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Submitted by: Assembly Vice Chair

COFFEY

Prepared by: Assembly Staff **For reading:** October 18, 2005

ANCHORAGE, ALASKA AO NO. 2005–162

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE FAR NORTH BICENTENNIAL PARK MASTER PLAN TO DELETE THE REQUIREMENTS FOUND IN SECTION 4: "MITIGATION MEASURES" AND SECTION 5: "PROHIBITED USES" AS SET FORTH IN AO 2002-165 AND TO PROVIDE FOR MULTIPLE USES OF THE FAR NORTH BICENTENNIAL PARK.

THE ANCHORAGE ASSEMBY ORDAINS:

<u>Section 1:</u> AO 2002-165, approved on December 10, 2002, amending the updated Far North Bicentennial Park Master Plan, is hereby amended to repeal **Section 4: Mitigation Measures** of the ordinance in its entirety.

SECTION 4: MITIGATION MEASURES.

WITHIN NINETY DAYS OF ENCACTMENT OF THIS ORDINANCE, THE PARKS AND RECREATION COMMISSION SHALL CONSIDER AND RECOMMEND SUCH MEASURES AS IT DEEMS APPROPRIATE TO MITIGATE THE LOSS OF NATURAL OPEN SPACE PARK LAND TO DEVELOPMENT OF A BALL FIELD COMPLEX REQUIRED BY THIS ORDINANCE. IT IS THE INTENT OF THE ASSEMBLY THAT MITIGATION MEASURES RECOMMENDED BY THE COMMISION BE CAPABLE OF IMPLEMENTATION WITHIN TWENTY-FOUR MONTHS OF ENACTMENT OF THIS ORDINANCE. IN THIS SECTION, "MITIGATION" MEANS THE TRANSFER OF LAND TO PARK STATUS AND EXEMPTION OF SUCH LAND FROM FUTURE CLEARING, FILLING OR DEVELOPMENT, OR OTHER SUCH ACTIONS AS WILL ACCOMPLISH THE **OBJECTIVES** STATED BELOW. TRANSFERRED SHOULD BE OF COMPARABLE ECOLOGICAL AND NATURAL VALUE, AND SUCH BE SITUATED TO ALLOW INCLUSION IN FAR NORTH BICENTENNIAL PARK THROUGH FUTURE REVISION OF THE PARK PLAN. THE OBJECTIVES OF MITIGATION ARE TO ENSURE THE INTEGRITY AND CONTINUANCE OF FAR NORTH BICENTENNIAL PARK AS PUBLIC LANDS WITH THE PRINCIPAL PURPOSE OF PRESERVING THOSE LANDS IN AS NATURAL A STATE AS POSSIBLE AND ALLOWING FOR THE ENJOYMENT OF THE SAME.

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IF RECOMMENDED. MITIGATION MEASURES INCLUDE TRANSFER OF PLI LAND ADJACENT TO BICENTENNIAL PARK IDENTIFIED IN THE UPDATED FAR NORTH BICENTENNIAL PARK PLAN AS "PLI-3." WHILE CONTAINING EXTENSIVE WETLANDS, THIS TRACT ALSO CONTAINS LIMITED UPLANDS SIMILAR IN NATURE TO THOSE TO BE DEVELOPED IN THE SOURTHWEST CORNER OF THE PARK. ADDITIONALLY, WHILE NOT ACCESSIBLE BY ROAD THIS TRACT CONTAINS A SIGNIFICANT TRAIL SYSTEM PRIMARILY FOR DOG MUSHING IN WINTER AND MULTI-USE IN SUMMER. THE NATURAL VALUE. THE ECOLOGICAL NATURAL OPEN RECREATION VALUE, AND THE LACK OF ROAD ACCESS ALL MAKE THIS TRACT NOT ONLY A STRONG CHOICE FOR MITIGATION. BUT MAY ALSO WARRANT THE ADDED PROTECTION OF INCLUSION WITHIN THE PARK FOR THE BENEFIT OF FUTURE GENERATIONS SIMPLY ON ITS OWN MERITS.]

AO 2002-165, amending the updated Far North Bicentennial Park Master Plan, is amended to add and delete portions of Section 5 of the ordinance (regarding prohibited uses) as follows:

Section 5: Amendment to Far North Bicentennial Park Master Plan.

