

Davis Park MASTER PLAN

A 20 YEAR VISION FOR THE DEVELOPMENT OF DAVIS PARK

AUGUST 2015



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Davis Park Advisory Group

Dave Barney	Mt. View Boys and Girls Club
Jason Bookman	Park Neighbor
Don Crandall	Park Neighbor
Daniel George	Mt. View Community Council
Captain Sara Hood	Joint Base Elemendorf-Richardson
Kirk Huff	Marstel-Day - JBER Liaison
Adam Klein	Alaska Disc Golf Association
Radhika Krishna	Anchorage Community Land Trust (ACLT)
Dan Maher	Park Neighbor
Anne Ooms	Anchorage Ultimate Frisbee
Louie Orozco	Alaska Disc Golf Association
Robert Posma	Mt. View Lions Club
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Kirk Rose	Anchorage Community Land Trust (ACLT)
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Cameron Vivian	Alaska Rugby Union
Michael Zirsh	Mt. View Lions Club

Anchorage Parks and Recreation Staff

Josh Durand	Parks Superintendent
Michelle Fehribach	Volunteer Coordinator
Maeve Nevins	Park Planner
Steve Rafuse	Project Manager/Park Planner
John Rodda	Director of Parks and Recreation

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Chapter I: Introduction

This chapter provides an overview and background of the Davis Park Master Plan and includes the project purpose, guiding principles and relevant planning documents.

Overview

Davis Park is a Community Use Park located in the Mountain View neighborhood of northeast Anchorage. The park serves both the local neighborhood as well as the larger community and provides for a unique mix of recreational activities not found in other parts of Anchorage. Regardless of the Davis Park's many positive attributes, it has lacked significant investment over the last ten years.

In recent years, residents and community leaders have sought to transform Davis Park into a major community asset. This is reflected in the 2015 Mountain View Targeted Neighborhood Plan which identifies "Improving Davis Park" as one of the community's top five priorities.

The Davis Park master plan recognizes the communities desire to improve the park. The plan provides a path forward for future investment. It identifies community needs, addresses issues and concerns, and establishes a framework for future development of the park.

The Davis Park Master Plan provides a 20 year vision for management and development of Davis Park. The plan embodies the community's vision to provide active and healthy recreational opportunities to the residents of Mountain View and northeast Anchorage.

Davis Park encompasses 77.92 acres and is comprised of both natural and developed areas. The park features nature trails, athletic fields, a basketball court, a little league baseball field, a parking lot, a picnic shelter and community gardens.

The park is defined by Mountain View Drive to the south, Mt. View Lions Park and North Pine Street to the west, the Federal Aviation Administration complex to the east, and Joint Base Elemendorf-Richardson (JBER) to the north.



Figure 1: Land Use Map of Davis Park and the Surrounding Neighborhoods

Background

History

Davis Park is located on Joint Base Elmendorf-Richardson (JBER) property and is managed and maintained by the Municipality of Anchorage through a lease agreement with the Air Force. The park was originally developed in the 1940's as military housing and was used up until the 1960's for this purpose.

In the 1980's, the Municipality began developing of the park with the addition of a fitness trail, playfield, picnic area, ball field, basketball court, parking lot, community garden and shelter. In the 1990's, the Municipality made some additional improvements adding irrigation and upgrading the athletic fields. In recent years, there has been little investment in new facilities at Davis Park. Nevertheless, the community has expressed interest in upgrading the park.

Figure 2: Historic Aerial Imagery of Davis Park



1950



1960



1970

Mountain View Neighborhood

Mountain View is a young, diverse and culturally rich neighborhood located in northeast Anchorage. Since 1940, the neighborhood has evolved from a stable working class neighborhood to one of distress; and in more recent years, one of revitalization. Today, the neighborhood is seeing a resurgence of investment in both the business/commercial sector as well as the housing sector.¹

The Mountain View neighborhood has five parks with Davis Park being the largest. The park provides valuable open space for recreation in a neighborhood comprised largely of multi-family housing. Mountain View is also a young neighborhood with more 30% of the population under 18 years old.²



Figure 3: Davis Park and the Mt. View Neighborhood in 2012

¹ Anchorage Community Land Trust (ACLT), Mountain View Targeted Neighborhood Plan (2015), p15-19

² Anchorage Economic Development Corporation (AEDC), Anchorage Economic Indicators Report (2012)

JBER Land Use

Davis Park is located on JBER land and is leased to the Municipality of Anchorage by the Air Force for parks and recreation. The park is comprised of 2 parcels. Parcel A is 14.71 acres and encompasses the east-west strip of land north of McPhee Ave. Parcel B is 63.21 acres and encompasses the area east of N Pine Street and North of Mt. View Drive. Neighboring properties such as Lions Park and Mt. View Elementary are also located on parcels leased from the Air Force.

Parcels Boundaries: The Municipality of Anchorage leases two parcels from the Air Force. Fencing installed by the military runs through each parcel, dividing up parcels making the land accessible to the Municipality less than indicated in the lease agreement.

Lease Agreements: Historically, the standard length of time for lease agreements with the Air Force has been for five years. The Municipality has requested a renewed lease for a minimum of 25 years. A lease of this duration would allow the Municipality to plan for and develop recreation facilities that meet the needs of the Mountain View neighborhood and Anchorage community.



Figure 4: Davis Park Parcels and JBER Property Boundaries

Fair Market Value: Recent policy changes now require the federal government to seek fair market value (FMV) for leased property. To determine FMV, the MOA is required to provide a formal appraisal. Based on an appraisal of the adjacent 12-acre snow dump, if FMV is assessed for Davis Park at the same rate, the annual payment would be approximately \$775,000. If assessed, the Municipality would likely be unable to pay FMV.

Accident Potential Zone: Davis Park lies directly south of the north-south runway used by the Air Force at JBER. Due to the park's alignment and proximity to the runway, the park is located in what is known as the Accident Potential Zone (APZ-1).

The Air Force makes recommendations as to what types of development are considered compatible in the APZ's. Future development of Davis Park will have to conform to Air Force compatibility recommendations.

While parks are an acceptable land use within an APZ-1, certain activities and facilities are discouraged. Facilities that draw large crowds such as stadiums, amphitheaters, recreation centers, and sports arenas are not recommended in APZ's. Low intensity uses such as trails, sports fields, open space are preferable and are generally recommended.

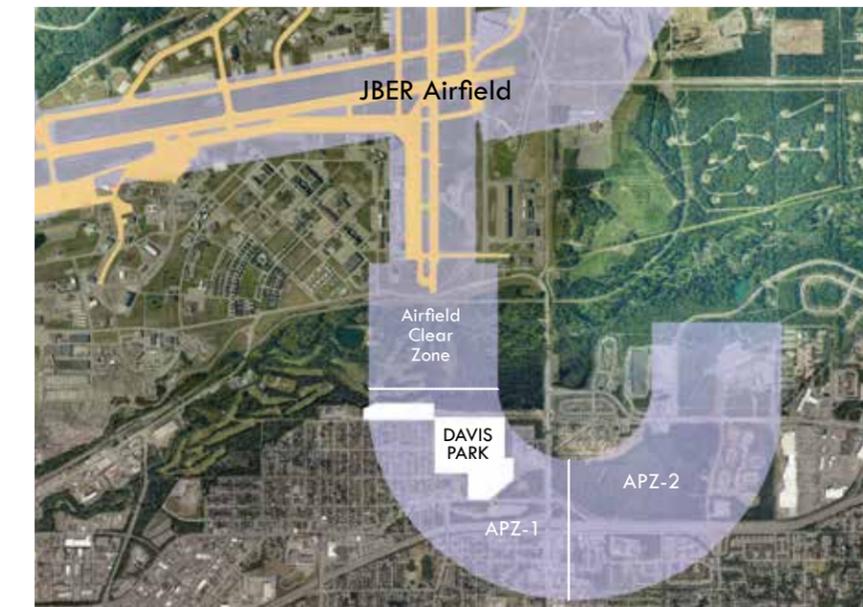


Figure 5: JBER, the APZ and Davis Park



Project Purpose

This document is intended to provide a long range vision for the management and development of Davis Park. This master plan identifies community needs, addresses public expectations, and establishes a framework for future development of the park. More specifically, the purpose of the master plan is to:

1. Determine the current and future recreational needs of the Mt.View community
2. Identify and prioritize the community's desires for new improvements
3. Create a tool for future fundraising
4. Provide a park that encourages active community use and discourages negative activities
5. Recognize existing uses in the park and determine how best to accommodate their needs



Guiding Principles

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

Core Values & Strategic Goals

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

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

Park Planning Documents

Formally adopted plans are a reflection of community values and serve as a foundation for future action. The following plans provide context and support the need for development of facilities at Davis Park.

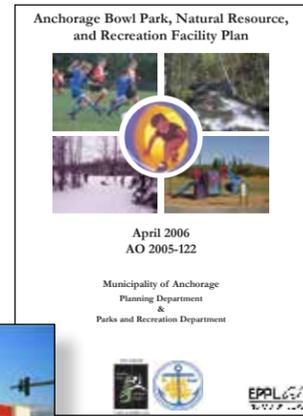
Anchorage Areawide Trails Plan (1996)

The Anchorage Areawide Trails Plan was developed in 1996 and is the primary planning and policy document used to guide development of Anchorage’s trail system.

The plan identifies the Ship Creek Trail as a priority for construction. The plan also identifies the “Glenn Highway Trail from Eagle River to Boniface, then to Mountain View Drive, then to 5th avenue” as a high speed commuter route.³

Anchorage Bike Plan (2010)

The Anchorage Bike Plan recommends several priority projects to improve connectivity and access in and around Davis Park. Recommendations include a bicycle boulevard along Peterkin Ave. (p. 68), signage along McCarrey Street (p. 67), signage and striping along Mt. View Drive (p. 67), and a separated path from the Glenn Hwy to Tyson Elementary and the Ship Creek trail (p. 69).⁴



Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan (2006)

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

The Park Plan categorizes parks, facilities, and open space by size, function and use. Davis Park is classified as a Community Use Area. As a community park, Davis Park is larger in size than a neighborhood park and serves the broad recreational needs of the larger community. (p. 5)

The Park Plan makes several recommendations for future park management and development. Recommendations identified in the Park Plan focus primarily on improving access and connections to Davis Park. These recommendations include:⁵

- Continue upgrades to trailheads and trail networks at Far North Bicentennial, Russian Jack, Campbell Tract, Chester Creek, Davis, Tikishla, and Kincaid Parks. (p. 71)
- Improve access to Davis Park. (p. 83)
- Complete the Ship Creek Trail with connections to Mountain View. (p. 83)
- Improve Mountain View Greenbelt Trail (p. 83)

Mountain View Targeted Neighborhood Plan (2015)

The Mountain View Targeted Neighborhood Plan (MVTNP) provides neighborhood-specific development goals and is intended to guide public and private investment in Mt. View.

“Improving Davis Park” is one of the top five priorities identified in the Mt. View Targeted Neighborhood Plan.

The plan identifies the park as an asset to the area with the potential to be a destination park for northeast and area-wide Anchorage residents. The plan supports the creation of a park master plan and recommends full funding for the implementation of the plan.

³ Municipality of Anchorage, Anchorage Areawide Trails Plan (1996), p 17

⁴ Municipality of Anchorage, Anchorage Bike Plan (2010)

⁵ Municipality of Anchorage, Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan (2006)

⁶ Anchorage Community Land Trust (ACLT), Mountain View Targeted Neighborhood Plan (2015), p 51



Chapter 2: Planning Process

This following pages describe the planning and approval process for the Davis Park master plan.

Planning and Approval Process

Outreach

Parks and Recreation staff kicked off the Davis Park master plan project in December 2014. Staff presented the project to the Mountain View Community Council and sent over 1600 letters to residences within a quarter mile of the park.

