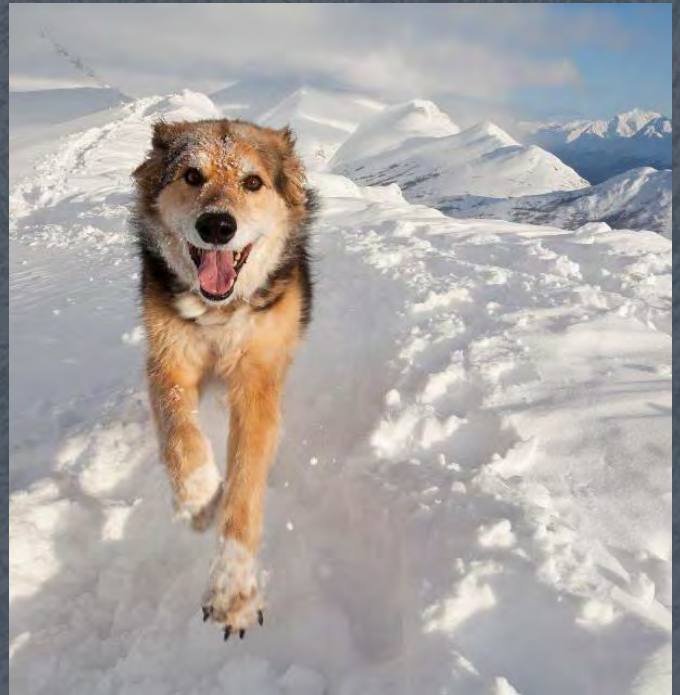




Municipality of Anchorage

APPENDIX A:
Site Visit Summaries



EAGLE RIVER/CHUGIAK PARKS & RECREATION DEPARTMENT

DRAFT DOG PARKS SITE SELECTION CRITERIA

Prepared by R&M Consultants, Inc.



CHUGIAK-EAGLE RIVER DOG PARKS

Site Summary

MOA Parks & Recreation

Site Name: Fire House Park |

Location / Size: Seabolt Place, Eagle River / 1.8 acres |

1.0 Site Features

The Fire House Park Site is located in Eagle River, adjacent to Eagle River Elementary School on Old Eagle River Road (refer to attached map). The parcel is 1.8 acres with approximately half of the area taken up by existing tennis courts and parking (Photo 1), and half mostly undeveloped and forested save for a few pedestrian established trails.



PHOTO 1: VIEW THROUGH WOODED AREA LOOKING UP AT FENCED TENNIS COURTS, FACING EAST.

2.0 Site Drainage

The site is vegetated except for the tennis courts and parking lot (Photos 2 and 3). The tennis courts, a small grass area, and parking lot are approximately eight feet higher in elevation than the wooded area, which is where drainage appears to naturally infiltrate.



PHOTO 2: VIEW OF GRASSY AREA AND TENNIS COURTS AT HIGHER ELEVATION, FACING EAST.



PHOTO 3: GRASSY AREA AND TENNIS COURTS, FACING WEST.

3.0 Land Use and Zoning

The site is zoned as Mixed Residential (Chugiak Eagle River [CER2M]) and is owned by the Municipality of Anchorage Eagle River/Chugiak Parks. It is currently used by the public as a thoroughfare to the elementary school and for recreation at the tennis courts. It is bounded by Old Eagle River Road to the west, the school to the north, and residences to the south and east.

4.0 Accessibility

The perimeter of the property is almost entirely fenced with chain link. There is an opening in the fence at the north east corner of the property to allow access to school grounds (Photo 4), and the property line along Seabolt is not fenced. There is a small parking lot at the south end of the tennis courts with an entrance off Seabolt. Several trails have been established through the wooded area from pedestrian use, including an entrance point off of Fire House Lane (Photo 5).



PHOTO 4: OPENING IN FENCE FOR ACCESS TO SCHOOL GROUNDS, FACING NORTH.

