

2026 Girdwood Forest Fair Site Plan

July 3rd,4th,5th

Girdwood, AK

Submitted by:
Girdwood Forest Fair Committee
Print Date 3/1/25

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1 Girdwood Forest Fair Site Plan

The following site plan will reflect the Forest Fair's normal operations. Though this document can not include the many finer details of operation, media, and advertising etc. let it serve as general information to concerned agencies and community.

2 Forest Fair Staff and Volunteers

The following information pertains to the Forest Fair Committee and their team of volunteers hereafter referred to as staff. Staff oversees and monitors the entire fair keeping in close communication as explained below. Staff will circulate constantly on Fair grounds and are easily identified by their Vibe Tribe RED staff shirts. Staff members will also man the Information Booth. Contact: 907-382-1658.

Position	Name	Email
President	Mike Ingerson	girdwoodforestfairies@gmail.com
PR & Art Director	Terri Adkins	girdwoodforestfairies@gmail.com
T-Shirt Coordinator	Sally Messing	forestfairbooths@gmail.com
Music Coordinator	Mike Oviatt	
Event Coordinator	Karen Zaccaro	girdwoodforestfairies@gmail.com
Booth Coordinator	Tiliegh Bell	forestfairbooths@gmail.com
Financial Coordinator	Constance Cooley	girdwoodforestfairies@gmail.com
Earth Maintenance	Bob Messing	girdwoodforestfairies@gmail.com
Biergarten Coordinator	SJ Klein	girdwoodforestfairies@gmail.com
Kid's Booth and Crafts	Constance Cooley	girdwoodforestfairies@gmail.com
Vibe Patrol Coord	Adam Lees	girdwoodforestfairies@gmail.com
Campground Hostess	Kellie Holliman	girdwoodforestfairies@gmail.com
Safety Coordinator	Paula Bogdan	girdwoodforestfairies@gmail.com
Parade Organizer	Shine Herfindahl	girdwoodforestfairies@gmail.com
Information Booth	Catherine McDermott	girdwoodforestfairies@gmail.com

3 Communications

The staff utilizes two-way radios to organize and maintain constant communication.

Two-way radios are distributed to and utilized by:

- A - Committee Members
- B - Security Team
- C - Grounds / Sanitation Crew
- D - Traffic control contractor
- E - Info Booth
- F - Camper Host

4 Hours of Operation

Though the site of the fair is permitted for and will have limited activity well before and after our posted hours of operation, it will be understood by the general public that;

GFF 2025 will be held July 3rd, 4th, 5th. The parade will begin at 10:00am on Saturday, July 4th. Staffing for the Fair, Security and Campground will begin Thursday at noon and remain through Monday morning.

	Booths		Music	
Date	Start	End	Start	End
Friday, July 3	11:00am	9:00pm	11:00 am	Last band scheduled for 8pm (will complete by or before 11:00 pm)
Saturday, July 4	11:00am	9:00pm	11:00 am	Last band scheduled for 8pm (will complete by or before 11:00 pm)
Sunday, July 5	11:00am	6:00pm	11:00 am	Last band scheduled for 5:30pm (will complete by or before 8:00 pm)

The requested park permit dates are June 27th through July 10th. In addition to the above event timeline, there are other important dates and times that need to be noted:

- June 27-28– Friends of Forest Fair weekend
- July 2 – Vendor Setup from 9am– 10 pm

- July 3,4,5– Forest Fair
- July 6 – Vendor Take Down – all cleared by 5 pm
- July 6-9 – residual Clean-up and Beautification

5 Parks and Recreation Permitting

GFF requests a consecutive parks and rec special event permit from the Friday before fair weekend to the Wednesday after to ensure proper coverage for the Friends of Forest Fair Work Event, Set Up and the following weekend's event. The event dates are June 26-28 for the Friends of Forest Fair park maintenance clean up weekend and July 3,4,5 for the Forest Fair Event. The Girdwood Forest Fair will have liability insurance coverage during the entire time frame.

6 Security

A paid professional licensed and experienced Event Security Team will be secured to cover Forest Fair and the extended areas; Fairgrounds, Parking, and Campground.

In addition to our paid security staff, the GFF Event Coordinator will work with Girdwood / Whittier Police to oversee and direct operations on all permitted areas of the Forest Fair, as well as assist in limiting the fair's impact on the neighboring community. Our security director can be reached by radio during the weekend of the Girdwood Forest Fair and we will share this security channel with Girdwood Fire Department for coordination of emergency situations.

6.1 Security Tasks

Security is responsible for:

- Control of the Fair site
- Traffic flow
- Fairground sweeps
- Noise Control (Campground, etc)
- Monitoring Fire/Emergency Service Access
- Emergency Evacuation (Girdwood Fire and EMS plan)
- Enforcing Fair Rules
- Enforcing HLB and Municipal codes
- Note: Security is engaged in all lost children and/or lost parent situations, but Girdwood Forest Fair committee member Shine Herfindal is lead on these efforts. Girdwood Forest Fair has an established protocol for locating and reuniting families at the fair that involves all Girdwood Forest Fair Staff and can reunite usually in 10 min or less. We lead this effort and engage law enforcement as needed.

6.2 Security Central Dispatch Location

The primary dispatch center for GFF security is set up in front of Glacier City Hall. Security guards and GFF staff will also be stationed at the Campground Check-In Booth outside the Library, and at the entrance to the Campground at the corner of Karolius and Egloff Dr starting at 6 pm each night.

6.3 Security Staffing

Security will begin setting up at the fairgrounds on the Thursday evening prior to the event. There will be Staff on duty on Thursday starting at 6:00 pm through Friday at 11:00am when the full crew of Security will be on duty from that time until the following Sunday evening.

Security Schedule:

- Small Security Crew - Thursday 10am arrival to cover the vendor setup parking and assist camping setup. Overnight security and 24 hr coverage from this point forward.
- Full Security Crew – Friday 10AM – Sunday 11 PM (24hr coverage)
- Small Security Crew- Sunday 11pm -8am Monday

A uniformed security detail will be stationed at various locations throughout the fairgrounds during Fair days. Security will also patrol the Forest Fair area and campground 24 hours during Fair days. Radio communication will allow them to provide effective coverage. Security is a fluid event and all areas of the Girdwood Forest Fair Park will be covered.

Security sweeps will be performed each night at the posted event closure times for music and beer garden. The sweep is to ensure the fair goers are aware of the event closure and to promote a safe segue to their destination.

Bicycles and 4-wheelers may be used for quick travel between areas by Forest Fair staff only when necessary and Security will be in contact with authorities. (See attached map)

- Paid Traffic Control professionals will be posted near the intersection of Hightower Road and Alyeska Highway to assist the Traffic control professionals as needed to direct traffic, assist at the bus stop and control parking within the park area during fair hours.
- Traffic Control Professionals may also be engaged to help direct pedestrians to safe routes that minimize pressure on the intersections (encouraging use of the under bridge path).
- Security will patrol the camping and vendor parking area with a station near the ball field to ensure vendor and musician parking and accommodate disabled persons parking.
- Security will patrol the fairgrounds in pairs and rotate to the entrance area to ensure there are always two security personnel at that post.
- Security rotating personnel shall float between posts and/or staff the main security stations.
- Security has a defined role and stations in our evacuation plan for various scenarios outlined in the emergency evacuation plan.

7 Noise Control

GFF will comply with the legal limits regarding noise levels and noise permitting. Violations will be dealt with by GFF Security Staff as quickly as possible to prevent public disturbance. Sound from the three stages will be overseen by sound technicians to ensure safe sound levels and compliance with the Noise Permit.

8 Camping

To mitigate the risks associated with uncontrolled and unsupervised camping around the valley during the weekend of the Fair, camping will only be permitted in designated areas and is patrolled by contracted

security & the GFF Security Staff. A perimeter will be established to identify the camping area and prevent entrance to the islands of Glacier Creek.

Individuals coming to camp are briefed of the campground rules and identified with a wristband indicating they have been given permission to camp. Only campers with wristbands will be allowed in the camping grounds. The Camping Fee is nominal to encourage visitors to use this legal and safe service of the Fair. Security staff patrols this area 24 hours a day to enforce the rules. Camping is limited to the designated areas only. There is no camping access to the islands on Glacier Creek or any Heritage Land Bank land other than the designated camping area. Security officers will patrol through the island area to ensure that there is no unauthorized camping outside the designated camping grounds.

GFF staff will be camping on the grounds every night, and will be connected by radio to security, and will be available to campers from Thursday – Sunday during the event. Additionally, security maintains a post at the Camper Host station throughout the night to ensure only campers with wristbands enter.

Signs: To address the camping plan our signage will include these messages according to AO 2011-108

- *no alcohol *no campfires * no burn barrels *tent camping only in fenced area
- * be cool *no dogs *quiet time from 2am-8am * no fireworks
- *campstove cooking only at Nissman *no external generators
- * love your neighbor (use Best Camping Practice) *back packs will be searched

RV camping is provided only for GFF Vendors. Additional RV parking is not available to the public.

9 Beer Garden

The Beer Garden is located on the south side of the Forest Fair park near California Creek. Due to the creek flooding and shifting in recent years, a temporary secondary location will be used if the original is unusable. The Plan B site will be scouted by committee members and permitted through the ABC Board. This is a fenced off area and is staffed by TAM certified servers and a volunteer crew of trained ID checkers. Random security sweeps are performed by Security staff and Forest Fair staff during beer garden hours. Security heavily patrols the Beer Garden area during peak hours to ensure compliance with ABC permit requirements.

Beer Garden ABC permit hours:

- Friday 11 am – Sunday 11:59 pm

Municipal Park & Recreation restrictions limit the selling of alcohol to the following hours:

- Friday – 11am – 11pm
- Saturday – 11am – 11pm
- Sunday – 11am – 11pm

The beer garden typically closes to the public before 10pm on Sunday due to decreased demand and desire to start cleanup/wrapup of the overall fair. We keep the permit the same to ensure compliance with the ABC permit if flexibility is needed.

This schedule will be coordinated with the end of the music and is subject to earlier last call times and earlier cut off times, but will not go beyond what is stated here. We will continue to monitor the entrance to the beer garden until 12am, so that patrons do not carry their beverages into the unlicensed portion of the park. This will allow patrons 2 hours to complete their beer, socialize, and leave in a leisurely fashion. The goal is to slow the flow of people out of the beer garden so that local businesses and authorities are

not overwhelmed by a mass exodus from the beer garden and music areas of the Forest Fair at once.

Forest Fair wrap meeting will be conducted in the beer garden on Sunday evening after the event closure. This is a private round table discussion on the event success and future opportunities for improvements. This round table discussion includes Forest Fair staff, security, volunteers, and vendors. No public is invited to this meeting. There is no alcohol sold during this round table discussion.

Emergency Services

In addition to the many identifiable Red Shirt volunteers at the Fair, GFF will rely on the Girdwood Fire Dept., the Girdwood / Whittier Police and the Alaska State Troopers in the case of a serious emergency. GFF will follow the Girdwood Fire Department and EMS evacuation plans as developed in 2023 with any Fire Department approved amendments. The Girdwood Fire Dept. is directly adjacent to Forest Fair Park. Arrangements are made via radio and cell phones, assuring GFF Security and Staff stays in close communication with our EMS providers.

Security and GFF Staff are advised that despite the close proximity of Station 41, even minor medical emergencies require a call to 911 to initiate a response.

9.1 First Aid

[During fair hours the paramedics at the Girdwood Fire Hall and GFF Security Staff will be available for emergency first aid.](#) Girdwood Forest Fair will provide first aid supplies at the Info Booth and T-shirt booth for additional minor requests.

9.2 Evacuation Routes

In the event of an emergency or natural disaster, evacuation routes as identified by the Chief of the Girdwood Fire Department shall be known as Alyeska Highway to the Seward Highway, with routes either south or north depending on danger. Should a tsunami warning or tidal wave be eminent, the designated site is the Girdwood Airport. The assembly point for evacuation of the fairgrounds is the parking lot in front of Glacier City Hall. See appendix evacuation and emergency plan.

10 Traffic Control

A contracted team of traffic control professionals assisted by security staff will be posted at the intersection of Hightower Rd, Egloff Rd., and Alyeska Highway during fair hours to direct traffic, assist at the shuttle bus stop and control parking within the park area. Their primary concerns will be safety, maintaining smooth pedestrian flow, and mitigating backups on the Seward Highway. GFF is hiring a paid Traffic control crew for the duration of fair operating hours to assist with traffic control and has contracted with a crew that is familiar with the Girdwood Forest Fair from previous years with good results.

By Thursday evening prior to the event, delineation fencing used to guide pedestrian traffic will be set up around the intersection, and signs will be posted along Alyeska highway. The signs and fencing will remain throughout the weekend and will be removed immediately following the fair. Emergency vehicles will have open access at all times with assistance from the personnel at the Hightower/Egloff and Alyeska Highway intersection.

Traffic control personnel will be briefed on how to identify Girdwood Fire Department personnel and vehicles quickly to allow priority access. This includes personnel in Girdwood Fire Department Tie-Dye

shirts. We recommend Girdwood Fire Department utilize the whirlybird overhead hand signal to indicate emergency personnel when using the pedestrian intersection so Traffic control can respond more efficiently in cases where audio conversations are difficult. GFF security and traffic control will have a pre-fair check in with Girdwood Fire department prior to the start of the fair event.

10.1 Road Closure for the Parade

In an effort to ease traffic congestion, the Girdwood Forest Fair Parade will begin at 10 AM on Saturday of fair weekend. The Alyeska Highway will be closed at the Hightower/Egloff intersection by Girdwood / Whittier Police with assistance from GFF staff and paid traffic control crew on Saturday at approximately 10:00am to accommodate the parade. The road will reopen with traffic control letting cars through unimpeded until the backup has subsided and GFF staff will begin directing pedestrian traffic under the Glacier Creek bridge using the pedestrian underpass and at the intersection immediately following the parade at approximately 10:45am.

10.2 Egloff Road

Vehicular traffic accessing the Fair and other facilities via Egloff Road will be monitored by GFF staff. GFF will issue parking passes to vendors, musicians, and select staff members permitting them to park in the area. A parking area for the handicapped will also be available via Egloff Road. GFF will not block access to the library parking lot or book drop nor will it block local business or residential access. As in the past, traffic in that area will be controlled to allow it to be fully accessible to emergency vehicles. Anyone needing to go to work at Girdwood Parks and Recreation office, Little Bears Playhouse or the Library (all of which are closed during those days) will be permitted. No road closure permit will be required. Guests using the Forest Fair camping facilities may use Egloff Rd. for loading and unloading only and will park their vehicles at the Daylodge.

10.3 Traffic Signage

Informational signs will be erected along Alyeska Highway directing vehicular traffic to park only in the Daylodge parking lots. In addition, information signs will remind fair goers of the following items:

- No camping in Girdwood, camping is only allowed in the temporary Forest Fair campground
- No Fires or Fireworks anywhere
- No Parking except in designated areas
- No Parking on Crow Creek Road
- Illegal Parking will be towed
- Do not park in front of Fire Hydrants
- Shuttle Available at the Daylodge
- Forest Fair Rules (No Dogs, No Politics, No Religious Orders, No Alcohol outside Beer Garden)
- Other information as deemed necessary

11 Parking

Vendor and staff parking is located in the area recognized as the ball-field parking area, and along Karolius. This parking will be restricted to prevent overcrowding and keep emergency lanes open.

Security staff will be assisting vendor parking on Thursday during setup and each morning of the fair to ensure vendors are parked appropriately. Vendors are issued 1 parking permit per booth. Musicians are issued parking permits that are valid only for the day they are performing. Cars without a GFF parking permit will be towed at the owner's expense. Tow trucks will be standing by to remove offenders.

Handicap Accessible parking will be available in front of the Tennis Courts located near the entrance to the event, on the side of the childrens playground, and at the ball field as necessary. This will be the only parking available to the public within the fairground area. All other parking in this area is designated for Vendors, Campground, and Musicians only.

Girdwood Forest Fair strives to make sure all Community Members can enjoy the fair. Temporary Parking passes for drop off and pick up of elderly fairgoers can be arranged with the campground host on a case-by-case basis.

Security Staff will be positioned at Hightower and Egloff to ensure that Egloff Road is being utilized appropriately before and during the Forest Fair. This means vendors, musicians, Fire Dept., residents, Library personnel and Municipal vehicles will be allowed to drive vehicles through and park. Approximately 14 parking spaces at the library will be closed to the public during the closed library hours. This parking lot will be randomly swept by Forest Fair staff/security.

All public safety vehicles will have the right of way under all circumstances as safety is priority over all event policy.

11.1 Patron Parking

Fair goers parking will only be permitted at the Daylodge parking lot of the Alyeska Resort, by agreement with Alyeska Resort. Alyeska Resort will operate and have control of all parking in this area. Hours of operation will coincide with fair hours and will be enforced by the Alyeska Resort staff. Cars parked illegally along the highway will be towed by the request of the local authority having jurisdiction. The Forest Fair committee will work with the designated towing company to provide adequate announcements during the fair when vehicles are at risk to be towed. Forest Fair security will patrol the Daylodge parking area on occasion during the event to help deter unauthorized 'tailgating' and assist Alyeska Resort in monitoring unwanted behaviors.

12 Bus/Shuttle

Glacier Valley Transit is anticipated to provide shuttle service to bring fairgoers from the parking lot at the Alyeska Daylodge as in previous years to the fairgrounds using the designated turnaround route to prevent blocking traffic. The shuttle will be dropping off people in front of Lions Club Day Park, keeping pedestrians off of the roadways.

During the fair, the regular Glacier Valley Transit routes are maintained, including pickups and dropoff to the train depot where passengers from Anchorage can utilize the train for transport to Girdwood on fair days.

This shuttle service will also be utilized as the designated driver program as required for our alcohol permit. The contact number for the driver is 907-382-9909.

Bus service from Anchorage to Girdwood Forest Fair will be offered on all three fair days this year for round trip or one way purchase. This service is provided to help alleviate the car traffic in Girdwood and encourage thoughtful and responsible participation in our community festival. We are adding multiple

busses this year with flexible booking with our contracted bus provider to add more busses as demand increases.

13 Information Booth

Fairgoers can learn about the fair and have questions answered at two GFF booths. The Information Booth is located at the front entrance to the Forest Fair (by the playground), and the T-shirt Booth located near the Pavilion stage.

LOST CHILD/ LOST PARENT: In the event that a child has misplaced his/her parents, the child will be cared for at the children's booth while security and GFF staff locate the parents. If a parent has misplaced their child, a GFF member with radio communication to security will stay with the parent until the child is located. The designated lost child Red Shirt lead will go with the parent to the place the last child was seen, while repeating the description of the child, place last seen, and other relevant details over the radio. **No other radio communication is allowed until the child is found.** All volunteers and security convene at the place last seen and get assignments to sweep the entire park. Security will communicate with Girdwood Fire Department and other emergency personnel as necessary on the designated Security channel. Additional communications will be handled via main stage and beach stage announcements. Forest Fair staff and security will be on radio at all times throughout the event. When the child and parent are reunited, the lost child lead will inform the rest of the GFF staff over the radio and security will inform Girdwood Fire and other EMS monitoring the security channel.

14 Fair Signage

Further signs will be posted throughout the fairgrounds reminding people of fair and municipal rules:

- Forest Fair Rules
- No Pets Allowed
- Proselytizing is prohibited
- Alcohol must remain in designated areas
- Please Be Cool
- Respect Our community
- No Camping in undesignated areas
- Parade reminders

Other information as deemed necessary

15 Sanitation

The Girdwood Forest Fair takes sanitation very seriously and works to ensure the park area is in as good as or better condition when this event is over. GFF will be responsible for all garbage collected and will dispose of garbage created during Friends of Forest Fair weekend and during the time period of the Forest

Fair event from including clean-up on the parade route and in the skate park. Each evening all trash receptacles are emptied and turned upside down to prevent wildlife from human trash. All Forest Fair garbage cans are removed from the area after cleanup of the site. The dumpsters will be removed within a week of the end of the fair.

It will be P&R's responsibility to remove trash daily from the P&R garbage waste cans in the Forest Fair Park starting Tuesday after Forest Fair weekend and for the remainder of the summer. Any trash generated by the clean-up crew will be removed by the GFF.

15.1 Sanitation Crew

A crew of 6-10 easily identifiable RED Shirt individuals with at least two Earth Maintenance crew members on radio at all times is responsible for dealing with trash clean up during the Fair. These roving personnel will answer questions, direct fairgoers to their destinations, and act as the physical arm of the GFF by helping with any and all manual labor-type needs.

15.2 Recycling

We have implemented recycling requirements of our vendors, such as biodegradable straws, and encourage recycling to event patrons to decrease the carbon footprint of the annual Forest Fair in the Forest Fair park of Girdwood. We also utilize biodegradable trash liners, to lessen the impact in landfills. The Beer Garden has upgraded over the years from red plastic cups to biodegradable cups, and in 2013 began selling reusable cups to patrons to further reduce trash. 2015 marked our transition to exclusive use of stainless steel reusable cups in the Beer Garden. Fairgoers are encouraged to bring previous years' cups and identify themselves as one of the cool kids who reuses and recycles. We will make accommodations for individuals who prefer not to have their cup refilled by our servers by offering refills by pitcher or in paper cups or other means that do not require re-contact of the individual's personal cup on a per request basis.

We make efforts to coordinate the recycling of the wine bottles used in the wine garden.

We do not allow plastic bottles for water or soft drinks to be sold. We provide a free water filling station next to the Tshirt booth and allow the sale of canned beverages only.

15.3 Trash Receptacles

In excess of 70 trash receptacles are placed throughout the fair and in locations impacted by fair traffic. GFF also works with local business and property owners to place these receptacles in the Town Square. These receptacles are emptied by the Earth Maintenance Crew. In addition, the Fair has obtained permission for the use of various dumpsters within the community in addition to the ones that it provides.

15.4 Dumpster

Two 20 yard dumpsters, one 40 yard dumpster, one 8 yard dumpster are rented for the Fair from Alaska Waste. All trash is hauled away at the end of Fair by Alaska Waste. In keeping with GFF's commitment to recycling, there will also be a 20 yard recycling dumpster for cardboard.

15.5 Latrines (port a potties)

GFF will provide ample latrines including handicap accessible latrines at strategic locations of the Forest Fair site placed within one to two days prior to the event. Number of latrines is based on the best estimate of fair goers and discussions with Rent-a-Can and current recommendations for additional handwashing stations based on other Alaskan Events. Latrines will be monitored and emptied by Rent-a-Can – including the 3 Parks and Recreation toilets. The GFF sanitation crew will also empty the P&R trash

containers provided next to the handwashing station.