Parks and Recreation staff also contacted representatives from local organizations and user groups and invited them to attend open house events and advisory group meetings.

Social media was utilized to connect with younger residents in the neighborhood. Staff created a project website and engaged local residents through social media sites such as Twitter and Facebook.

Public Participation

Public involvement is important to any planning process and ensures that improvements identified in the master plan meet the needs and expectations of the community.

A public participation process was led by the Anchorage Parks and Recreation Department. Parks and Recreation staff interviewed stakeholders, held open house events, presented at the Mt. View Street Fair, and worked with an advisory group to gather information and develop recommendations. Staff also utilized social media to communicate with members of the public, share ideas and solicit feedback, and promote open house events.

For more information see next page.

Approval Process

Approval of the Davis Park Master Plan is a four step process:

- 1) Mt. View Community Council
- 2) Parks and Recreation Commission
- 3) JBER
- 4) Planning and Zoning Commission

The first step of the approval process will be to present the plan for approval to the Mountain View Community Council.

The approval process continues with two public hearings. The first public hearing will be the Parks and Recreation Commission. The second public hearing will be the Planning and Zoning Commission.

Public Participation Methods

Stakeholder Interviews

Stakeholders were interviewed in December 2014 as part of the information gathering stage of plan development. Those participating were asked to describe their organization, how they use the Davis Park, and their perception of the facilities at the park. Those participating included the Anchorage Community Land Trust (ACLT), Lions Club, Polar Little League, Alaska Rugby Union, Anchorage Ultimate Frisbee, Alaska Disc Golf Association, JBER, and three residents living near the park.

Input from the stakeholder interviews was used to identify issues and concerns as well as desired improvements.



Open House Events

Anchorage Parks and Recreation hosted two open house events at the Mountain View Library. The open house events featured displays, interactive materials, and staff on hand to answer questions. Members of the public had the opportunity to provide comments as well as vote on their top priorities for future development.



The first event (February 10th) was open to the general public and was attended by approximately 60 people.

The second youth open house (March 24th) was targeted at youth with outreach to local schools, the Boys and Girls Club, and other community organizations. Approximately 25 people attended the second open house.

Parks and Recreation also participated in the Mt. View Street Fair open house event (June 27th) for the Mt. View Neighborhood Plan.

Advisory Group

Parks and Recreation staff worked with an advisory group to assist in the development of the master plan. The group's primary role was to identify and prioritize desired improvements and to ensure that those improvements align with the desires of the local community.

The advisory group was comprised of a range of stakeholders including neighborhood residents, local non-profits, and representatives from user groups and athletic organizations active in the park. (See appendix A for meeting minutes)

The advisory group was tasked with providing input and recommendations to help guide Parks and Recreation in a three-step planning process:

- Task 1: Identify Current and Future Needs and Desired Improvements
- Task 2: Determine Appropriate Development and Prioritize Desired Improvements
- Task 3: Build Consensus on a Preferred Alternative Site Plan for Future Development

Chapter 3: Existing Conditions

This chapter describes the existing conditions at Davis Park. Included in this chapter is a discussion of the physical environment, access and connections to the park, user groups active at the park, and developed facilities.

Physical Environment

Seismic

The entire Davis Park property is located in seismic Zone 2 (moderately-low ground failure susceptibility). Directly north of the park is a small east-west band of seismic Zone 3 (moderate ground failure susceptibility) running along the bluff and slope down to Ship Creek. (Municipality of Anchorage, 2006)

Topography

Davis Park is relatively flat and has no significant elevation changes. With the exception of variations in surface conditions created by past development, the entire park sits at or around 180 feet above sea level.

Wetlands

There are no classified wetlands within Davis Park.

Drainage

Davis Park is located within both the Chester Creek and the Ship Creek watersheds. More than 90% of park property falls within the Ship Creek watershed. This area includes the athletic fields, forest, community gardens and shelter. Develop facilities such as parking lots and driveways are located in the southern portion of the park and are within the boundary of the Chester Creek watershed.

There are no defined drainage ways within Davis Park. Given the relatively flat topography, it is presumed that drainage occurs primarily through infiltration.

Open Space

Davis Park has approximately 15 acres of open space. Of which, 6.5 acres are developed athletic fields used primarily for rugby and ultimate Frisbee. Between the parking lot and athletic fields, there are approximately 6.5 acres of open space interspersed with large mature cottonwood trees and picnic tables. The remaining 2 acres of open space is dispersed throughout the park.

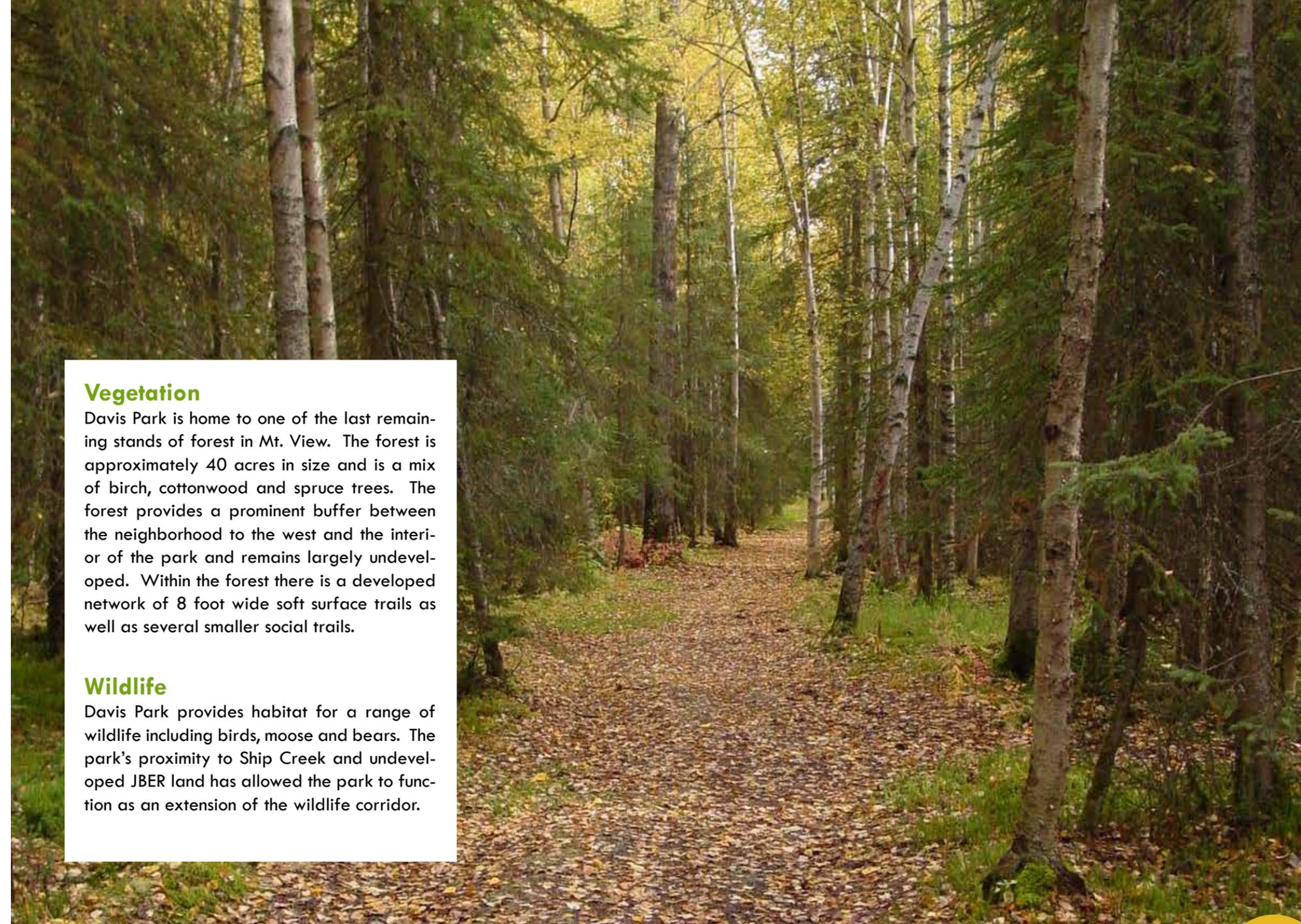
Vegetation

Davis Park is home to one of the last remaining stands of forest in Mt. View. The forest is approximately 40 acres in size and is a mix of birch, cottonwood and spruce trees. The forest provides a prominent buffer between the neighborhood to the west and the interior of the park and remains largely undeveloped. Within the forest there is a developed network of 8 foot wide soft surface trails as well as several smaller social trails.

Wildlife

Davis Park provides habitat for a range of wildlife including birds, moose and bears. The park's proximity to Ship Creek and undeveloped JBER land has allowed the park to function as an extension of the wildlife corridor.

Figure 6: Forested Soft-Surface Trails in Davis Park



Access and Connections

Davis Park is accessible from three general locations: 1) the neighborhood to the west; 2) Lions Park to southwest; and 3) Mt. View Drive to the south. Due to the park's proximity to military land, fencing blocks access to the park from the north and east.

Neighborhood-Park Access

Several locations along N Pine Street and McPhee Ave provide neighborhood access to the park.

Along N Pine Street access points are not well developed and consist primarily of overgrown social trails located at cross streets. These primitive trails provide access to the forest and connect to the park's larger trail system.

Along McPhee Ave, access points are well defined and provide access to the community gardens and picnic shelter via a paved path.

At the corner of N Pine Street and McPhee Ave, there is an unmarked trailhead that provides access to the forest and trail system.



Figure 7: Illustration of Access and Connections to Davis Park

Lions Park Connection

Davis Park is accessible from several locations within the Mt. View Lions Park. A prominent trailhead is located just east of the Lions Club House. This trailhead provides access to the trails at Davis Park and is delineated with an arch and sign.



A second connection provides east-west access on an unmarked gravel path located between the two ball fields at Lions Park. This path provides the most direct connection between developed facilities at the two parks.

At the south end of Lions Park there is a gravel parking lot which provides vehicular access to and from Mt. View Drive as well as circulation between the two parks.

Mountain View Drive Access

Mountain View Drive is the primary access point for parking and developed facilities at Davis Park. Four small interconnected parking lots are accessible via Mt. View Drive at the west end and the Davis Highway from the east. Mt. View Drive runs east-west and is the main thoroughfare in the Mt. View neighborhood. At Davis Park, Mt. View Drive is classified as a 1A Collector street with 2,000-10,000 ADT.

The Glenn Highway multi-use trail provides bike and pedestrian access into Davis Park from Mt. View Drive. The trail runs from Eagle River to Mt. View Drive and ends just west of the park at the corner of N Pine St. The trail connects to the larger trail system and allows for bike and pedestrian access from the Boniface Parkway and McCarrey Street.

Traffic and circulation is anticipated to improve as the intersection at McCarrey Street and Mt. View Drive is upgraded to a roundabout (scheduled 2016). Pedestrian upgrades proposed with the addition of the roundabout should improve bike and pedestrian safety and access from the south.

Bike and Pedestrian Access

Throughout the planning process, members of the public expressed interest in improving bike and pedestrian access in and around Davis Park. Comments reflect the desire for wayfinding and signage, complete trail connections, and improved safety for bicyclist and pedestrians. Currently, bike and pedestrian infrastructure in the Mountain View neighborhood is limited and highly fragmented. Many routes such as the Ship Creek Trail and the Glenn Hwy Trail lack wayfinding and connections to important destinations in Mt. View.



User Groups

Davis Park is home to a number of user groups. User groups vary from seasonal organized sports groups to year round hikers and dog walkers. The following section describes each group and how they use Davis Park.

