



South Anchorage Sports Park

Master Plan 2014



ANCHORAGE



A Master Plan for the development of the
South Anchorage Sports Park
AUGUST 2014

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Chapter 1: Introduction

This Master Plan provides a 20 year vision for the development of sports and recreation facilities at the South Anchorage Sports Park (SASP). The plan embodies the community's vision to provide active and healthy recreational opportunities accessible to all residents of Anchorage, particularly providing access to park facilities for residents of South Anchorage.

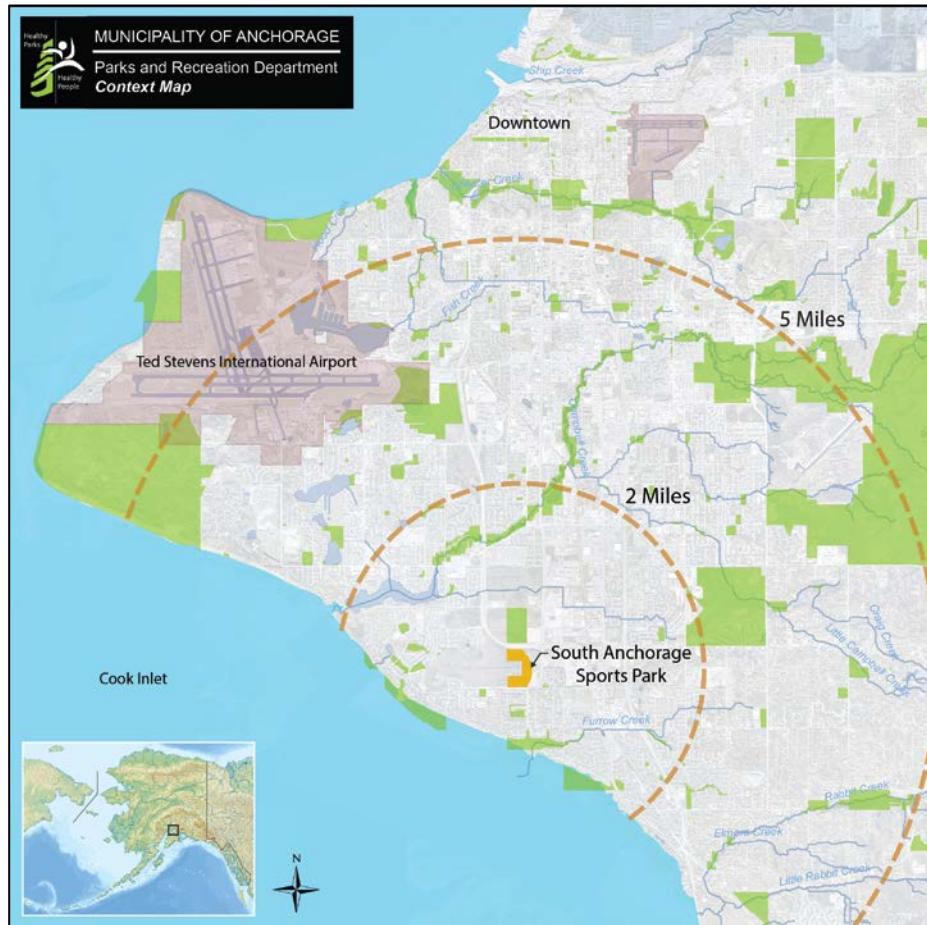
Overview

Parks and open space are important to quality of life. They provide places to recreate, connect with nature, and socialize with friends and neighbors.

The 65 acre South Anchorage Sports Park is located within the Bayshore/Klatt area of South Anchorage. This expanse of open space presents outstanding views of the Anchorage Bowl and is the setting for a number of athletic and recreational pursuits.

The park is bordered by O'Malley Road to the north, Cook Inlet Regional Inc. (CIRI) property to the east, W. Klatt Rd to the south, and Klatt Bog to the west. The site is shaped in the form of a backwards "C" with Klatt Bog forming the western boundary and a telecommunications tower site located adjacent to the center of the park.