16 Restoration Plan

A time will be scheduled with MOA Parks and Recreation personnel to perform a walk through the Forest Fair Park previous to the Friends of Forest Fair event and within 24 hours post event to identify any areas of restoration that need to be mitigated due to the impact of the Forest Fair.

17 Vendors

There are approximately 300 booth spaces available, at this time we anticipate around 300 vendor booths for this event. Concessions range from handmade arts and crafts to non-carnival type foods. Our vendor community consists of the following approximation:

- Kids Booths – 15%
- Arts Booths – 55%
- Senior Booths – 5%
- Non-profit vendors – 5%
- Food Booths – 20%

Vendor set up day is the day prior to the event and the Booth Coordinator is available to assist in vendor set up. Committee members and volunteers are encouraged to participate in helping with final event preparations during this day.

18 Bear Awareness

Due to issues with nuisance bears in previous years, Girdwood Forest Fair is raising awareness and placing more responsibility on food vendors and craft vendors selling items that may attract bears (food, and good smelling lotions, tea, candles, etc.) to help keep our community and wildlife safe.

Vendors will be personally responsible for securing and bear proofing their wares. Vendors who fail to do so will be reported to Fish and Wildlife authorities, and potentially fined. Girdwood Forest Fair will not invite vendors to return who do not practice due diligence in regard to bear safety.

The Girdwood Forest Fair will provide bear proof containers in the campground for campers and vendors to secure food. Food is not allowed to be stored in the general campground area.

19 Friends of Forest Fair

Every year on the weekend before Forest Fair, the annual Friends of Forest Fair work weekend event occurs where hundreds of volunteers show up to prepare the park for visitors. They rake and clear away the dead fall, clean up debris from the previous winter, fill potholes, and plant flowers in the Marlow Pavilion containers they built. Weed whacking and removal of cow parsnip in highly traveled areas is also performed during Friends of Forest Fair weekend. Alders are trimmed (fire mitigated) back to permit

clear access in camping areas and frisbee golf areas.

Once the hard work has been completed to restore and maintain the Forest Fair park, the Forest Fair committee hosts a community barbeque to thank our tireless volunteers. This weekend is requested to be covered in the permit for park use and will be covered via the Insurance Policy.

20 Appendix

The following documents are in process of submission and for approval of this event.

Appendix Status Update

- Maps
 - Booth map update
 - Camping Map
 - Parking Map
 - Emergency area map
- Noise Permit
 - To be submitted to traffic and Dept of Health
- HLB Camping Permit
 - To beSubmitted to HLB
- Camping Map
 - Include camper area identification signs
- AMCO Permit
 - To be submitted to AMCO
- GFF Insurance
 - Additional insured for MOA, Alyeska Resort, Diamond Mall, HLB
- Waste Management
 - Alaska Waste confirmed for dumpsters
- Fire Department
 - Submit permit to AFD
 - Paula Bogdan safety officer coordination walk through with Anchorage Fire for inspection before fair.
 - Bus drop off and pick up at side of Glacier City Hall for Anchorage Bus
- Alyeska Resort Parking Agreement
 - Parking Agreement In progress
- P&R Alcohol Waiver
 - Submitted.
- Special Events Permit Request
 - Submitted
- P&R Waiver Request
 - To be requested at April or May GBOS meeting?
- Rent-a-Can
 - Confirmed same as last year.
- Security Contract
 - RFP out for bid. Contract TBD April
- GFF P&L Statement
 - GFF Treasurer will provide
- Parade Permit - Fire Department
 - Submitting to AFD
 - Parade Permit – Right of Way – submitting with traffic plan
- Traffic Control Contract
 - Confirmed with Traffic Control Services LLC
 - Intent to share on site cost with GBOS for towing – need bids from alternate Tow companies and consensus on contractor and cost for 2026

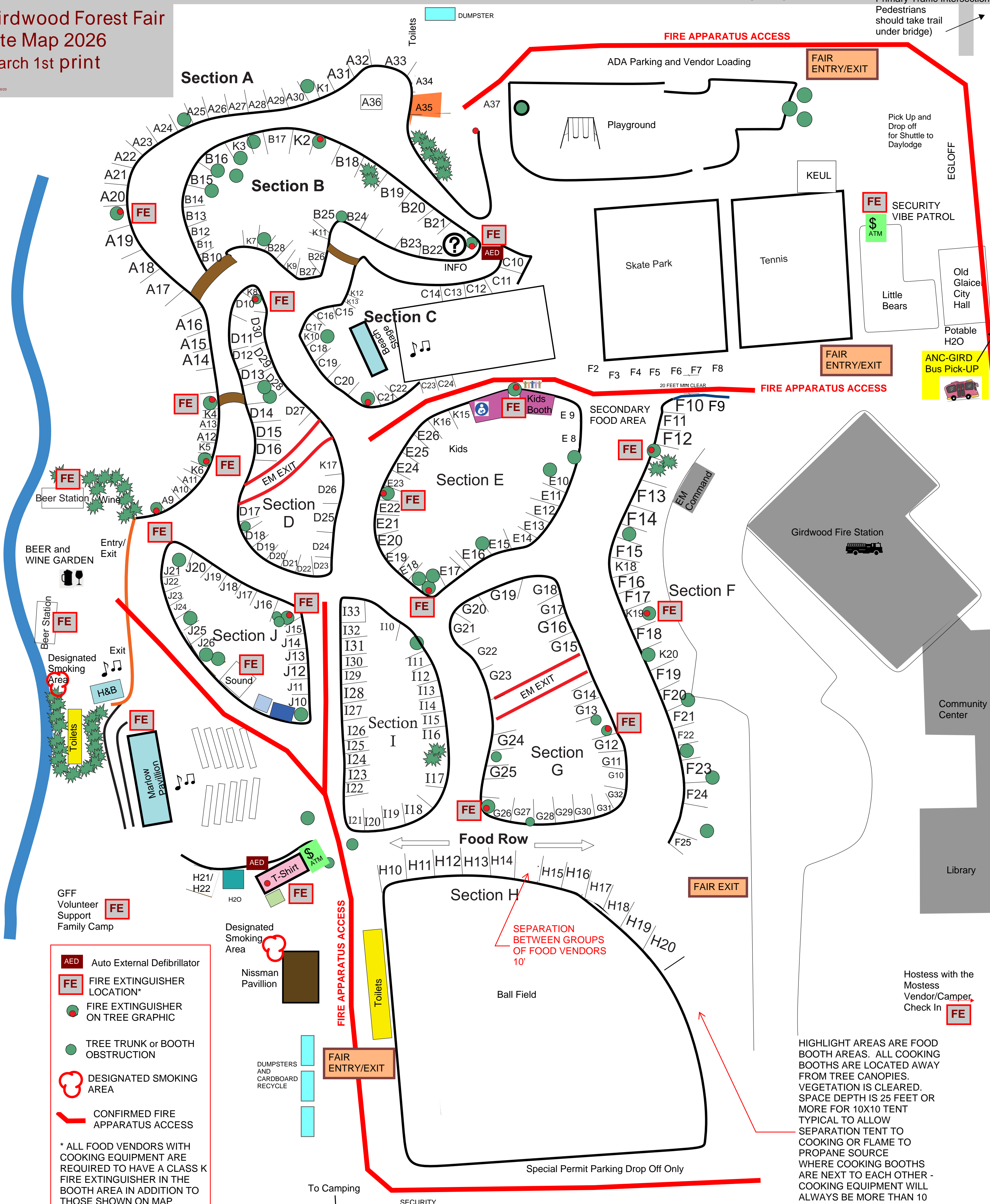
Girdwood Forest Fair Site Map 2026

March 1st print

Update 6/30/23

ALYESKA HIGHWAY

Primary Traffic Intersection
Pedestrians should take trail under bridge)



- Auto External Defibrillator
- FIRE EXTINGUISHER LOCATION*
- FIRE EXTINGUISHER ON TREE GRAPHIC
- TREE TRUNK or BOOTH OBSTRUCTION
- DESIGNATED SMOKING AREA
- CONFIRMED FIRE APPARATUS ACCESS

* ALL FOOD VENDORS WITH COOKING EQUIPMENT ARE REQUIRED TO HAVE A CLASS K FIRE EXTINGUISHER IN THE BOOTH AREA IN ADDITION TO THOSE SHOWN ON MAP

HIGHLIGHT AREAS ARE FOOD BOOTH AREAS. ALL COOKING BOOTHS ARE LOCATED AWAY FROM TREE CANOPIES. VEGETATION IS CLEARED. SPACE DEPTH IS 25 FEET OR MORE FOR 10X10 TENT TYPICAL TO ALLOW SEPARATION TENT TO COOKING OR FLAME TO PROPANE SOURCE WHERE COOKING BOOTHS ARE NEXT TO EACH OTHER - COOKING EQUIPMENT WILL ALWAYS BE MORE THAN 10 FEET APART BOOTH TO BOOTH

To Camping
SECURITY OUTPOST

Special Permit Parking Drop Off Only

SEPARATION BETWEEN GROUPS OF FOOD VENDORS 10'

Hostess with the Mostess Vendor/Camper Check In

Parks and Recreation

Request For Fee Waiver

This form serves as your fee waiver application. Indicate the amount requested to be waived, person making the request, and other information to assist in processing this request. Supporting documents may be required. In order to serve you better, we need to receive this request a **minimum** of **seven (7)** working days before your event.

This Portion Filled Out by Customer

Name: Girdwood Forest Fair

(Name of person or organization requesting waiver)

Facility to be used: Girdwood Forest Fair Park, Lions Park, Marlow, Nissman, Camping area

Date(s) of Use: June 26 -July 8 2026

Time of Use: 11am-11pm

Identify specific charges to be waived and indicate your justification for this request

We request all fees to be waived for our use of the park during the setup and days of the event. The Girdwood Forest Fair has been cleaning, maintaining, improving the park for 50 years and holds its annual festival for the enjoyment and benefit of the community. We are an all volunteer non-profit that donates proceeds from the Fair back to other non-profits and organizations in the Girdwood area that support our community members. These fees have been waived for many years and we believe Girdwood Forest Fair is a good steward of the community and the park resources and should be granted waiver from fees to utilize the park for this event.

TOTAL AMOUNT REQUESTED TO BE WAIVED : _____

Prepared by : KarenZaccaro GFF Secretary Telephone: 907.382.0607

This Portion Filled Out by Staff

Deposit required _____ Permit # _____

Comments and justification regarding waiver: _____

Action Recommended: _____

Amount Recommended: \$ _____

Approved/Disapproved by: _____

Notes to Waiver: _____

The following items must be presented in order to begin processing your application.

1. Type or print all information on the **Request for Fee Waiver** form.
2. Provide a **Letter of Intent** and facility request.
3. Attach a cost breakdown and support documentation for the request
4. Submit the above items to the Park manager of the facility requested

Guidelines for considering a Fee Waiver Approval

Girdwood Parks and Recreation Department looks at the following criteria for considering a fee waiver approval:

1. Is it a public event? Girdwood Parks and Recreation generally grants fee waivers to events that are open to the public only.
2. Is there an admission fee, donations, or sales collected at the event?
3. How does this event benefit the community? What is the focus of the event? Event for family, children or general community recreation?
4. How have the organizers of this group volunteered/contributed or in other ways supported parks & Recreation? Has your group volunteered for other Parks & Recreation functions that have benefitted the community such as Beautification, clean up functions and other partnership functions?
5. Is this a request for a fee waiver or for co-sponsorship? If requesting a co-sponsorship, please provide the following information: Background information on company/activity, event beneficiary and explain the direct benefits to be realized by the community and or Pa& R Division.

After submittal of the complete request, the review process will take a minimum of seven (7) working days. **PLEASE PLAN AHEAD AND DON'T WAIT UNTIL THE DAY BEFORE THE EVENT!!! Fee waivers not turned in with adequate processing time may be denied.** You will be notified of the decision. If a fee is assessed, payment is due at the time you sign and pick up your permit.

Status of Proposed Development Projects in Girdwood

Reviewed 4/17/2026

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	CU/PUD approved		None	Planning application will be needed for later phases
Alyeska Village phases 1-3	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Army Corps permit POA-2023-00473		None	DMP for phases 2 & 3 will require PZC public hearing
Glacier Creek Village phase 4	North of Girdwood Airport	Pomeroy	Part of approved Alyeska Resort Area Master Plan. On land currently owned by HLB/MOA		Future public hearings at HLBAC & Assembly	HLB work plan describes additional steps. No disposal planned in 2025
Alyeska North Addn #1 Housing	Upper parking, daylodge	Pomeroy	Land use permit applied for 10 units of housing in 2 buildings. Site work only in 2025		None	Clearing permit was granted. Land use permit has not been granted
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Application for rezone approved. Condition Use Permit will be at PZC on 4/20.		Public Hearing at PZC on 4/20. Future Assembly.	Pending action at Assembly for technical changes to Land Use code.
Alpenglow Mixed-Use	204 Hightower Rd	Girdwood Building Company, LLC	Planning application 2025-0038 was approved in May 2025		None until phase 2	Development Master Plan approved
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC	Land use code was updated October 2025.		None scheduled	Major Site Plan Review required for any development over 4,000 sqft
ENSTAR gasoline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR permit granted. ENSTAR work schedule unknown		None	No MOA involvement
Lodge and associated facilities	Girdwood Airport - north	Glacier Valley Lodge LLC	Land lease only for aviation component was approved by AK DOT in April 2024. Construction requires separate DOT Airport Building Permit and MOA Land Use Permit.		Requires DOT permit (no hearing) & MOA permit/hearings before improvements	MOA requires a Land Use Permit and possible land use code modification.
Heli-skiing operation at south end of airport	Girdwood Airport - south	Silverton Mountain Guides	Ongoing legal challenge MOA issued land use permit.		None scheduled	Structure may require variance for height
Girdwood Industrial Park	Girdwood Industrial Park	HLB	Platting approved		None scheduled	Any future land disposal will also have a Public Hearing at Assembly
Orca Mountain View	East of Alyeska Hwy north of Ruane Road	HLB	Platting approved		None scheduled	Future development plan will have public hearings at HLB Advisory Commission, and possibly at PZC. Any land disposal requires an Assembly Public Hearing and vote.
New water system wellhouse	Immediately north of Glacier Creek Bridge	AWWU	On hold for foreseeable future			
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		Future hearings including HLB land disposal and others	Using Context Sensitive Solution (CSS) process

Whittier Police Department
Monthly Activity Report – March 2026

Calls by Service Area

Service Area	Calls
Whittier	78
Girdwood Service Area	194
Other	3
Total	282

Narrative Summary

In March 2026, WPD handled 282 calls for service. Excluding Security Checks, Whittier accounted for 28 and Girdwood 59 calls. Serious incidents stood out, including Theft/Burglary (4), Suicidal / Mental Health (4), MVA/Accident (1), Alarm (1). Jurisdictional mix: Whittier 27.7%, Girdwood 68.8%, Other 1.1%.

Bullet-Point Summary

- Whittier: 78 calls. Top types: EMS/Fire (9), Parking Problem (4), Disturbance (3).
- Girdwood: 194 calls. Top types: Traffic (20), Welfare Check (4), Reddi (4).
- Other: 3 calls. Top types: Reddi (1), Agency Assist (1), Traffic (1).

Call Types by Jurisdiction

Call Type	Whittier	Girdwood	Other	Total
Security Check	50	135	0	185
Traffic	1	20	1	22
EMS/Fire	9	1	0	10
Disturbance	3	4	0	7
Reddi	1	4	1	6
Agency Assist	1	2	1	4
Information	1	3	0	4
Parking Problem	4	0	0	4
Suicidal / Mental Health	0	4	0	4
Theft/Burglary	1	3	0	4
Welfare Check	0	4	0	4
Animal	1	2	0	3
Community Relations	2	0	0	2
Motorist Assist	2	0	0	2
Unspecified in CAD	0	2	0	2
911 Abandoned Call	0	1	0	1
Abandoned Vehicle	1	0	0	1
Alarm	0	1	0	1
Citizen Assist	0	1	0	1
Criminal Mischief	0	1	0	1
Found Property	0	1	0	1
Juvenile Problem	0	1	0	1
MVA/Accident	0	1	0	1
Phone Call Request	0	1	0	1
Protective Order	0	1	0	1

Sexual Abuse Of A Minor	0	1	0	1
Training	1	0	0	1

Citation Information

Category	Whittier	Girdwood Service Area	Other	Total
Parking	3	0	0	3
Speeding	0	7	0	7
Total	3	7	0	10

Training:

Officer Tim Sampson, Lt. Jerry Herrod and Chief Andre Achee attended the Law Enforcement Management Institute (LEMI) sponsored by Alaska Police Standards Council and Alaska Public Risk Alliance in Anchorage, Alaska. Officers received 32 hours of training in various areas of police liabilities.

We have continual training scheduled for our police personnel throughout the year, including first line supervisor training, advance supervision training, and Field Training Officers Certifications.

Personnel:

We are proud to announce we have one officer to fill one of our two vacancies. This will be the first time in eight years that Whittier Police Department has hired a recruit police officer. The officer, Alex Huffman, will be attending the Law Enforcement Training Academy (UAF) in Fairbanks, Alaska for approximately 4 months. Upon completion of the academy the recruit will start their three-month formalized Field Training Program with Whittier Police.

Officer Lloyd Willis received his Alaska Police Standards Council Intermediate Police Certificate in March 2026.

Modernization Projects:

The Whittier Police Department has multiple projects in our queue to help modernize and enhance our agency to better serve our community.

The Whittier Police Department has been awarded a National Highway Transportation Safety Administration grant for Tracs software, laptops and bar code scanners to assist in traffic accident investigations and digital citation processing. We are currently working on reviewing and purchasing necessary equipment for this project.

Policy Review and Implementation of updated police policies and procedures manuals. Assessment of modernization of our police fleet to include in-car recording.

Event Update:

Whittier Police are currently preparing and planning for upcoming Slush Cup activities in Girdwood, Independence Day activities in Girdwood and Whittier to include Forest Fair.

And lastly preparation for our annual in-service training in the Fall of 2026.

**Municipality
of
Anchorage**



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

Suzanne LaFrance, Mayor

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

Resolution 2026-XX

Of the Girdwood Board of Supervisors

A RESOLUTION IN SUPPORT OF THE GIRDWOOD PARKS MASTER PLAN

WHEREAS, at the direction of the Girdwood Board of Supervisors (GBOS), the Girdwood Valley Service Area (GVSA) engaged Huddle AK through a term contract with the Municipality of Anchorage to complete a Master Plan for Girdwood Parks that catalogs existing facilities and provides guidance on desired future projects to support the community's parks and recreation goals; and

WHEREAS, in conjunction with GVSA staff, a Girdwood Parks Master Plan Advisory Committee comprised of volunteers with a broad range of recreation-based interests was assembled to guide the planning effort; and

WHEREAS, over the last twelve months, input was collected from a public survey, public meetings were held, and stakeholder meetings were held, resulting in a draft document that was circulated for public comment and input for a month ending April 5, 2026; and

WHEREAS, a final round of comments, which the Girdwood Parks Master Plan Advisory Committee has reviewed and provided direction on, which is outlined in a Memo from Huddle AK; and

WHEREAS, at their meeting on April 14, 2026, the Girdwood Parks Master Plan Advisory Committee voted in favor of recommending that the Girdwood Board of Supervisors support the Girdwood Parks Master Plan with final adjustments as outlined in the memo; and

THEREFORE, the Girdwood Board of Supervisors supports the Girdwood Parks Master Plan with the amendments and thanks all who participated in this project, which will now move to the MOA Planning and Zoning Commission for review and approval.

Passed by a vote of X to X this XXrd day of XX 2026

Brian Burnett
GBOS Parks and Rec Supervisor

Margaret Tyler
Attest



GIRDWOOD PARKS MASTER PLAN





PHOTO CREDITS

Huddle AK

ACKNOWLEDGEMENTS

CLIENT

Girdwood Parks and Recreation

GIRDWOOD BOARD OF SUPERVISORS

Jennifer Wingard, Land Use, GBOS Co-Chair; Mike Edgington, Housing and Economic Stability; GBOS Co-Chair; Brian Burnett, Parks and Rec & Cemetery; Kellie Okonek, Police, Roads & Utilities; Briana Sullivan, Fire

ADVISORY COMMITTEE MEMBERS

Brian Burnett, Julie Johnson, Aaron Gates, Krystal Hoke, Karen Zaccaro, Deb Essex, Bud Dow, Frans Weits, Will Brennan, & Patty Hamre

PLANNING CONSULTANT

Huddle AK



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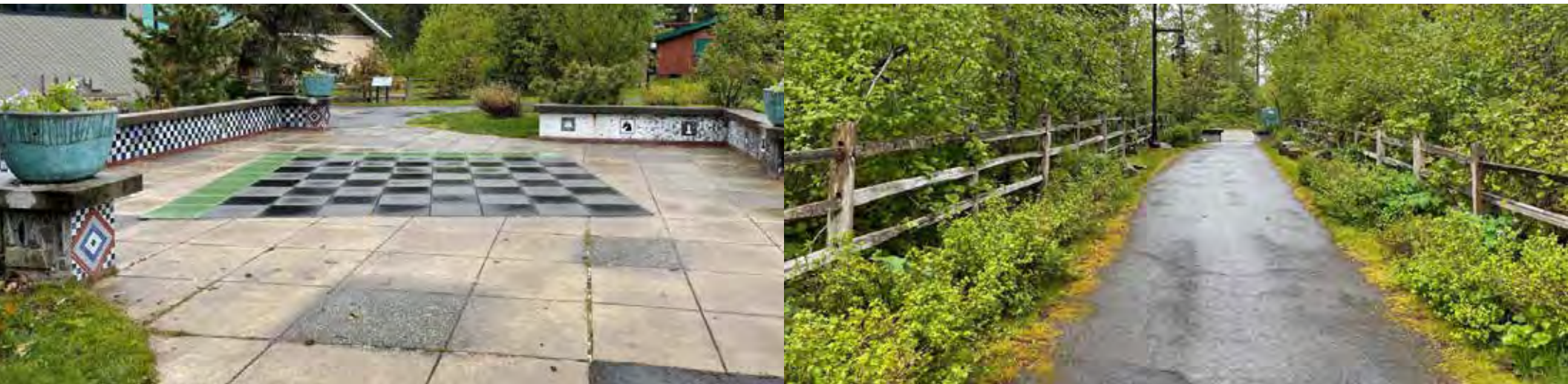
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SEE PROJECT WEBSITE FOR
MEETING SUMMARIES.

FULL APPENDIX TO BE IN
FINAL DOCUMENT.



EXECUTIVE SUMMARY

Introduction and Purpose

The Girdwood Parks Master Plan (GPMP) provides a 10-year framework to guide the care, improvement, and future development of Girdwood’s municipal parks. While Girdwood benefits from extensive access to surrounding state and federal lands, its in-town parks serve a different and essential role: they are everyday places to gather, recreate, celebrate, and connect as a community.