Alaska Rugby Union

The Alaska Rugby Union has played Rugby at Davis Park since 1984. Throughout the years, the Rugby Union has worked with Anchorage Parks and Recreation to invest and upgrade the playing fields at Davis Park. The group maintains the fields through a cooperative use agreement with the Municipality and keeps a conex on-site for storage of maintenance equipment.

The Alaska Rugby Union plays from May through September with league play on Tuesday and Thursday evenings at Davis Park. The Rugby Union also promotes women's rugby and is currently working to promote youth rugby in Mt. View.



(photo: Kirsten Swann)

Anchorage Ultimate Frisbee Club

The Anchorage Ultimate Frisbee Club hosts league play, pick-up games and tournaments at Davis Park throughout the summer. League play is Monday evenings, June through August with pick-up games on Sundays and skills clinics on Wednesdays. Anchorage Ultimate also hosts two weekend long tournaments at Davis Park: The Great Alaska Jamboree in June and the Daze of Disc in August.

Polar Little League

Davis Park and neighboring Lions Park are home to the Polar Little League. Polar Little League sponsors youth baseball in Mt. View and Northeast Anchorage with over 150 participants ages 4-14. The league uses the one field at Davis Park for T-ball and coach pitch baseball, while the two fields at Lions Park are more heavily used for Minor League and Major League play.

Neighborhood Residents

Davis Park provides a range of recreational opportunities for neighborhood residents. Residents value the park's open space, trails, and natural areas as important neighborhood assets. However, the park currently offers few developed facilities for families and children. Residents wish to develop the park in a manner that encourages more positive use while still preserving the character of the park.



Trail Users

Neighborhood residents are the primary users of the trails at Davis Park. Residents enjoy walking, skiing, biking and exercising dogs along the trails in Davis Park. Many residents use the trails combined with the open space areas to make for enjoyable loop hikes.

Dog Walkers

Dog walkers enjoy the wooded trails and open space at Davis Park. Most dog walkers are neighborhood residents; however, dog walkers from neighboring areas also visit the park. Some dog walkers use the fenced ball fields as an undesignated off-leash area. Signage and other amenities such as trash cans and mutt-mitts are needed to encourage responsible pet ownership.

Farmers Market

A small farmers market operates in the main parking lot of Davis Park on Thursday-Sunday during the summer months. Permits are issued to approximately 20 vendors who pay a small fee to the Parks and Recreation Department.

In 2014, the market was relocated to Davis Park from Pena Sports Fields to accommodate construction of the neighboring ML&P power plant. Vendors and residents have been generally happy with the re-location of the farmers market to Davis Park. It is uncertain whether vendors will return to Pena Sports Fields or continue to use Davis Park in the future.

Community Gardeners

The McPhee Community Gardens are open from April to September. Gardeners rent plots from the Municipality during the summer growing season and can be found at the gardens at all times of day. Gardeners are primarily from Mt. View and surrounding neighborhoods and represent the diverse population of the community.



A second community garden, Fresh International Gardens, is located to the west of the McPhee Community Garden, and is operated by the Catholic Social Services (CSS). This garden is part of the Refuge Assistance and Immigration Services Program and is used by immigrants new to the community.

Developed Facilities

Davis Park has developed facilities to support a range of activities and user groups. Facilities currently developed at Davis Park, such as the athletic fields, ball fields and community gardens are used primarily in the summer and shoulder seasons. Other facilities such as the trails, are used year round. The following section describes the existing facilities and infrastructure developed at Davis Park.

Athletic Fields

The athletic fields at Davis Park provide a home for rugby and ultimate Frisbee. The fields encompass an area of 6.5 acres and include one official size rugby field aligned north-south and one smaller practice field aligned east-west. These fields include goal posts and movable bleachers.

The fields have undergone several upgrades over the years with Alaska Rugby Union providing most of the day to day maintenance of the fields. A small conex located at the south east corner of the athletic fields provides storage for maintenance equipment. Currently, the field turf is of high quality and drainage is good.

Prior to the development of athletic fields, this area was the location of a mobile home park for the military. Over the years, sink holes created by the collapsing of septic cribs have led to ongoing maintenance and safety concerns. The irrigation system is also in need of upgrades.

Basketball Court

There is one basketball court located at the southwest corner of Davis Park. The courts are a popular destination in the summer time. The courts were originally built in 1989 and it has been many years since they were last upgraded.



Baseball Field

A small little league field is located near the entrance and parking lot of Davis Park. The field is one of three fields used by Polar Little League in the Davis-Lions Park complex and is the only one located in Davis Park. The field is used primarily for T-ball and coach pitch baseball. The baselines are 60ft and the outfield fence is 180ft. The field includes dugouts and water for irrigation; however, the field turf is in poor condition. This may be due to the limited use and maintenance of the field. On average, Polar Little League uses the field 4-6 weeks a year. Additionally, park users often use the fenced area as an off-leash dog area.

Picnic Shelter

A picnic shelter and paved plaza is located directly east of the McPhee Community Garden. The shelter is 20'X20' in size and has picnic tables and trash cans.



Figure 8: Illustration of Developed Facilities at Davis Park

Trails

The trails at Davis Park are a key feature of the park. The trails form one main loop with several shortcuts, offshoots and access points. In total, there are approximately 1.25-1.5 miles of developed trails. The main trails are 8 ft. wide with gravel tread. There is also a network of undeveloped social trails that link the main trail to other areas of the park.

The trails are accessible from several locations. The main trailhead leaves the parking lot at Mt. View Lions Park. This is delineated with an arch and sign. Within Davis Park, there are two unmarked trailheads which are difficult to find if you are unfamiliar to the park. These trailheads are located near the southeast and southwest corners of the athletic fields. Along N Pine Street, there are several unmarked social trails that gain access to the developed trails. At the corner of N Pine Street and McPhee Ave, there is an unmarked trailhead that provides access in the northwest corner of the park.

In 1985, fitness stations were installed along the trail. Over the years, those stations have fallen into disrepair and were removed.

Community Gardens

The McPhee Community Gardens is located just north of McPhee Ave in the northern panhandle of the park. Parks and Recreation manages the garden and rents plots to the public. The garden features fifty (50) 15'X15' plots and includes access to water and a picnic shelter.



A second community garden, the Fresh International Gardens, is located to the west of the McPhee Community Garden. The garden is part of Catholic Social Services (CSS) Refugee Assistance & Immigration Services program. The program works with refugees to grow and sell their produce at farmers markets. CSS's manages the garden through a cooperative use agreement with the Municipality.

Parking Lots

Parking is provided in four small interconnected lots at the south end of the park. These four lots are paved and provide a total of 53 parking spaces. Access to the parking lots is from Mt. View Drive at the west end and the Davis Highway at the east end. A gravel lot located near the basketball court also provides front-in parking for an additional 20 vehicles. On street parking is available west of the park along the east side of N Pine Street and south of the park along the north side of McPhee Ave. This parking is only available from April 16th-September 30th because of winter street maintenance and snow plowing.

Restrooms

There are currently no permanent restroom facilities at Davis Park. Port-a-potties are provided during the summer months when sports groups are most active. Park users cite vandalism of the port-a-potties as a common problem. Vandalism could be curbed with additional eyes on the park to discourage misuse.



(photo: Kirsten Swann)

Utilities

Water

A 42" AWWU water main runs the length of the park's southern boundary along the north side of Mt. View Drive. Along the park's west boundary, a 6" water main runs up the west side of N Pine St continuing along the south side of McPhee Ave. This water main turns into an 8" water main west of N Bliss Dr. Approximately 50 ft. east of the N Bliss Drive intersection a 1" service line travels north providing water to McPhee Gardens. Within the gardens, there are two 1" service lines running north-south. One line is at the east boundary of the gardens just west of the shelter. The other line runs through the middle of the garden approximately 85ft to the west.

Electric

Municipal Light and Power (ML&P) is the service provider for the Mountain View neighborhood. A review of past site plans indicate that there is not currently power provided to the site. Power is provided to the Mt. View Lions property to the west and along Mt. View Drive.

Sewer

Davis Park is currently not connected to AWWU sewer lines. Future connections to the AWWU sewer system is possible through extensions of service from neighboring Mt. View Lions Park or through non-AWWU lines running through the property.

A non-AWWU gravity main runs east to west through the park. The line connects to an 18" AWWU gravity main at N Pine Street just south of the Mt. View Lions Club House. The non-AWWU line enters the property from the southeast where, at southern end of the athletic field, it makes a 45 degree turn to the west. From there the non-AWWU line continues west through Mt. View Lions Park and connects to the 18" AWWU gravity main. The gravity main has two manholes at Davis Park and two at Mt. View Lions Park. It is presumed that this sewer line was developed by JBER and is maintained as such.

Irrigation

Davis Park has irrigation systems providing water to the athletic fields and the little league field. The original irrigation system was installed in 1989 and provided irrigation to the athletic fields from a north-south line along the west side of the fields. The irrigation system was upgraded in 1999 to include a north-south irrigation line along the east side of the athletic fields and an irrigation line to the little league field.

A water meter is located at the south end of the property near the multi-use trail between the parking lot and Mt. View Drive. A 4" HDPE irrigation line travels northeast under the parking lot and then north to just south of the athletic fields. Two 2" HDPE irrigation lines travel north-south along on the east and west sides of the athletic field using quick coupler valves to irrigate the fields. The original irrigation line on the west side of the field is no longer in service. The irrigation line on the east side of the field provides good water pressure at the south end but diminishes in pressure as one continues further north. A 2" HDPE irrigation line runs from the main 4" HDPE line to two standpipes located next to the dugouts at the little league field.

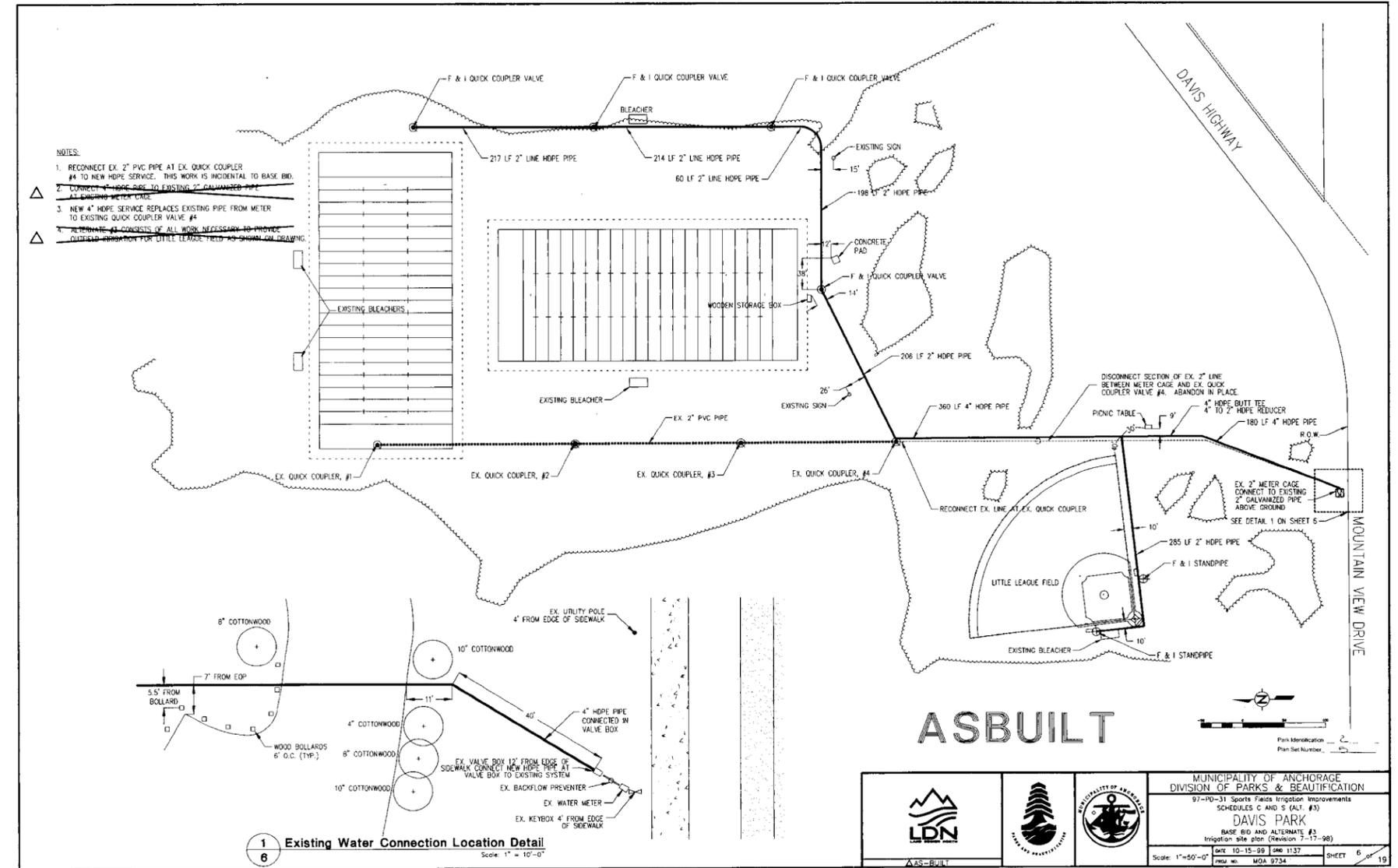


Figure 9: As Built of Existing Irrigation Infrastructure

Chapter 4: Master Plan

This chapter presents the community's vision for future development of Davis Park. The following pages outline the recommendations and preferred alternative site plan.