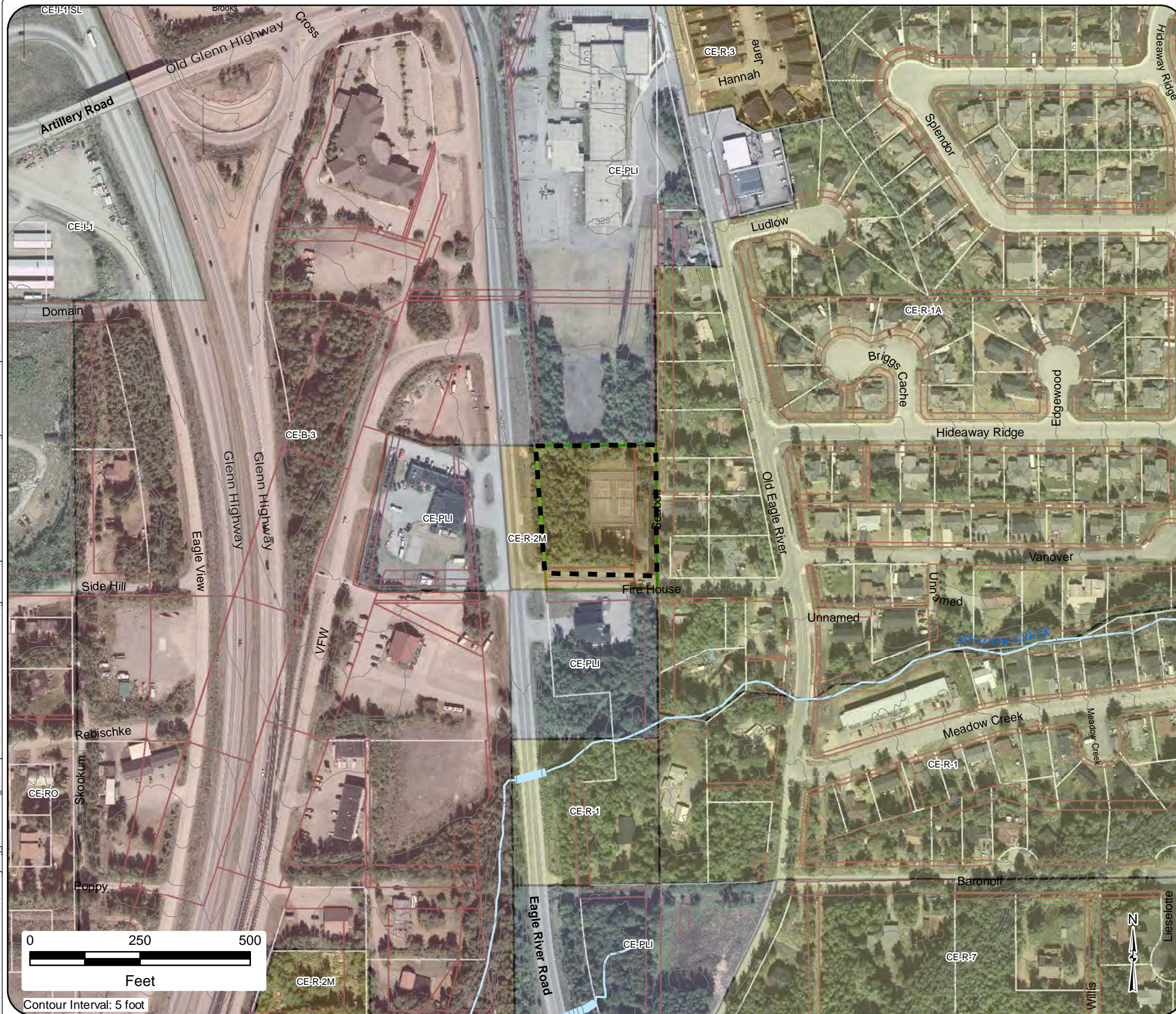


PHOTO 5: PEDESTRIAN FOOT PATH OFF OF FIREHOUSE LANE, FACING SOUTH.

5.0 Environmental Considerations

The Park is located in a drinking water protection area (AK2218748), but the area is not known for water quality issues or impaired water bodies. There are no nearby active contaminated sites. The Old Glenn Highway is listed in the Alaska Heritage Resources Survey (AHRs) database as historic, but is an eligible or nominated feature. No threatened or endangered species are listed in the area. Several species of migratory birds are known to occur in the vicinity of the site, and could potentially use the wooded area for nesting and other purposes.

1.8 ACRES



FB:	N/A
GRID:	N/A
PROJ.NO:	2428.11
DWG.:	1



CHUGIAK-EAGLE RIVER DOG PARKS

Site Summary

MOA Parks & Recreation

Site Name: Loretta French Park |

Location / Size: Chugiak / 24.9 acres |

1.0 Site Features

The Loretta French Park Site is located in Chugiak off the Old Glenn Highway, approximately 5.5 miles north of Eagle River. The existing sports complex is nearly 25 acres in size and includes five fenced baseball diamonds, dugouts, a concession stand, playground, skate park, public portable toilets, a basketball court, and a large parking lot. The park is flat, with steep hills to the west and north beginning near the property boundary. The parcel is entirely developed with either grass or paved surfaces. A dog waste pickup station stocked with bags is located near the skate park at the edge of the parking lot.