That section entitled "PROHIBITED USES" set forth on page 29 of the Updated Far North Bicentennial Park Master Plan is amended to read:

PROHIBITED USES:

In view of potential degradation of the park, as a measure of public safety, and consistent with the objectives of this Far North Bicentennial Park Master Plan to 1) maintain the lands described in perpetuity as a public park for the benefit of the citizens of Alaska; 2) to preserve the streambeds, watershed areas and wildlife habitat in as pristine a condition as possible allowing for compatible use of the area for nature appreciation by the public; and 3) to provide regulations and controls which will accomplish these objectives and insure the continuous maintenance of these lands [IN A NEARLY NATURAL STATE] for the benefit of future generations the following uses are prohibited:

GIVEN THE EXTENT OF DEVELOPMENT WITHIN THE PARK, [5. INCLUDING SIGNIFICANT REVISION OF THE PLAN TO ALLOW EXTENSIVE SPORTS FIELD DEVELOPMENT WITHIN THE SOUTHWEST CORNER OF THE PARK, AND **GIVEN** DEVELOPMENT IN ADJACENT PLI LAND CONVEYED TO THE MUNICIPALITY OF ANCHORAGE WITH THE PARK; NO FURTHER CLEARING OF LAND OR DRAINING OF FILILING OF

WETLANDS SHALL BE ALLOWED WITHIN FAR NORTH BICENTENNIAL PARK.]

The enumeration of prohibited uses in this Plan shall not prevent or restrict the following activities:

- 1. Maintenance of existing trails, improvements of trailhead access, and improvement or expansion of the existing trail system.
- 2. Fire prevention and public safety.
- 3. Development of a Little League ball field complex within the Southwest corner of the park, as authorized by amendment to the Plan.
- 4. Expansion and on-going activities at Hilltop Ski Area, as authorized in the current lease with the Municipality of Anchorage.
- 5. Such other activities as may be provided for in this Plan or as may be provided for by amendments to this Plan.

All clearing, draining, or filling done in connection with these activities shall be documented as to purpose and scope, and shall include written justification of need for such clearing, etc. in each instance. Each written explanation and justification shall be maintained on file as a public record with the office of the Director of the Department of Cultural and Recreational Activities.

[THE RESTRICTIONS ABOVE SHALL TAKE PRECEDENCE OVER ALL OTHER SECTIONS OF THIS PLAN.]

passage and a	pproval by the And	norage Assembly.		
PASSED AND	APPROVED by 1	the Anchorage As	sembly this	_ day of

Section 3: The provisions of this ordinance shall take effect immediately upon

	Chair	Washington and the second seco
ATTEST:		
Municipal Clerk	_	

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CLERK'S OFFICE APPROVED 12-10-02 Date:

IMMEDIATE RECONSIDERATION FAILED 12-10-02

Submitted by: Assembly members TRAINI

and TESCHE

Prepared by: Department of Assembly

For reading: October 29, 2002

ANCHORAGE ALASKA AO NO. 2002-165

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE UPDATED FAR NORTH BICENTENNIAL PARK MASTER PLAN TO PROVIDE FOR AND DEVELOP 11 LITTLE LEAGUE BALL FIELDS IN THE SOUTHWEST CORNER OF THE PARK: 12 ENACTING A NEW SECTION 25.65.010 TO THE ANCHORAGE MUNICIPAL CODE 13 REQUIRING DEVELOPMENT OF THAT AREA FOR LITTLE LEAGUE BALL FIELDS; 14 ENACTING MEASURES NECESSARY TO CARRY OUT THE ORDINANCE; AND 15 PROVIDING FOR EFFECTIVE DATES.

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19 THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The Updated Far North Bicentennial Park Master Plan, page 15, second paragraph is hereby amended to read:

24 The active recreation area in the southwestern portion of the park is severely limited for 25 development because of preservation wetlands in the vicinity. A branch of Little Campbell 26 Creek runs near the area. The slopes, while not extensive, are more pronounced than within the revetment road system which is better suited to sport field development. It 28 appears that a trail system connecting the southern portion of the BLM area and Hillside 29 Park should be a major focus of development within this unit of the park. There is a 30 substantial need for community park development within the Abbott Loop area (see 31 Anchorage Park, Greenbelt, and Recreation Facility Plan, February 1985.) Consequently, 32 the 30-acre area north of Zodiac Manor and east of Abbott Loop Road should be reserved 33 for community park purposes. [RATHER THAN THE INTENSE DEVELOPMENT ASSOCIATED WITH SOME COMMUNITY PARKS, SUCH AS EXTENSIVE SPORTS 35 FIELD DEVELOPMENT, IT IS RECOMMENDED THAT THIS "ABBOTT LOOP ROAD 36 COMMUNITY PARK" BE CHARACTERIZED BY "LOW-KEY" ACTIVITY AREAS. THESE 37 WOULD INCLUDE A "PLAY MEADOW" FOR LIMITED ACTIVE PASTIMES, PICNIC 38 SITES, AND TRAILHEAD ACCESS. CAMPBELL PARK COULD SERVE AS A 39 PROTOTYPE FOR THE TYPE RECOMMENDED IN THIS INSTANCE.] The site plan for 40 this community park should include the retention of a forested buffer between proposed active recreation areas, such as sports fields, and a residential neighborhood adjoining the 42 park to the south. The site plan should also include improvements to trailhead facilities that serve an existing multi-use unpaved trail system within Far North Bicentennial Park and provide convenient and safe trail connections to neighborhoods located south and west of the park site.