Vision

The Davis Park master plan provides a 20 year vision for the development of Davis Park. The plan is the product of extensive public engagement and embodies the community's vision to provide active and healthy recreational opportunities to the residents of Mountain View and northeast Anchorage.

The recommendations provided in this plan are based on the following community values:

- Recognize Davis Park as a valued community asset in the Mt. View neighborhood
- Encourage safe bike and pedestrian connections to the park
- Develop the park with a mix of facilities and attractions that give the park an unique identity
- Provide a connection to Lions Park while still recognizing the individual identity of each park
- Develop the park in a manner that balances new facilities with existing natural areas
- Preserve the character of the forest
- Activate the park with positive use
- Focus new development in highly visible area between the parking lot and the athletic fields



Figure 10: Illustration of the Preferred Alternative Site Plan

Recommendations

(photo: Kirsten Swann)

The following recommendations are based on input gathered through the public process and were reviewed by an advisory group. Recommendations are categorized by facility and/or topic area.



Access and Connections

Recommendation: Improve bike and pedestrian access to the park

Action Item: Support Municipal agencies and community organizations plans to improve bike and pedestrian infrastructure in Mt. View

Action Item: Add signage at trailheads and wayfinding along multi-use trails and within the neighborhood

Action Item: Improve neighborhood-park connections along N Pine Street

Action Item: Develop trailheads, add signage and a park map at:

- N Pine St and Parsons Ave
- N Pine St and McPhee Ave
- The trailhead just north of the Lions Club

Recommendation: Strengthen the connection between Davis Park and Lions Park

Action Item: Work with the Lions Club to upgrade the gravel path connecting the two parks

Action Item: Add signage at both parks to improve connections and to create a more unified park experience

Action Item: Create a gateway or other attractive feature to attract park users to facilities at Davis Park

Recommendation: Improve connectivity and circulation within the park

Action Item: Add kiosks with signage and park maps at key locations:

- Parking lot
- Trailheads
- Trail Junctions



Land Use

Recommendation: Seek long-term lease agreement with JBER to support future investment

Action Item: Seek a 25 year lease that will enable the Municipality to realize returns on investment in park upgrades

Action Item: Continue discussions with JBER to renew lease agreement

Recommendation: Revise the parcel boundaries to reflect the existing fence lines

Action Item: Work with JBER and MOA Real Estate Department to revise the parcel boundaries to reflect existing fence boundaries



Forest and Trails

Recommendation: Upgrade existing developed trails

Action Item: Upgrade the tread on existing (8 foot wide) developed trails with D-1 gravel

Action Item: Clear brush along the trail corridor to improve sightlines and visibility

Action Item: Add signage at trailheads and trail junctions

Action Item: Develop neighborhood connections along N Pine St

Recommendation: Manage forest as a valued natural resource

Action Item: Remove potentially hazardous trees

Action Item: Manage underbrush along trails and near amenities

Action Item: Clean up homeless camps and garbage

Action Item: Add interpretive information to highlight the unique attributes of local flora and fauna

Recommendations



Athletic Fields

Recommendation: Upgrade the existing athletic fields to address uneven playing surface

Action Item: Continue to work with user groups and park maintenance to address sink holes on the field

Action Item: Regrade the existing athletic fields to level the playing surface

Recommendation: Expand the footprint of the athletic fields to accommodate more active use

Action Item: Expand athletic fields to the west

- Expansion of the athletic fields by approximately 10%-20% of the current footprint; or, enough to accommodate a regulation size field situated east-west

Recommendation: Upgrade irrigation system for improved field maintenance

Action Item: Restore irrigation line running up the west side of the fields



Baseball Fields

Recommendation: Upgrade existing little league ball field

Action Item: Continue to work with Polar Little League to help the organization meet their needs at Davis Park

Action Item: Work with Polar Little League on a possible expansion of the current field at Davis to accommodate Minor League play or the creation of a small coach pitch field complex



Basketball Court

Recommendation: Upgrade the basketball court

Action Item: Upgrade and resurface the existing basketball court

Action Item: Add a second court next to current location if the demand is high in the future



Disc Golf

Recommendation: Develop a 9 hole disc golf course at Davis Park

Action Item: Develop a 9-hole disc golf course in the forest using natural terrain features and social trails. The course should be located in the forest and utilize the space beyond the perimeter of the existing athletic fields to best preserve the character of the large undeveloped forest.

Action Item: Work with the user group to develop, manage, and maintain the disc golf course

Action Item: Provide appropriate signage and amenities to encourage positive use

Recommendations



Community Gardens

Recommendation: Expand community gardens at Davis Park

Action Item: Double the number of community garden plots to accommodate the high demand for garden plots

Action Item: Provide access to water and other amenities to support a healthy community garden

Recommendation: Manage and maintain the community gardens as a community asset

Action Item: Enforce the rules and regulations to ensure a clean and healthy environment

Action Item: Remove individual fences and other barriers

Action Item: Work in collaboration with gardeners to better manage the garden



Skate Park

Recommendation: Develop a small to medium sized skate park

Action Item: Develop a small to medium sized skate park with various features for all abilities

Action Item: Develop in phases: Start small with the option to expand if popular

Action Item: Co-locate with bike park and climbing area near the front of the park for high visibility

- Note: Spenard Skate Park = 12,000 sq. ft. / Girdwood Skate Park = 12,000 sq. ft.)



Bike Park

Recommendation: Develop a small to medium sized bike park

Action Item: Develop a pump track with features to accommodate beginners and challenge skilled riders

Action Item: Develop in phases: Start small with the option to expand if popular

Action Item: Co-locate with skate park and climbing area near the front of the park for high visibility



Climbing Area

Recommendation: Develop a small to medium sized boulder climbing area

Action Item: Develop a small to medium sized boulder climbing area with various features for all abilities

Action Item: Develop in phases: Start small with the option to expand if popular

Action Item: Co-locate with skate park and bike park near the front of the park for high visibility

Bike Park

Figure 11: Small Dirt Pump Track in Philadelphia (photo Brice Shirbach)



Skate Park

Figure 12: Medium Size Skate Park at Lafayette Faith Community Center, Indiana (photo Faith Community Ministries)

Disc Golf



Figure 13: Tee Box and Orientation Sign at Disc Golf Course in Tyler State Park Newtown, Pennsylvania (photo dgcoursereview.com)



Figure 15: Basket and Disc Golfer at Veterans Memorial Park at Jack Lake Disc Golf, Deerbrook, Wisconsin (photo langladecounty.org)



Figure 14: Map with Hole Information at Fort Buhlow Recreation Area Disc Golf Course in Louisiana (photo buhlowlake.com)

Climbing Area

Figure 16: Reed Road Park Boulder Garden, Columbus, Ohio
(photo columbusfamilyadventures.com)



Figure 17: Boulder Climbing Area in Legion Park,
Gunnison, Colorado (photo IDSulpture)

Amenities



Friendly Rules Sign



Picnic Tables



Bike Racks



Bear Proof Trash Cans



Trail Wayfinding Signs



Dog Stations



Park Bench

Recommendations



Restrooms

Recommendation: Provide restroom facilities at Davis Park

Action Item: Provide a location for port-a-potty's with decorative screening

Action Item: Locate port-a-potty's in a serviceable location that is highly visible to discourage vandalism and misuse



Amenities

Recommendation: Add amenities to improve park users experience

Action Item: Add the following amenities:

- Bear proof trash cans
- Dog stations with mutt mitts
- Picnic tables and park benches
- Information kiosks
- Trail maps and trail markers
- Friendly rules sign
- Park sign
- Bike Racks



Parking Lot

Recommendation: Expand the parking lot to support the development of new facilities

Action Item: Expand the existing parking lot in the same general area of the park

Action Item: Double the capacity of existing parking from 54 spaces to 110 spaces

Recommendation: Provide space to accommodate a farmers market

Action Item: Consider the spacial requirements for a farmers market in the design of future parking lot expansion

Appendix A: Meeting Minutes

This chapter includes minutes from the Advisory Group meetings.

Advisory Group Meeting #1

January 14, 2015
Anchorage Community Land Trust (ACLT) office

Overview:
Anchorage Parks and Recreation is developing a master plan for Davis Park. The master plan will provide a framework for future development of facilities, playing fields and other community park amenities over the next 20 years. To ensure that the master plan aligns with the desires of the community, Parks and Recreation is working with an advisory group.

The advisory group was formed to provide input and recommendations that will help guide Parks and Recreation in the development of the master plan. The group consist of key stakeholders who will work together to provide a 20 year vision for the park. These stakeholders include neighbors, user groups, JBER, non-profits, and local community leaders. Key stakeholders provide a range of perspectives and first-hand knowledge that allows Parks and Recreation to ensure that future upgrades meet the needs and expectations of the community.

The first advisory group meeting for the Davis Park master plan took place on January 14, 2015.

Attendees:

- | | | |
|---|-----------------------------------|---|
| 1. David Barney, Mt. View Boys & Girls Club | 6. Kirk Huff, Marstel-Day | 11. Louie Orozco, Alaska Disc Golf Assoc. |
| 2. Jason Bookman, Mt. View Resident | 7. Radhika Krishna, ACLT | 12. Robert Posma, Mt. View Lion's Club |
| 3. Don Crandall, Mt. View Resident | 8. Dan Maher, Mt. View Resident | 13. Steve Rafuse, MOA P&R |
| 4. Michelle Fehribach, MOA Parks & Rec | 9. Maeve Nevins, MOA P&R | 14. Kirk Rose, ACLT |
| 5. Sarah Hood, JBER | 10. Anne Ooms, Anchorage Ultimate | 15. Cameron Vivian, Alaska Rugby Union |

Meeting Synopsis:

The meeting began with a welcome from MOA Parks and Recreation planner Steve Rafuse. Introductions followed with members of the group introducing themselves, the interest they represent and sharing what they find special about Davis Park. Steve next outlined the meeting agenda and general ground rules for working together as an advisory group. Steve explained that the purpose of a park master plan is provide a 20 year vision that identifies issues, addresses community expectations and provides a framework for future development. The master plan can also be used to illustrate community priorities and is an effective tool in securing legislative funding.