Figure 1-1: South Anchorage Sports Park location in Anchorage

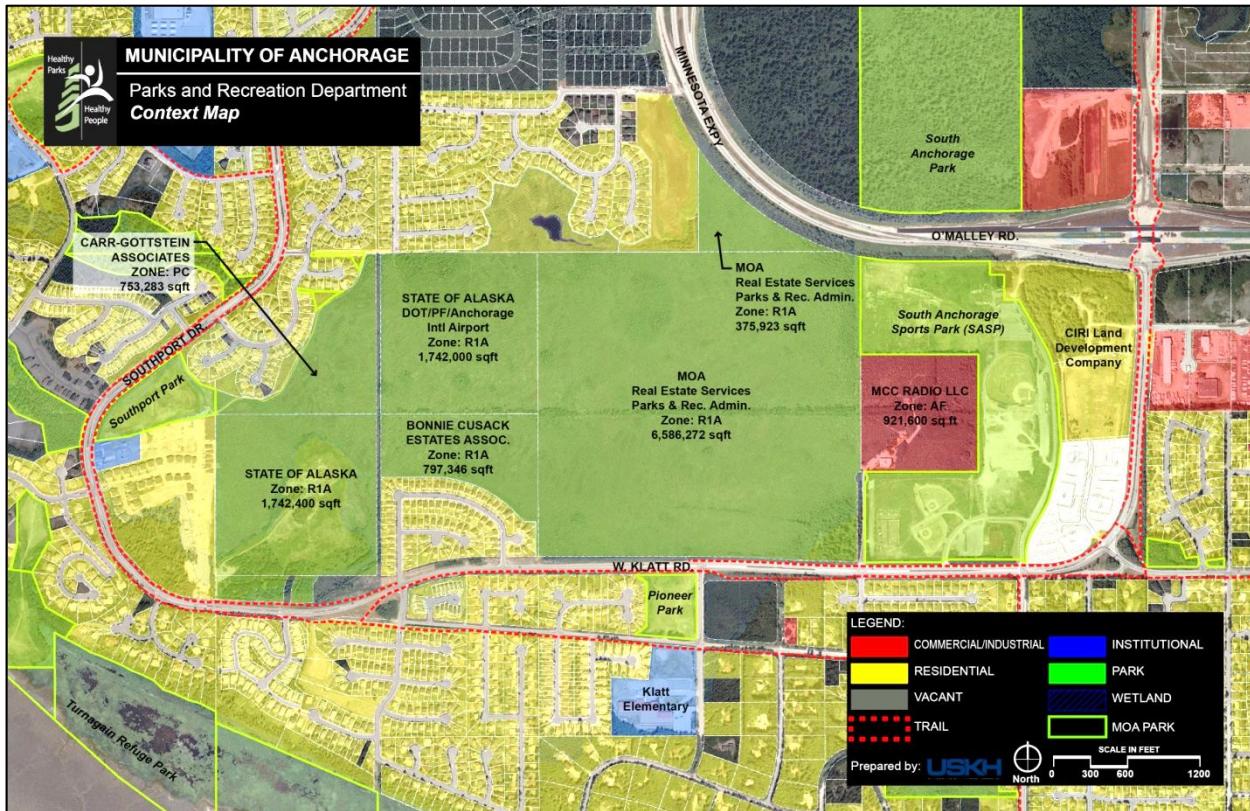


Background

Adopted in 1998, the original master plan for the South Anchorage Sports Park envisioned the park as the premier outdoor sports complex for South Anchorage. However, development of the park has proven challenging. Peat soils coupled with the lack of a reliable water source has prevented the park from meeting its promise as a center for outdoor sports.

With limited development in place, the demand for high quality park and recreation facilities remains. Since 2000, the population of the Bayshore/Klatt/Taku/Campbell area has grown by more than 20%.¹ Population growth along with a renewed interest within the community to develop the park in a manner that provides for active recreation has led to this planning effort.

Figure 1-2: South Anchorage Sports Park in neighborhood context



¹ Municipality of Anchorage and the Anchorage Economic Development Corporation, *Anchorage Indicators Report*, 2012

Project Purpose

This document is intended to provide a long range vision for the South Anchorage Sports Park over the next 20 years. This master plan update identifies community needs, addresses public expectations and establishes a framework for future development of the park. More specifically, the purpose of the master plan update is to:

- Identify the current and future recreational needs of the South Anchorage community
- Provide a park that encourages active community use and discourages negative activities
- Recognize existing uses in the park and determine how best to accommodate their needs
- Develop the park in a manner that recognizes the limitations and physical constraints of the site

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 the South Anchorage Sports Park.

South Anchorage Park and Trails Plan (1984)

In the 1980's, the Municipality of Anchorage Parks and Recreation Department contracted the ORB Organization to develop a plan to assess the recreational needs of the growing South Anchorage community. The study resulted in the *South Anchorage Park and Trails Plan (1984)*. The plan recommended a community park be located in the general area of SASP to meet the sports and recreation needs of South Anchorage residents.