The GPMP builds on the Girdwood Comprehensive Plan (2025), which identified a need for more detailed park planning, and works alongside the Girdwood Trails Plan (2024), which addresses trail development separately. This Plan focuses specifically on municipal park parcels, identifying priorities for existing parks and opportunities for future park land.

Planning Process and Community Input

The Plan was developed through a public engagement process that included a community-wide survey, two public meetings, stakeholder interviews, and guidance from a plan-specific Advisory Committee. More than 200 survey responses and extensive in-person feedback helped shape the Plan’s recommendations.

Across engagement efforts, several consistent themes emerged. Community members value Girdwood’s parks for their natural character and informal feel and expressed strong interest in preserving these qualities while addressing aging infrastructure and gaps in recreation opportunities. There was broad support for year-round and covered amenities, youth and teen recreation, improved use of underutilized parks, and continued reliance on partnerships, volunteerism, and community-led fundraising to advance park improvements.



Vision and Guiding Principles

The Plan is guided by a shared community vision:

Girdwood's parks are a reflection of local identity - places to gather, explore, and play; places to experience community, connection, and the joys of being outside.

Three guiding principles support this vision:

- **Nature and Stewardship:** Preserving wetlands, forests, and greenbelts while providing access to wild places.
- **Inclusivity and Access:** Providing safe, family-friendly, year-round opportunities for all ages and abilities.
- **Local Identity:** Creating parks that reflect Girdwood's unique, creative, and community-driven spirit.

Summary of Recommendations

The GPMP provides site-specific recommendations for five primary park areas, along with guidance for future park land and partnership opportunities.

- **Girdwood Park, California Creek Park, and Lions Club Park** are envisioned as a shared recreation hub. Recommendations focus on improving parking and circulation, upgrading aging facilities, addressing user conflicts, and enhancing visibility and oversight in high-use areas. Proposed improvements include playground and skatepark upgrades, potential new recreation courts, a new Parks and Recreation maintenance building with public restrooms, and enhanced amenities at Lions Club Park.
- **Town Square Park** is envisioned as a more visible and active civic space. Improvements emphasize activation through art, history, and culture, with new gateways, updated seating, interpretive elements, public art, and improved electrical infrastructure to better support community events and everyday use.
- **Moose Meadow Park** recommendations focus on supporting existing recreation while respecting sensitive wetland habitat. Proposed improvements include upgraded parking and trailhead amenities, drainage improvements at the soccer field, a small neighborhood-scale playground, and designated viewing platforms to reduce informal access impacts.
- **Park Reserve Greenbelts** are recommended to remain primarily as open space, drainage, and utility corridors. While community interest in trails and amenities was considered, environmental constraints and prior trail planning efforts led to no new facilities being proposed at this time.
- **Glacier Creek Park and Future Park Land** recommendations identify opportunities to expand park land through potential Heritage Land Bank transfers and partnerships. Conceptual opportunities include an RV campground, dog park, relocated disc golf course, and facilities such as a pump track or covered ice rink, recognizing that further feasibility analysis and coordination will be required.

Implementation Approach

Implementation of the GPMP is intended to be incremental and flexible. Improvements to existing parks are anticipated to occur through a combination of municipal capital projects, partnerships with user groups, community fundraising, and volunteer efforts. Survey results indicate strong support for public investment, paired with community participation, reflecting Girdwood's history of volunteer-led park development.

Future park land acquisition and larger facilities will depend on funding availability, land transfers, permitting, and coordination with agencies and partners. The Implementation section outlines recommended roles and next steps to advance projects while allowing the community to respond to changing conditions and opportunities.

Conclusion

The Girdwood Parks Master Plan establishes a shared framework for park planning over the next 15 years. Based on extensive community input, the Plan identifies realistic improvements, long-term opportunities, and clear priorities for existing and future park land. It is intended to guide decisions, investments, and partnerships that support a functional and well-maintained park system.







INTRODUCTION

Overview

Located in the Glacier Valley along the Turnagain Arm, Girdwood is a small mountain community where the outdoors shapes daily life and local culture. While residents enjoy unparalleled access to backcountry recreation in the surrounding Chugach State Park and Chugach National Forest, the municipal parks located within Girdwood's commercial and residential core provide immediate, accessible places to play, gather, celebrate, and recreate on a year-round, daily basis.

For a community of just over 2,000 year-round residents, Girdwood is fortunate to have several municipal parks offering a wide range of amenities. These include a community-built playground, tennis courts, a skate park, Forest Fair grounds, disc golf, custom-built pavilions, and a baseball field at Girdwood Park; day-use fire pits and picnic areas at Lions Club Park; a chessboard and labyrinth at Town Square Park; and a soccer field, trailhead access, and expansive scenic views at Moose Meadow Park. In addition, Park Reserve Greenbelts form a network of undeveloped parcels woven through neighborhoods, providing drainage functions, wildlife habitat, and natural vegetation. Together, these parks and amenities offer residents of all ages meaningful opportunities to spend time outdoors while staying closely connected to the surrounding landscape.



Purpose of the Master Plan

The purpose of the Girdwood Parks Master Plan (GPMP) is to:

- ❖ assess the current condition of existing municipal parks;
- ❖ document the community's vision and goals for park land and the overall park system;
- ❖ establish proposed improvements for existing park parcels; and
- ❖ provide guidance for future park land acquisition and development.

This park-specific Master Plan builds upon the Girdwood Comprehensive Plan (GCP), adopted by the Anchorage Assembly in April 2025. During the GCP process, community members expressed interest in identifying future park lands and expanding amenities within existing parks. While the GCP establishes general land use designations under which parks may be permitted, it does not provide the level of detail necessary to identify specific park amenities or future park parcels. One of the GCP's implementation actions directed the Parks Department to develop a dedicated parks master plan that would refine initial community input through additional public engagement and provide more detailed analysis and recommendations. The GPMP represents that next step.

While Girdwood is home to an extensive trail network, this Master Plan focuses specifically on municipal park parcels. Trail planning and management are addressed separately in the Girdwood Trails Plan, which provides trail-specific guidance and was recently adopted by the community.

THE GPMP FOCUSES ITS ANALYSIS AND RECOMMENDATIONS ON FIVE KEY PARK AREAS:

- ❖ Girdwood Park (Forest Fair Park)
- ❖ Moose Meadow Park
- ❖ Lions Club Park
- ❖ Town Square Park
- ❖ Park Reserve Greenbelts

The GPMP is intended to guide decision-making over a 15-year planning horizon, with the goal of implementing many capital improvements and operational changes within that timeframe. The acquisition of future park lands, however, is anticipated to occur over a longer period and will depend on evolving land use patterns, funding availability, agency partners, and community growth.

The GPMP was developed in collaboration with Girdwood residents, a plan-specific advisory committee, Girdwood Parks and Recreation staff, and agency partners. Together, these participants shaped a framework to guide park planning and decision-making, as described in the following Process section.



Map 1: Girdwood Location Map



PLANNING PROCESS

Public Involvement Process

The GPMP was developed through a four-step public involvement process designed to engage the community, gather meaningful input, and guide the development of park recommendations. The process steps included Listen & Learn, Envision, Share, and Approve. This ensured that community members, stakeholders, and agency partners had multiple opportunities to participate throughout plan development.

Listen & Learn: This phase focused on understanding existing conditions, understanding community values, and park system needs. Engagement activities included stakeholder interviews, Advisory Committee meetings, a community-wide survey, site assessments, and a public open house.

Envision: Guided by site analysis and community input, the project team developed schematic design concepts for key park sites. These concepts were reviewed with the Advisory Committee and presented to the public for feedback.

Share: Based on comments received, schematic designs were refined and incorporated into the draft Master Plan. The draft plan was shared with the Advisory Committee and made available for public review over a one-month comment period.

Approve: The Draft Parks Master Plan will be presented to the Girdwood Board of Supervisors (GBOS) and submitted to the Planning and Zoning Commission for a public hearing and final review, followed by completion of the Final Parks Master Plan.

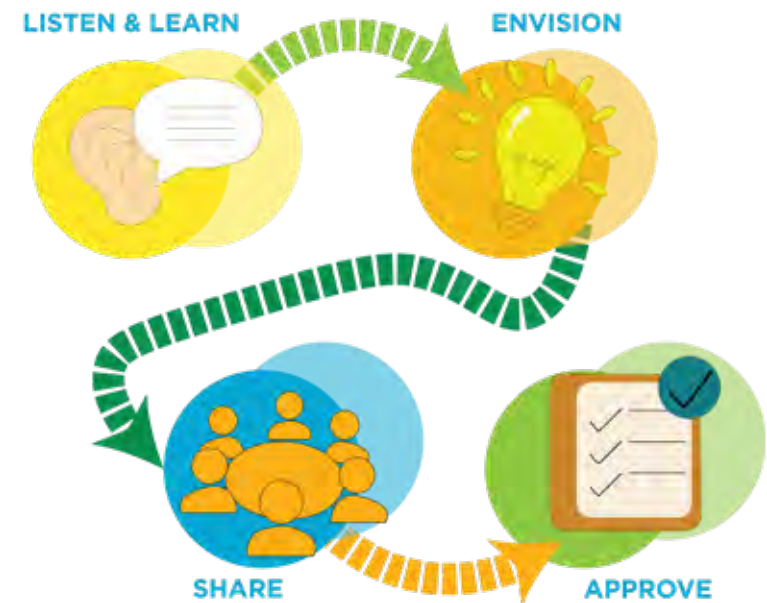


Figure 1: Project Process

LISTEN & LEARN AND ENVISIONS PHASES

Feedback collected during the Listen & Learn and Envision phases shaped the development and refinement of park concepts, while the Share phase provided an opportunity to confirm priorities and identify concerns before finalizing recommendations. This iterative approach helped balance community aspirations with feasibility, environmental considerations, and long-term maintenance capacity, resulting in a Master Plan that is community-driven and implementable.

Detailed documentation of the public involvement meetings outlined below, including meeting summaries, stakeholder interview notes, and survey results, are provided in the Appendix.

ADVISORY COMMITTEE

A plan-specific Advisory Committee was formed as part of the public involvement process and included key park and trail users, representatives of recreation groups, and community leaders. The Committee consisted of eight (8) members and met three times during the planning process to provide guidance, review materials, and offer feedback at key milestones. Advisory Committee input helped shape priorities, refine design concepts, and build consensus around plan recommendations.

STAKEHOLDER INTERVIEWS

Stakeholder interviews were conducted to gain deeper insight into community needs, park usage, and long-term opportunities and challenges. A total of eight (8) interviews, including group interviews, were completed with local organizations, community leaders, long-time residents, and volunteers. Interview participants represented a wide range of perspectives and park interests.

Stakeholder organizations and representatives included:

- ❖ Girdwood K-8 School
- ❖ Girdwood Forest Fair
- ❖ Alyeska Resort
- ❖ Bikewood
- ❖ Girdwood Nordic Ski Club
- ❖ Chugach Adventure Guides
- ❖ Girdwood Community Land Trust
- ❖ Girdwood Art Institute
- ❖ Girdwood Inc.
- ❖ Girdwood Community Club

In addition to stakeholder interviews, a business-specific survey was distributed through Visit Girdwood to better understand how local businesses and their clients use Girdwood's parks and how parks support the local economy.

Girdwood Park Master Plan Stakeholder Interview Results

The public involvement team conducted stakeholder interviews as a key part of the planning process. Stakeholders included business owners, non-profit representatives, Alyeska Resort, Forest Fair volunteers, educational institutions, and residents, both long-term and recent. In addition, a business-specific survey was distributed through Visit Girdwood, with some of the key responses highlighted below. The following summary highlights key feedback from these interviews.



Girdwood Park

- Trail and bridge improvements in Forest Fair Park
- Improve parking lot safety for bikes and children
- Reorganize parking to be more efficient
- Reroute disc golf course



System Wide

- More Wayfinding/Signage
- Improve pedestrian connectivity
- Add more neighborhood parks or pocket parks
- More trash cans
- Provide potable water
- Improve restroom facilities
- Provide year-round restrooms



Maintenance

- Need to maintain existing facilities
- Protect and maintain Athabaskan trail



Desired Facilities

- Pump track
- Expanded skate park
- Ice rink
- Swimming pool
- Recreation/Community center
- Designated bonfire location
- More covered facilities



Other Issues

- Concerns about e-bikes/one-wheel conflicts on trails
- Concerns about HLB land being developed
- Dog waste is an issue

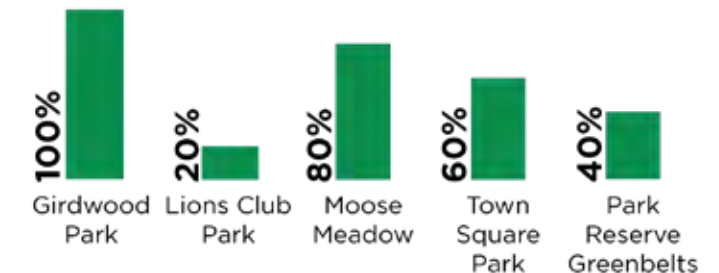
Business Survey Questions



How does your business or your clients currently use Girdwood Parks?



What parks in Girdwood does your business or your clients use?



What concerns do you have about the future of Girdwood's park system?

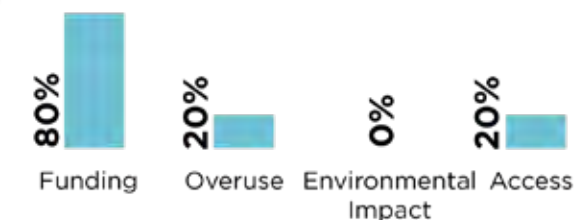


Figure 2: Business Survey Results

PUBLIC WORKSHOPS

Two public workshops were held during the development of the GPMP.

The first workshop took place on September 16, 2025, at the Girdwood Library Community Room. The workshop included a presentation on the goals of the Master Plan, the project timeline, existing park conditions, and preliminary results from the community survey. Participants then engaged in an open-house format with five interactive stations focused on key parks, greenbelts, and future park opportunities. Attendees provided comments on maps and materials identifying desired improvements, additions, and priorities.

The second workshop was held on December 16, 2025, also at the Girdwood Library Community Room. This workshop focused on draft schematic designs for park sites. Six interactive stations presented proposed concepts, allowing participants to review designs and provide feedback that informed final refinements.

COMMUNITY SURVEY

As part of the GPMP, a community-wide survey was conducted to gather input on the condition of existing parks and explore opportunities for future parks and facilities. The survey was available online via SurveyMonkey from July 21 to August 24, 2025, and received 210 responses, with 87 percent of respondents residing in Girdwood. Outreach was conducted by Girdwood Parks and Recreation and the Girdwood Board of Supervisors, with information shared through the project website, community flyers, and social media platforms. Survey results informed both system-wide priorities and park-specific recommendations.

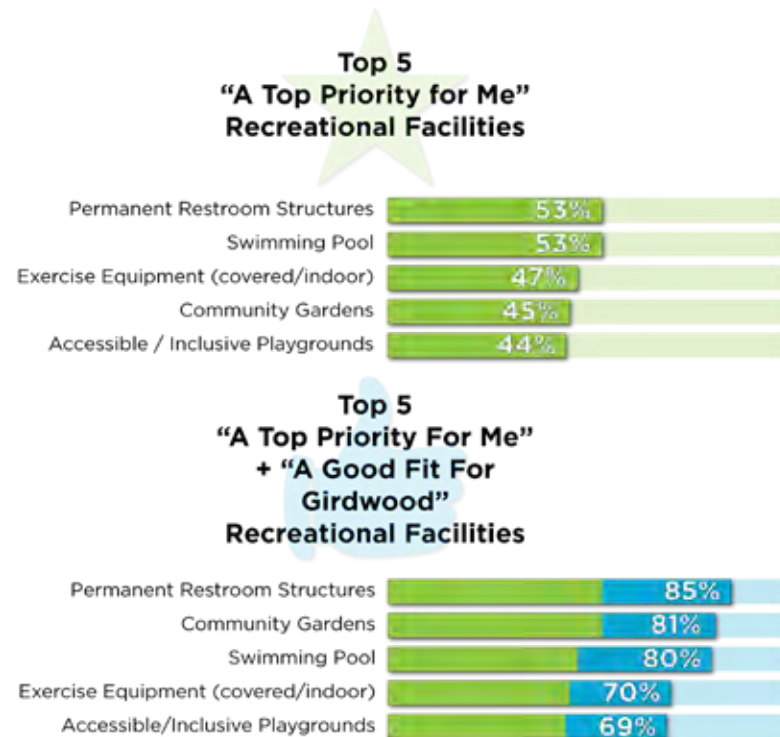


Figure 3: Community Survey Results

Community and Stakeholder Input Takeaways

While detailed summaries of meetings, interviews, and survey results are provided in the Appendix, the following takeaways summarize key themes that emerged during the public engagement process. These takeaways reflect community priorities for individual parks, future park opportunities, and the park system as a whole; they help inform the Existing Conditions analysis and recommendations that follow.

GIRDWOOD PARK (FOREST FAIR PARK)

With a high concentration of park elements, Girdwood Park is the most frequently used park in the system and is viewed as a central gathering place for residents and visitors year-round.

- ❖ Community members expressed a strong desire to maintain and enhance existing amenities, particularly the playground, skate park, and Forest Fair grounds.
- ❖ Permanent or improved restroom facilities were consistently identified as a priority due to the park's high level of use.
- ❖ Participants noted user conflicts, including between disc golf, playground users, and other recreational activities, and supported reconfigurations that improve safety and circulation.
- ❖ Flooding, erosion, and drainage concerns, particularly near California Creek, were identified as ongoing challenges that should be addressed in future improvements.





LIONS CLUB PARK

- ❖ Lions Club Park is valued for its informal gathering opportunities, and quiet character, but is perceived as underutilized.
- ❖ Community members expressed interest in improved amenities, including a covered shelter, seating, and potential restroom facilities.
- ❖ Improved parking organization and access to Glacier Creek were noted as opportunities to make the park more welcoming and functional.
- ❖ Participants supported modest enhancements that maintain the park's relaxed atmosphere while increasing its visibility and use.

TOWN SQUARE PARK

- ❖ Town Square Park is widely recognized as a key civic and cultural space, particularly for markets, events, and informal gatherings.
- ❖ This park is also considered underutilized or unknown to both residents and visitors; there was strong support for increased activation, including more community events, public art, and cultural programming.
- ❖ The lack of electrical power, lighting, and restroom access was identified as a limiting factor for expanded use.
- ❖ Improved wayfinding, signage, and landscaping maintenance were noted as opportunities to increase visibility and better connect the park to surrounding businesses.

MOOSE MEADOW PARK

- ❖ Moose Meadow Park is highly valued for its scenic beauty, winter trail system, and role as a community open space.
- ❖ Community members emphasized the importance of preserving winter trails and wetland resources while carefully managing summer use.
- ❖ Key concerns included parking limitations, drainage issues at the soccer field, and dog waste management.
- ❖ There was interest in addressing existing social trails and erosion from people trying to access viewpoints along the park perimeter, provided they do not compromise sensitive environmental areas or winter trail access.

PARK RESERVE GREENBELTS

- ❖ Many residents value the Park Reserve Greenbelts for their natural character but noted that they are not well understood or clearly marked.
- ❖ Improved signage, defined access points, and trail connections were identified as priorities to help residents better use and appreciate these spaces.
- ❖ Greenbelts were frequently discussed as opportunities for safe neighborhood connections, particularly for pedestrians and children, while maintaining undeveloped vegetation and drainage functions.





FUTURE PARK LAND

- ❖ Engagement participants expressed interest in identifying and protecting future park land, particularly as development continues in Girdwood.
- ❖ There was broad support for small neighborhood parks or pocket parks that provide walkable access to recreation.
- ❖ Community members emphasized that future park planning should prioritize connectivity, natural character, and multi-use flexibility rather than large, highly developed facilities.
- ❖ Concerns were raised about the long-term availability of land for parks and the importance of securing park land before development pressures increase.

GENERAL PARK SYSTEM

- ❖ Year-round and all-weather amenities, including covered spaces and indoor or semi-covered facilities, were consistently identified as unmet needs.
- ❖ Youth and teen recreation opportunities, including pump tracks, skate facilities, and informal gathering spaces, emerged as system-wide goals.
- ❖ Strong support was expressed for community partnerships, volunteerism, and fundraising, paired with recognition that adequate staffing and long-term maintenance funding are critical for sustainable improvements.
- ❖ The community values Girdwood's walkable character and expressed a desire to strengthen pedestrian and trail connections between neighborhoods and parks. At the same time, improved parking in select areas was also identified as a need.

Planning Context

Below is a table of existing municipal and Girdwood-specific plans and studies that are relevant to this parks master plan. The table provides a general description of the plans and an outline of key elements that are considerations for this master planning effort.

PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRDWOOD PARKS MASTER PLAN
Anchorage Park, Greenbelt and Recreation Facility Plan Volume 3 of 4: "Turnagain Arm"	This Volume of the Anchorage Park Plan was adopted in 1985 and outlines parks, greenbelts, and recreation facilities in Girdwood, Indian, and Bird Creek communities. The Plan provides schematic site plans and programming for parks and public facilities in Girdwood.	This 1985 Plan shows proposed parks, greenbelts, trails, reserve areas, and proposed facilities at specific parks. This Plan was considered while creating the new Girdwood Parks Plan.
Girdwood Comprehensive Plan	This plan was completed in 2024 as an update to the 1995 Girdwood Area Plan. The Girdwood Comprehensive Plan is a guiding document with visions, goals, policies, and implementation strategies to guide land use in Girdwood and aid in decision-making about land-use and growth while protecting community character, the natural environment and Girdwood's outdoor recreation economy.	<p>This Plan identifies areas of potential future dedicated park land, including:</p> <p>Four Corners: densely vegetated area of land encompasses where Glacier, Crow, and Winner creeks converge.</p> <p>An area west of the Alyeska Basin Subdivision (part of HLB parcel 6-036)</p> <p>An area south of the Girdwood South Townsite (HLB parcels 6-166, 6-205, and part of parcel 6-149)</p>



PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRDWOOD PARKS MASTER PLAN
Girdwood Trails Plan	The 2024 Girdwood Trails Plan defines existing and proposed trails in Girdwood and identifies trail and natural space projects. This plan provides a framework for local officials and partner organizations to make investments and project decisions.	<p>The Trails Plan identifies new trails as well as trailhead improvements, facilities improvements and programming which will be considered in this Parks Master Plan.</p> <p>Moose Meadow TH improvements: expand trailhead to accommodate 40 vehicles and include a restroom, signage, wayfinding and other trailhead amenities.</p> <p>Karolius TH: build a new trailhead with 24 vehicle capacity and include a kiosk, sanitation, and other trailhead amenities.</p> <p>Girdwood Town Center TH Improvements – with restroom: provide signage, wayfinding, trailhead amenities, and a restroom.</p>

PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRDWOOD PARKS MASTER PLAN
<p>Village at Alyeska – Area Master Plan Amendment</p>	<p>This is an update to the 2008 Alyeska Master Plan. This Amendment includes additional residential condos and other facilities.</p>	<p>Phase 1 beginning 2025 to be completed in 2027: Community Recreation Enhancements</p> <p>Phase 1 encompasses the development near the Resort including “Alyeska Village” and “Moose Meadow Village” features include:</p> <ul style="list-style-type: none"> • Community Recreation Center: A 20,000-square-foot facility featuring a fitness area, pool, and spaces for community gatherings. Collaboration with YMCA. • Daycare Facility: A new childcare center aimed at supporting local families and resort employees. • NHL Regulation-Sized, Outdoor Covered Hockey Rink: An open-air rink designed to accommodate year-round recreational hockey and community events. • Trailhead Parking and Access: Enhanced parking facilities to improve access to local trail systems, supporting activities like hiking and cross-country skiing. <p>Future Phases: 2027 – 2033 - Condos, workforce housing and commercial space in “Alyeska Village” and “Glacier Creek Village” Development</p> <p>Beyond Phase 1, the Master Plan outlines a low-density residential development near Glacier Creek, projected to begin between 2031 and 2035, pending further approvals. This phase aims to:</p> <ul style="list-style-type: none"> • Enhance Trail Systems: Plans include integrating and improving existing trail networks to support outdoor recreational activities. • Nordic Ski Center <p>While this plan presents many recreation facilities, not all projects listed above are guaranteed.</p>

PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRDWOOD PARKS MASTER PLAN
Heritage Land Bank 2026 Annual Work Program & 2027-2031 Five-Year Management Plan	The Heritage Land Bank (HLB) Work Program is an annually approved guide for allocating and managing HLB land and resources. The programs, functions, and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.	<ul style="list-style-type: none"> • The HLB Work Program was considered in development of this Park Master Plan. Parcels that are identified in the HLB workplan that are relevant to proposed park land or park facilities in the Girdwood Park Master Plan are identified and discussed in Section 4: Master Plan Recommendations and Section 5: Implementation.
Girdwood South Townsite Master Plan, 2014 (Update from the 2009 Plan)	This area master plan establishes the general arrangement of land uses, circulation and infrastructure systems for the Girdwood South Townsite including proposed vehicular and pedestrian circulation and the types of acceptable proposed development.	<p>The plan proposes a series of recommendations for the Girdwood South Townsite including:</p> <ul style="list-style-type: none"> • Retain the Kids' Playground and Skateboard Park in current locations • Relocate the Little Bears Playhouse childcare center • Improve the Forest Fair Venue • Protect and improve the Iditarod Trail • Provide for a flexible mix of civic and commercial uses • Provide adequate access routes • Provide adequate parking • Provide a range of modestly priced housing • Create South Townsite development standards • Calm traffic on Alyeska Highway

PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRDWOOD PARKS MASTER PLAN
Crow Creek Neighborhood Land Use Plan, 2006	Adopted in 2006, the Crow Creek Neighborhood Land Use Plan was created to provide a master planning framework for an area of HLB land identified for residential zoning in the 1995 GAP. This area of land is west of Glacier Creek along Crow Creek Road. The Plan includes site designs and layouts.	<ul style="list-style-type: none"> The plan notes that land east of Crow Creek Road is designated for Public Lands and Institutions, specifically intended for future school expansion and a possible neighborhood park.
Girdwood Commercial Areas & Transportation Master Plan, 2001 (CAT Plan)	The Girdwood Commercial Areas and Transportation Master Plan establishes a long-term, multi-modal transportation framework and a comprehensive strategy for enhancing the commercial areas of the Girdwood Valley.	Proposals within this plan were based on the land uses in the 1995 GAP. They have not been updated based on the new 2024 Girdwood Comprehensive Plan which recommends that the transportation network should be reviewed along with the Official Streets and Highways Plan and area-specific plans in order to develop an updated GAP transportation plan.
Glacier-Winner Creek Resort Development Land Use plan, 2006	This study developed a land use plan to support a new ski and year-round resort in the Glacier/Winner Creek area.	The plan proposes various development zones within the Glacier/Winner Creek Area including ski area development with 7 new lifts, 18-hole golf course, Nordic trails, and real estate development for residential and commercial uses. The Glacier/Winner Creek Area encompasses over 3,000 acres north of Arlberg Avenue and the Alyeska Resort.

PLAN/STUDY	PLAN DESCRIPTION	CONSIDERATIONS FOR THE GIRLWOOD PARKS MASTER PLAN
Municipality of Anchorage Official Streets and Highways Plan (OS&HP), 2014	<p>The Official Streets and Highways Plan (OS&HP) provides a means for the community to prepare for future development through establishing the location, classification, and minimum rights-of-way of those streets and highways required to accommodate the street and highway transportation needs of the community in years to come. The OS&HP prescribes the location and classification of present and future primary streets within the Municipality. *</p> <p>*From the OS&HP</p>	<ul style="list-style-type: none"> • New parkland identified as a part of this park master plan should consider its relationship to proposed transportation networks in the OS&HP.

TURNAGAIN ARM PARK PLAN (1985)

The Anchorage Park, Greenbelt and Recreation Facility Plan, Volume 3: Turnagain Arm (1985) established an early framework for parks, greenbelts, trails, and open space in Girdwood. This section summarizes key takeaways of the 1985 Turnagain Arm Plan.

COMMUNITY AND NEIGHBORHOOD PARKS

- ❖ **Central Community Park Area:** The 1985 Plan identified a central park area including parcels now designated as Town Square Park, Town Square Buffer Park, California Creek Park, Lions Club Park, and portions of Girdwood Park. While the area is not formally named a “Central Community Park,” the concept of a central, clustered park system has persisted and expanded to today. The connectivity envisioned between the Town Square area and the California Creek/Girdwood Park area has not yet been fully realized.
- ❖ **Moose Meadows Neighborhood Park:** The 1985 Plan identified the southern portion of Moose Meadow Park as a neighborhood park with a 15-20 car parking lot, play equipment, picnic facilities, a trailhead for a one-mile interpretive loop connected to the Winner Creek Trail, and trails to Moose Meadows.
- ❖ **Girdwood Elementary School / Community Park** – The 1985 Plan outlines the school as a community park while noting that it does not need to be park land. The Plan calls out having sports fields, a trailhead for cross-country ski trails, and a linkage to the Central Community Park via California and Glacier Creek Greenbelts. The Plan also calls for a Master Plan of the school area, outlining program development at the site, the lake connecting trails, town square, the creeks, tennis courts, and the Forest Fair area.
- ❖ **Crow Creek Neighborhood Park** – The 1985 Plan calls for a “floating park” as a part of planned residential development in this area. The Plan outlines the park as 5-10 acres, with unmowed grassy play areas, picnic facility, play equipment, natural groupings of trees and shrubs, and parking for ten cars.
- ❖ **West Side Neighborhood Park** - This park is also a “floating park” providing the same amenities as the proposed Crow Creek Neighborhood Park, but at the area west of Alyeska Highway. The park would also be 5-10 acres, with fields, picnic area, and play equipment. The Plan specifies that the retention of wooded areas would serve as a buffer between residential areas and could also provide a space for trails.
- ❖ **California Creek – Glacier Creek Reserve** - This is the area southwest of the Waste Water Treatment Plant that extends to the railroad. The 1985 Plan suggests that this could be a potential public or institutional use and should be considered with the update of Comprehensive Plan.
- ❖ **Alyeska Basin Neighborhood Park** – This is another “floating park” proposed for the Alyeska Basin neighborhood described similarly as the other neighborhood parks: 5-10 acres, play equipment, fields, natural stands of trees and shrubs, and trailhead for access to greenbelt trails.
- ❖ **Virgin Creek Neighborhood Park** - This is another neighborhood park proposed along the south fork of Virgin Creek in anticipation of the proposed residential development in this area. It is described as 5-10 acres, with grassy play areas, picnic area, stands of trees and shrubs, and play equipment.
- ❖ **Girdwood Campground** – This is mentioned in the 1985 Plan as a proposed park, but a location is not suggested. It is described as 10 - 20 acres, for 20-30 camper vehicles and 10-20 tents. Facilities in the description include picnic tables, firepits, restrooms, and running water.

Girdwood Park and Open Space Master Plan

Legend

- OPEN SPACE RESERVE**
- 1 Moose Meadows
- 2 Trace Strip
- 3 California Creek Floodplain
- 4 Girdwood Coastal Wetland
- 5 Beaver Ponds and Preservation Wetlands
- 6 Glacier Creek - Virgin Creek Reserve
- 7 Wetland/Marginal Land Reserve
- PARK**
- 8 Central Community Park
- 9 Moose Meadows Park
- 10 Girdwood Elementary School / Community Park
- 11 Crow Creek Neighborhood Park
- 12 West Side Neighborhood Park
- 13 Old Girdwood School
- 14 Alyeska Basin Neighborhood Park
- 15 Virgin Creek Neighborhood Park
- 16 Park Reserve
- GREENBELT**
- 17 Moose Meadows Greenbelt
- 18 Crow Creek Road Greenbelt
- 19 West Side Residential Greenbelt
- 20 Beaver Pond Greenbelt
- 21 Glacier Creek Greenbelt
- 22 Alyeska Basin Greenbelt
- 23 Alyeska Highway Greenbelt
- STREAM CORRIDOR**
- 24 Glacier Creek
- 25 California Creek
- 26 Alyeska Creek
- 27 Tracy Creek
- 28 Moose Meadows Creeks
- 29 Virgin Creek
- 30 Minor Stream Corridors
- TRAIL**
- 31 Alyeska Highway Trail (Scaling)
- 32 Glacier Creek Trail
- 33 California Creek Trail
- 34 Beaver Pond Trail
- 35 Virgin Creek Trail
- 36 Wagon Trail
- 37 Alyeska Basin Footpaths
- 38 Future Backcountry Footpaths
- 39 Wooner Creek Trail
- 40 Trailhead

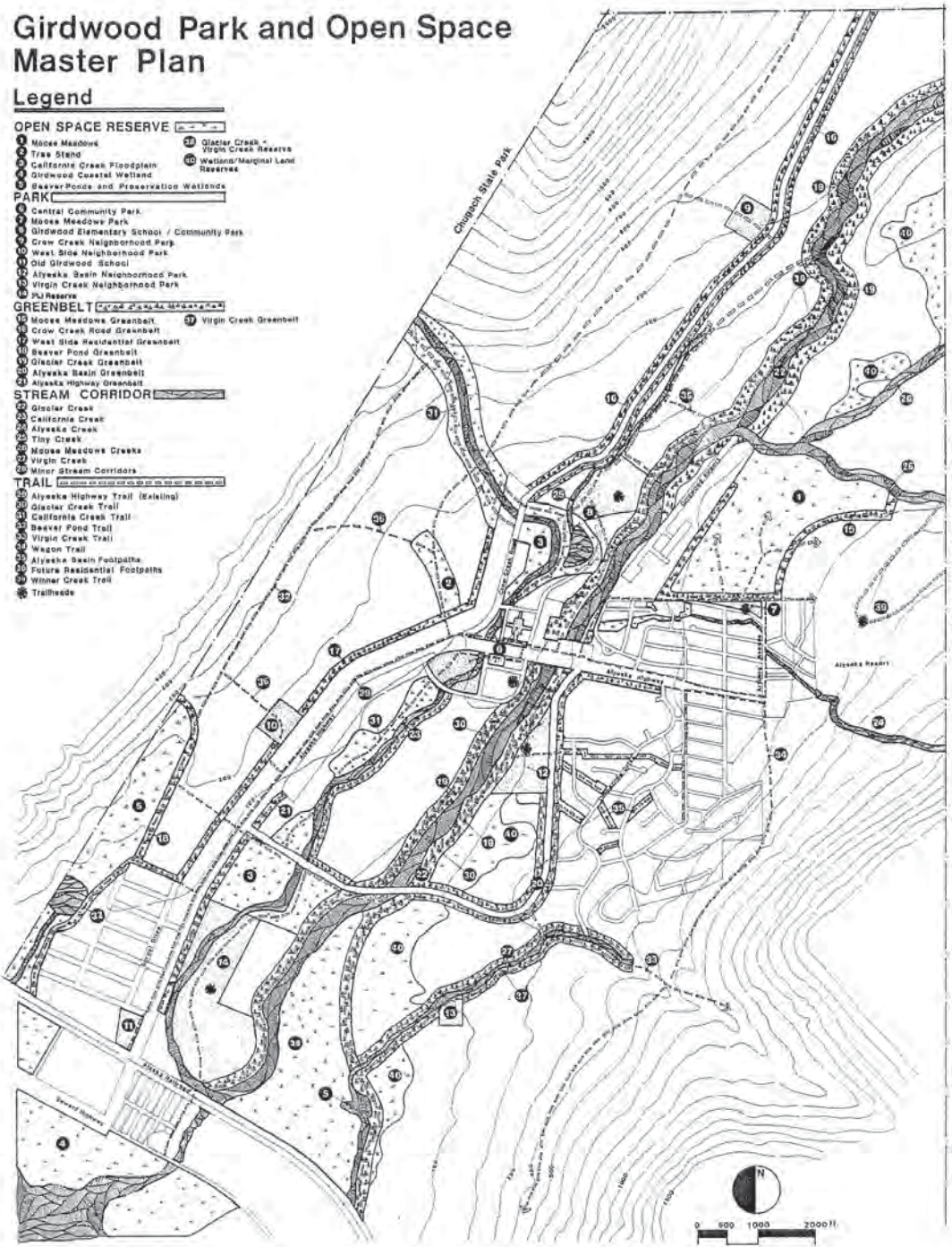


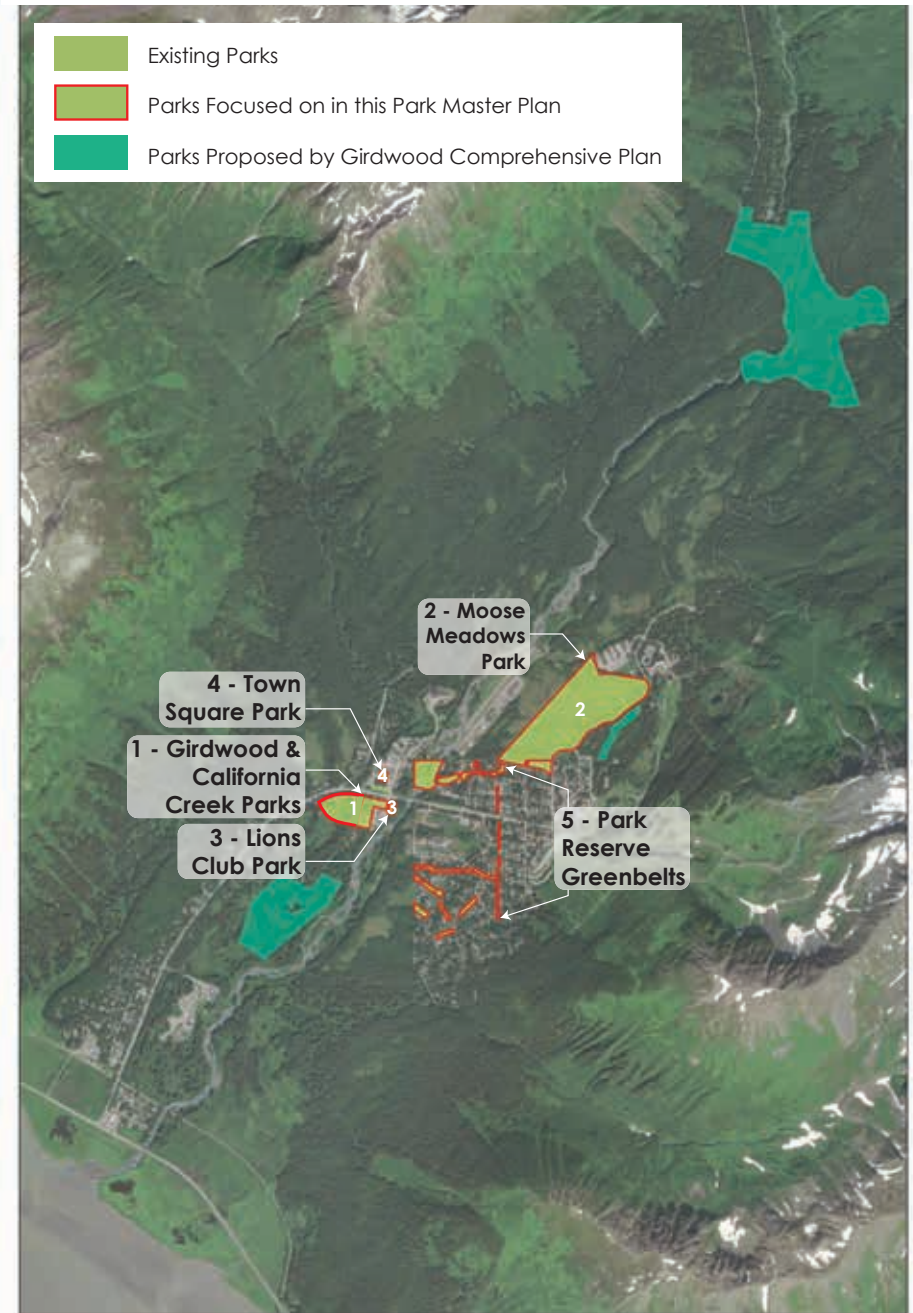
Figure 4: 1985 Girdwood Park and Open Space Master Plan Overview Map



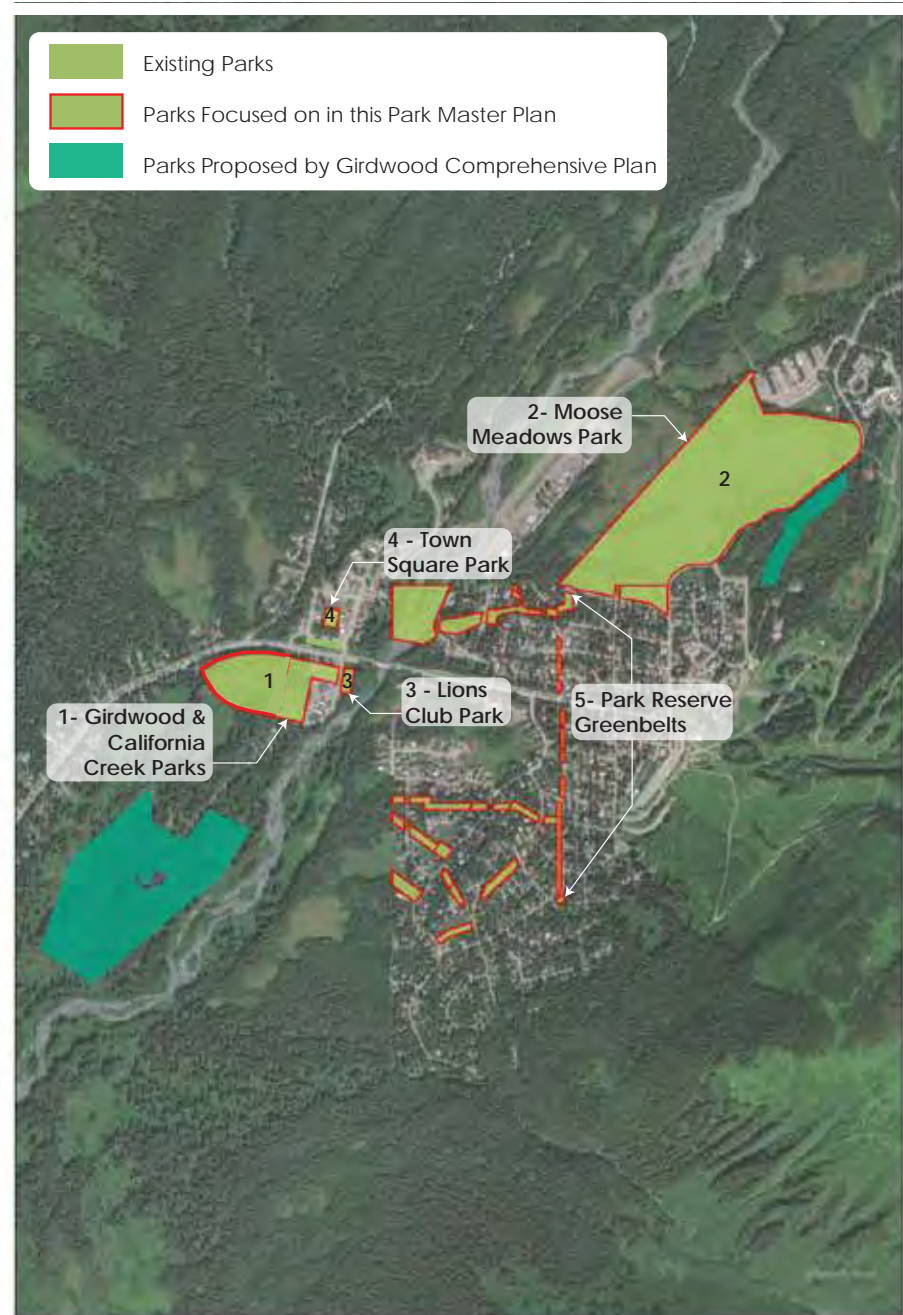
EXISTING CONDITIONS

Park System as a Whole

The Girdwood park system consists of Girdwood Park, California Creek Park, Lions Club Park, Town Square Park, Girdwood Town Square Buffer Park, Moose Meadow Park, and a series of Parks and Recreation-owned, undeveloped parcels that primarily follow drainages and utilities referred to as the Park Reserve Greenbelts. These parks are managed and maintained by Girdwood Parks and Recreation and contain areas for public fairs and events, outdoor recreation, conservation of natural areas, and greenbelts. The following section describes the parks focused on in this plan in more detail.



Map 2: Girdwood Existing Parks



Map 3: Girdwood Existing Parks Zoom-in

Girdwood Park & California Creek Park

LOCATION & CONTEXT

Girdwood Park and California Creek Park are located southwest of the intersection of Alyeska Highway and Egloff Drive and function as a central recreational area for the Girdwood community. The park area includes a broad range of amenities, natural features, and programming that support frequent use. While the park benefits from a concentration of recreational facilities and community-serving uses, its distance from major residential neighborhoods limits walkable access.