Steve stated that the primary goal of the meeting was to listen and gather input from the advisory group. This input would allow Parks and Recreation to identify general themes. These themes will be used as a basis in the development of a series of concept alternatives that will be presented to the group for discussion at the next meeting. Based on the advisory group's feedback, a preferred alternative will be developed.

The meeting continued with a presentation. The presentation provided important background and context to help clarify the planning process. The presentation highlighted spatial and demographic information and illustrated the need for community park facilities in Mt. View. Steve reviewed land use patterns in Mt. View (Municipal snow dump, elementary school, JBER land, FAA, Mt. View Lions Club) then focused on the park itself with an analysis of existing conditions. This included trails, athletic fields, natural areas, community connections, parking, wayfinding, user groups, access points, farmer's market, picnic area, and community gardens. The group proceeded to discuss park access and connectivity within Mt. View.

At the conclusion of the presentation, advisory group members were asked to share their experiences and vision for Davis Park. To start the conversation, members of the group were given a series of questions and were encouraged to speak freely. The questions included:

1. What is important to you about Davis Park?
2. What do you value about Davis Park?
3. What do you "like" and "don't like" about the park?
4. What are your concerns?
5. What do you envision for Davis Park?

Individual Group Member Comments:

The following list is a summary of comments from individual members of the advisory group.

Anne Ooms (Anchorage Ultimate Frisbee Club)

- Athletic fields need to be level to be safe, provide a buffer around the field to minimize human and bear interactions
- Picnic area has potential but is not very welcoming

- Does not want to bring her kids to the park because there are not many activities
- Access to the park from the south (McCarrey St) is dangerous - “everything feels dangerous when visiting the park with her children”

Jason Bookman (Mt. View Resident)

- “Davis has a great natural aspect that’s an asset to the community”
- The forest gives Mt. View children a chance to explore in an unstructured space
- The forest is a beautiful space, people collect mushrooms in the fall
- Overall, park users and user groups respect the space and clean up after themselves
- Wants things that are easy to maintain, trash pick-ups, restroom facilities
- Likes the idea of improving trail head access from the neighborhood
 - o “Alders are out of hand, they prevent visibility”
 - o “Give clues” - Place signs so people know how to access the park and deter criminal activity that occurs right at those spots
- People don’t always feel safe on the trails due to homeless camps - “they feel outnumbered”
- Concerned about the homeless camps
 - o Health concern over trash and human waste
 - o Potential of illegal fires to travel into the neighborhood
- A skate park would be a good idea, if there is good visibility to deter activities other than skating
- A lot of kids in the neighborhood bike and skateboard
- Likes the idea of a pump track
- Volleyball isn’t really culturally relevant
- Bouldering is an activity accessible to everyone “kids love to climb things”
- Concerned over vehicles traveling at high speeds on N Pine Street (40+ mph)

Radhika Krishna (ACLT)

- When ACLT interviewed students at Clark Middle School – many wanted a skate park
- Reach out to the Boys and Girls Club and students because they have good ideas
- Kids typically go to Mt. View Lions, but that doesn’t spill over to Davis Park
- There’s potential for the front area of the park to put something to attract kids, maybe soccer fields
- Keep in mind that Mt. View is a young, diverse immigrant community and any plans should take that into consideration

Don Crandall (Mt. View Resident)

- A pump track might be a good idea - cater to kids and teens though it raises safety issues
- Need better markers - kids don’t go beyond Lions Club (they may not sure if they can or their parents might not want them to?)
- Need to clearly identify entrances and trails – people using the trails might not know if they are in the park or trespassing on private property

vate property

- “the natural trails are beautiful, especially in spring when the dogwoods are blooming”
- Get rid of the snow dump and make that area into a park
 - o It’s a blight with lots of trash
 - o It creates a negative first impression of Mt. View
- “lighting along street for pedestrians would be nice”

Kirk Rose (ACLT)

- Would like to get rid of the snow dump as well
- Davis Park is a divided campus and it feels very disconnected - would like to make it more of a whole, there are no markers or trails connecting the two parts
- Rugby, Ultimate Frisbee give the park a lot of character, kinship, life
- Multi modal transportation is important to Mt. View - people walk, bike, etc. and the Mt. View Community Council is working to make the community more pedestrian friendly
- Would like to connect to the younger population
- There’s a lot of ethnic diversity and we could bring in more diverse user groups
- The picnic area is underutilized, could be a field
- People will picnic at Lion’s Park but not at Davis Park

Cameron Vivian (Alaska Rugby Union)

- The past 10 years, the picnic area has been a spot for homeless campers, you have to walk through their drinking area to get to the athletic fields, not comfortable for everyone
- Vandalism of the Port-a-Potties is a huge issue, they’ve been chained down and moved to different locations but they still get “tormented”
 - o Doesn’t happen at Lion’s Park because they have constant foot traffic and enough eyes on the park
- Athletic Fields
 - o Re-sodded and re-seeded the fields three times, spotty due to sprinklers being stolen and now using hoses that don’t reach all spots, but usually thick, lush fields, great soil
 - o Far north field is unusable due to the unevenness
 - o Drainage of fields is great, water enters in from the south and runs off to the east
- Basketball court is extremely well used - the groups are respectful, no issues
 - o the court is probably 20 years old and deserves some upgrades
- The little league ball field at Davis feels isolated from the two fields at the Lion’s Park
 - o Coach pitch uses the park for only 4 or 5 weeks during the summer - other times people use that area for off leash dogs
- Generally okay with the current parking situation

- The trails are in pretty good shape
- Lights for winter use might be nice
- Youth rugby is growing quickly and would like to give some space for youth groups to play – opportunity for youth rugby growth in Mt. View
 - o Ultimate Frisbee and adult rugby use the fields most evenings
 - o Limited field space to accommodate growth of youth rugby
- There's a small area of tall grasses (west of the fields) that doesn't get used, "it's a gem"

Dan Maher (Mt. View Resident)

- Basketball court is well used, maybe there's a need for another?
- "If development of the park is done right, everyone will use it and everyone will love it"
- "The forest is sacrosanct" great area for wildlife and quiet space
- "Maybe make uses of the park divided, people on bikes whiz through the northwest corner of the park (wooded area) and surprise people, disturb the quiet"
- With the farmers market on Thursdays-Sundays, parking is at a premium
- User groups are respectful - Rugby and Ultimate Frisbee pick up after themselves
- Baseball fields are underutilized
- Younger people go to the Lions Club to play, older crowd goes to Davis to play
- Don't need to remove a lot of trees, mostly just the downed trees that bears use to hide behind

Sarah Hood (JBER)

- Involved in the process to give feedback and educate about Air Force regulations and can make recommendations
- "Can't build up" – the Accident Potential Zone I is highest accident rating, there are restrictions on large concrete structures that gather large crowds of people
- Fields and open spaces are always good in APZ
- There are restrictions regarding height and the type of lighting that can be put in due to issues with pilots flying and reflectivity affecting their visibility
 - o Mitigating negatives towards pilots - dome lights downward, keep them at pedestrian height, not congregating lights

Kirk Huff (Marstel-Day)

- Concerned about the aggregate effect of lighting projects in the area - park improvements, pedestrian upgrades, roundabout project
- Agencies need to coordinate projects in the area to consider the potential impacts on air traffic
- Open space is good in case planes get into trouble

Louie Orozco (Alaska Disc Golf Association)

- Davis has the potential for a 9-hole course
 - o 40 acres would be ideal, but 1 acre/hole would work
- Regarding disc golfers and trail users sharing the trails – "disc golfers know not to throw when there are people around"
 - o Maybe put in signs alerting people to be aware of disc golf activity
- If you had a course at Davis, you wouldn't need Westchester (get rid of it since there have been issues with that course)
- "Not too many people using the park at 10am on a Saturday, disturbance to park users would be minimal"
- "Little bit of elevation change would be good to spice things up"
- Wouldn't require much tree clearing to put a course in
- They are a respectful user group
- Width of the trails may be an issue (too narrow)
- "Fastest growing sport you don't know about"
- Anchorage needs more courses
- East Anchorage doesn't have a course currently
 - o Doesn't want Russian Jack to be "the disc golf course" for East Anchorage

Summary of Feedback and Common Themes:

The following is a consolidated list of common themes based on comments and feedback from the advisory group.

General:

- Mt View is a young and diverse neighborhood - park amenities should consider what activities are relevant for that community
- Encourage positive uses of the park (rugby, ultimate Frisbee, disc golf, picnics, etc) to drive out negative users
- Current user groups are good stewards – they are respectful and clean up after themselves

Athletic Fields

- Davis Park provides a home for alternative/international sports such as Rugby and Ultimate Frisbee
- Overall, rugby and ultimate are happy to have a home at Davis but would like to see the unevenness of the athletic fields leveled
 - o Irrigation system should be upgraded to improve field maintenance
 - o Drainage is good
 - o Continue to address collapsing septic systems
- The group is open to developing more athletic fields, although a thoughtful discussion will need to take place in order to find the right balance of field development and tree removal
- Explore programming the fields for sports that appeal to the young immigrant community in Mt. View – youth rugby, soccer

Trails and Forest

- Trails are a major asset to the neighborhood and a key feature of the park
- The forest and natural areas are valued by neighbors and park users
- Future development needs to be balanced with the preservation of natural areas
- The forest provides habitat for wildlife
- Signage, maps and wayfinding are needed to clarify routes/access points/property boundaries
- Improve neighborhood access to the park and trails
- Trails in the forest offer children a space for unstructured play
- People don't always feel safe on the trails because of the presence of homeless camps

Parking

- The Thursday-Saturday farmer's market is an asset but puts a strain on available parking
- Parking is far from the athletic fields and could be located closer in the future
- "Create parking that makes sense"
- Additional parking options are worth exploring

Baseball Fields

- Used primarily for softball, T-ball and coach pitch
 - o Field needs upgrades (just grass)
- Field is underutilized – only 4-5 weeks a year
- Used most of the year as an off-leash dog park

Picnic Area:

- The picnic area is underutilized and has lots of potential
 - o The area is used primarily for drinking and is uncomfortable for other park users
- Activate the area with a positive use
- Could be a location for a field or skate park or pump track

Access and Connectivity

- Generally, there is not good connectivity through Mt. View - there needs to be more pedestrian/biker friendly infrastructure
- Improve neighborhood access to the park and trail system by enhancing entrance/access points
- Improve connectivity between Davis Park from Mt. View Lion's Park
 - o Most visitors don't venture into Davis Park from the playground area at Lion's Park
- Signage, maps and wayfinding are needed to clarify routes/access points/property boundaries
- Address safety concerns of vehicles travelling at high speeds on N Pine St

Skate park:

- The group feels that there is support within the community for a skate park
 - o A skate park would provide a positive recreational outlet for youth and teens
 - o Design of a skate park should consider good visibility to deter non-skating activities

Pump Track:

- The group generally supports a pump track as an amenity that is appealing to younger park users and teens.
 - o "lots of kids in the neighborhood bike and skate"
 - o What are the safety issues?

Boulder Climbing Area

- The group showed interest in a small bouldering climbing area as a possible amenity that is easily accessible to all ages
 - o "all kids love to climb things"

Disc Golf

- The group is open to disc golf but need more information to determine if it is compatible with other existing uses

Basketball Court

- The basketball court is popular/heavily used and a second court would likely be well used

Safety:

- Restrooms are an issue; without eyes of the park, port-a-potties are frequently vandalized
- The picnic area is underutilized and is used as a drinking spot - people didn't feel safe walking by to access the athletic fields
- Park visitors do not feel safe using the trails in times when there is a large presence of homeless camps
- Homeless camps pose health concerns over trash and human waste
- Open up visibility and improve neighborhood trail access points
- Improve neighborhood bike and pedestrian connections to the park
- Address speeding on neighborhood streets

Planning Considerations:

- Coordinate with other agencies, such as Public Works and JBER, to ensure that projects align
- Explore the possibility of turning the snow dump into a park

Next Meeting:

The next advisory group meeting will be March 3rd (6-8pm).