South Anchorage Sports Fields Final Design Study Report (1998)

This document is the original South Anchorage Sports Park master plan. The master plan envisioned the park as the premier sport complex for South Anchorage. The site plan included five soccer fields, three American Legion sized baseball fields, four little league fields, a skateboard park, trail system, playgrounds, open play areas, picnic shelters, an irrigation system, concession stands, maintenance buildings, access road and parking lots. Because of site constraints and changing community recreational needs, the plan was never fully implemented. Figure 1-3 shows the original site plan.

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

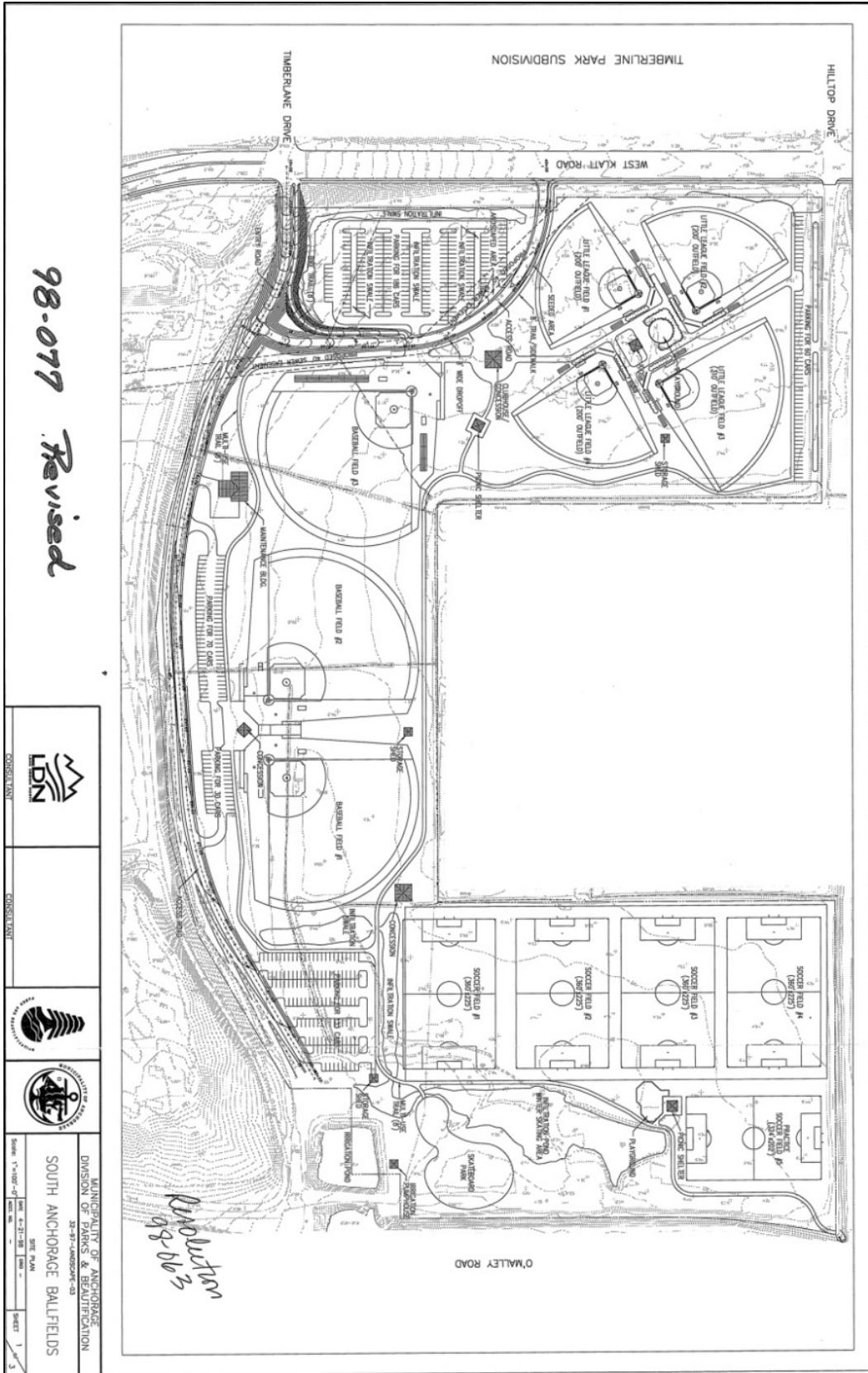
The *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan* is an element of the Anchorage Bowl comprehensive plan. The Park Plan outlines the community's vision and goals, establishes standards for levels of service, and makes specific recommendations based on the needs of park districts in the Anchorage Bowl.