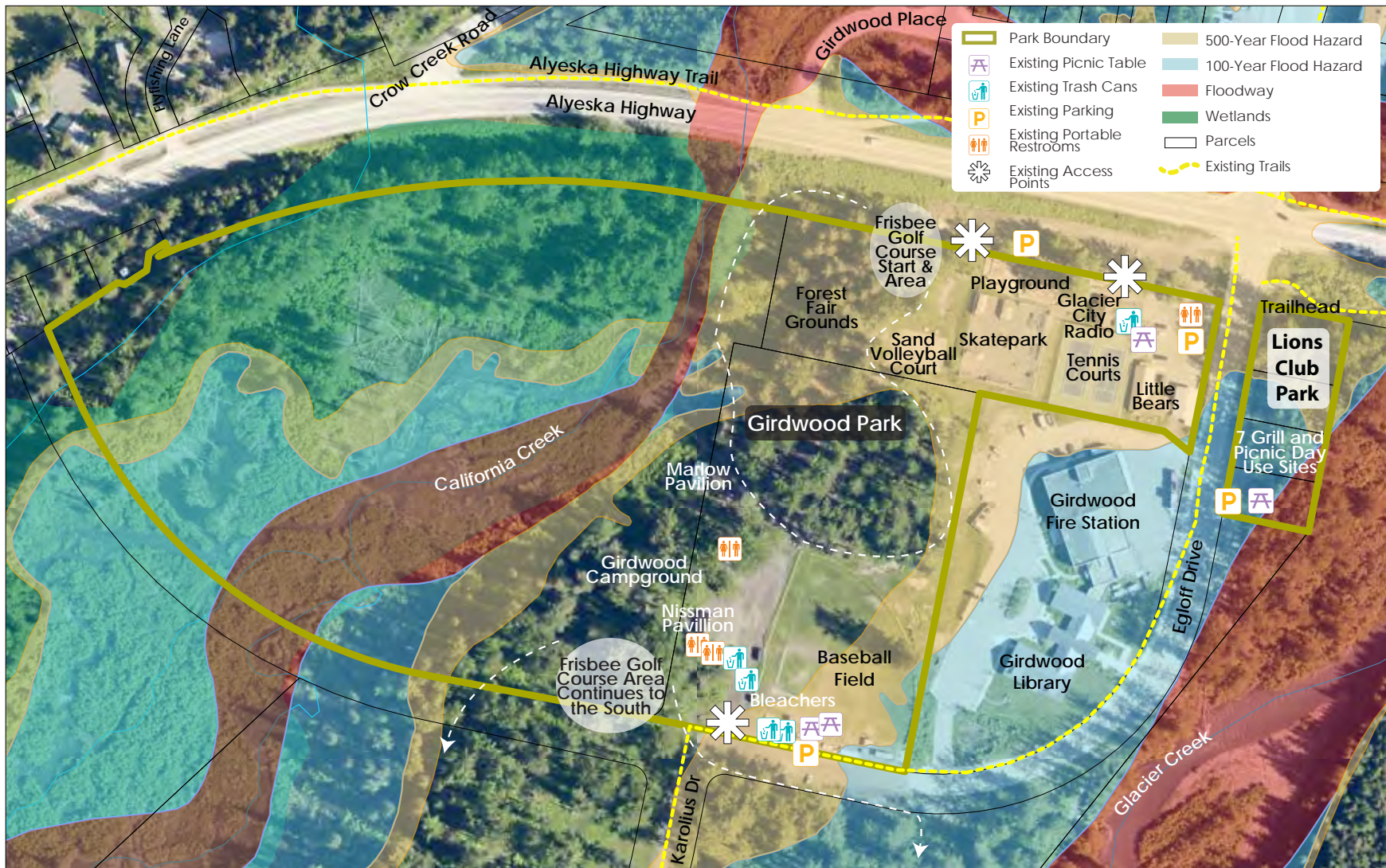
The park consists of three parcels: Girdwood 1st Addition TR A-1, Girdwood 1st Addition TR C-1, and Girdwood 1st Addition TR-B1. The overall area is commonly referred to as Girdwood Park, with the TR A-1 and TR C-1 parcels identified as Girdwood Park and the TR-B1 parcel identified as California Creek Park.

Several community and operational uses are located adjacent to or within the park area. Southwest of the park, parcels include the Girdwood Public Library and Fire Station, reinforcing the park's location within a civic-focused area. Within the park parcel near the primary entrance is a building signed as "Glacier City Hall" that functions as a municipal repair garage for street maintenance and Parks and Recreation operations. The building also includes a publicly accessible water spigot. Also located within the park is the Little Bears Playhouse, a local non-profit childcare facility situated between the Glacier City Hall building and the tennis courts. The Little Bears Playhouse operates out of an aging facility and is scheduled to relocate to a new site near Alyeska Resort in 2026.



Figure 5: Girdwood & California Creek Park Plat Plan

Girdwood Park & California Creek Park



Map 4: Existing Girdwood Park & California Creek Park

The Glacier City Radio building is also located near the park entrance and is owned by the Girdwood Community Club. The building houses Glacier City Radio (88.9 KEUL) and was originally constructed in 1949, later relocated to the current townsite following the 1964 earthquake. It has served multiple community functions over time and is currently used lightly, with limited daily occupancy and no water service. The Girdwood Community Club occupies the building under a renewable agreement with the Municipality of Anchorage that allows continued use of the structure within the park parcel.

ACCESS, ENTRANCE, AND PARKING

Primary access to the park is provided by a parking area accessed from Egloff Drive. This parking lot serves as the main arrival point for visitors and provides access to many of the park's most frequently used amenities. The main portion of the parking lot is located within the park parcel adjacent to Egloff Drive; however, the parking area extends northward around the park, where a portion of the parking is located within the Alaska Department of Transportation right-of-way along Alyeska Highway.

The parking lot is gravel and lacks clearly delineated spaces, which can result in inefficient use and drainage issues at times. The primary pedestrian entrance to the park is located immediately adjacent to the parking area.

CORE RECREATION AMENITIES

The primary developed recreation area is located adjacent to the parking lot and includes the playground, skate park, tennis courts, sand volleyball area, and the baseball field to the south. These facilities support a range of active recreation opportunities and contribute to the park's high level of use.

The playground was constructed in 2006 through a community-led build effort. The fenced play area includes equipment serving multiple age groups and is constructed of cedar and composite decking. The playground remains generally functional, though composite and wood components show signs of deterioration. The play area is not fully ADA-accessible, and limited visibility from surrounding areas presents challenges related to supervision and safety.

Adjacent to the playground are the skate park, tennis courts, and sand area, which together form a concentrated active recreation zone. The skate park consists of surface-built features installed on top of a concrete slab. The tennis courts are relatively new and are in good condition. The volleyball functions as a multi-use sand pit, with limited use for organized volleyball.

The Sladen J. Mohl Memorial Baseball Field, located to the south, is in good condition and includes a fenced field, dugouts, and adjacent amenities such as picnic tables. Restroom facilities consist of porta-potties located near the main parking area, as well as additional units near the campground and ballfield. Trash receptacles are located near the tennis courts, with additional trash cans and picnic tables near the ballfield. There are also two pavilions, the Nissman Pavilion located adjacent to the baseball field, and the Marlow Pavilion, located northwest of the baseball field.



FOREST FAIRGROUNDS

The Forest Fairgrounds occupy a partially forested area that spans both the Girdwood Park and California Creek Park parcels and runs along the banks of California Creek. A paved loop trail winds through this wooded area, providing a shaded walking route for much of the year and serving as the primary venue for the annual Girdwood Forest Fair, a signature community event held each July. During the Forest Fair, the trail is lined with vendor booths, activity areas, and music stages, drawing large crowds from across the region and creating periods of congestion within the trail network and surrounding spaces. Due to the fairgrounds' proximity to California Creek, high water levels can create flooding challenges during the event. Outside of the Forest Fair, use of the trail and surrounding area is comparatively limited.



Figure 6: Existing Forest Fair Map



GIRDWOOD CAMPGROUND

Also adjacent to California Creek is the Girdwood Tent Site Campground, which includes small tent sites located near the river. The campground typically operates from late May through mid-September and offers first-come, first-served campsites for \$10 per night. Amenities include porta-potties, bear-resistant food storage lockers, and fire rings.

DISC GOLF COURSE

A disc golf (frolf) course begins near the playground and skate park and extends along the river corridor through multiple areas of the park. The course continues beyond the Girdwood Park and California Creek Park parcels, extending past the intersection of Karolius Drive and Egloff Drive. The course adds to the diversity of recreational opportunities within the park system and, while most heavily used during the summer months, remains popular throughout the year.



Figure 7: Existing Disc Golf Course

ENVIRONMENTAL CONSIDERATIONS

California Creek runs through the California Creek Park parcel and is a dynamic waterway with a shifting channel. Glacier Creek is located west of the park area. Together, these creeks create broad floodplain conditions within and adjacent to the park, which require careful consideration for future development and the placement of permanent structures. Members of the public have also noted the presence of beavers along California Creek, which may influence channel behavior, vegetation, and localized flooding conditions.





Lions Club Park

LOCATION & CONTEXT

Lions Club Park is located on Egloff Drive, directly across from Girdwood Park, and sits adjacent to the banks of Glacier Creek. The park's natural setting is characterized by dense forest cover, providing a serene and shaded environment for visitors. Its proximity to major local roads, particularly the intersection of Alyeska Highway and Egloff Drive, makes the park easily accessible to both residents and visitors.

AMENITIES & FEATURES

The park features seven designated day-use picnic sites, each equipped with grills. These sites are well-maintained and are occasionally used for outdoor meals and gatherings; however, overall park use is relatively low. Plans are currently underway for the construction of a new covered picnic shelter, which will enhance use during varying weather conditions and support year-round community activity.

At the north end of the park, near the intersection of Alyeska Highway and Egloff Drive, a trailhead kiosk displays a map of the Iditarod Trail and serves as a gateway into Girdwood's trail system.

The park borders Glacier Creek and is used as an informal access point for kayak and pack raft take-outs. Dense forest cover largely limits views of the creek from within the park.

ENVIRONMENTAL CONSIDERATIONS

A significant portion of the park lies within designated flood hazard zones:

- The southeastern corner of the park is located within the floodway, which indicates a high-velocity, high-risk area during flood events.
- The southwestern area of the park lies within the 100-year floodplain, which has a 1% annual chance of flooding.
- The rest of the park is within the 500-year floodplain, which has a 0.2% annual chance of flooding.

These designations have implications for future development, maintenance, and emergency planning, and should be carefully considered in all long-term park management strategies.

Town Square Park

LOCATION & CONTEXT

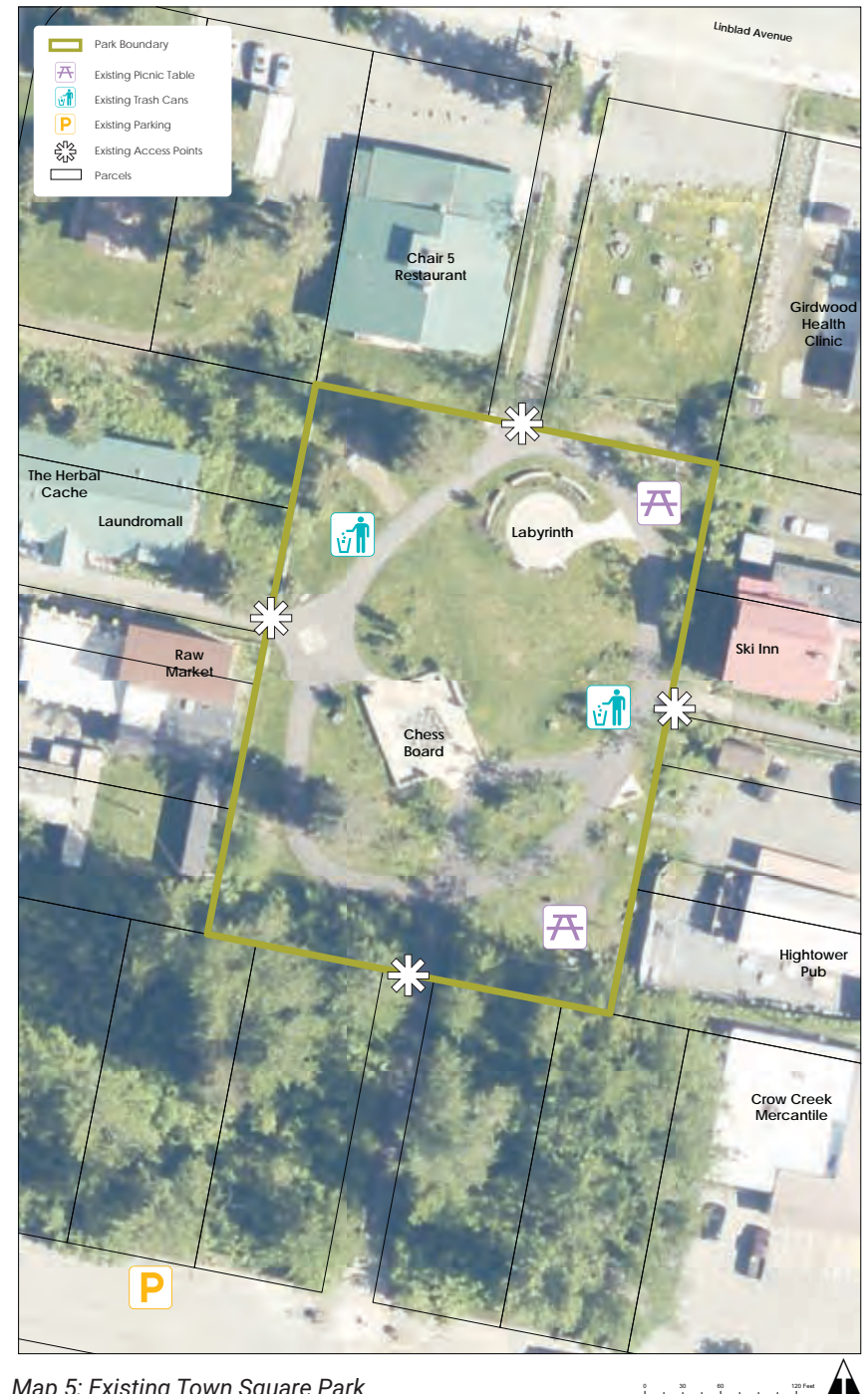
Girdwood Town Square Park is located within Girdwood’s civic and commercial area, occupying an interior block bounded by Girdwood Place, Hightower Road, Lindblad Avenue, and Holmgren Place. Surrounded by commercial and public buildings, the park is accessed by paved pedestrian pathways on all four sides and is located near key community amenities, including the Girdwood Health Clinic, post office, shops, cafés, and restaurants. Although centrally located within the town’s core, the park’s interior block setting and lack of direct street frontage limit its visibility to passersby.

AMENITIES & FEATURES

Town Square Park functions as a small urban plaza; key features include a paved labyrinth and a life-sized chess board, which support informal gathering and casual recreation. The park includes benches, picnic tables, trash receptacles, landscaped planters, site lighting, and interpretive panels that describe Girdwood and its history. Site lighting enhances evening visibility and security, but some areas, such as the southwest corner, tend to be shady.

USE PATTERNS & MANAGEMENT CONDITIONS

Girdwood Town Square Park plays a role as a gathering space for community events, most notably serving as the venue for the Girdwood Farmers Market in the summer. It also hosts occasional seasonal events and informal gatherings. However, the plaza’s lack of electrical infrastructure limits its capacity to support larger or more equipment-dependent events (e.g., concerts, markets with heating or additional lighting needs). During the winter months, pedestrian access routes to the park, which are located adjacent to surrounding buildings, can be affected by snow accumulation from nearby roofs. Walking surfaces within the park may also become icy, further limiting winter use.



Map 5: Existing Town Square Park

Moose Meadow Park

LOCATION & CONTEXT

Moose Park is a significant open space resource located between the Girdwood Airport and Arlberg Drive. It is an expansive wetland habitat; its undeveloped landscape offers a visual and ecological counterpoint to the more developed areas nearby. While Moose Meadow Park is commonly perceived as one large open space, portions of the surrounding meadow are owned by the State of Alaska and associated with the Girdwood Airport. These areas are not municipal park land and may be subject to future airport-related use or development.

As a wetland, the meadow supports a diverse and sensitive habitat that is not suitable for year-round trail use. To protect this valuable ecological resource, public access is restricted during the summer months, with signage at trailheads discouraging pedestrian entry into the wetland. However, some people will try to access the wetland in the summer, particularly for taking photos, creating areas of impact and erosion within portions of the wetland near adjacent sidewalks and the park entrance.

In contrast, winter transforms the wetland into a popular recreational area, as frozen conditions make the trails accessible without harming the underlying habitat. These winter trails are well-loved and actively maintained by local community organizations, drawing residents and visitors alike for skiing and snowshoeing. The open vistas of the wetland also offer sweeping views of the surrounding mountains and valley, making Moose Meadow Park a favorite winter destination for non-motorized recreation and quiet reflection.



Map 6: Existing Moose Meadow Park

AMENITIES & FEATURES

The park's trail system connects to the broader community trail network, making it an important node within Girdwood's overall trail system. The primary access point is a parking area located off Arlberg Drive, which includes porta-potties and trash receptacles. The parking area has been identified in the Girdwood Trails Plan as a location for future expansion and reorganization to better accommodate seasonal use.

Adjacent to the meadow is a neighborhood soccer field, named the Alyeska Playing Field. While the Alyeska Playing Field serves as a recreational resource for the community, it continues to experience drainage issues. Waterlogged conditions frequently limit usability, particularly after rain events or during spring thaws. The soccer field is also used informally as a dog run, leading to accumulation of dog waste and occasional conflicts between users. These overlapping uses reflect existing management challenges associated with the site.



MASTER PLAN RECOMMENDATIONS

Overview

The Girdwood Parks Master Plan establishes a 10-year framework for park development shaped by community engagement and reflecting a shared vision for diverse recreational opportunities and facilities for residents and visitors.

Vision & Guiding Principles

The GPMP vision statement, developed during the engagement process, reflects the community's shared core values for the future of their park system. This statement represents the collaborative efforts and desires of the stakeholders, advisory committee, public workshop, and survey respondents to help guide decision-making for the plan.

Girdwood's parks are a reflection of local identity - places to gather, explore, and play; places to experience community, connection, and the joys of being outside.

Along with the vision statement, three guiding principles were also established for this planning process to ensure community consensus and collaboration.

- ❖ Nature and stewardship: Preserving wetlands, forests, and greenbelts while providing access to wild places.
- ❖ Inclusivity and access: Safe, family-friendly, year-round opportunities for all ages and a variety of activities
- ❖ Local identity: Parks that reflect Girdwood's unique, quirky, and community-driven spirit (recognized as part of our culture and economy)

Nature & Stewardship



Inclusivity & Access



Local Identity



Figure 8: GPMP Guiding Principles

Summary of Recommendations

The GPMP provides recommendations to guide the development of the Girdwood Park System for the next 15 years. Grounded in site analysis, assessment, and public input, these recommendations aim to address community issues and opportunities to help shape the future of Girdwood's park development. This plan focuses on revitalizing facilities, enhancing park spaces, supporting diverse recreation, reactivating community spaces, collaborating with local stakeholders, and ensuring a strong and vibrant park system for Girdwood.

Girdwood Park, California Creek Park, & Lions Club Park

OVERVIEW OF PROPOSED RECOMMENDATIONS

The proposed improvements for the Girdwood Park, California Creek Park, and Lions Club Park focus on strengthening these parks as a shared recreation hub while improving safety, accessibility, and overall functionality. Recommendations prioritize organizing circulation and parking, upgrading aging facilities, and improving visibility and oversight within high-use areas, while maintaining flexibility for a range of recreational activities. This plan aims to accommodate multiple users and age groups while avoiding overprogramming and preserving the overall functionality of the park areas.

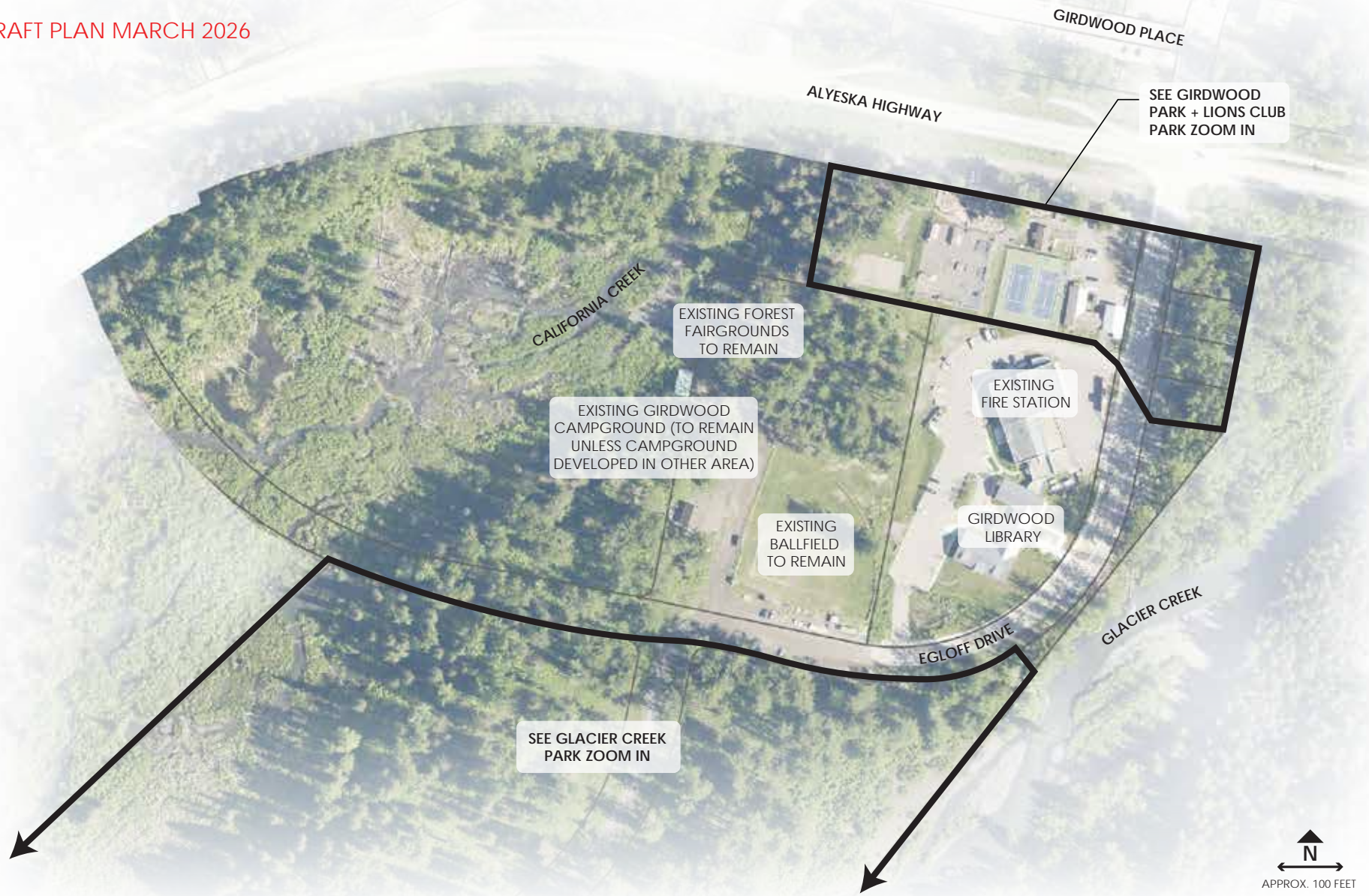
PARKING LOT IMPROVEMENTS

Improve the main parking lot with upgraded drainage, paving, and striping to clearly organize parking and orient visitors. Adjacent amenities should include a park sign, trash receptacle, information kiosk, and a screened area for portable restrooms if year-round facilities are not constructed.