Advisory Group Meeting #2

April 8, 2015

Anchorage Community Land Trust (ACLT) office

Overview:

Anchorage Parks and Recreation is developing a master plan for Davis Park. The master plan will provide a framework for future development of facilities, playing fields and other community park amenities over the next 20 years.

The second advisory group meeting for the Davis Park master plan took place on April 8th, 2015.

Attendees:

- | | |
|---|---|
| 1. Jason Bookman, Mt. View Resident | 7. Pauline Powell, Mt. View Lions Club |
| 2. Don Crandall, Mt. View Resident | 8. Steve Rafuse, MOA Parks & Recreation |
| 3. Kirk Huff, Marstel-Day | 9. Kirk Rose, ACLT |
| 4. Radhika Krishna, ACLT | 10. Cameron Vivian, Alaska Rugby Union |
| 5. Dan Maher, Mt. View Resident | 11. Michael Zirsh, Mt. View Lions Club |
| 6. Maeve Nevins, MOA Parks & Recreation | |

Meeting Synopsis:

The meeting began with a welcome from MOA Parks and Recreation planner Steve Rafuse. Steve provided a brief outline of the agenda, purpose of the meeting, and timeline for the project. Introductions followed with members of the group introducing themselves and who they represent.

The meeting continued with a discussion of the strengths, weaknesses, opportunities, and constraints. An initial SWOT was conducted by Parks and Recreation based on input gathered through stakeholder interviews, open house events, the initial advisory group meeting and an on-the-ground site analysis. Members of the advisory group felt that the information was accurate and recommended including language related to the Municipality's relationship with JBER and the terms of the lease agreement as a potential constraint.

Next, Steve presented a recap of "what we've heard so far". Steve reviewed the information collected throughout the public process including the open house events, social media, survey, and public comments.

Steve presented the "community's priorities", as illustrated through the feedback collected through the dot exercises at the open house events. This exercise asked open house participants to indicate "what level of new development" for existing and new facilities "would be appropriate at Davis Park"? Topic areas included: Athletic fields, Disc Golf, Parking Lot, Skate Park, Pump Track, Boulder Climbing Area, Basketball Court, Dog Park, Trails, Community Gardens, and Farmers Market. Steve also presented the results of a follow-up survey that asked residents to "prioritize which improvements are your highest priorities"? The group asked questions and discussed how the public's input on park priorities might be incorporated into a master plan.

Conceptual Plan Exercise: Building off of the prioritization conversation, advisory group members were asked to develop two conceptual site plan alternatives. The group split up into two groups. Each group was asked to design a conceptual site plan using a park map and pieces shaped to reflect the footprint of a new facility. Each group was instructed to place the pieces on the map and to consider the compatibility of facilities in relation to each other.

General Comments:

The conceptual plans put forth by the two groups are surprising similar and represent the groups understanding and recognition of community priorities. It also illustrates a general consensus among the group as to how best to develop the park going into the future.

Both plans identify a 9-hole disc golf course, skate park, bike park, boulder climbing area, improved basketball courts, expanded community garden space, improved connection to Lions Park, expanded athletic fields, and additional parking. The two conceptual plans also identify a dog park in alternative locations and a sledding hill at Lions Park. Although, both groups identified a dog park and felt that it would be a nice addition – neither group felt that a dog park was a top priority.

Another question that was left unresolved is the future of the little league ball field at Davis Park. Without representatives from Polar Little League attending the advisory group meetings it has been difficult to fully assess the needs of the organization. Although, this area has the potential to redevelop into a dog park or community garden – it does provide Polar Little League with much needed space for little league play.

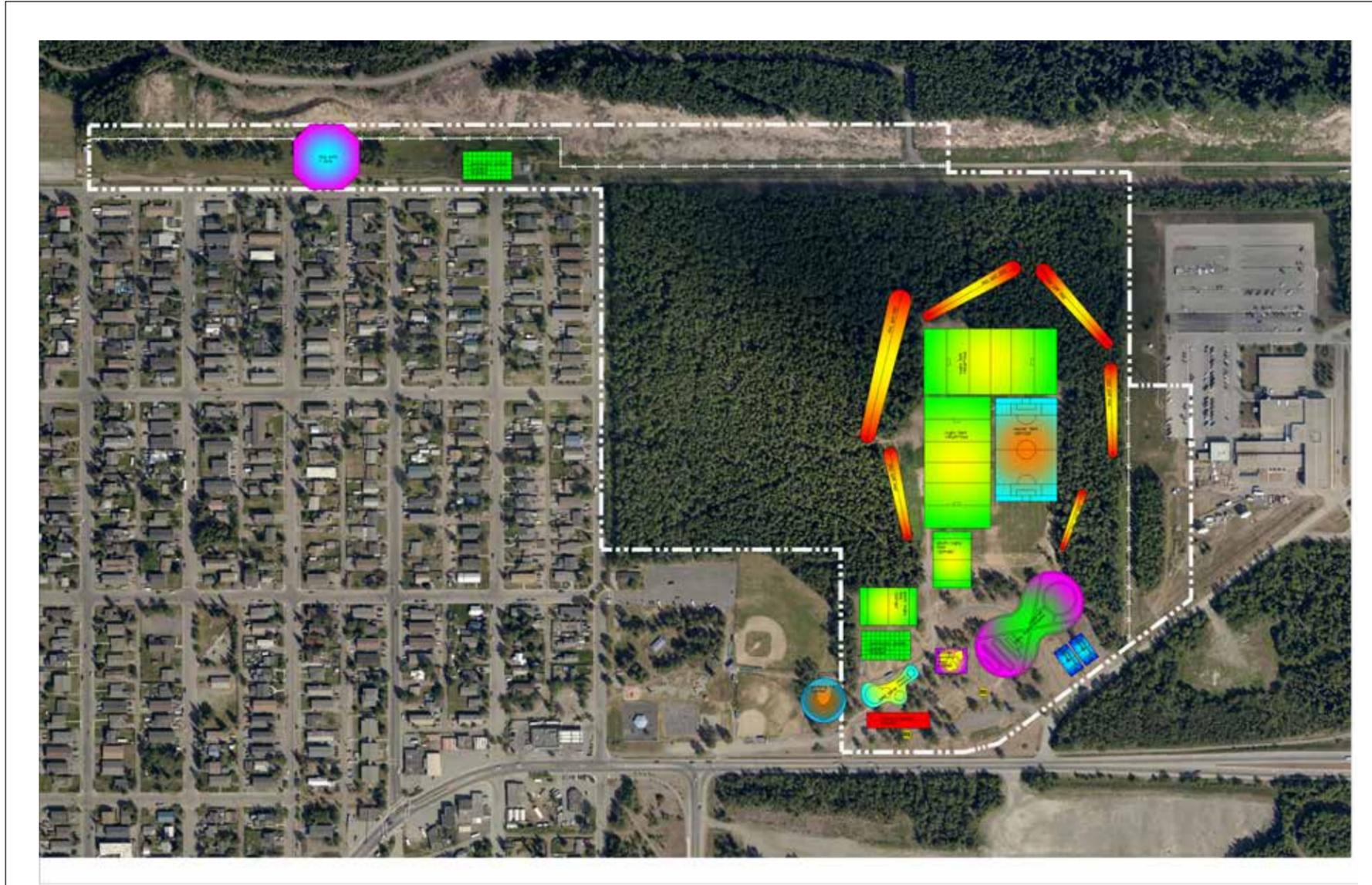


Figure 18: Illustration of the Advisory Group's Concept A

Concept A Group Comments:

- Put Farmer's Market near the parking lot and road – visibility and ease of access with parking
- Group supports expanding parking lot near existing lot
- Keep basketball side by side, add another court and upgrade existing – the one that is there is heavily used
- Expand Rugby as needed, they are “good users” and this group wants to have this park known as having best facility
- Community garden in small ball field (Polar LL), it under-used and could be a re-purposed for gardens b/c it has water, flat/level, good site
- Sledding hill: place on border of Lion's club property line, could double as a viewing area for watching summer baseball games and winter sledding, close to playground and parking
- Dog park: move north toward gardens, keep separate from the trails, parking is avail on street
- Trail Entrance: preserve the natural woods, but improve existing trails
- Disc Golf, add course around the perimeter of existing fields, use trails for layout – this group is in support of a course
- Pump track-liked it and skating, located off to east edge, would require tree removal

Concept B Group Comments:

- Keep gardens where they are and expand, close to water, look at options of expansion in same area
- Radhika suggests expanding gardens to near road/parking lot for better visibility, access, etc. There is water near south side of park that could be an option for irrigation.
- Baseball field should stay, it is not well used but group would be hard to convince to repurpose. Suggested that we reach out to Polar and ask what could be done to improve the field so it gets better use, etc.
- Farmer's market – don't need a structure, they just require flat paved surface, like the idea of locating near road for access and visibility
- Pump track and skate park, keep close, chose small but really liked the medium size, they wanted to start small and if it is popular it could be expanded
- Disc golf-liked more holes over just 3, said they wanted to go all out to draw the users rather than just be a demo course. They want it to be an attraction, like idea of starting course near parking and going around fields, utilizing any terrain features and drainages that may be along social trails. Suggested 9-hole played back and forth.
- Trails: upgrade, add signs, clean up for visibility and delineate between social and actual trail, remove trash (it is better, but could use more clean-up)
- Rugby needs a little more space, wants to extend to the west – all agree, no conflicts
- Polar ball field: Polar can be really defensive about their fields, proceed with caution and try to find out if there is anything that can be done so they use field more
- Clear out trees along Lions club property line so the parks “flow” – it is hard to see into Davis park
- Picnic area – make sure we add this in to MP, it would get used
- Parking is full during current markets, if they stay then add parking