The Park Plan categorizes parks, facilities, and open space by size, function and use. These categories include: Neighborhood Use Areas, Community Use Areas, Special Use Areas, Natural Resource Areas, and Trails and Connectors. The South Anchorage Sports Park is classified as a Special Use Area for its originally intended use as an Outdoor Recreation Facility.

The Park Plan identifies park shortages and facility deficiencies and provides recommendations for future park management and development. The following list of Issues and Needs, and Recommendations are identified in the Park Plan and apply to the Southwest Park District and the South Anchorage Sports Park (p. 91-93, *Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan*).

- This area has a good supply of athletic facilities but is deficient in all aspects of Community Use facilities
- Community Use parks are deficient in the Southport Subdivision
- The area will require one to two new Community Use parks in the next 20 years without utilizing middle school sites
- South Anchorage Sports Park needs a connection from the park to the C Street Trail
- South Anchorage Sports Park needs continuing upgrades to parking and the completion of athletic fields

Figure 1-3: South Anchorage Sports Park 1998 approved site plan



Chapter 2: Planning Process

This chapter describes the planning and approval process for the South Anchorage Sports Park master plan update.

Community involvement is an important component of any planning process. To ensure that the South Anchorage Sports Park (SASP) master plan update aligns with the desires of the community, a public involvement process was led by the Anchorage Parks and Recreation Department with support from USKH. The following narrative summarizes the process, timeline, and how input was used to shape master plan update outcomes.

Figure 2-1: Master plan public involvement and approval process



Outreach

In fall 2013, Parks and Recreation staff initiated outreach to Community Councils and recreation groups. Individuals and groups were invited to engage in the planning process and to provide input to Parks and Recreation staff.

Community Council Meetings

Parks and Recreation staff attended meetings at three Community Councils in South Anchorage: Old Seward/Oceanview CC, Bayshore/Klatt CC, and Sand Lake CC. Parks staff presented the goals of the master plan update, solicited input from community members, and recruited individuals to participate on the advisory group.

Project Website

In December 2013, Parks and Recreation staff launched a website with details about the park, its history, and the planning process.² The site listed advisory committee meeting dates and locations with an open invitation to the public to attend and offer comments. The website was updated regularly with meeting minutes, maps, and visual aids to keep the general public informed as the process continued.

² www.muni.org/Departments/parks/Pages/SASPmasterplan

Public Participation

Parks and Recreation staff worked with individuals representing various user groups in the development of the master plan update.

Stakeholder Interviews

Individuals representing twelve organizations active at the South Anchorage Sports Park were invited to participate in interviews with USKH. Seven responded with interest and were interviewed.

Stakeholders were asked to describe their organization, how they use the SASP, and their perception of the facilities at the park. Those participating included the Anchorage District Soccer Federation, American Legion Baseball, Dimond West Little League, CIRI Land Development Company (CLDC), Animal Control Advisory Board, Anchorage Radio Operated Auto Racing Association (AROARA), and 907 Paintball.

Input from the stakeholder interviews was used to identify issues and concerns as well as desired improvements. A list of common themes was also generated.

SASP Advisory Group

In February 2014, Parks and Recreation staff began working with an advisory group to assist in the development of the master plan update. 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 met three times in the spring of 2014. The group consisted of twelve stakeholders representing Community Councils, neighboring property owners, user groups and athletic organizations active in the park.

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

Step 1 - Identify current and future needs

Step 2 - Prioritize desired improvements

Step 3 - Build consensus around a design alternative

Meetings are summarized below: (see Appendix B for meeting minutes)

Meeting #1 - February 11, 2014: The kick-off meeting provided an overview of the planning process, a site orientation, and a general discussion with respect to what participants would like to see addressed in an updated Master Plan.

Meeting #2 - March 4, 2014: Four alternative site concepts were presented based on public input and advisory group feedback from the first meeting. Advisory group members commented on what they "liked" and "did not like" about each alternative and provided recommendations.

Meeting #3 - March 30, 2014: Advisory group members were presented a preferred alternative based on common consensus items. Participants offered few refinements.