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Anchorage Municipal Code Chapter 25 is amended by enactment of Section 2: a new section 25.65.010 to read:

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25.65.010 Far North Bicentennial Park: Little League Fields.

Ball fields for little league use shall be developed at a site in the southwest corner of Far North Bicentennial Park that the Assembly determines to be suitable for ball fields, in accordance with the Updated Far North Bicentennial Park Master Plan (as amended.) The Assembly shall determine the size, number, and configuration of the ball fields.

All attendant and related facilities that the Assembly determines to be appropriate for the enjoyment and use of the ball fields, such as (but not limited to) dugouts, bathrooms, snack shacks, parking, equipment sheds, bleachers, backstops and fences shall be developed along with the ball fields.

Section 3: Ball field development and site plan.

The Department of Cultural and Recreational Activities is authorized and directed to complete a Little League ball field development and site plan acceptable to the Parks and Recreation Commission for construction of the ball fields under Section 1 and 2 of this ordinance. At a minimum, the plan shall address the appropriate number and configuration of ball fields, related site amenities, parking, traffic flow, buffering, and noise abatement. Consistent with the intent of Section 1 and 2 above and all other provisions of law governing use of municipal facilities and parklands, the plan shall integrate other recreational uses of the property and facility with the ball fields and benefit surrounding neighborhoods. To the maximum extent possible, the site plan shall also adhere to relevant development guidelines set forth in the Updated Far North Bicentennial Park Master Plan including, but not limited to the following:

- 1 The siting and design of facilities should take maximum advantage of the characteristics of the natural environment;
- Perpetuation of existing vegetation, particularly upland vegetation, should be sought in site planning.
- 3. Location of facilities should be made to promote functional relationships between other park uses.
- 4. Off-street parking should include landscaping around and within parking areas.;
- The provision of safe, convenient access for non-motorized modes of transportation shall be assured;

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- 6. Recreational access through the developed area to other areas of the park shall be made by reservation of trail corridors, trailheads and gradeseparated trail crossings;
- 7. Architectural design: the exterior fabric, color, shape and other details of buildings shall complement the natural setting; and
- 8. Signs: the design and placement of signs should be compatible with the park setting.

After a minimum of two public hearings, the Plan required by this Section shall be 12 completed and presented to the Parks and Recreation Commission within twelve (12) 13 months of enactment of this ordinance.

Section 4: Mitigation measures.

Within ninety days of enactment of this ordinance, the Parks and Recreation 18 Commission shall consider and recommend such measures as it deems appropriate to 19 mitigate the loss of natural open space park land to development of a ball field complex 20 required by this ordinance. It is the intent of the Assembly that mitigation measures recommended by the Commission be capable of implementation within twenty-four months of enactment of this ordinance. In this section, "mitigation" means the transfer of land to 23 park status and exemption of such land from future clearing, filling or development, or 24 other such actions as will accomplish the objectives stated below. Land transferred should 25 be of comparable ecological and natural value, and should be situated to allow inclusion 26 in Far North Bicentennial Park through future revision of the park plan. The objectives of 27 mitigation are to ensure the integrity and continuance of Far North Bicentennial Park as public lands with the principal purpose of preserving those lands in as natural a state as possible and allowing for the public enjoyment of the same.

If recommended, mitigation measures include transfer of PLI land adjacent to 32 Bicentennial Park identified in the Updated Far North Bicentennial Park Plan as "PLI-3." While containing extensive wetlands, this tract also contains limited uplands similar in 34 nature to those to be developed in the southwest corner of the park. Additionally, while not 35 accessible by road this tract contains a significant trail system primarily for dog mushing 36 in winter and multi-use in summer. The natural and ecological value, the natural open space recreation value, and the lack of road access all make this tract not only a strong 38 choice for mitigation, but may also warrant the added protection of inclusion within the park for the benefit of future generations simply on its own merits.