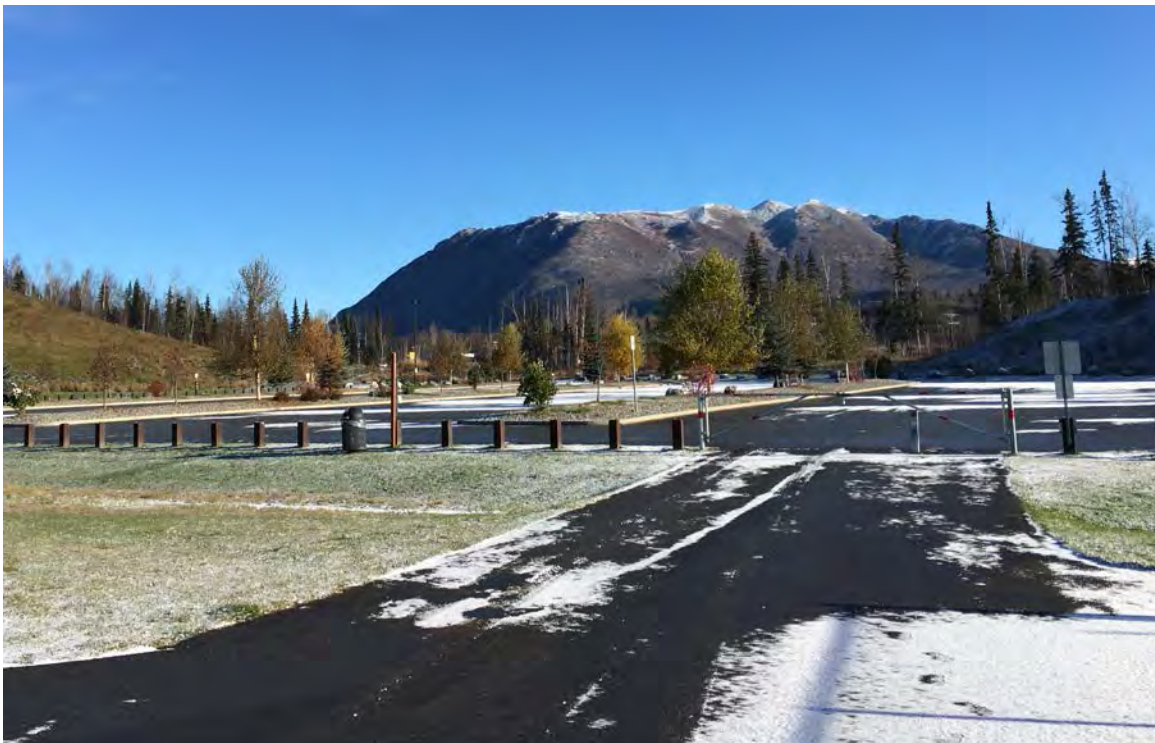


PHOTO 1: VIEW OF THE PARKING AREA, FACING EAST. PLAYGROUND IS TO THE NORTH.

2.0 Site Drainage

The site appears to drain via infiltration and sheet flow to the east, towards vegetated ditches between the park and the bike path along the Old Glenn Highway. No drainage issues were noted during the site visit or by Parks and Recreation Staff. Based on the large area of vegetated surfaces on the property, it can be assumed most drainage occurs via infiltration to the ground (Photo 2).



PHOTO 2: ONE OF THE LORETTA FRENCH BASEBALL DIAMONDS, FACING NORTH EAST.

3.0 Land Use and Zoning

Loretta French Park consists of three adjacent parcels owned by the Municipality and functions as a sports complex and public recreation facility, maintained by Parks and Recreation. The parcels are zoned as Public Land and Institutions (Chugiak Eagle River [CEPLI]). The park is regularly used for baseball and flag football games, by families with small children, and dog owners.



PHOTO 3: VIEW OF DUGOUTS FROM CENTER OF THE PARK, FACING EAST.

The large hill at the north east corner of the property is used in the winter for sledding, and just over the ridge at the western property boundary is an archery range accessed by a private road off the Old Glenn Highway just south of the park.

4.0 Accessibility

Loretta French Park has two entrances, one at the west end of the park behind the baseball fields, and one to the north east (refer to attached map). The west entrance gate is typically locked, while the north east entrance gate is open during the day and leads to a large paved parking lot. Just to the north of the parking lot is the playground and skate park. A long driveway connects the parking lot to the western baseball fields, but is gated and typically locked (Photo 4).