Approval Process

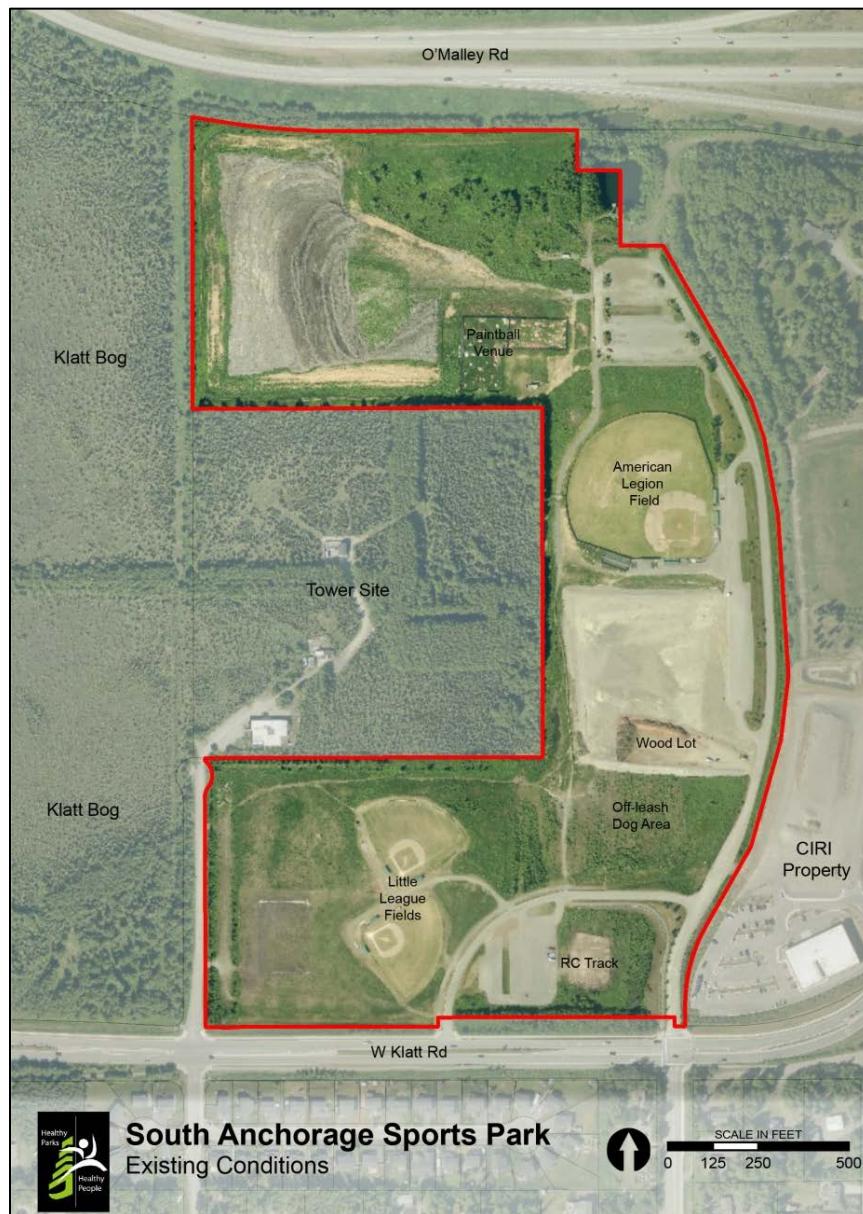
Following the advisory group process, the plan was presented to the Bayshore-Klatt Community Council for approval. On May 1, 2014 the plan was unanimously approved by that executive committee.

The approval process will continue into the summer with review by the Municipality of Anchorage's Parks and Recreation Commission and the Planning and Zoning Commission. This will enable further opportunities for public participation, feedback, and refinements to the plan.

Chapter 3: Existing Conditions

This chapter describes the existing conditions at the South Anchorage Sports Park. Included in this chapter is a history of the park, a description of current site conditions and developed facilities as well as a description of relevant stakeholders and user groups who are active at the South Anchorage Sports Park.

Figure 3-1: Aerial imagery of existing conditions at the South Anchorage Sports Park



The South Anchorage Sports Park (SASP) is home to two little league fields, one American Legion field, a radio control vehicle (RC) course, a paintball venue, a designated off-leash dog area, and a woodlot.

History

In 1997, the Municipality of Anchorage acquired the present day South Anchorage Sports Park in a land exchange involving the Heritage Land Bank and developer Marc Marlow. The 65 acre property was once a part of the larger Klatt family homestead and later used as a nursery and sod farm.