Section 5: Amendment to Far North Bicentennial Park Master Plan

That section entitled "PROHIBITED USES" set forth on page 29 of the Updated Far

North Bicentennial Park Master Plan is amended to read:

PROHIBITED USES.

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In view of potential degradation of the park, [AND] as a measure of public safety, and 6 consistent with the objectives of this Far North Bicentennial Park Master Plan to 1) maintain the lands described in perpetuity as a public park for the benefit of the citizens of Alaska; 2) to preserve the streambeds, watershed areas and wildlife habitat in as 9 pristine a condition as possible allowing for compatible use of the area for nature appreciation by the public; and 3) to provide regulations and controls which will accomplish these objectives and insure the continuous maintenance of these lands in a nearly natural state for the benefit of future generations the following uses are [SHOULD BE] prohibited:

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<u>5.</u> Given the extent of development within the park, including significant revision of the plan to allow extensive sports field development within the southwest corner of the park, and given development in adjacent PLI land conveyed to the Municipality of Anchorage with the park: no further clearing of land, or draining or filling of wetlands shall be allowed within Far North Bicentennial Park.

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> The enumeration of prohibited uses in this Plan shall not prevent or restrict the following activities:

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Maintenance of existing trails, improvements of trailhead access, and <u>1.</u> improvement or expansion of the existing trail system

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2. fire prevention and public safety

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development of a Little League ball field complex within the Southwest <u>3.</u> corner of the park, as authorized by amendment to the Plan

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expansion and on-going activities at Hilltop Ski Area, as authorized in the <u>4.</u> current lease with the Municipality of Anchorage

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36 All clearing, draining, or filling done in connection with these activities shall be documented as to purpose and scope, and shall include written justification of need for 38 such clearing, etc. in each instance. Each written explanation and justification shall be maintained on file as a public record with the office of the Director of the Department of Cultural and Recreational Activities.

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The restrictions above shall take precedence over all other sections of this plan.

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Section 6: Intent and Interpretation

By enacting Sections 1 and 2 of this ordinance, the Assembly intends to enact "substantially the same measure" as the Little League Ball Field Initiative certified by the 5 Municipal Clerk in September, 2002 and relating to development of ball fields in Far North 6 Bicentennial Park. If there is any conflict between the terms of the measure enacted by Sections 1 and 2 of this ordinance and the remaining provisions of this ordinance or any action, including preparation and approval of a development and site plan the Parks and 9 Recreation Commission or mitigation required under Section 4 above, the provisions of 10 Sections 1 and 2 shall govern. Sections 3-5 of this ordinance shall be interpreted to 11 implement or carry out rather than restrict or condition the measure enacted in sections 12 1 and 2 of this ordinance.

Section 7: Effective dates

Except for section 5 above, all provisions of this ordinance shall take effect immediately upon passage and approval. Section 5 shall become effective within ninety 18 (90) days provided that the Parks and Recreation Commission is given the opportunity to 19 make recommendations and comments to the Assembly on the amendment proposed to 20 the Updated Far North Bicentennial Park Master Plan set forth in that section.

PASSED and approved by the Anchorage Assembly this 20% day of 20%, 2002.

ATTEST:

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EGJ/2002ORDINANCES/AO41



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

NO. <u>631-2002</u>

Meeting Date: October 29, 2002

From: Assemblymembers Traini and Tesche

Subject:

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AO 2002-165 RELATING TO DEVELOPMENT OF LITTLE LEAGUE BALL

FIELDS IN THE SOUTHWEST CORNER OF FAR NORTH BICENTENNIAL

PARK

To resolve a continuing controversy over use of portions of the Far North Bicentennial Park for Little League Fields, AO 2002-165 is presented to the Assembly for enactment.

AO 2002-165 would enact a measure substantially the same as the Little League Ball Field Initiative" which was signed by several thousand registered voters and recently certified by the Municipal Clerk for a vote at the April 1, 2003 regular election. Sections 1 and 2 simply repeat the substance of the proposition and identify a location in the Municipal Code for the language contained in Section 2 of the initiative.

Section 3 directs the Department of Cultural and Recreational Services to prepare a Little League ball field development and site plan for approval by the Parks and Recreation Commission. At a minimum, the plan will address the number and configuration of ball fields, related site amenities, parking, traffic flow, buffering, and noise abatement.