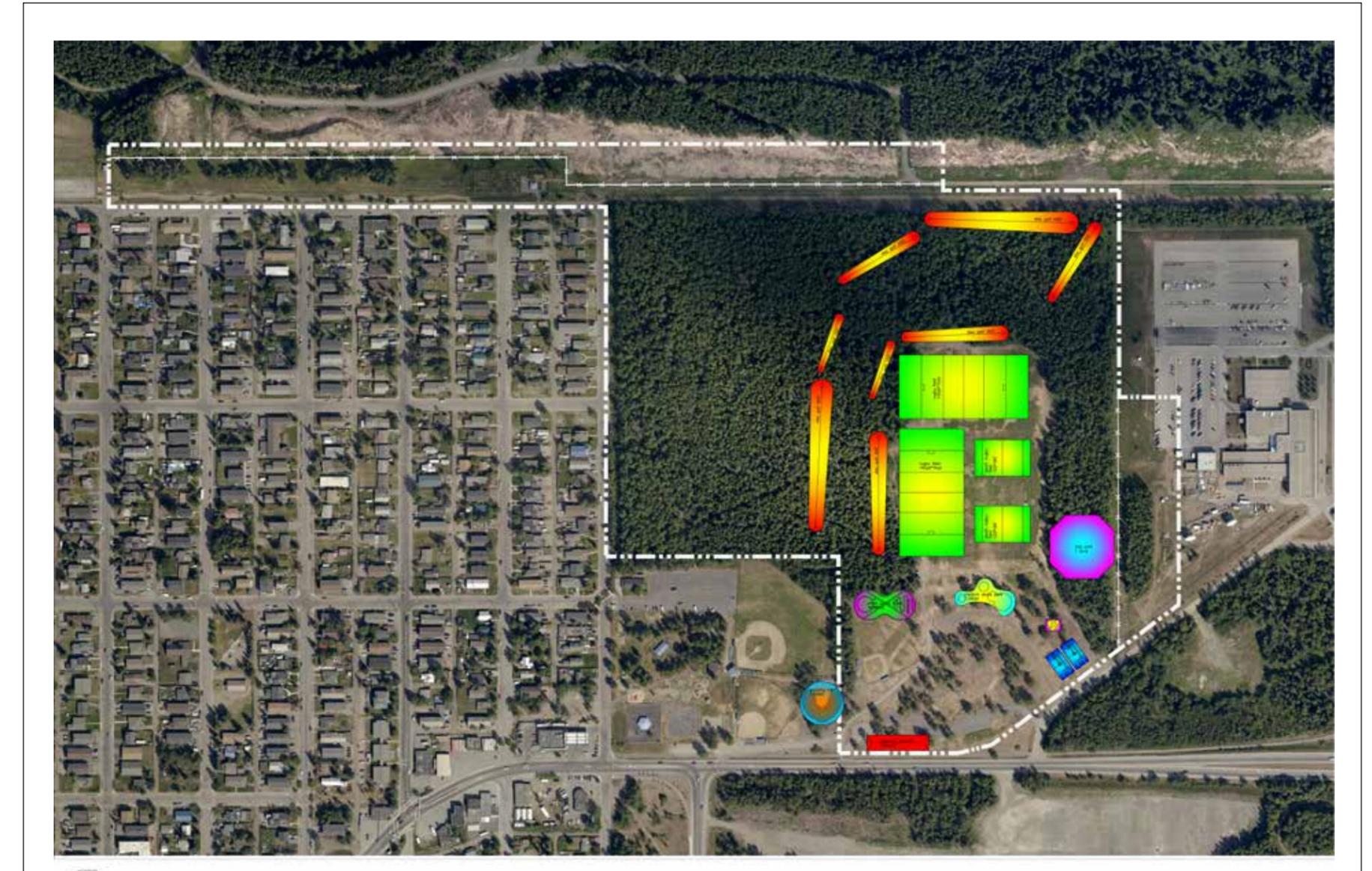


Figure 19: Illustration of the Advisory Group's Concept B

Advisory Group Meeting #3

May 27th, 2015
Anchorage Community Land Trust (ACLT) office

Overview:
Anchorage Parks and Recreation is developing a master plan for Davis Park. The master plan will provide a framework for future development of facilities, playing fields and other community park amenities over the next 20 years.

The third advisory group meeting for the Davis Park master plan took place on May 27th, 2015.

- Attendees:**
- | | |
|---|--|
| 1. Jason Bookman, Mt. View Resident | 9. Anne Ooms, Anchorage Ultimate |
| 2. Don Crandall, Mt. View Resident | 10. Robert Posma, Mt. View Lions Club |
| 3. Daniel George, MV Community Council | 11. Pauline Powell, Mt. View Lions Club |
| 4. Kirk Huff, Marstel-Day | 12. Steve Rafuse, MOA Parks & Recreation |
| 5. Adam Klein, Alaska Disc Golf Assoc. | 13. Kirk Rose, ACLT |
| 6. Radhika Krishna, ACLT | 14. Geran Tarr, Alaska State Legislature |
| 7. Dan Maher, Mt. View Resident | 15. Cameron Vivian, Alaska Rugby Union |
| 8. Maeve Nevins, MOA Parks & Recreation | |

Meeting Synopsis:
The meeting began with a welcome from MOA Parks and Recreation planner Steve Rafuse. Steve provided a brief outline of the agenda, purpose of the meeting, and timeline for the project. Introductions followed with members of the group introducing themselves and who they represent.

The meeting continued with a recap of “what we’ve heard so far”. Steve reviewed the information collected throughout the public process including the open house events, social media, survey, and public comments. Steve described how this information was used by the advisory group in the previous meeting to inform the design of their conceptual site plans.

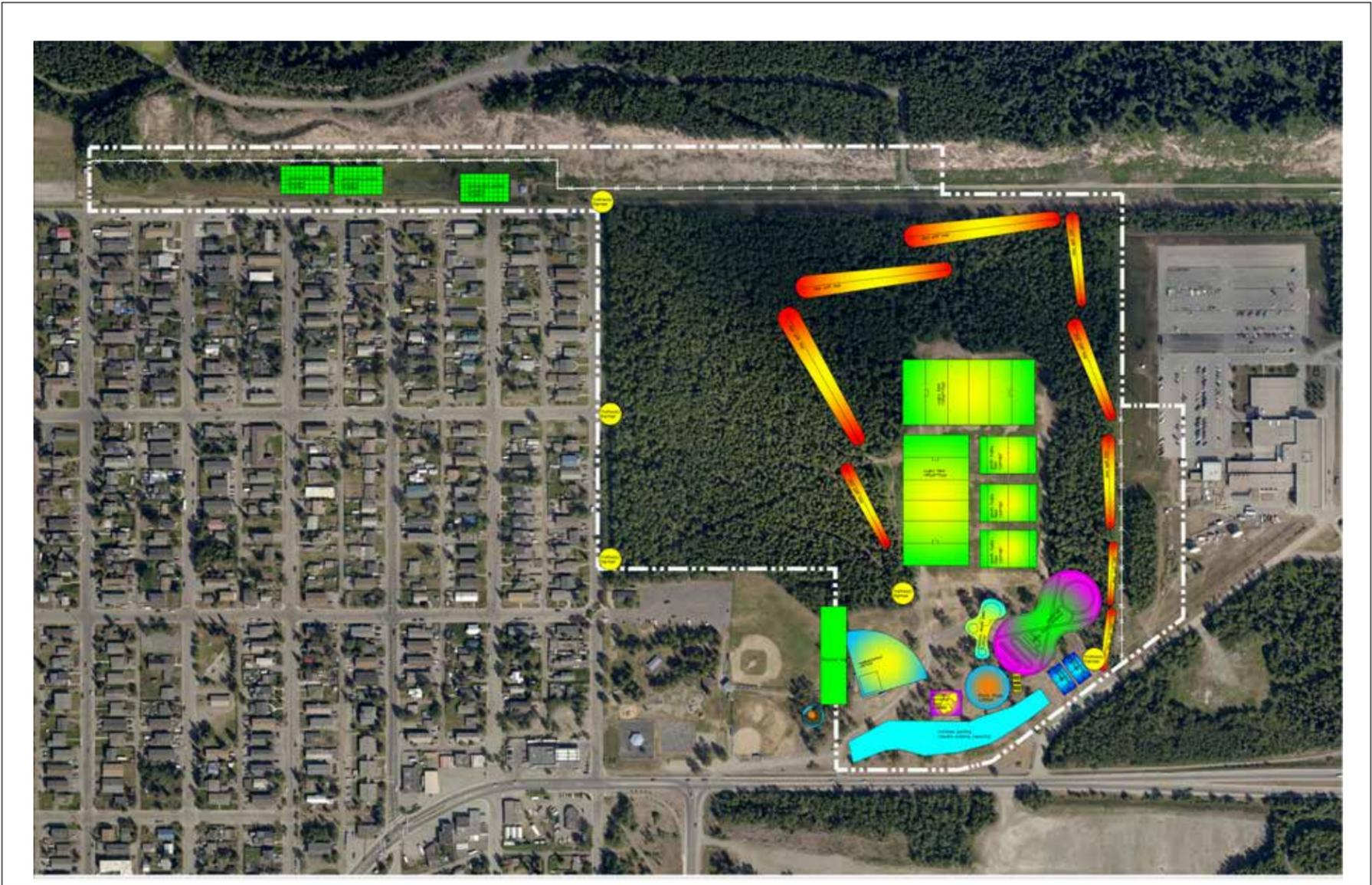


Figure 20: Illustration of the Preliminary Preferred Alternative based on the Advisory Groups Conceptual Alternatives

Next, Steve presented a list of recommendations to the advisory group to review and comment on. The recommendations will be an important part of the master plan and will provide more specific text that will accompany the preferred alternative site plan. Steve reviewed each recommendation and the group provided valuable feedback to help Parks and Recreation further clarify and refine the recommendations. During the discussion, Steve Rafuse and fellow Park Planner Maeve Nevins displayed the preferred alternative site plan.

The preferred alternative is based on the two concepts created by the advisory group in the previous meeting. The preferred alternative provides a graphic display of the proposed master plan recommendations. It provides a “30,000 foot view” of the park and is intended to provide a conceptual guide to future development. It shows the general location of facilities in relation to each other and provides guidance as to what are appropriate and compatible uses. As funding is secured in the future, additional planning and community engagement will take place at the site plan level.

Individual Group Member Comments:

The following list is a summary of comments from individual members of the advisory group.

Radhika Krishna (ACLT)

- With the addition of a new community gardens space - consider management of the community gardens by a single entity like

ACLT

- “having trouble imagining what the picnic plaza will look like”
 - o provide pictures

Representative Geran Tarr (Alaska State Legislature)

- Consider adding signage in different languages, possibly a welcome sign, to represent the diversity of Mt. View
 - o Group: which languages do we add?
 - o Kirk R: a good example is at the Mt. View Library
- What size is the skate park? Something to consider if a skate park goes in a Russian Jack Springs Park or Sitka Street Park.

Don Crandall (Mt. View Resident)

- Likes the idea of a pump track as an attraction unique to Davis Park

Jason Bookman (Mt. View Resident)

- Sees the real value in having a park with items/facilities that are unique to this part of town
- Likes the connection to the Lions Park and how the two parks are providing opportunities for all ages

Kirk Huff (Marstel-Day)

- Would like to see more details about the plaza
 - o Will there be a structure or not?
 - o Will there be crowds concentrated in this area?

Kirk Rose (ACLT)

- Great process!
- Likes the connection to the neighborhood and to Lions Park
- Likes that the plan takes a 20 year vision for the park
- o Vision: the plan proposes for the park a unique mix of facilities that give the park an identity and aren’t found anywhere else in Anchorage
- Little League ball field seems redundant - need to resolve the status and use of the field with Polar LL
- Put a second basketball court as a lower priority given the proximity of other basketball courts in the area

Daniel George (Mt. View Community Council)

- Likes the idea of a fenced dog park
 - o Few residents in Mt. View have a yard
 - o Ball field would be a good location
- Recognize the history of the park
- Create a connection to Lions Park but recognize the individual identity of each park

Adam Klein (Alaska Disc Golf Association)

- A disc golf course is one of the few activities that would bring year round use to the park
 - o “Positive use in the winter”

Cameron Vivian (Alaska Rugby Union)

- Likes the central picnic area so that parents can keep an eye on their kids participating in various activities
- Would like to recommend running the irrigation line down the west side of the field

Robert Posma (Mt. View Lions Club)

- In regards to the ball field “to have a functioning league you probably need more than two fields”

Paulina Powell (Mt. View Lions Club)

- “we put together a pretty good plan”
- Would like to see a dog park
- Make sure that there is an ADA accessible path to the athletic field from the parking lot
- Want to stress the importance of maintenance and management of new improvements for the long term success of the park

Dan Maher (Mt. View Resident)

- “Good process” – the Parks Department did a good job going through all the process to gather information from the community – survey, open house, etc.
- Continue to clean up brush and trees along the trails in the forest
- Continue to clean up camps
- Informed the group of a black bear who is currently taking up residence in the park

General Comments:

- The advisory group feels that the recommendations and preferred alternative accurately represent their vision
- The advisory group supports transitioning the little league ball field at Davis Park into an off-leash dog park
 - o The group desires to see the best use of space, that best serves the community and activates the park with positive use
 - o The group finds that the ball fields are already used as a de facto dog park
 - o A recommendation to transition the ball field to a dog park requires further conversations with Polar Little League