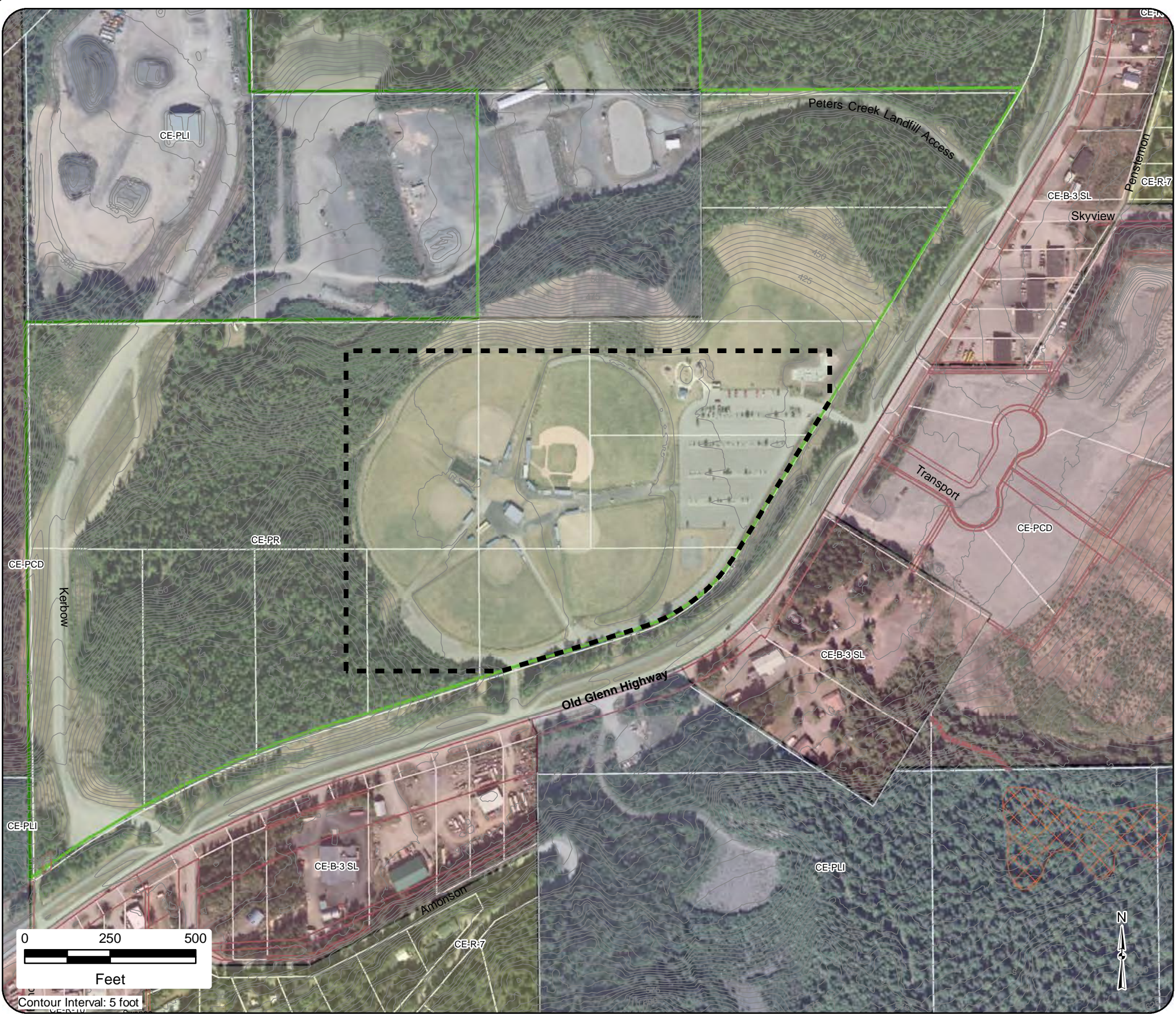


PHOTO 4: ACCESS ROAD FROM PARKING LOT TO WESTERN BALL FIELDS, STANDING IN FRONT OF GATE FACING SOUTH WEST.

5.0 Environmental Considerations

Water quality in the area of Loretta French Park is not known to be impaired, and there are no active contaminated sites near the property. The Old Glenn Highway is listed in the Alaska Heritage Resources Survey (AHRS) database as historic, but is an eligible or nominated feature. No threatened or endangered species are listed in the area. Several species of migratory birds are known to occur in the vicinity of the site, and could potentially use the wooded area to the west of the park for nesting and other purposes.

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LORETTA FRENCH PARK

24.9 ACRES

DWN:	LB
CKD:	EB
DATE:	OCT 2017
SCALE:	AS SHOWN

PREPARED BY: R&M CONSULTANTS, INC.

<div><div><div><div><div></div><div>Interest Areas</div></div><div><div><div></div><div>Park Land</div></div><div><div></div><div>Easements</div></div><div><div></div><div>Parcels</div></div></div></div><div><div><div></div><div>Wetlands</div></div><div><div><div></div><div>C - Low Valuation</div></div></div><div><div><div></div><div>Generalized Zoning Districts</div></div><div><div><div></div><div>Rural Residential (CE-R)</div></div><div><div></div><div>Single Family Residential (CE-R)</div></div></div></div><div><div><div></div><div>Commercial (CE-B)</div></div><div><div></div><div>Public Lands and Institutions (CE-PLI)</div></div><div><div></div><div>Parks (CE-PR)</div></div><div><div></div><div>Planned Community (CE-PCD)</div></div></div></div></div></div>
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MOA EAGLE RIVER PARKS DEPARTMENT
PARKLAND SITE SUITABILITY INVENTORY
PROPOSED DOG PARK SITE VISIT
FIELD MAP

FB:	N/A
GRID:	N/A
PROJ.NO:	2428.11
DWG.:	2



CHUGIAK-EAGLE RIVER DOG PARKS

Site Summary

MOA Parks & Recreation

Site Name: Beach Lake Park |

Location / Size: South Birchwood / 7.8 acres |

1.0 Site Features

The Beach Lake Park Site is located in South Birchwood on Beach Lake Road, just off South Birchwood Loop Road (refer to attached map). The parcel is 7.8 acres, with the Alaska Railroad (ARRC) right-of-way (ROW) running through the center of the property. The ROW has been cleared (Photo 1). The remaining acreage is heavily vegetated with large stands of trees (Photo 2).



PHOTO 1: VIEW OF CLEARED PORTION OF PARCEL AND ALASKA RAILROAD TRACKS, FACING EAST.



PHOTO 2: LARGE STAND OF TREES AT NORTH END OF PROPERTY AND BEACH LAKE ROAD IN VIEW TO THE LEFT; FACING NORTH.

2.0 Site Drainage

The site drains via natural infiltration to vegetation. Flooding is not known to be a concern in this area.

3.0 Land Use and Zoning

The site is currently used for access to the railroad for maintenance (in the ROW) and for recreational dog mushing. Beach Lake Park and other large parcels to the south, west, and north are zoned Public Lands and Institutions (Chugiak Eagle River [CEPLI]) and used for cross country skiing and recreational dog mushing, as well, with an established trail system (Photo 3).



PHOTO 3: NEW CROSS COUNTRY SKIING TRAILHEAD IN VIEW AT LEFT, RAILROAD TRACKS AND STAGING/PARKING AREA WITHIN ARRC ROW.