In 1998, a master plan was developed by Land Design North and approved by the Urban Design Commission and the Planning and Zoning Commission. In 1999, construction began to provide 380 parking spaces, five soccer fields and one American Legion field. Subsequent work rehabilitated a small pond and irrigation system for the soccer fields. Dimond West Little League later worked with the Municipality to construct two of the four proposed little league fields. Additionally, fill was imported to the site to provide the base for the future construction of the second American Legion field.

Figure 3-2: View of Klatt Bog



In the intervening years, many of the soccer fields were found unsuitable for play due to highly organic, peat soils directly under the surface of play. Further complicating matters, the irrigation pump system was found unsuitable for use. In an effort to remedy soil issues, a plan was developed to import sand from a dredging project at Campbell Lake. The “sand” possessed far too much silt and the material was unsuitable for rehabilitating the soccer field. Further, the subgrade remained prone to significant frost heaves owing to the peat soils below the imported material. The demand for soccer fields at SASP has declined in recent years with the development of the soccer field complex at Kincaid Park.

In 2006, DOWL Engineers produced a revised master plan that included a new multi-sport stadium with artificial turf. The stadium would serve soccer and

Figure 3-3: Former soccer fields at SASP

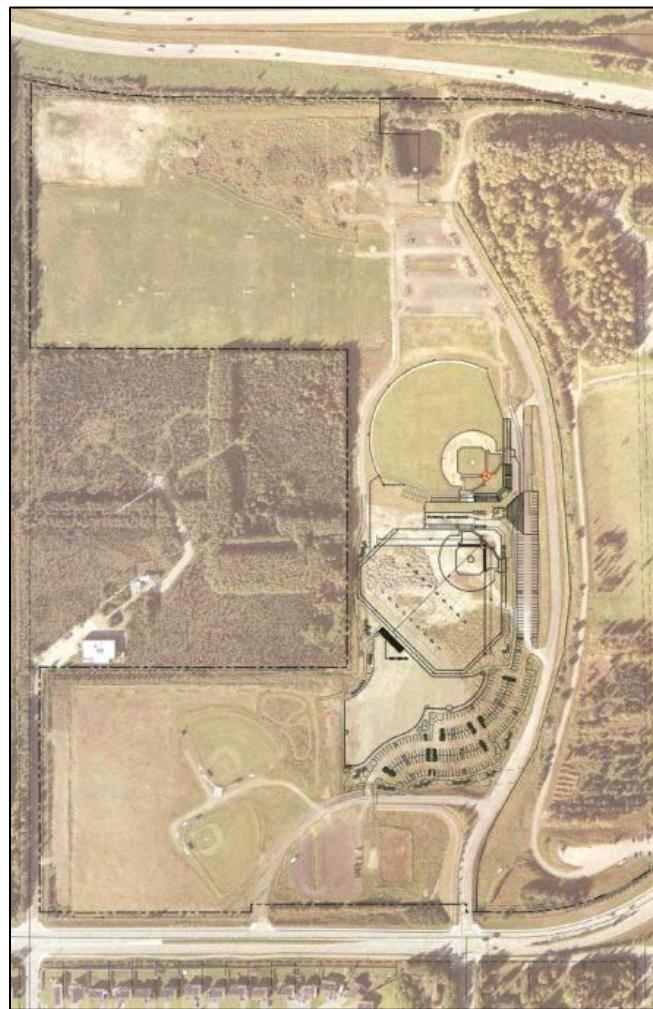


American Legion baseball and would include concessions and parking improvements. That same year, CRW Engineering produced a study to assess the feasibility of installing a ground water well or a connection to the Anchorage Water and Wastewater Utility (AWWU) water system through the adjoining privately-owned parcel (CIRI). PDC Inc. was hired to provide engineering drawings for utility upgrades. The revised DOWL master plan was not adopted by a formal board or commission and there has not been any action to implement the recommendations of the DOWL plan.

The Municipality has continued to assess the feasibility of bringing in utilities to the South Anchorage Sports Park. In 2009, CRW Engineering conducted an irrigation design study. In 2010, DOWL/HKM produced drawings based on renewed interest in an indoor sports/tennis facility. In 2012, The Boutet Company (TBC) conducted a water and sewer feasibility study.

Despite these many studies, no substantial work has occurred within the park for several years. Regardless, several user groups have found a home at the South Anchorage Sports Park. American Legion baseball and Dimond West Little League use the ball fields in early summer. Dogs and owners enjoy the large off-leash area year-round. A paintball vendor operates in the northern end of the park and RC enthusiasts have also found a home in the southeastern portion of the park.