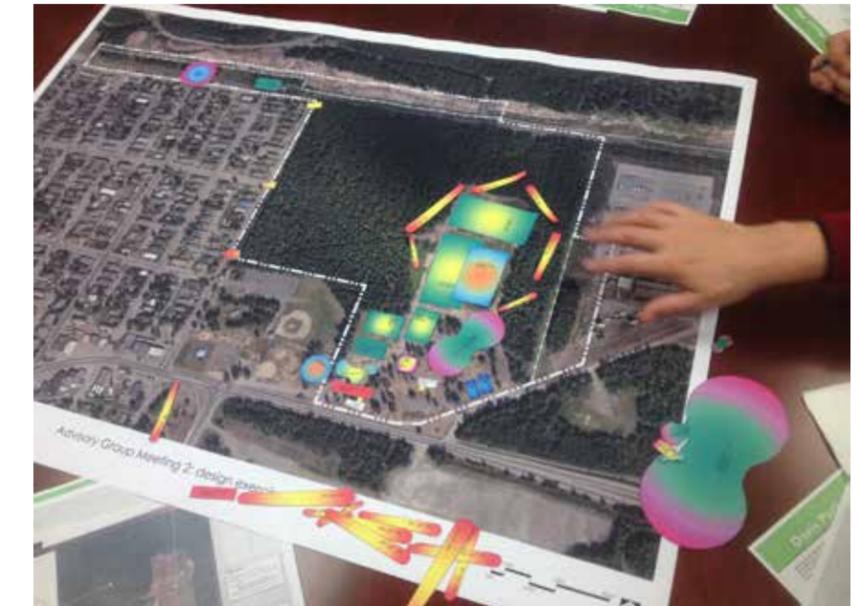


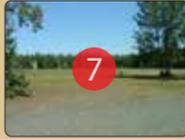
Figure 21: Photos from the open house events (top) and the advisory group meetings (bottom)

Appendix B: Public Input

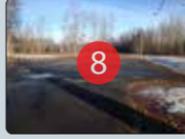
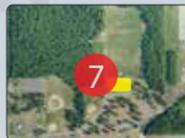
This chapter includes supplemental information gathered through the public involvement process. Included in this chapter are the results from the open house dot exercise, the results of the follow up survey, and a list of public comments gathered throughout the process.



Athletic Fields

	Maintain "as is"
	Upgrade Existing Fields Upgrade field turf and irrigation system, footprint remains the same
	Minor Field Expansion Expansion of athletic fields to accommodate one additional sports field
	Major Field Expansion Expansion of up to two to three new athletic fields

Parking

	Maintain "as is"
	Upgrade Existing Parking Upgrade existing parking area (52 spaces) to include space for a farmers market
	Minor Parking Expansion Upgrade existing parking, add parking lot near athletic fields to provide better access to activities (25-50 spaces)
	Major Parking Expansion Upgrade and expand existing parking lot, add new lots near the athletic fields and possibly neighborhood (50-100 spaces)

Trails

	Maintain "as is"
	Improve Neighborhood Access Maintain trails "as is" with improved neighborhood access points
	Upgrade Existing Trails and Access Points Upgrade existing trails, add signage, and improve neighborhood access points
	Paved Trails with Lighting Pave existing trails, add lighting and signage, improve access points

Skate Park

	No Skate Park
	Small Skate Park Small scale neighborhood skate park with prefabricated features
	Medium Skate Park Medium size concrete skate park serving Mt. View and surrounding neighborhoods
	Regional Skate Park Large regional destination skate park with concrete features and amenities <i>Note: results may be skewed as some participants placed multiple stickers this category</i>

Pump Track

	No Pump Track
	Small Pump Track Small scale pump track to accommodate all ages
	Pump Track w/ Features Pump track and skills loop to accommodate beginners and challenge skilled riders
	Bike Park Regional destination bike park with pump track, skills loops, jumps and other features

Disc Golf

	No Disc Golf
	3 Hole Practice and Play 2-3 Acres in Size
	9 Hole Course 8-12 acres in size, mix of forest and open space
	18 Hole Course Destination course, 20-40 acres in size, mix of forest and open space



Community Gardens

McPhee Community Gardens

- 5** Maintain "as is"
- 7** Improve Maintenance
Improve maintenance and monitoring of the gardens to enhance the appearance of the community gardens
- 9** Upgrade Existing Facilities
Upgrade the community gardens, rehabilitate shelter, upgrade pathways and fencing, update site amenities
- 41** Upgrade and Expand Community Gardens
Upgrade facilities and expand the number of community garden plots

Dog Park

- 10** No Dog Park/
Maintain "as is"
Dogs allowed on-leash, no formally designated off-leash area
- 14** Add Amenities
Add mutt-mits, signage and trash cans at trailheads to allow for better stewardship
- 10** Small Dog Park
Fenced dog park up to 1 acre in size, add amenities such as mutt-mits, signage and trash cans
- 13** Large Dog Park
Fenced dog park 1-3 acres in size, add internal trails and amenities such as mutt-mits, signage and trash cans

Other Facilities

- 10** Basketball Courts
- 9** Playground
- 15** Farmers Market
- 5** Volleyball Courts
- 7** Outdoor Ice Rink
- 15** Boulder Climbing Area

Top 5 Priorities

Number of total survey responses ranked in the "Top 5 Priorities"

Total Responses: 36

- 14 Community Garden
- 14 Bike and Pedestrian Upgrades
- 13 Trails
- 12 Bike Park
- 12 Farmers Market
- 11 Restrooms
- 10 Athletic Fields
- 9 Skate Park
- 9 Boulder Climbing Area
- 9 Amenities (picnic tables, benches, trash cans, dog stations, etc.)
- 8 Disc Golf Course
- 8 Dog Park
- 8 Playground
- 7 Parking Lot
- 6 Basketball Court
- 6 Boulder Climbing Area
- 4 Outdoor Ice Rink
- 2 Baseball Field
- 1 Volleyball Courts

Highest Priority

Number based on total number of "Highest Priority" responses

Total Responses: 36

- 13 Bike and Pedestrian Upgrades
- 11 Amenities (picnic tables, benches, trash cans, dog stations, etc.)
- 9 Trails
- 9 Community Gardens
- 9 Farmers Market
- 8 Bike Park
- 8 Restrooms
- 6 Boulder Climbing Area
- 5 Athletic Fields
- 4 Disc Golf Course
- 4 Dog Park
- 3 Baseball Field
- 3 Playground
- 2 Skate Park
- 2 Basketball Court
- 2 Outdoor Ice Rink
- 2 Volleyball Courts
- 1 Parking Lot
- Other: Jogging Track, Kids Area

Public Comments

The following is a list of comments collected through the planning process. Members of the public submitted comments at open house events and through online surveys and social media.

Trails and Forest

- 1 Cross country ski trails in winter
- 2 Do not clear out the undergrowth. This ruins the sensation of being in the “wild”.
- 3 More trails, better access
- 4 This looks big. From the field to Pine St. is about a five minute stroll
- 5 Clear viewsheds in the trees for safety
- 6 Leave “as is”. Just need to keep “campers” out, and start enforcing leash laws.
- 7 Keep trees and loose undergrowth
- 8 Maintain the last stand of trees in Mt. View Forever!
- 9 Moose, bears, fox, coyote, red squirrels, owls, etc.
- 10 Clear the undergrowth to clear out the homeless

Parking

- 11 If parking expands near fields, add bollards to protect fields
- 12 Concern with excessive parking adjacent rugby field - expand off existing to north

Skate Park

- 13 We need some benches for breaks

Pump Track

- 14 Make sure to prioritize a Pump Track/Bike Park for #myDavisPark. It's been 3 years and has broad community support. Thanks!
- 15 As a cyclist I'd love to see some pump tracks in Anchorage, Davis Park in Mtn View is a perfect place I can ride to #myDavisPark
- 16 BMX Track

Dog Park

- 17 The playing fields are used by kids and adults, a dog park on the field will make it unsanitary
- 18 Add water fountain for people and dogs
- 19 Dog park doesn't have to be huge + maintain the current amenities of poo bags + their availability, education program for visitors + dogs
- 20 Gates so dogs don't get out

Athletic Fields

- 21 Minor expansion + improve existing fields
- 22 Track around the field that's overgrown
- 23 Open artesian well for field H2O
- 24 Keep conex for rugby storage
- 25 Repair rugby pitch (proper drainage, level holes, etc.)

Basketball

- 27 I think the basketball court on the Eastern side of the Davis field should be upgraded w/ benches put in.

Disc Golf

- 28 Disc golf courses in the forested area could provide deterrent to homeless camps as well as adding a greater sense of safety to this area

Restrooms

- 29 We need public bathroom facilities
- 30 We need public restroom facilities!
- 31 Port-a-potty for kids

Safety

- 32 A key theme that keeps arising for this park is safety. In particular, the MVCC receives grant funding for clean-up activities - which generally includes clean-up of homeless camps. It is uncertain if this grant funding will continue. Incorporating park designs that reduce this type (or discourage) this use would be preferred. Potential to connect Ship Creek Trail w/ Glenn Hwy trail. If a connection could be made that would highlight the need for additional Ship Creek trail connections throughout the neighborhood
- 33 Safety for all beings + park... thanks for the opportunity to comment.
- 34 Main concern: people drinking in the park, littering, people camp in the park, don't feel safe, homeless people are everywhere
- 35 Children are unsupervised

Playground

- 36 How about a pirate ship playground?

General/Other

- 37 Well thought out, lots of future ahead. The display was good, gave lots of ideas. I learned a lot and I have been here ever since there was a Mt View. Good work.
- 38 Kid Area
- 39 Go cart park.
- 40 Thanks for all you do.
- 41 Free Wi-Fi for whole park area!
- 42 Davis Park needs to be more clearly marked with what the park is going to be used for. i.e. Family Days, sporting events, lights that show trails.
- 43 I would love to have a space to walk to where I could get my two young children engaged. The polar bear park in Russian Jack is a great structure, so it would be nice to have something totally different at Davis. I love the idea of the pump track - esp. if it would work for small children on balance bikes. Would that become a mini ski track in the winter? I would like better walking access. Walking thorough parking lots is not safe or welcoming. It would be lovely to have some organic free-climbing area or something really free & exploratory.
- 44 Do presentation in 3 Mt Schools. Kids use park more than adults. Install plaques describing the trails, trees, soil in park
- 45 Bike trails, water fountains, shooting range, cabins
- 46 Bring back blue tax for homeless
- 47 Concession stands, right now all the money goes to gas station, another vendor would be great
- 48 Many people live marginally, and every time an improvement is made, those taxes affect people greatly/people lose their houses

- 49 Jogging Track
- 50 Train local homeless population to maintain and build community gardens + sell produce for profit
- 51 My name is Tyrone - and I believe that the youth of Anchorage needs more lands to grow and socialize.
- 52 It's a great park and can be even greater!
- 53 My vision is... Large amounts of treed areas with pockets of medium/large sports/recreation areas.
- 54 MVLC park has good playground activities so that end is mostly covered
- 55 Add recycling dumpsters in the area
- 56 MVLC park has good playground activities so that end is mostly covered
- 57 Water park
- 58 Recycling dumpsters. We are between the Dowling Road and Eagle River dump locations. The only nearby recycling dumpsters are for newspaper and cans at the Carrs Eastgate and Carrs Northway Mall locations. Since the neighborhood has a lot of apartment/duplex/triplex dwelling where they do do the recycling pick up it would be nice if they had dumpsters for the plastics, papers, glass and aluminum cans so neighborhood residents don't have to drive far to be green. I made the suggestion two years ago when the neighborhood improvement group wanted suggestions but in the time that has elapsed the suggested areas were acquired by CIHA and they are doing new construction on the sites.

Appendix C: Resolutions

This chapter includes resolutions and other approval documents.