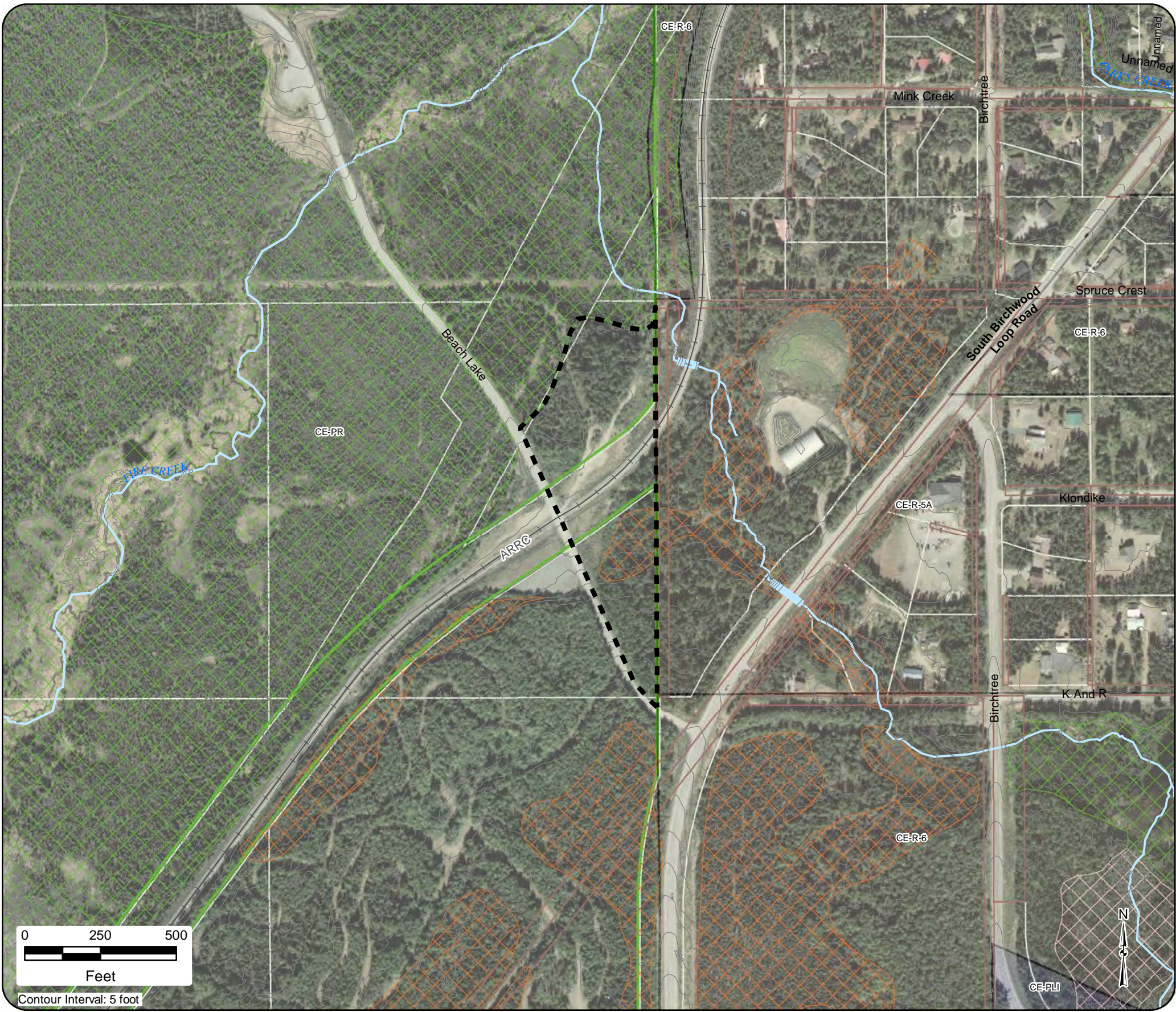
4.0 Accessibility

Beach Lake Park is accessible from South Birchwood Loop Road and is located approximately four miles north of Eagle River. Parking is limited to the new cross country skiing trailhead, and accessing the railroad tracks is prohibited.

5.0 Environmental Considerations

No active contaminated sites, impaired water bodies, or other contamination concerns are present in the vicinity of the Beach Lake Park Site. No threatened or endangered species are listed in the area. Several species of migratory birds are known to occur in the vicinity of the site, and could potentially use the wooded area for nesting and other purposes. Some low valuation wetlands are designated in the southern portion of the parcel, and most of the park land to the south, west, and north is designated as low to high valuation.

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BEACH LAKE PARK

7.8 ACRES

DWN:	LB
CKD:	EB
DATE:	OCT 2017
SCALE:	AS SHOWN

PREPARED BY: R&M CONSULTANTS, INC.

Interest Areas	Wetlands	Generalized Zoning Districts
Park Land	A - High Valuation	Rural Residential (CE-R)
Easements	C - Low Valuation	Public Lands and Institutions (CE-PLI)
Parcels	D - Undesignated	Parks (CE-PR)

MOA EAGLE RIVER PARKS DEPARTMENT
PARKLAND SITE SUITABILITY INVENTORY
PROPOSED DOG PARK SITE VISIT FIELD MAP

FB:	N/A
GRID:	N/A
PROJ.NO:	2428.11
DWG.:	3



CHUGIAK-EAGLE RIVER DOG PARKS

Site Summary

MOA Parks & Recreation

Site Name: Peters Creek Park |

Location / Size: Lace Street, Peters Creek / 6.7 acres |

1.0 Site Features

The Peters Creek Park Site is located across from Chugiak Elementary School off the Old Glenn Highway. As the northern most site under consideration, at approximately 6.5 miles north of Eagle River and less than a mile for residents of North Birchwood, it is still considered centrally located relative to the target population. The parcel is about 1,000 feet long (east to west) and approximately 400 feet at its widest (north to south), totaling 6.7 acres for a potential dog park (refer to attached map). The northern edge of the parcel consists of a ridgeline with a steep bluff down to Lace Road, with the southern portion of the parcel sloping more gradually, eventually rising to the elevation of Birchwood residences to the south and east (Photo 1).



PHOTO 1: STANDING AT THE RIDGE ON THE NORTH SIDE OF THE PARCEL, FACING NORTH OVER LACE ROAD BELOW.

The parcel features a natural bowl shape, with the lower lying center creating a protected area that is undeveloped. It is apparent that people walk the site at least somewhat regularly, with various tree 'forts' and other evidence of human activity present. The brush and trees are fairly thick, but the ground is mostly even with a gradual slope to the center. A power line runs along the southern property line (Photo 3).



PHOTO 2: STANDING AT LOWER ELEVATION NEAR EAST-WEST CENTER OF PARCEL, FACING SOUTH TOWARDS RESIDENCES ON HUNTERS DRIVE.



PHOTO 3: POWER LINE AT SOUTHERN PROPERTY BOUNDARY, FACING EAST.