Figure 3-4: Drawing for proposed multi-sport stadium (2006)



Existing Site Conditions

The development of the South Anchorage Sports Park has been influenced by the conditions found on site. Poor soils and a high water table have limited the types of development suitable for the park. Despite some of these challenges, the site may be suitable for less intensive development in the future. A summary of the current site conditions is described below.

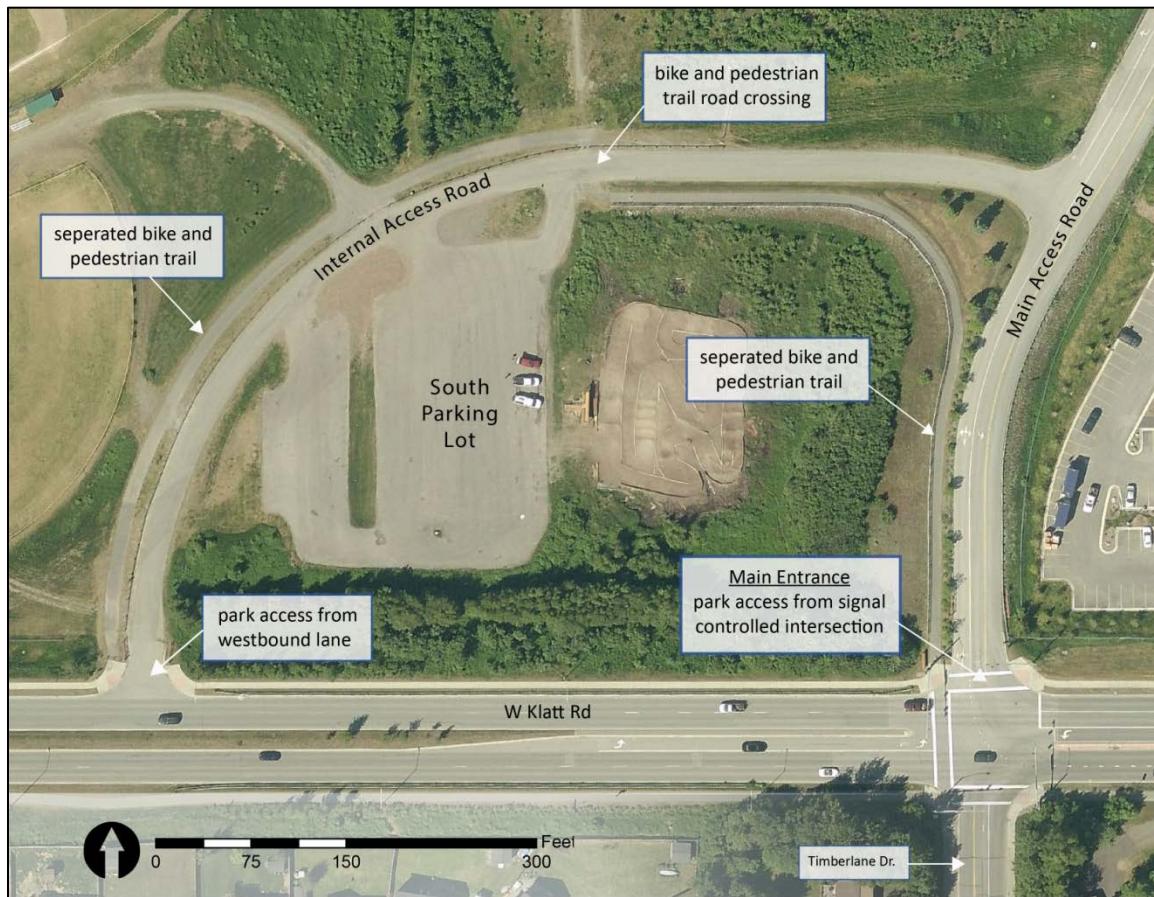
Access and Circulation

The South Anchorage Sports Park is accessible from three locations on W. Klatt Road. The main entrance to the park is located at the intersection of W. Klatt Road and Timberlane Drive. This intersection is signal controlled and provides for both vehicle and pedestrian access.

Two hundred yards to the west, a secondary entrance provides access to the park from the westbound lane of W. Klatt Rd. This entrance also has a separated bike and pedestrian path that runs parallel to the internal access road.

A third access point exists at the western boundary of the park off of Tower Rd. This entrance provides for two way turns when exiting the park.