PROPOSED: GIRDWOOD, CALIFORNIA & LIONS CLUB PARKS

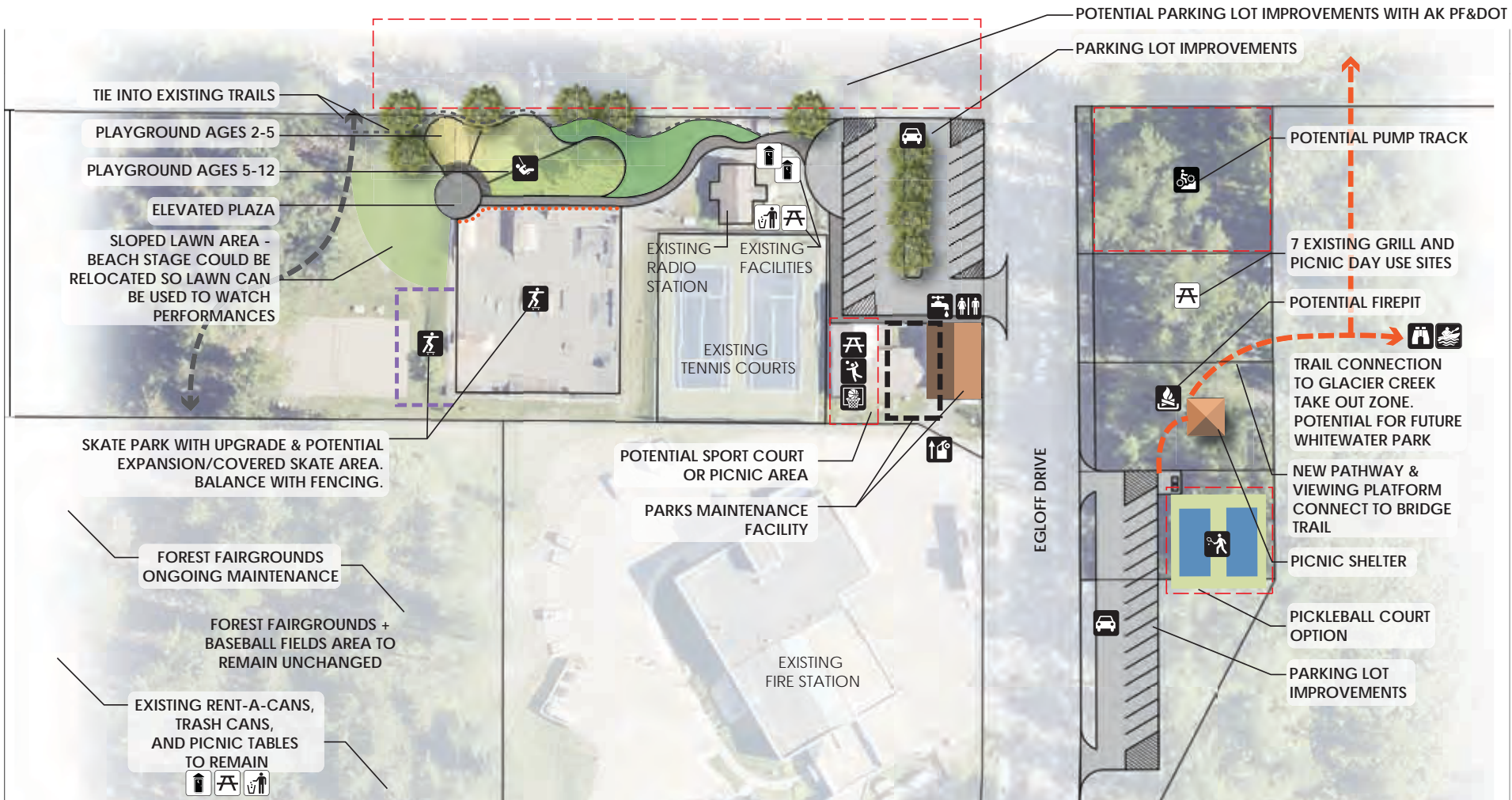
DRAFT PLAN MARCH 2026



Map 8: Proposed Girdwood, California & Lions Parks

PROPOSED: GIRDWOOD PARK + LIONS CLUB PARK

DRAFT PLAN MARCH 2026



LEGEND

- | | | | |
|--|----------------------|--|----------------------------|
| | EXISTING PICNIC AREA | | EXISTING PORTABLE RESTROOM |
| | EXISTING TRASH CAN | | PROPOSED RESTROOM |



Map 9: Proposed Girdwood & Lions Parks

AK PF&DOT PARKING LOT CONSIDERATIONS

Portions of the current community parking area lie within the Alaska DOT&PF right-of-way. Any future DOT improvements in this corridor should consider the community's use of this area for parking and explore opportunities to improve drainage, circulation, and safety as part of right-of-way upgrades.

The proposed improvements in this plan focus on the portion of the parking area located within the park parcel. Improvements to the parking area north of the park are also recommended; however, those improvements would need to be developed in coordination with the Alaska Department of Transportation and Public Facilities (DOT&PF), as they fall within the state right-of-way.

NEW PARKS & RECREATION MAINTENANCE BUILDING

Construct a new Parks and Recreation Maintenance Building with garage access from the Fire Station parking lot for Parks vehicles. The building program may include 1 year-round public restrooms on the north side with access to potable water, as well as work space for park maintenance staff. The facility should be designed with an aesthetic frontage appropriate to its park setting.

The proposed location and footprint currently align with the existing "Glacier City Hall" building; however, this footprint does not meet property setback requirements. Further exploration will be needed during design. A dashed black box indicates the approximate offset required to meet setbacks, which would eliminate potential improvement between the tennis court and the new building as described below.

POTENTIAL SPORT COURT OR PICNIC AREA

With the relocation of Little Bears, the area where the building currently sits could be activated to support additional recreational uses, such as a volleyball court, a partial basketball court, or a picnic area. Relocating volleyball to this area could also free up the existing sand court on the opposite side of the skate park. The area is limited in size, and uncertainties related to the final siting of the new Parks and Recreation Maintenance Building may make additional uses infeasible. Final amenity selection and building placement should be determined during subsequent design phases.





PLAYGROUND IMPROVEMENTS

Upgrade the playground area with new equipment designed for both 2–5-year-olds and 5–12-year-olds. Play equipment should reflect the character and identity of Girdwood. The community places a high value on community-built play equipment where feasible. Consider the natural setting of the playground and incorporate natural materials.

ELEVATED PLAZA

A central elevated plaza could provide visual oversight of both play areas and the skate park. Amphitheater-style terraced seating descending toward the playgrounds would offer comfortable areas for parents and caregivers to sit. Grading on the back side of the plaza could form a small hill suitable for children’s sledding in winter. If the Forest Fair Beach stage is relocated and oriented toward this hill, it would create natural sloped seating and standing space.

SKATEPARK WITH UPDATED CONCRETE FEATURES

Upgrade the existing skate park with new concrete features. Work with the skating community to determine the appropriate features and layout. A covered structure on all or portions of the skatepark should be considered as part of the next design phase. The community expressed interest in having the skatepark accessible during rain events.

A dashed line indicates an area that could be considered for expansion during design development if additional space is needed. This expansion area would conflict with the existing sand court, which is used during Forest Fair. The expansion footprint should be coordinated closely with Forest Fair programming.

LIONS CLUB PARKING LOT

An upgraded parking lot is proposed at Lions Club along Egloff Drive. The proposed layout shows a one-way entrance and exit with angled parking. Final driveways and layout will need to be determined in later design stages. Paving and striping will improve drainage and enhance circulation and safety along Egloff Drive.

PICKLEBALL COURT

Pickleball courts are proposed adjacent to the Lions Club Park parking lot, west of Egloff Drive. This option would help distribute activity more evenly across the park and locate the court close to parking, improving ease of access. However, the area is surrounded by mature cottonwood trees that would require removal, and long-term impacts from existing root systems should be considered when evaluating construction techniques. The location may need to shift based on further site investigations on existing terrain and drainage. Work with pickleball community on location and number of courts.

LIONS CLUB PARK PICNIC SHELTER

Construct a new picnic shelter at Lions Club Park to support gatherings, events, and year-round community use. The picnic shelter has been funded, designed, and is planned for construction in 2026. The shelter should be located close to the parking lot but sited far enough north to avoid potential conflicts should pickleball courts be expanded in the future.

POTENTIAL PUMP TRACK AT LIONS CLUB PARK

A mountain bike pump track is identified as a potential recreational amenity at Lions Club Park. A pump track has been consistently raised as a desired facility during public engagement. At this location, the facility would likely be small in scale and geared toward beginner users. Development of a pump track in this area would impact existing picnic areas within Lions Club Park.

The pump track is shown conceptually, as its final location has not yet been determined. Other parks and park lands in Girdwood are also being considered as potential pump track locations (see Implementation section). If this location is ultimately not selected for a pump track, the area could remain forested or continue to function as picnic space.





CREATE NEW ENTRY GATEWAY / PLACEMAKING SIGNAGE AT LIONS CLUB PARK

Install a new gateway feature or placemaking sign along the northern perimeter of Lions Club Park, visible from Alyeska Highway, helping to strengthen park visibility and identity.

NEW PATHWAY/BOARDWALK TO RIVER VIEWING PLATFORM

Develop a new pathway and boardwalk to provide accessible pedestrian access to a river viewing platform. This connection could also serve as access to boat take-out areas.

FOREST FAIR GROUNDS – ONGOING MAINTENANCE

The Forest Fair Board has expressed interest in potential maintenance and repair projects within the Forest Fair Grounds, including pathway and bridge improvements. If the organization pursues these projects, Parks and Recreation should coordinate with the Forest Fair Board as needed to support the work.

This plan also proposes the future relocation of the disc golf course and camping areas, as shown in the Glacier Creek Park concept. Once relocated, these areas will require remediation. No new facilities are proposed for the Forest Fair Grounds at this time.

Town Square Park

OVERVIEW OF PROPOSED RECOMMENDATIONS

Community members expressed a desire for Town Square Park to feel more visible, cohesive, and inviting as a central gathering space. The proposed improvements build on this feedback by envisioning the park as an informal “outdoor museum” that celebrates Girdwood’s art, history, and culture through coordinated signage, artistic elements, and interpretive features. By organizing and elevating existing artworks, historic features, and gathering spaces within a shared framework, the recommendations aim to create a stronger draw to the park, encourage everyday use, and support community events. Together, these elements could create a welcoming “art and history walk” that attracts visitors and enriches community events. The park already has beautiful custom artwork and features, existing art should be preserved or if it needs to be relocated it needs to be done with great care and respect.

CREATE NEW ENTRY GATEWAYS

Install new gateways at park entry points along Girdwood Place, Hightower Road, and Lindblad Avenue to improve visibility and wayfinding. If existing planters interfere with snow plowing or snow storage, they should be removed or relocated as needed. Where planters include artistic mosaic elements, artists should be engaged to determine how artwork can be preserved and relocated appropriately. Gateways at Lindblad Avenue and Hightower Road should be designed to allow closure during hazardous roof avalanche conditions. Gateway designs should reflect Girdwood’s local aesthetic. Holmgren Place functions as a utility access point; any gateway at this location should be smaller in scale, such as a single post, to avoid interfering with access and operations.








UPDATED PICNIC TABLE AND BENCHES

Replace the existing picnic table in the northeast corner of the park with a custom covered picnic table. Add two interactive bench elements: one near the northeast corner and one replacing the existing bench along the path on the east side of the park. New furnishings should incorporate artistic elements inspired by Girdwood’s character, with each piece serving as both functional seating and artwork.



PROPOSED: TOWN SQUARE PARK DRAFT MARCH 2026

LEGEND

-  ENTRY FEATURE
-  ARTISTIC OR HISTORIC SCULPTURAL ELEMENT WITH "MUSEUM" SIGNAGE
-  NEW CUSTOM BENCHES
-  NEW CUSTOM PICNIC TABLE
-  NEW INTERACTIVE ELEMENT
-  RELOCATED HAND TRAM STRUCTURE & OLD WATER TANKER
-  EXISTING LIGHTPOSTS - POTENTIAL POWER SOURCE



Map 10: Proposed Town Square Park

RELOCATE AND PRESERVE HISTORIC STRUCTURES

Relocate the timber-frame hand tram terminal to Town Square Park to house the Girdwood Fire Department's historic tanker. The structure and artifact should be accompanied by simple, consistent museum-style signage to provide historical context.

ADD SCULPTURAL AND HISTORIC ELEMENTS

Identify additional locations within the park for new sculptural and historic elements. This approach would allow for ongoing collaboration with local artists over time, enabling the park to evolve through phased additions. Potential elements include a mural board that could function as a fence, weather-activated sculptures that respond to rain, snow, or wind, and large-scale interactive elements such as building blocks or puzzles.

MAINTAIN AND INTERPRET EXISTING FEATURES

Retain the existing chessboard and labyrinth while introducing consistent museum-style signage to provide context and artistic interpretation for each feature.

ADD A NEW INTERACTIVE FEATURE

Introduce an artistic interactive sculpture or climbing structure that combines sculptural design with functional play elements. A climbing feature could offer challenges suitable for both young children and experienced adult climbers, integrating into the park's artistic and natural character. Consider materials that weather well in a wet environment.

POTENTIAL MEMORIAL WALL

If the Girdwood Cemetery is not constructed, Town Square Park could provide a location for a memorial wall integrated around the existing labyrinth.

COMPREHENSIVE LANDSCAPE UPDATES





Conduct a comprehensive landscape inventory and redesign to address ongoing maintenance challenges and enhance the park's overall appearance. The redesign should identify and resolve problem areas, improve accessibility, and open key viewsheds within the park. Consider removing or replanting overgrown shrub beds that are difficult to maintain and replacing them with low-maintenance native plantings or lawn areas that improve year-round visibility and safety.

NEW STAGE, ELECTRICAL INFRASTRUCTURE AND SEASONAL EVENT SUPPORT

Improve the electrical infrastructure within Town Square Park to better support community events and seasonal activities. This may include adding electrical outlets tied into existing site lighting and incorporating a small performance stage or designated event space that can accommodate gatherings, performances, and temporary installations throughout the year.

Improved electrical access would allow for flexible programming, including seasonal lighting elements, temporary art installations, and small-scale performances. Lighting of existing trees or artistic features could be incorporated as part of the enhanced electrical capacity.

Moose Meadow Park

OVERVIEW OF PROPOSED RECOMMENDATIONS

Moose Meadow Park is a unique open space within the park system, characterized by sensitive wetland habitat and seasonal recreational use. The following improvements focus on enhancing access and supporting existing activities while recognizing the site’s ecological constraints. Recommendations include upgraded parking and trailhead amenities, improvements to the existing soccer field, a small playground, and low-impact access features such as a viewing platform and boardwalk. Together, these improvements are intended to support existing recreation, improve site functionality, and create a welcoming experience at the edge of the meadow while preserving the surrounding natural landscape.

UPGRADED PARKING LOT & TRAILHEAD AMENITIES

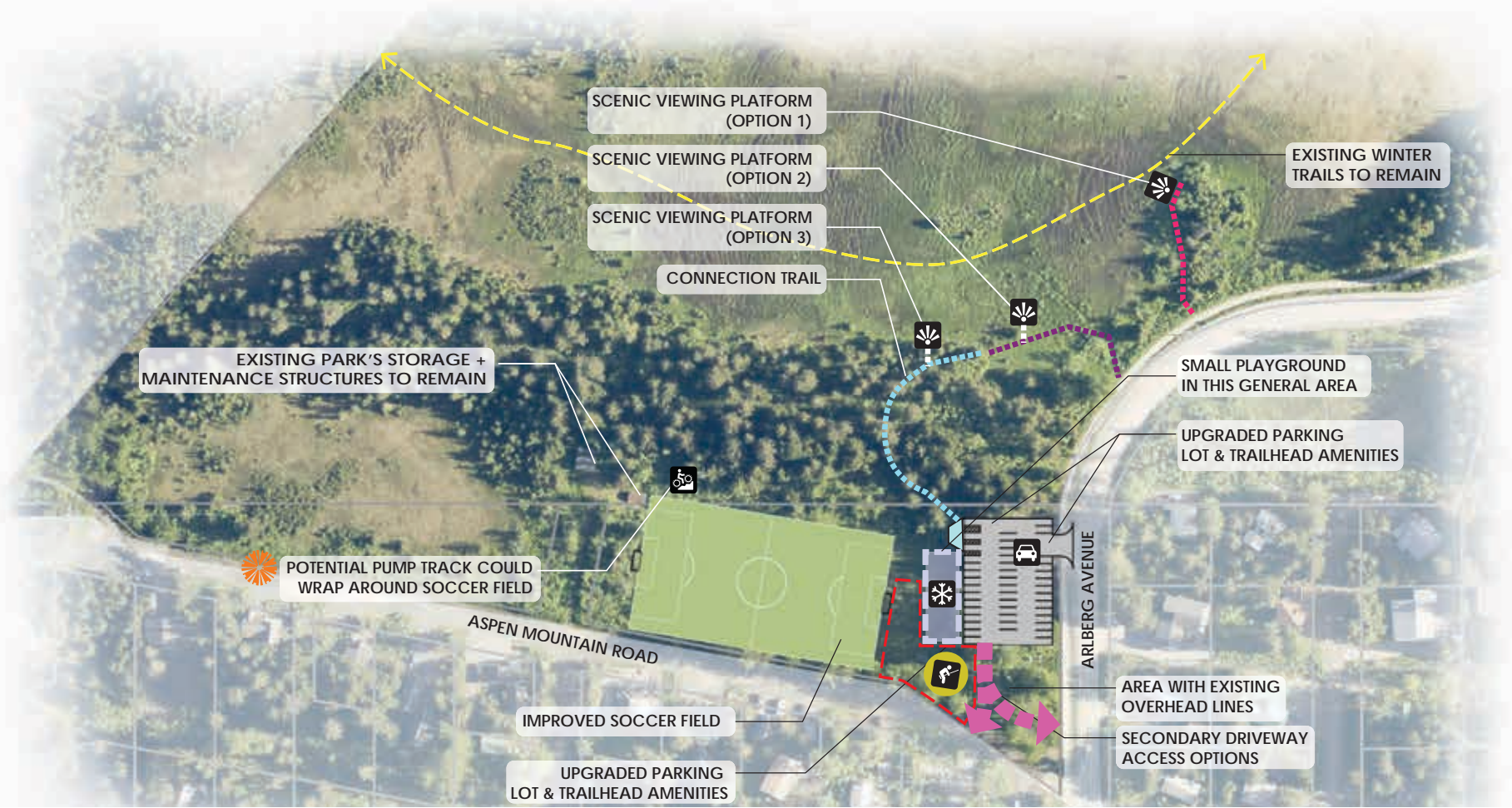
Improve the parking lot to provide approximately 30–40 parking spaces. New amenities should include a park sign, a trailhead kiosk, a bear-resistant trash receptacle, and a screened area for portable restrooms. Continue to provide signage related to dog regulations and include dog waste stations. These improvements align with recommendations in the Girdwood Trails Plan.

SECONDARY DRIVEWAY ACCESS OPTIONS

Explore driveway access options as part of the parking lot design. A sight-distance analysis should be completed to determine whether the existing driveway provides adequate visibility along the curve on Arlberg Avenue. Vegetation within the right-of-way may require selective clearing. A potential secondary driveway access to the south should also be explored, either from Aspen Mountain Road or from Arlberg Drive in areas with existing impacts, while avoiding conflicts with overhead utility lines.



PROPOSED: MOOSE MEADOW PARK DRAFT PLAN MARCH 2026



LEGEND

- | | | | | | |
|--|----------------------|--|-----------------------|--|--|
| | POTENTIAL PUMP TRACK | | PROPOSED VIEWPOINT | | PARK ELEMENT SHOWN IN MULTIPLE PARKS AND LOCATIONS. |
| | PARKING LOT UPGRADES | | PROPOSED PLAYGROUND | | SCENIC VIEWING PLATFORM AND BOARDWALK ROUTE OPTIONS. EXACT ALIGNMENT TO BE DETERMINED AFTER MORE DETAILED SITE ANALYSIS. |
| | | | PROPOSED SNOW STORAGE | | |



Map 11: Proposed Moose Meadow Park

IMPROVED SOCCER FIELD

Improve drainage at the existing Alyeska Playing Field to address persistent waterlogged conditions. The field location may be adjusted as needed to accommodate upgraded trailhead amenities. The soccer field should be configured to support one larger field oriented east–west, with smaller fields accommodated within the same footprint oriented north–south.

SMALL PLAYGROUND

The Girdwood Parks and Recreation system currently has one city playground located at Girdwood Park. While it is a well-loved community asset, it is not located within a residential neighborhood, which limits walkable access for families. Adding a playground at Moose Meadow Park offers an opportunity to introduce a neighborhood-scale play space on existing park land, adjacent to a residential area in an already active park setting.

The playground should be sited to preserve existing trees and maintain appropriate separation from the soccer field. Equipment should ideally serve both 2–5-year-old and 5–12-year-old age groups.

SCENIC VIEWING PLATFORM AND CONNECTION TRAIL

Girdwood residents and visitors value the scenic views provided by the meadow; however, informal access for photography has resulted in impacts to wetland areas and the creation of social trails. This plan proposes a designated viewing platform and associated trail connections to provide structured access while reducing impacts to sensitive areas.

Three potential viewing platform locations are identified. The intent is not to construct all platforms or trail segments; rather, the plan presents options to be evaluated during later design phases. Final alignment and platform locations should consider viewsheds, accessibility, opportunities for loop connections, cost, and avoiding conflicts with winter trail use.