2.0 Site Drainage

The site appears to drain via infiltration and sheet flow to the east, towards Peters Creek at the eastern corner of the parcel (Photo 4). This location is known for drainage issues, with seasonal flooding occurring across Lace Road and at the driveway addressed 19844 Lace Road during break up and extreme rain events. Peters Creek runs parallel to the driveway about 20 feet to the west, and discharges through a large culvert under Lake Road.



PHOTO 4: DRIVEWAY AT 19844 LACE ROAD, LOW ELEVATION RECEIVES DRAINAGE FROM SITE; FACING EAST. PETERS CREEK IS LOCATED JUST OUT OF FRAME TO THE LEFT.

3.0 Land Use and Zoning

The Peters Creek Park Site is part of a larger nearly 50-acre Municipal property, which was previously owned by the State. The remaining portion of the large parcel is across Lace Road from the Peters Creek Park Site and is used for recreational activities with a disc golf course and established trails. The property is zoned as Public Lands and Institutions (Chugiak Eagle River [CEPLI]) which supports its existing use as a public park. The 50-acre parcel is listed as Peters Creek Community Park in State databases.

4.0 Accessibility

This site is accessed via Lace Road from the Old Glenn Highway, just past Chugiak. Area roads are maintained and in good condition, with no noted accessibility issues. Existing parking near the site is minimal and primarily reserved for residences on the south side of Hunters Drive (Photos 5 and 6).



PHOTO 5: FACING EAST ON HUNTERS DRIVE, RESIDENT PARKING TO THE SOUTH AND PETERS CREEK PARK SITE TO THE NORTH; EXISTING PARKING WOULD BE ON THE ROAD SHOULDER.

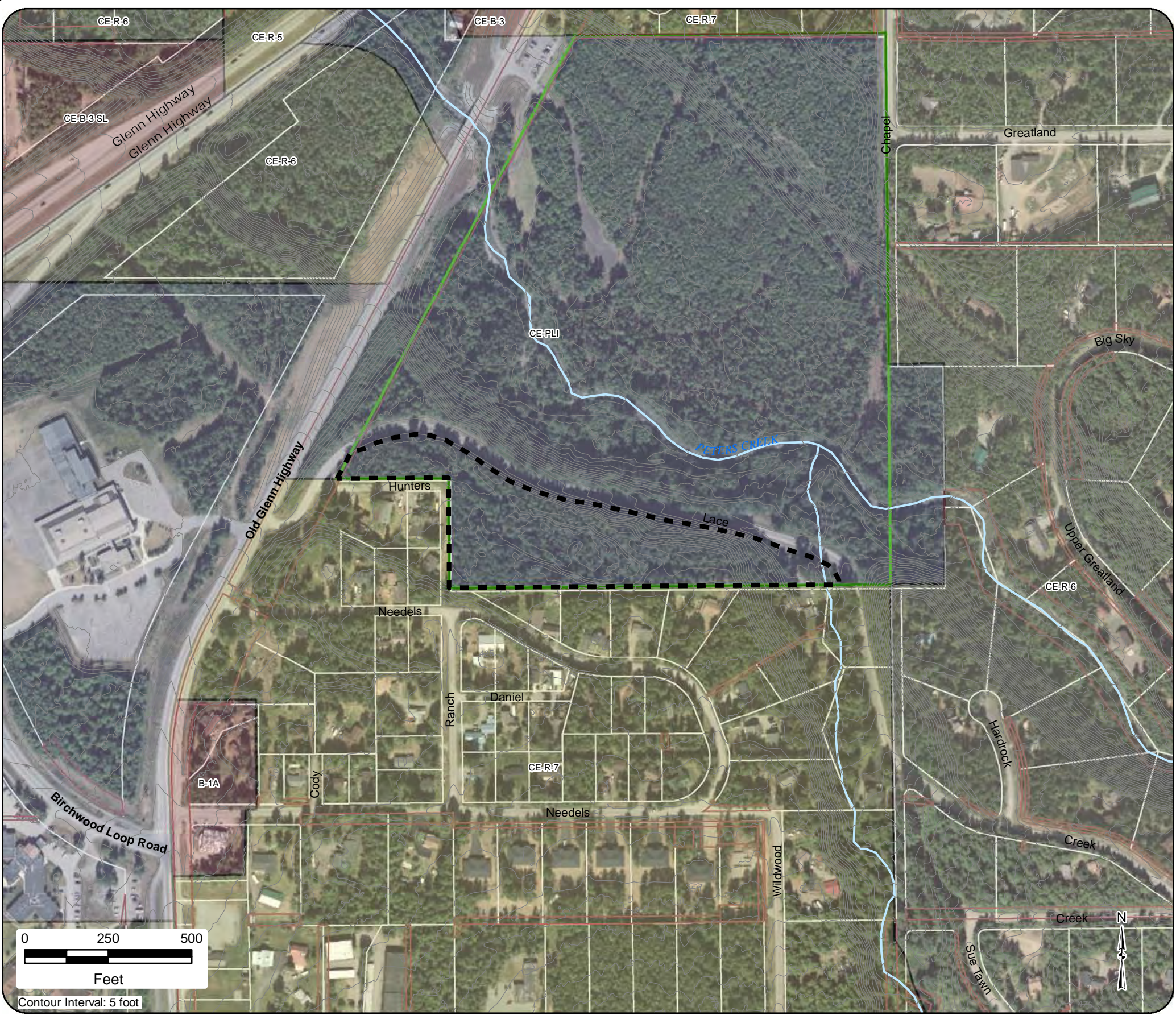


PHOTO 6: RESIDENCE ACROSS HUNTERS DRIVE FROM THE POTENTIAL DOG PARK SITE.

