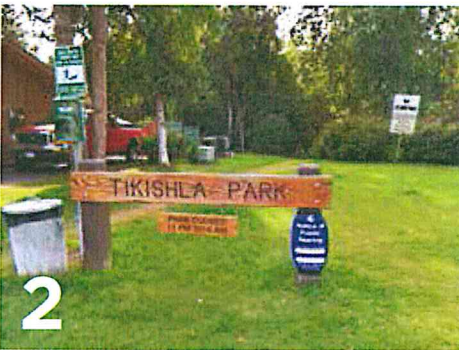
Block: _____

Subdivision: _____

see attached

POSTING OF PUBLIC NOTICE

Tikishla Park Master Plan PZC 2018-0086



All notices posted on September 6th, 2018