POTENTIAL KIDS PUMP TRACK OPTION

Community members expressed interest in a children’s bike pump track, with feedback emphasizing the value of locating youth-oriented amenities near one another to support varied activities within a shared area. The wooded upland area adjacent to the soccer field and proposed pocket playground, outside the wetland, provides an opportunity to locate a pump track without overlapping uses or impacting sensitive habitat.

A potential pump track location is shown for Moose Meadow Park; however, this master plan also identifies two additional potential locations: one near the proposed Glacier Creek Park campground and one near the Nordic 5K loop. A summary of pump track options and next steps is provided in the Implementation section.

Park Reserve Greenbelts

The Park Reserve Greenbelts are a series of undeveloped parcels, many of which overlap drainage corridors and utility easements that primarily weave through the Alyeska Basin neighborhood, with a few parcels located north of the Alyeska Highway. In the 1985 Turnagain Arm Park Plan, these areas were referred to as the “Alyeska Basin Footpaths” and envisioned as locations for informal walking trails.

Potential trail connections within these greenbelts were more recently evaluated through the 2024 Girdwood Trails Plan and ultimately did not recommend new trails in these corridors. Because trail opportunities were already thoroughly explored through that process, this Park Plan does not revisit or duplicate the trail analysis.

During community outreach for this Park Plan, residents expressed interest in the possibility of using the Park Reserve Greenbelts for trails, boardwalks, small viewing areas, or a pocket park. While these ideas were thoughtfully considered, the parcels’ conditions and environmental constraints limit their suitability for park amenities or development.

As a result, this Plan does not propose new trails or park facilities within the Park Reserve Greenbelts. These areas continue to function as important open space, drainage, and utility corridors. Future planning efforts or partnerships may choose to re-explore limited, site-specific opportunities, but they are not identified as a priority or recommended action within this Plan.

Glacier Creek Park

OVERVIEW OF PROPOSED RECOMMENDATIONS

During the planning process, the community expressed an interest in expanding park facilities within HLB Parcels 6-076, 6-149, 6-166, 6-205, and 6-134. These parcels, with the exception of 6-076, are shown as proposed parkland in this Plan, as “Glacier Creek Park.” A portion of parcel 6-076 has development plans for an Arts and Recreation District project through other Girdwood community organizations; therefore, 6-076 has been labeled for community use. The possibility of developing an RV park on HLB Parcel 6-134 has also been explored by community groups. The recommendations for the parcels making up the Glacier Creek Park site take the community-led developments into consideration as a part of this recreation and community-focused development.

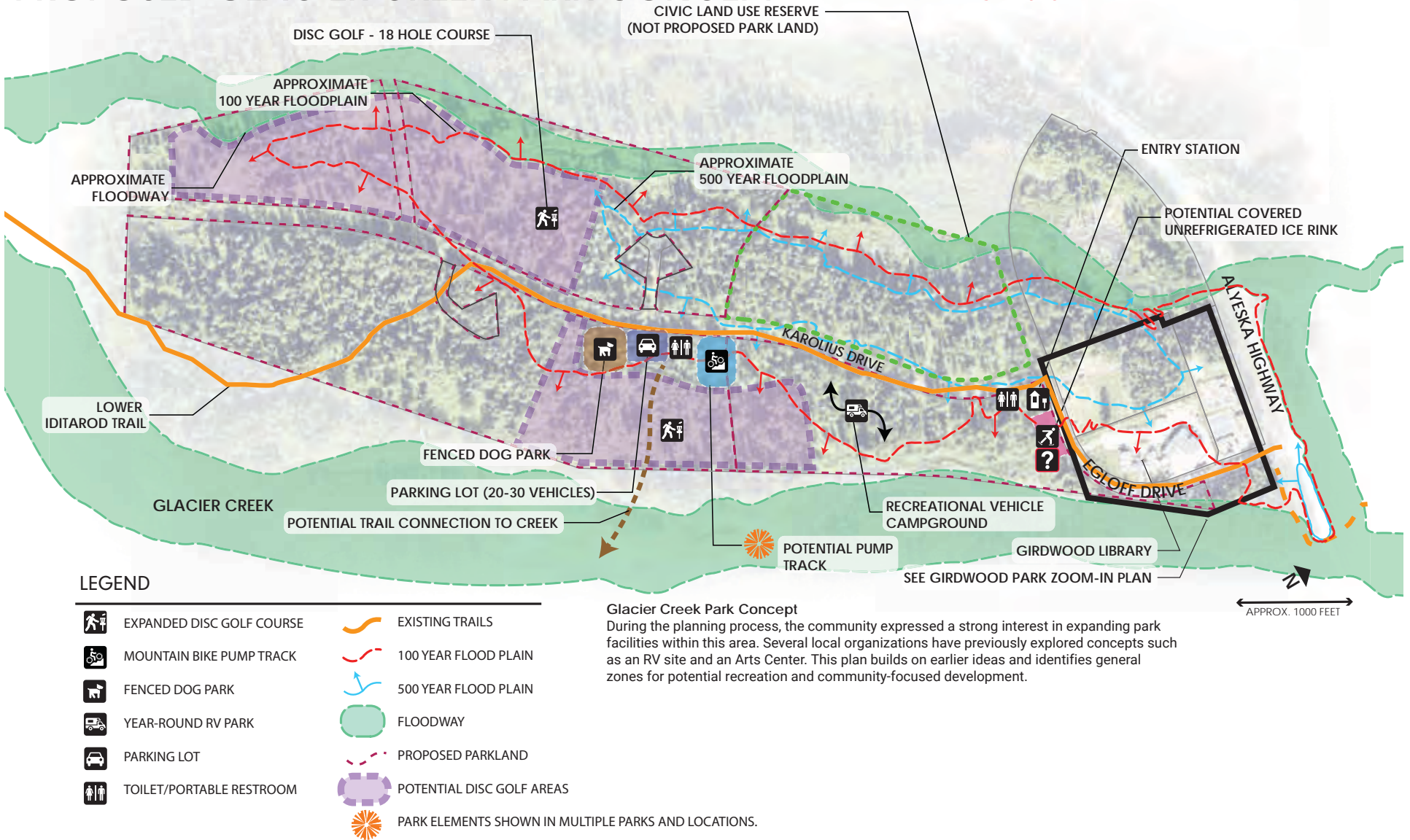
YEAR-ROUND CAMPGROUND

A year-round RV campground is shown as a part of the proposed design. In 2025, the Girdwood Board of Supervisors passed a Resolution of Support (Resolution 2025-08) for the transfer of Parcel 6-134 to Girdwood Parks and Recreation. Part of this resolution calls for a feasibility study, in part for the development of an RV Park. Some community members suggest that an RV park could help support a seasonal workforce; others feel concerned about long-term camping in this area, though MOA regulations state that campers are only allowed to stay for 7 days at one campsite, and only 14 days consecutively at combined campsites. The exact layout, number of sites, and specific boundaries would be determined during future design phases. Previous community efforts have sited the RV Park on this parcel; however, this area conflicts with the 500-year and 100-year floodplains. Any development here should therefore include thorough consultation with qualified hydrologists to ensure that this area is suitable and designed for campground use near or within the flood zones.

Part of the campground design would include an entry station for check-ins, with bathrooms, showers, water hookups, and RV waste disposal. The station is envisioned near the southeast corner of Egloff Drive and Karolius Drive. Individual campsites should be served by electrical hookups and have fire pits along Glacier Creek.



PROPOSED GLACIER CREEK PARK CONCEPT DRAFT PLAN MARCH 2026



Map 12: Proposed Glacier Creek Park

If a new year-round campground is developed on Parcel 6-134, the existing tent campground would be removed and restored to a natural area. Tent camping would instead be accommodated within the new campground, with designated tent sites that include adjacent parking. This approach would consolidate camping in one location, improve access for tent campers who prefer parking near their site, and allow portions of the current campground area to return to natural conditions. Repurposing the existing campground area may also create opportunities to reconsider the future use of the Nissman Pavilion area.

PARKING LOT (20-30 VEHICLES)

A parking lot accommodating approximately 30-40 vehicles is proposed between the fenced dog park and the mountain bike pump track, accessed from Karolius Drive. Amenities should be consistent with those identified in the recently adopted Trails Plan, such as a kiosk, signage, and sanitation.

FENCED DOG PARK

A fenced dog park is proposed to provide a safe off-leash area for dogs and their owners. Dog waste stations should be included. The area is expected to retain mature trees while brushing out the understory to maintain visibility and safe sight lines.

RELOCATED DISC GOLF COURSE

The existing disc golf course is proposed for relocation to the east and southwest of Karolis Drive and re-established as an 18-hole course. Adequate buffers should be maintained between course features, adjacent private parcels, and future amenities. Collaboration with the local disc golf community will be important for layout development, course design, and identifying potential funding sources.





POTENTIAL PUMP TRACK LOCATION

A mountain bike pump track is identified as a potential recreational amenity near the proposed campground area. A pump track has been consistently raised as a desired facility during public engagement and would serve both the Girdwood community and campground users.

The pump track could include multiple loop options designed for a range of skill levels, from beginner to intermediate riders. Locating the facility near the campground may support use by families and visitors while still functioning as a community-serving amenity.

The pump track is shown conceptually, as its final location has not yet been determined. Other parks and park lands in Girdwood are also being considered as potential pump track locations (see the implementation section). If this location is ultimately not selected for a pump track, the area could instead provide additional space for disc golf or other compatible park uses.

POTENTIAL COVERED UNREFRIGERATED ICE RINK

A potential location for a covered, unrefrigerated ice rink is shown along the edge of the proposed Glacier Creek Park, near the existing ballfields at Girdwood Park. This location was identified based on available space, access to parking, and proximity to water infrastructure.

The ice rink is shown as a long-term opportunity to support hockey and other ice-based activities in Girdwood. This facility is conceptual and would be dependent on future partnerships, funding, and operational considerations.

Alyeska Resort has identified a potential ice hockey rink as part of its planned resort expansion. As those plans advance, Girdwood Parks and Recreation should coordinate with Alyeska Resort to avoid duplication of facilities. If an ice rink is developed by the resort, a separate rink at Glacier Creek Park may not be necessary.

Future Park Land

OVERVIEW

This section identifies lands that could support future parks or recreation facilities. These opportunities fall into three general categories: specific park sites, future residential growth areas, and partner-led or agency-driven projects. In some cases, no specific park facilities are proposed at this time; instead, this plan highlights where future coordination, land transfers, or development decisions could create meaningful recreation benefits for the community.

SPECIFIC PARK SITE

Nordic 5K and Mountain Bike Trail Area with Pump Tracks

The existing Nordic 5K loop and mountain bike trail areas, present an opportunity for improved coordination and long-term management. Community members and trail groups noted that trail projects in these areas are subject to Heritage Land Bank's review and approval process, which involves additional public review processes and surveying requirements compared to procedures typically used for other municipal park projects. This plan recommends exploring management options with HLB to better align trail development, permitting, maintenance, and funding with Girdwood Parks and Recreation. A clearer management structure could also support continued collaboration with nonprofit partners that build and maintain these trails.

This area may also be suitable for a pump track, which could provide a skills-building and practice space that complements the existing and proposed mountain bike trail system. If pursued, pump track design should include features appropriate for both young children and experienced riders.

MIDDLE AND UPPER MEADOWS









The land that surrounds the Nordic 5K and mountain bike trail area, as identified on the Future Park Land Map, is comprised of highly valued recreation land with trails, natural vegetation, and meadows. Similar to what is noted above, regarding the Nordic 5K and mountain bike areas, the community is interested in this area being preserved as park land for continued park and trail uses.





PROPOSED: FUTURE PARK LAND

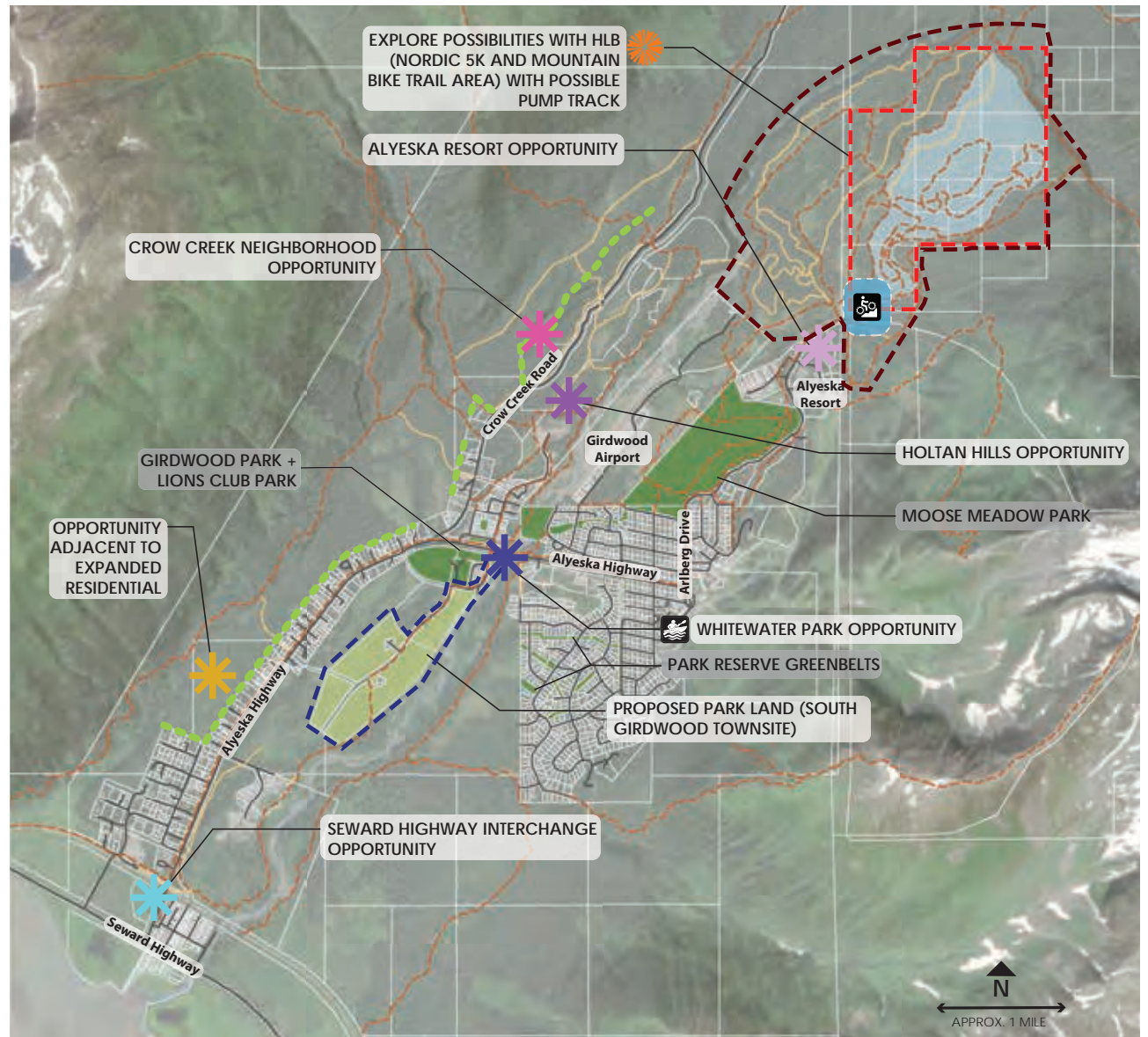
DRAFT PLAN MARCH 2026

LEGEND

-  PROPOSED FUTURE PARK PARCELS
-  EXPLORE POSSIBILITIES WITH HLB
-  FUTURE PARKLAND GOAL
-  MOUNTAIN BIKE PARK (AS IDENTIFIED IN THE GIRWOOD TRAILS PLAN)
-  EXISTING TRAILS
-  PROPOSED TRAIL (AS IDENTIFIED IN THE GIRWOOD TRAILS PLAN)
-  VEGETATED BUFFERS (AS IDENTIFIED IN THE GIRWOOD LAND USE PLAN)
-  PARK ELEMENTS SHOWN IN MULTIPLE PARKS AND LOCATIONS

OPPORTUNITY ZONES

-  CROW CREEK NEIGHBORHOOD OPPORTUNITY
-  OPPORTUNITY ADJACENT TO EXPANDED RESIDENTIAL
-  HOLTAN HILLS OPPORTUNITY
-  SEWARD HIGHWAY INTERCHANGE OPPORTUNITY
-  ALYESKA RESORT OPPORTUNITY
-  WHITEWATER PARK OPPORTUNITY



Map 12: Proposed Future Park Land

GLACIER CREEK PARCELS

As identified in the Glacier Creek Park section above, this plan recommends exploring the transfer of HLB Parcels 6-134, 6-205, 6-149, and 6-166 into Girdwood Parks & Recreation management to support long-term community recreation needs. These parcels could accommodate future facilities such as an RV park, disc golf course, dog park, or additional trail-related amenities. Any future development would require further analysis and community input.

Future Residential Growth Areas

DESCRIPTION

The 1985 Plan describes planning for neighborhood parks as a part of new residential developments. These parks are outlined as being 5-10 acres, with amenities like play areas, stands of trees, open grassy areas, and picnic areas. This Plan also proposes including neighborhood public parks in new residential developments to provide walkable parks for residents. An amendment to AMC Title 21 – Land Use Planning should be discussed with the Girdwood Community and Municipal staff to determine if this desire should be codified within Girdwood’s Subdivision regulations.

CROW CREEK NEIGHBORHOOD OPPORTUNITY

The Crow Creek Neighborhood Land Use Plan (2006) and the Girdwood Comprehensive Plan both identify this area for future residential development. As subdivision and platting occur, developers and landowners are encouraged to consider incorporating small pocket playgrounds to improve walkable access to play spaces for nearby families.

NEIGHBORHOOD DEVELOPMENT OPPORTUNITY

The future residential area, west of Alyeska Highway and east of Beaver Pond Trail, is identified in the Girdwood Comprehensive Plan as a residential expansion zone. Should development proceed, the community and project partners may want to explore opportunities for pocket playgrounds to ensure close-to-home recreation options for future residents





HOLTAN HILLS OPPORTUNITY

Housing is planned for the area north of the existing elementary school, this area is referred to as Holton Hills. The community expressed interest in supportive park features between the elementary school and the new housing development. Park features should not duplicate school elements, but compliment both passive and active recreation opportunities. This would be a portion of the 6-011C HLB parcel in the zone indicated on the map.

EXISTING NEIGHBORHOOD OPPORTUNITIES

The Alyeska Basin neighborhood, located south of Alyeska Highway and east of Glacier Creek, does not currently have a playground within walking distance. Community members expressed interest in a small pocket park that would provide a convenient, neighborhood-scale gathering and play space for residents.

Much of the undeveloped land in this area is privately owned, and the Park Reserve Greenbelts present size, environmental, and utility constraints that limit their suitability for active park development. However, these constraints do not preclude the possibility of a neighborhood park. Although this Plan does not identify a specific park parcel the Plan recommends a pocket park in Alyeska Basin as a future opportunity.

Partner-Led or Agency-Driven Projects

DOT OPPORTUNITY

The Alaska Department of Transportation has identified long-term transportation improvements at the intersection of the Seward Highway and Alyeska Highway. As these improvements advance, there may be opportunities to incorporate a small park or rest area that supports visitors traveling through the corridor and serves nearby businesses. Features such as picnic shelters, seating, or other general park amenities could enhance the area and provide a welcoming space for residents and travelers alike.

ALYESKA RESORT OPPORTUNITY

Alyeska Resort has identified housing as a component of its Master Plan. As these improvements progress, developers should consider opportunities to incorporate a small pocket park or playground to serve the additional residents who will result from new developments.

WHITEWATER PARK OPPORTUNITY

The public expressed interest in a whitewater park along Glacier Creek, near the existing bridge. This use is designated as a potential new facility within the creek. Thorough analysis would need to account for the dynamic movement of Glacier Creek.



IMPLEMENTATION

This chapter outlines how the recommendations in this Plan can be implemented over time. While earlier sections describe the envisioned park improvements and future park opportunities, and why they matter, this chapter focuses on roles, responsibilities, coordination, and next steps.

Implementation will occur incrementally and will depend on funding availability, partnerships, permitting, and future decision-making. Not all actions are expected to occur at once, and some recommendations are intentionally flexible to allow the community to respond to changing conditions and opportunities.

Improvements and Additions to Existing Parks

Improvements and additions within existing municipal park land should be implemented as maintenance and capital projects led by, or in close partnership with, Girdwood Parks and Recreation and relevant user groups; especially when considering specialized recreation facilities such as a pump track, skatepark, disc golf course, pickleball court, ice rink, or similar amenities. These projects may include new facilities, or upgrades to existing amenities identified in this Plan.

Community survey results show strong support for multiple funding approaches to advance park improvements. Respondents expressed the highest levels of support for volunteering, community-led fundraising, and municipal bonds dedicated to Girdwood parks. A majority of respondents also indicated support for a visitor-paid tax, such as a bed tax or recreation tax, while increased facility rental fees received lower overall support. Overall, the survey indicates a preference for public investment and community participation over reliance on user fees.

Volunteerism is a well-established and highly valued component of park development in Girdwood. Community members frequently cited the volunteer-led construction of the existing playground as an example of successful collaboration. Continued support for volunteer participation can help strengthen community ownership.



Future Park Land

EXPLORE POSSIBILITIES WITH HLB (NORDIC 5K AND MOUNTAIN BIKE TRAILS) + PUMP TRACK OPTION

Community interest supports expansion of trail opportunities and potential development of a pump track near the existing Nordic 5K and mountain bike trail system. This area is public municipal land managed by Heritage Land Bank (HLB).

Local trail organizations are interested in developing more trails in this area, as is aligned with the Girdwood Trails Plan; however, the current approval process through HLB to develop trails involves more public involvement and surveying requirements that would not be typical for trail projects on other municipal lands.

The community has also identified the area beyond the Nordic 5K and existing mountain bike trails as a long-term park land opportunity as identified on the Future Park Land Map. MOA does not currently hold clear title to the land and would need to acquire it from the Bureau of Land Management (BLM) through the State of Alaska. This process could take several years, and until it is complete this area must stay in HLB's inventory. However, one potential long-term goal could be for Girdwood Parks and Recreation to hold management authority of this area in whole and in part through an Inter Governmental Permit (IGP). This would allow Girdwood Parks and Recreation to oversee these lands for future municipal park and trail development in partnership with local trail groups, however certain development or use would still require a more rigorous public process through HLB.

IMPLEMENTATION ACTIONS:

- ❖ Explore avenues for management agreements, permits, or easements with HLB to allow for streamlined recreation development by Parks and Recreation.
- ❖ Evaluate long-term feasibility of land transfer to municipal park ownership as a future objective with HLB.