5.0 Environmental Considerations

Water quality in the area of the Peters Creek Park Site is not known to be impaired, and there are no active contaminated sites near the property. The Old Glenn Highway is listed in the Alaska Heritage Resources Survey (AHRs) database as historic, but is not an eligible or nominated feature. No threatened or endangered species are listed in the area. Several species of migratory birds are known to occur in the vicinity of the site, and could potentially use the wooded area for nesting and other purposes.

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PETERS CREEK PARK

6.7 ACRES

DWN:	LB
CKD:	EB
DATE:	OCT 2017
SCALE:	AS SHOWN

PREPARED BY: R&M CONSULTANTS, INC.

Interest Areas	Generalized Zoning Districts	Parks (CE-PR)
Park Land	Rural Residential (CE-R)	
Easements	Single Family Residential (CE-R)	
Parcels	Commercial (CE-B)	
	Public Lands and Institutions (CE-PLI)	

MOA EAGLE RIVER PARKS DEPARTMENT
PARKLAND SITE SUITABILITY INVENTORY
PROPOSED DOG PARK SITE VISIT FIELD MAP

FB:	N/A
GRID:	N/A
PROJ.NO:	2428.11
DWG.:	4



CHUGIAK-EAGLE RIVER DOG PARKS

Site Summary

MOA Parks & Recreation

Site Name: NW 1/4 Section 25|

Location / Size: NW 1/4 of Section 25 of Beach Lake Park, Chugiak / 145 acres |

Much of the information included in this report draws from the *Beach Lake Park Site Assessment: NW 1/4 of Section 25* written by Bettisworth North in November of 2017, as well as the 2011 Beach Lake Regional Master Plan and NW 1/4 Section 25 Land Use Study Draft, August 2001.

1.0 Site Features

The Northwest 1/4 of Section 25 of Beach Lake Regional Park is located in Chugiak, west of South Birchwood Loop Road near Chugiak High School. Beach Lake Regional Park consists of 1,750 acres of parkland, which includes the 145 acres of the NW 1/4 Section 25 (herein referred to as Section 25). Section 25 is south of Beach Lake Regional Park and was annexed into Beach Lake Park in 2007.

The Alaska Railroad track corridor diagonally traverses the northwest corner of Section 25. The 200 ft. right-of-way removes about 8 acres from the park site and isolates the northwest sub-area from the main continuous part of Section 25, leaving about 145 acres of usable area.

The site includes three main areas, separated by elevation and rugged topography. The first area is the Fire Creek floodplain in the north and northwest, followed by the large central plain that extends from the residential neighborhood to the east and drains to Fire Creek. The southeastern ridge from the Eklutna Inc. parcel to the south extends into the southeast corner of Section 25.

Scenic views from the southeastern part of the site offers scenic views of Mt. Susitna and the Alaska Range, the Kinik Arm and the Talkeetnas, and eastward views of the Chugach Mountains including Bear and Roundtop Mountains.



Photo 1: Walking informal trail accessed from Almdale Ave.

2.0 Site Drainage

Natural drainage flows towards Fire Creek, located to the west of the railroad easement, in a west-northwesterly direction. However, the southeast corner of the park is a poor drainage pocket due to its early freeze and late thaw seasonal cycle. The central upland area of the site naturally drains towards Fire Creek, as does the Fire Creek floodplain area with the exception of a small segment of Type C wetland on the eastern border of Section 25 and the residential neighborhood. Type A wetland exists in the northwest quadrant of Section 25 in the Fire Creek corridor, that is isolated and inaccessible due to the Railroad corridor without trespassing on ARRC property.

Type C wetlands (formerly Developable) are the lowest value wetlands in the Municipality and generally have reduced or minimal functions and/or ecological values. Such sites are suitable for development with only minor alteration and are generally managed to reflect the needs for community expansion and infill, after the issuance of a General Permit required the Municipal Planning Department.

3.0 Land Use and Zoning

Section 25 is primarily zoned CE-PLI (Public Lands and Institutions) with the exception of the northwest quadrant that is zoned CE-R6 (Low-Density Residential) and is diagonally bisected by the Alaska Railroad corridor. As part of the dedicated Beach Lake Regional Park, the existing and future potential use as a park is compliant with its zoning.

Currently, Section 25 is undeveloped woodland with permitted and informal recreational trails. Hill Loop Trail is the only formalized, lit trail in Section 25, which extends from Beach Lake Park into the northwest area of Section 25, east of the Railroad corridor.

It is bounded by vacant property owned by Eklutna Inc. and the Alaska Railroad Corporation to the south and west, low-density residential development to the east, and Beach Lake Park to the north. JBER property touches the northwest corner of Section 25.



**Photo 2: Standing at the ridge on the southwest of the parcel, looking northwest at ARRC tracks
(Photo Credit: Bettisworth North).**

4.0 Accessibility

Section 25 is less than a ten minute drive from Eagle River and within walking distance from Chugiak High School and Birchwood Elementary, serving as a central location for the targeted Eagle River and Chugiak resident population. The site is accessed through at three dead-end streets in the low-density neighborhood to the east. Hillcrest Drive connects one-half mile between the site and the Glenn highway interchange at Chugiak High School. Access to the park from the adjacent neighborhood is unmarked and undeveloped.

Parking for Section 25 is currently informal, on-street parking in the adjacent residential neighborhood, as there is not dedicated parking area. Vehicle access into the site is prevented by fencing, jersey barriers, and mature vegetation.