Section 4 directs the Parks and Recreation Commission to recommend, within ninety days, mitigation measures capable of implementation within two years that would compensate for the loss of natural open space within the Far North Bicentennial Park used for development of a ball field complex. Mitigation would include the transfer of land to park status and exemption of such land from future clearing, filling or development. Land transferred should be of equal or greater ecological and natural value, and should be situated to allow inclusion in Far North Bicentennial Park through future amendment to the

Under Sec. 3.02(d) of the Home Rule Charter, an initiative petition "is void if the Assembly enacts substantially the same measure prior to the election". Except for elimination of an unnecessary reference to what sponsors understand to be BLM's current policy regarding construction activities in the Campbell Tract, sections 1 and 2 of the ordinance are identical to the same sections of the Little League Ball Field Initiative.

AM 631-2002 Far North Bicentennial Park October 29, 2002 Page 2

park plan. Mitigation would ensure the integrity and continuance of parklands within Far North Bicentennial Park in a natural a state and allowing for the public enjoyment of the same.

Section 5 would amend the existing Far North Bicentennial Park Plan to prohibit further clearing of land, or draining or filling of wetlands within the Park except as necessary to build the Little League fields, maintain existing trails and improvements, fire prevention and public safety, or to operate and expand the Hilltop Ski Area. Through Section 7 (effective dates), the amendments to the Far North Bicentennial Park Plan set out in Section 5 would not become effective until the Parks and Recreation Commission has first reviewed and offered comments to the Assembly as required by AMC 4.60.090.

Section 6states the Assembly's intent to enact substantially the same measure as that contained in the Little League Ball Field Initiative recently certified by the Municipal Clerk for placement on the April 1, 2003 ballot. The section also provides a means for resolving potential conflicts between the measure enacted by Sections 1 and 2 and the remaining provisions of this ordinance, and requires that sections 3-5 be interpreted to implement or carry out rather than restrict or condition the measure enacted in sections 1 and 2.

Enactment of AO 2002-165 is recommended.

Respectfully submitted,

Dick Traini

Chair

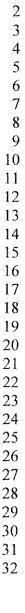
Allan Tesche Assemblymember

EGJ/2002MEMORANDUMS/AM67

Municipality of Anchorage MUNICIPAL CLERK'S OFFICE

Agenda Document Control Sheet

(SEE	REVERSE SIDE FOR FURTHER INFORMATION)			
	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
1	AMENDING THE FAR NORTH BICENTENNIAL	PARK		0/28/05
	MASTER PLAN TO DELETE THE REQUIREMEN			
	FOUND IN SECTION 4: "MITIGATION MEAS		Inc	dicate Documents Attached
	SECTION 5: "PROHIBITED USES"			
	DEPARTMENT NAME		DIRECTOR'S NAM	
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2	Assembly		HIS/HER PHONE	
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4	COORDINATED WITH AND REVIEWED BY	INI"	TIALS	DATE
	Mayor			
	Municipal Clerk			
	Municipal Attorney		<u> </u>	
	Employee Relations			
	Municipal Manager			
	Cultural & Recreational Services			
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	Health & Human Services			
	Merrill Field Airport			. »
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	Heritage Land Bank			
	Management Information Services			
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	Purchasing			
	Other			
5	C. Valley American of Comments			
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	ASSEMBLY HEARING DATE REQUESTED 10/18/05	PUBLIC H	EARING DATE REC	QUESTED
6	ASSEMBLY HEARING DATE REQUESTED 10/18/05	7 1	2/13/05	





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

NO. AM 821-2005

Meeting Date: December 13, 2005

From: Assembly Vice Chair Coffey

Subject: AO 2005-162 —Amending The Far North Bicentennial Park Master Plan.

AO 2005-162 is intended to remove "mitigation measures" from the Far North Bicentennial Park Master Plan as amended in AO 2002-165, as well as to address "Prohibited Uses." Any contemplated transfer of land to the Park should stand on its own merits and should not be done to compensate for perceived damage from other Park use decisions. The Far North Bicentennial Park Master Plan, as amended in 2002, essentially would prohibit such multiple uses as ball fields, soccer fields, football fields, rugby fields, cricket fields, lacrosse fields, archery ranges and other organized recreational activities. These are uses that may very well fit the needs of our community, and are activities that should be considered if provided for by amendment to the Master Plan.

Respectfully submitted

Dan Coffey Assemblymember, Section 4

Municipality of Anchorage MUNICIPAL CLERK'S OFFICE

Agenda Document Control Sheet AM 121 -2005

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SUBJECT OF AGENDA DOCUMENT	DATE PREPAREI	DATE PREPARED 11/2/05		
AMENDING THE FAR NORTH BICENTENNIAL PARK		-• · · •		
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Assembly	Anna Fairclough, Chair HIS/HER PHONE NUMBER			
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Mayor				
Municipal Clerk				
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Employee Relations				
Municipal Manager Cultural & Recreational Services				
Fire Health & Human Services				
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