Glacier Creek Park

This Plan recommends transfer of HLB Parcels 6-134,6-149, 6-166, and 6-205 into municipal park land to support long-term recreation needs. These parcels are zoned GCR-1 and GC-5, per Title 21, Chapter 9 an Area Master Plan and Development Master Plan may be required in these zones prior to development of these parcels.





IMPLEMENTATION ACTIONS:

- ❖ Coordinate with HLB to request transfer of these parcels out of HLB inventory. 6-134 is mentioned in the 2026 HLB Work Plan as a parcel that HLB is expecting to receive a transfer request for.
- ❖ Pursue designation of transferred parcels as municipal park land under Parks and Recreation management.
- ❖ Work with the MOA Planning Department to determine Area Master Plan and Development Master Plan requirements.

Residential Expansion Opportunities

Future residential development in the Crow Creek area or western lower valley should include park land dedication to ensure walkable access to recreation facilities.

IMPLEMENTATION ACTIONS:

- ❖ Coordinate with the Municipality of Anchorage Planning Department to develop a Title 21 implementation measure requiring park space and/or playground facilities as part of new neighborhood development.
- ❖ Establish standards for minimum park acreage, facility type, and accessibility based on neighborhood scale.

Existing Residential Opportunities

Current residential developments in Girdwood that do not have a park within a ¼ mile would benefit from neighborhood pocket parks.

IMPLEMENTATION ACTIONS:

- ❖ Pursue opportunities for additional parkland or a park development on parkland in a neighborhoods that lack a nearby park or playground.

DOT Opportunity

The Alaska Department of Transportation has identified long-term transportation improvements at the Seward Highway and Alyeska Highway intersection. This project may provide an opportunity to incorporate a small public rest area or park space serving corridor users and adjacent commercial areas.

IMPLEMENTATION ACTIONS:

- ❖ Coordinate with DOT during project development to advocate for inclusion of public park or rest area amenities.
- ❖ Identify potential park configurations and maintenance responsibilities as part of project scoping.

Alyeska Resort Opportunity

Future resort housing development may provide opportunities to establish public recreation or park land that supports residents and employees.

IMPLEMENTATION ACTIONS:

- ❖ Coordinate with Alyeska Resort during housing planning efforts to identify opportunities for public park land dedication or shared-use recreation amenities.
- ❖ Pursue agreements that ensure long-term public access and maintenance responsibilities.





Whitewater Park Opportunity

Public outreach identified interest in the development of a whitewater park along Glacier Creek near the existing bridge. Feasibility is dependent on creek dynamics, channel stability, and long-term maintenance considerations.

IMPLEMENTATION ACTIONS:

- ❖ Conduct feasibility evaluation, including engineering analysis, safety review, and environmental assessment.
- ❖ Evaluate channel movement and long-term site viability to determine whether a permanent facility is appropriate.
- ❖ If feasible, pursue design development and funding strategies for implementation.

Other Proposed Facilities

Community Center + Pool

Throughout the planning and outreach process, the community expressed strong interest in a community center and other covered recreation facilities. A swimming pool was identified as the second-highest priority recreation facility in the community survey.

The YMCA is exploring a model under which it could sustainably operate in Girdwood. However, given the community size and the cost of development, it is currently unclear whether this is feasible.

IMPLEMENTATION ACTIONS:

- ❖ Continue to work with the YMCA and Alyeska Resort to navigate potential future opportunities for a recreation facility in Girdwood.



Ice Rink

A covered ice rink is identified as a proposed facility in this Plan. However, the Alyeska Master Plan also identifies potential plans for a covered ice rink. Given the size of the community, Girdwood likely cannot support two covered ice rinks.

IMPLEMENTATION ACTIONS:

- ❖ Coordinate with Alyeska Resort to confirm whether the resort intends to pursue an ice rink before moving forward with development of a rink on municipal park land.

Pump Track

The community expressed a strong interest in the development of a pump track. This Plan identifies multiple potential locations for such a facility.

IMPLEMENTATION ACTIONS:

- ❖ Evaluate proposed sites for access, terrain suitability, and compatibility with surrounding land uses.
- ❖ Coordinate with user groups to confirm facility needs and support fundraising.
- ❖ Pursue design development consistent with safety and recreation facility standards.

Staffing

Girdwood Valley Service Area currently has two full-time year-round staff and hires two full-time summer seasonal Parks and Recreation staff members. This staffing level limits the department's ability to maintain existing park infrastructure and facilities. Adding staff is an identified goal of the department and will become increasingly important if additional parkland or facilities are developed.

IMPLEMENTATION ACTIONS

- ❖ Work with GBOS and the budgeting process to add year-round, full-time maintenance staff for parks, road and trails.

Other Design/Management Considerations

Dark Sky Considerations

As new facilities are developed and existing parks are improved, lighting design should align with dark sky principles. Girdwood's setting, long winter nights, and views of the night sky are valued community assets. Park lighting should be limited to where it is necessary for safety and function, and designed to minimize light spill, glare, and skyglow. Applying dark sky standards will help maintain Girdwood's rural character, protect wildlife habitat, reduce energy use, and preserve nighttime visibility for residents and visitors.

Waste Management and Recycling

Waste and recycling systems within parks should align with broader community waste management efforts to ensure consistency, efficiency, and ease of use. Collection frequency, seasonal demand, and long-term maintenance capacity should be considered during project planning, with coordination between service providers and community partners to streamline operations and support education around waste reduction. A clear and consistent strategy will help maintain clean park spaces, protect natural resources, and reinforce stewardship across the park system.





MEMO

TO: Girdwood Board of Supervisors

FROM: Huddle AK

SUBJECT: Girdwood Parks Master Plan – Proposed Amendments

DATE: April 17, 2026

Girdwood Board of Supervisors,

The Public Review Draft of the Girdwood Parks Master Plan was made available on the project website on March 5th, 2026 and remained open for 1 month, closing on April 6th. The Plan was advertised on social media and through email. We received 30 responses, 27 through the online survey and 3 via email. These responses were distilled in a spreadsheet and comments of note were discussed with the Girdwood Parks Master Plan Advisory Committee on April 14, 2026. The project team have proposed the following amendments to the Girdwood Parks Master Plan. The Advisory Committee offers their support for GBOS to support the plan with the proposed amendments (please see attached resolution):

Moose Meadow Park

1. Add language to the Proposed Moose Meadow narrative that describes the potential for land swap with DOT to address the current Moose Meadow trails that cross onto airport property. Add language to describe potential for securing land as park land or publicly accessible. [Proposed Moose Meadow Narrative]
2. Add biking and walking to Moose Meadow narrative as activities at this park. [Existing Moose Meadow Narrative]
3. Indicate summer vs. winter trails on Moose Meadow map. [Existing Moose Meadow Map]

Girdwood Park

4. Remove volleyball symbol from future potential sport court adjacent to existing tennis courts and remove mention of volleyball in this area from the narrative. [Proposed Girdwood Park Map and Narrative]

Pickleball

5. Add language to explain that more pickleball courts may be able to fit in footprint shown at Lions Club. [Proposed Girdwood Park + Lions Club Park Narrative]
6. Site a backup location for pickleball to the north portion of Lions Club. [Proposed Girdwood Park + Lions Club Park Narrative and Map]

Pump Tracks

7. Provide a more clear list of pump track locations and how they would differ at each potential location in terms of size, difficulty, etc. [Pump Track Implementation Section]
8. Include language to explore an asphalt pump track. [Pump Track Implementation Section]

Forest Fair Park

9. Add “in accordance with timing for event” when discussing working with Forest Fair board. [Proposed Girdwood Park + Lions Club Park Narrative]
10. Call out potential for future play equipment or exercise stations added throughout the Forest Fair Park that would not interfere with Forest Fair activities. [Proposed Girdwood Park + Lions Club Park Narrative]
11. Add language in narrative about managing the forest as old growth cottonwoods are removed or die. [Proposed Girdwood Park + Lions Club Park Narrative]

Glacier Creek Park

12. Add sentence in narrative that clarifies that proposed facility layouts are schematic and may change as more detailed design and analysis are conducted. [Proposed Glacier Creek Park Narrative]

Future Park Land

13. Extend the dotted line that shows future park land goal around the Nordic 5k and proposed Forest Loop Trail north so that it goes above the creek to “Four Corners.” [Proposed Future Park Land Map]
14. Be more explicit about opportunity for Girdwood Parks and Rec to do a land swap with DOT property in the Mine Roads neighborhood to try and address community interest in a neighborhood park. [Future Park Land: Existing Neighborhood Opportunities Narrative]

15. Add a summary of existing acreage of park land and how much additional acreage the Future Park Land in this plan would contribute. [Future Park Land Narrative]
16. Make a global comment for all undevelopable parcels in Girdwood – that P&R would be interested in finding more park land and that private landowners can work the organizations like the Great Land Trust or Girdwood Parks and Recreation if there is land they would like to see become park land. [Future Park Land Narrative]
17. Add sentence on pg. 61 that Alyeska park opportunity should support employee uses. [Future Park Land: Alyeska Park Opportunity Narrative]
18. Multiple comments request explicit mention of transfer of specific HLB parcels – this is laid out in the Implementation Section. Reference to the page number with HLB parcel transfer will be added in these sections to point readers to the implementation section. [Glacier Creek Park Narrative and Future Park Land Narrative: Nordic 5K]
19. Add language explaining that final siting of any potential whitewater park would depend on future hydrologic analysis and would be placed based on those findings, location shown on map is preliminary and could change. [Implementation Section: Whitewater Park Opportunity]
20. Adjust park location boundary on Future Park Map to align with the park extent that matched the proposed amenities for Glacier Park Area (this extent aligns with the original park recommendation map from GCP submittal by Girdwood Inc.) [Proposed Future Park Map]

Implementation Actions

21. Specify that SWS is the agency to work with to establish recycling in Girdwood. [Implementation Section: Waste Management and Recycling]
22. Change language in narrative for the Community Center from “YMCA” to be more broad about a non-governmental organization. [Implementation Section: Community Center + Pool]

General

23. Add paragraph at end of plan that discusses funding process and opportunities. [Implementation Section]
24. Fix spelling of Holtan Hills. [Future Park Land: Holtan Hills Opportunity Narrative]
25. Add more labels of existing facilities at Girdwood Park. [Proposed Map for Girdwood, California, and Lions Club Park]

26. Fix typo in Moose Meadow narrative from Arlberg Drive to Arlberg Avenue.
[Moose Meadow Park Existing Conditions Narrative]
27. Update Future Park Land legend so bike park symbol on map and legend match. [Proposed Future Park Land Map]
28. Make plan timeframe consistent throughout document – refers to plan as both 10 and 15 year plan. [Throughout Document]

AO 2026-32 An Ordinance to allow more flexibility for several uses related to food production, food access, and agriculture

Note: This proposed ordinance only applies to Anchorage Bowl.

Purpose:

To strengthen food security and the local food production economy in Anchorage.

Key changes:

- Adds a new accessory use of *Food and Beverage Production* across all residential, commercial and some industrial zones in the Bowl
 - includes production but not sale of alcohol
 - limits delivery traffic to 9am-5pm in residential zones
- Allows *Hobby Farm* as an accessory use in all residential and commercial zones
- Allows *Commercial Food Production* as a Conditional Use in residential zones
- Allows beekeeping across all residential zones
- Loosens some related requirements on commercial activity in residential zones

For technical reasons, this ordinance can't be simply extended to Girdwood.

Current status in Girdwood

- Girdwood Land Use code does not have any *Food Production* use category or *Hobby Farm*
- Girdwood does allow retail / food service in commercial zones which includes restaurants, bars, coffee shops and grocery stores
 - Alcohol production falls under light industrial use
- *Cottage crafts* are permitted in commercial but not residential zones, but may not include food production
- Beekeeping is a permitted accessory use in all developed residential zones*

The 2025 Girdwood Comprehensive Plan does not explicitly address food security, but does include a policy about cottage crafts

GOAL E1: Economic Diversification and Sustainability

POLICY E1.4: Girdwood increases opportunities for cottage crafts.

Question to GBOS

Would Girdwood benefit from similar flexibility for food production?

GBOS now has the power to introduce text amendments to Title 21 Chapter 9.

This could be referred to GHEC for drafting an update to include an accessory use for food production across commercial and residential zones.

Submitted by: Mayor LaFrance and
Assembly Members Johnson,
Martinez, and Silvers.
Prepared by: Planning Department
For reading: March 3, 2026

**ANCHORAGE, ALASKA
AO No. 2026-32**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS**
2 **21.05, USE REGULATIONS, AND 21.15, RULES OF CONSTRUCTION AND**
3 **DEFINITIONS, TO EASE RESTRICTIONS ON AGRICULTURAL USES AND**
4 **FOOD PRODUCTION IN THE ANCHORAGE BOWL.**
5

6 (Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)
7

8 **WHEREAS**, Anchorage has a range of agricultural and food production activity
9 across the Bowl; and,
10

11 **WHEREAS**, in AO No. 2025-114 on November 4, 2025, the Anchorage Assembly
12 adopted streamlined rules for cottage food production, to assist small businesses
13 and increase access to local foods; and,
14

15 **WHEREAS**, the Mayor's Office has engaged producers and other stakeholders on
16 ways to boost local food production, identifying challenges with market access, land
17 availability, and high costs of value-added processing; and,
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19 **WHEREAS**, Anchorage depends heavily on imported foods, with an estimated 95%
20 of food consumed by Alaska residents coming from outside; and,
21

22 **WHEREAS**, improving food security and economic resilience are priorities of the
23 LaFrance Administration and Anchorage Assembly; and,
24

25 **WHEREAS**, increased energy prices and transportation costs have made it
26 increasingly difficult for producers to operate effectively; and,
27

28 **WHEREAS**, food security and economic stability are of interest to the public and the
29 Assembly; and,
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31 **WHEREAS**, the Assembly introduced AO No. 2025-62 on June 24, 2025, for
32 discussion on facilitating more food production and broader agricultural activity
33 across Anchorage; and,
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35 **WHEREAS**, the Planning Department has received comment about several other
36 issues related to food production which could be combined into this ordinance; now,
37 therefore,
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39 **THE ANCHORAGE ASSEMBLY ORDAINS:**
40

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																											
Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDU ST.		OTHER				Definitions and Use-Specific Standards					
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		I-1	I-2 ¹	MI	AF	DR
¹ See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district. ² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i> . ³ Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility. ⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process. ⁵ In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit. ⁶ Health services facilities not to exceed 15,000 gross square feet per individual parcel. ⁷ See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.																											

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

*** *** ***

B. General Standards

*** *** ***

2. Compliance with Ordinance Requirements

*** *** ***

b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a “home occupation” at subsection 21.05.070D.11. Except for Accessory Food and Beverage Production, [I] if the use exceeds the standards of a “home occupation”, then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the

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use is allowed, and any use-specific standards.

*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

1. Explanation of Table Abbreviations

*** *** ***

g. Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																													
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																													
Accessory Uses	RESIDENTIAL										COMMERCIAL			INDUST.		OTHER					Definitions and Use-Specific Standards								
	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		I-1	I-2	MI	AF	DR	PR	PLI	W
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D. 8.
Food and Beverage Production, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							21.05.070D. 9.
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		P	21.05.070D. 10[9].	

³ The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.
⁴ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

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D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

*** *** ***

9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood. This use does not allow for retail sales.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs,

there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use.

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood, and deliveries shall only be allowed between 9:00 a.m. and 5:00 p.m.

iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use.

*** *** ***

<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Commission Case No. 2026-0003)

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Mike Edgington & Jennifer Wingard, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek*

April 27 2026 MOA GBOS Quarterly Meeting Agenda Draft

4 p.m. via Microsoft Teams & Girdwood Community Room

This hybrid meeting is taking place via Microsoft Teams & at the Girdwood Community room.

Join: <https://teams.microsoft.com/meet/24898330831304?p=LzMzMfsLicrhW66t5c>

Meeting ID: 248 983 308 313 04 Passcode: Lv7KW3gh

Dial in by phone [+1 907-519-0237,635988324#](tel:+19075190237635988324) Phone conference ID: 635 988 324#

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct. Call to Order Jennifer Wingard or Mike Edgington, Co-Chair

Land Acknowledgement: The Girdwood Board of Supervisors acknowledges the indigenous peoples of Alaska, whose land we reside on. The community of Girdwood, situated between the areas known to be Dena'ina and Alutiiq homeland, respects the people who were stewards of this land for generations. We commit to the continued stewardship of this land and are grateful to be part of a wider community that seeks to maintain a sustainable use of Girdwood Valley for present and future peoples.

Roll Call & Disclosures

Announcements:

The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged. To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion. Please be respectful of everyone's opinions.

Agenda Revisions and Approval

April 27 2026 MOA GBOS Quarterly Meeting Agenda approval

Invitees determined by Municipal Manager after pre-meeting: Becky Windt Pearson, Municipal Manager; Tiffany Briggs, Director of Real Estate; Bob Doehl, Economic and Community Development; Ona Brause, Office of Management and Budget; Mélisa Babb, Planning Director; Melinda Kohlhaas, Director, Project Management & Engineering; Kelli Toth, Director of Solid Waste Services; Shanna Gamble, Director of Parks and Recreation; Quincy Arms, Managing Assistant Municipal Attorney; Zach Schwartz, Assistant Municipal Attorney; Kent Kohlhaas, Public Works Director; Shay Throop, Maintenance and Operations Director

Agenda

Welcome and Introductions

1. SWS/Anchorage Parks and Rec fee surcharge & recycling
2. Tourism Improvement Projects (bed tax revenue to offset negative visitor impact)
3. Follow-up on some Intergovernmental Charges in GVSA budgets (specifically Fire and Roads)
4. Orca View Subdivision

Public Comment: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

Concerned About Wildfire? We've Got You Covered



Free chipping & home sprinkler kits we're offering to help you protect your property.



**Summer
2026**

Protecting Before & During the Emergency

- Sign up for Smart911 powered by RAVE
- Attend one of our events
- Receive a free sprinkler kit
- Keep your property watered & we'll use the sprinklers if a wildfire approaches

Helping You Create Defensible Space

- Be a Firewise Participant
- Reduce vegetation
- Place woody debris at the end of your driveway for chipping

MORE INFO



➤➤➤ More Information ‹‹‹

These programs are available while supplies and funds last and only to property owners in the Wildland Urban Interface.

Chipping Program

- Firewise participation is requested:
 - Have an assessment on file that was performed within the last 5 years **or**
 - Document a self-assessment on our website **or**
 - Sign up for a free assessment
- Notify your Community Council Wildland Urban Interface Community Action Team (WUI-CAT) representative that you are interested & sign up later this spring/early summer
- Prepare your pile:
 - Stack brush & woody debris at the end of your driveway, accessible from the road
 - Establish a pile no larger than 10 ft x 10 ft x 4 ft
 - Maximum material length: 8 ft; Maximum material diameter: 16 in
 - **No** stumps, dirt, trash, or construction materials will be accepted
- Wondering about the wood lots? They will be open in 2026. More details to come!
- This flyer offers preliminary information. Program details subject to change as implementation progresses. Please monitor wildfire.muni.org for updates.

Sprinkler Kits

- Each kit will contain tripod sprinklers along with necessary hose and connections.
- Attend one of our events and show us that you:
 - Live in the WUI
 - Have signed up for Smart911
- We will send you home with a sprinkler kit while supplies last
- If we need to replenish our supply, we will provide you with an alternate pickup site and notify you when your kit is ready
- Use the kits **before** a wildfire: keep your lawn and landscaping well watered
- **During** a wildfire incident, we will deploy these sprinklers to help protect your home by keeping surfaces wet and reducing ember ignition
- The first opportunity to receive a kit is at the Wildfire Open House on May 9, 11:00 AM–3:00 PM at Hilltop Ski Area & Bike Park Chalet

THANK YOU

We are thankful for the continued collaboration with Anchorage Hillside Home and Landowners Organization (HALO) and WUI-CAT. It is through their support that we are organizing and implementing this grant-funded program.

<https://sites.google.com/view/wuicat>

<https://anchoragehalo.org>

Sign Up for Smart 911 TODAY: www.muni.org/smart911

Sign Up for a Firewise assessment: <https://tinyurl.com/FirewiseANC>

Stay up to date: wildfire.muni.org or find us on Facebook

Questions? email wildfire@muni.org

WHEREAS, the Girdwood Board of Supervisors (GBOS) strongly supports all the work that has gone into developing the Community Wildfire Protection Plan and appreciates the close collaboration between the AFD Wildfire Division with Girdwood Fire Department staff; and

WHEREAS, GBOS acknowledges that wildfire resilience is a community-wide effort which requires collaboration across landowners, land managers, local government, business, and residents; and

WHEREAS, GBOS submitted public comments in November 2025, expressing two major concerns from our Girdwood perspective and have not received constructive or specific feedback since; and

WHEREAS, Girdwood home owners have begun to report much higher home insurance premiums, with brokers explaining the increase in part by the new "HIGH" wildfire hazard rating in the CWPP; and

WHEREAS, as expressed in its comments, GBOS has concern about the Suppression Protection Unit Hazard Rating (SPUHR) for Girdwood, which was based on weather data from a single station in the Anchorage Bowl, although the CWPP acknowledged elsewhere that the local Girdwood climate is significantly different from that of either the Bowl or Northern Communities, with annual precipitation around 3 times higher than urban Anchorage; and

WHEREAS, a widely cited recent study on wildfire occurrence risk identified that when flammable fuel is present, wetting rain days (WRD), are the most significant predictor of wildfire occurrence probability and the Girdwood's average WRD is over twice that of Anchorage Bowl; and

WHEREAS, wildfire risk analysis should be based on extreme weather conditions rather than average conditions, but no proper analysis has been performed, so by not considering the actual climatic conditions the hazard rating assigned to the Girdwood SPU can not be considered reliable; and

WHEREAS, an additional concern brought forth in previous comments was the recently adopted Girdwood Comprehensive Plan (GCP), where multiple community values and future Land Use regulation changes were identified, which emphasize the connection between forested environments and residential housing; and

WHEREAS, these goals and policies are in direct contrast with the CWPP mitigation strategy proposals, such as 200-300' wide shaded fuel breaks; and

WHEREAS, GBOS urged the project team to revisit the mitigation strategies proposed for Girdwood with the above values in consideration, and recommended by HLB under *Method* pg 35; and

WHEREAS, proposed roadside treatments on Alyeska Highway and Crow Creek Road of 200' and 300' shaded fuel breaks and or road infrastructure improvement, (*Method* pg 36) did not include comments from the Landowner & Managers (US Forest Service or USDA-Chugach National Forest, HLB, Anchorage School District);

THEREFORE, the GBOS requests a formal response from the AFD Wildfire Division explaining why a HIGH rating was given to our community despite the lack of any reliable climate analysis.