Recreational trail users can enter the north portion of Section 25 from the formal trails in the Beach Lake Park ski trail system, including the Hill Loop Trail that is a dedicated unpaved multi-use trail. Informal trails, without formal trailheads, provide access from the end of Hillcrest Drive, Pioneer Drive and Almdale Avenue. A former MEA service road runs diagonally southwest to northeast through Section 25 and now serves as a recreational trail.



Photo 3: At unofficial trailhead looking East down Almdale Ave.

5.0 Environmental & Other Considerations

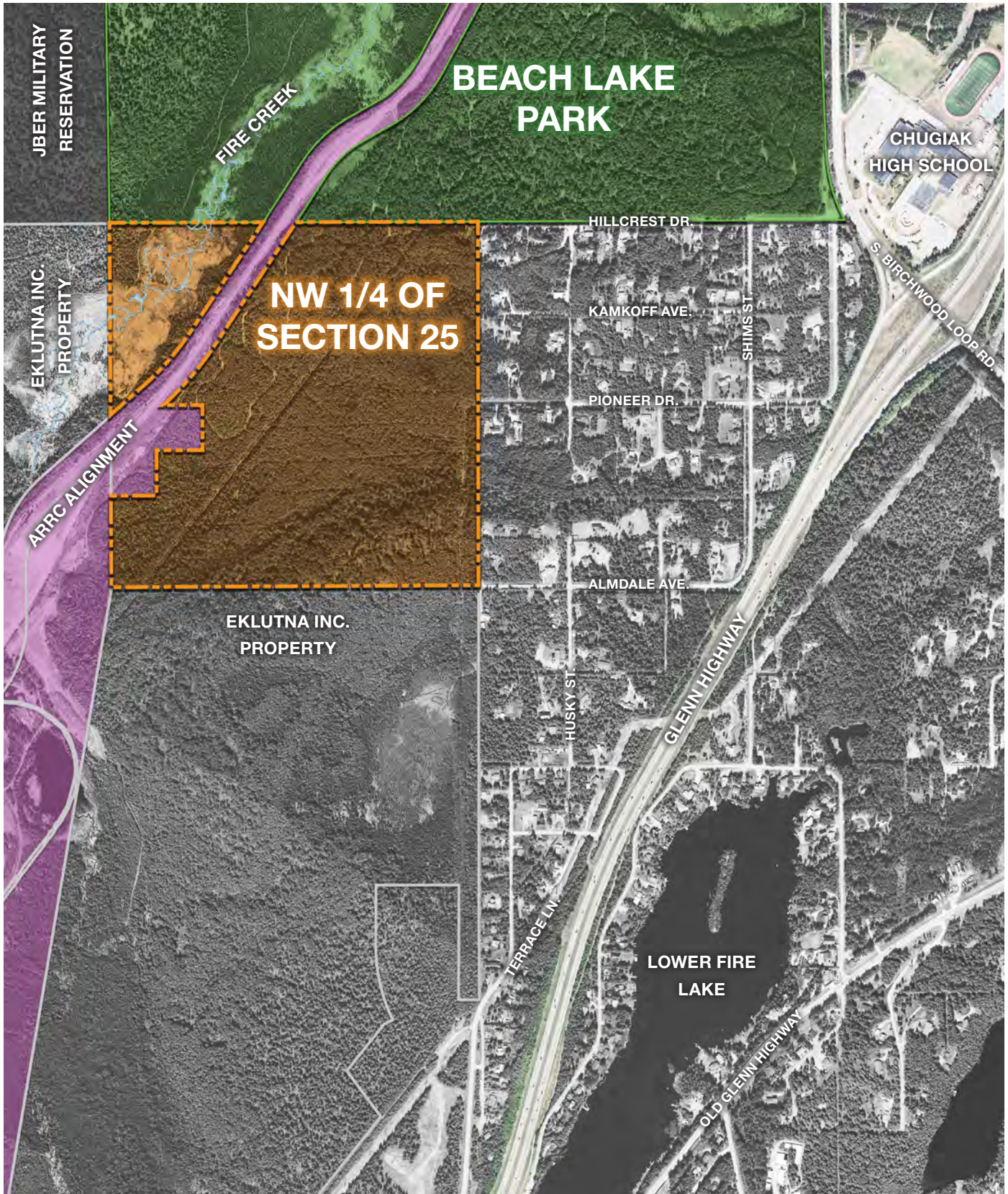
There may be local instability due to ground failure along the steep slopes of the ridge in the southeast corner, so the removal of stabilizing vegetation on or above the slope may contribute to slope instability and localized ground failure hazard. Unregulated dumping has occurred in several places on the site. Large discarded items, such as an old washing machines and a car were observed near informal trails during the site visit.

The presence of Type A wetland on site precludes most types of development, but may be suitable for park use with the appropriate permitting.

There is currently no barrier between the site and the Alaska Railroad Company property to the west, or barrier to the train tracks, which may present a danger to users who attempt to cross the tracks.

In 2011, the Municipality wrote a new Beach Lake Park Master Plan in order to respond to changes in park usage and the newly annexed Section 25. Priority projects for the 2011 Master Plan for the NW 1/4 of Section 25 include the following:

- Parking suitable for meeting projected community demand
- A picnic area including picnic tables in open settings, and a picnic structure suitable for rental, typical of other such structures in the MOA
- A trailhead with mapped connections and trail interface with Beach Lake Park trails
- An open area of approximately 5 acres, suitable for play. The play area is not to be dedicated to organized field or game use but should be suitable for informal play
- A sledding hill
- Multi-purpose trail and informal trails



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SCALE OF FEET