Figure 3-5: Park entrance and access to SASP



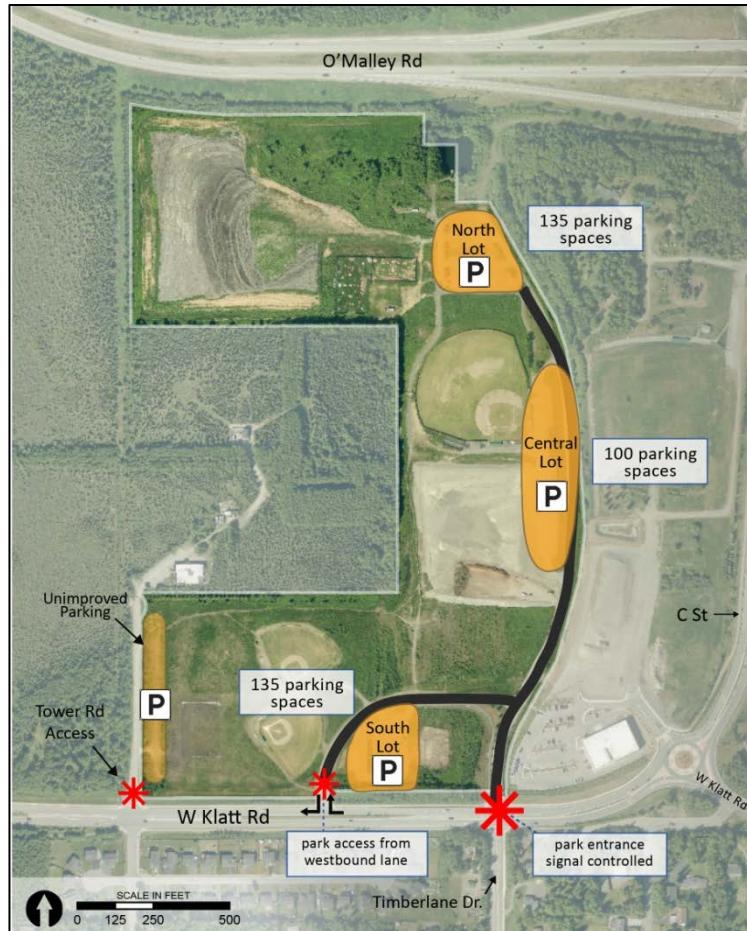
Roadways/Parking Areas

The park is served by two internal access roads and three developed parking lots. The main access road runs along the eastern property line from south to north, terminating in a parking lot with 135 spaces. In the central section of the park, there is a 100 vehicle parking lot associated with the American Legion Field.

A second internal roadway runs east-west and provides access to the existing little league fields and RC track and serves a 135 vehicle parking lot. The internal access road departs to the west after the entry road descends a hill from the signalized intersection. A fourth parking lot is located off of Tower Road. This parking lot is unimproved and could accommodate approximately 60 vehicles.

Roads within the SASP are paved with chip seal treatment and in generally fair shape. Parking lots are also paved with a chip seal treatment and are in poor condition with large potholes and gravel. Tower Rd. is gravel and the parking lot is gated and unimproved.

Figure 3-6: Parking, access and roadways at SASP



Topography

The South Anchorage Sports Park is relatively flat, with approximately 90% of parkland between 80 and 85 feet above sea level. There are some surface differences on site, most of which owe to the import and placement of soils on top of the peat subgrade.

The most prominent change in topography exists as visitors enter the park. The main park entrance at W. Klatt Road is located approximately 25 feet above the park site. Though this entrance is higher than the park, the westernmost park entrance is at grade with the park, owing to the drop in elevation from east to west along W. Klatt Road.

The topography of the broader area tends to slope from east to west. The adjacent CIRI properties to the east sit on a small bluff approximately 20 to 40 feet above the park. Klatt Bog to the west sits at a lower elevation. Predictably, drainage flows from east to west.

Soils

Boreholes provided by Golder Associates from 1998 indicate that other than gravel soils that were imported for construction of the eastern entry roadway, the entire site is composed of approximately 7-13 feet of peat overlaying a substrate varying from silt/clay to sandy silt soils. The water table tends to be approximately four to five feet below the surface. As suggested in the topography descriptions, there are exceptions where soil has been imported for field and road construction.

Vegetation

Vegetation is virtually non-existent on site with the exception of some cottonwood, alder, and birch trees that have grown in previously disturbed areas. All growth is second generation. There are minimal landscape plantings in islands within parking areas.

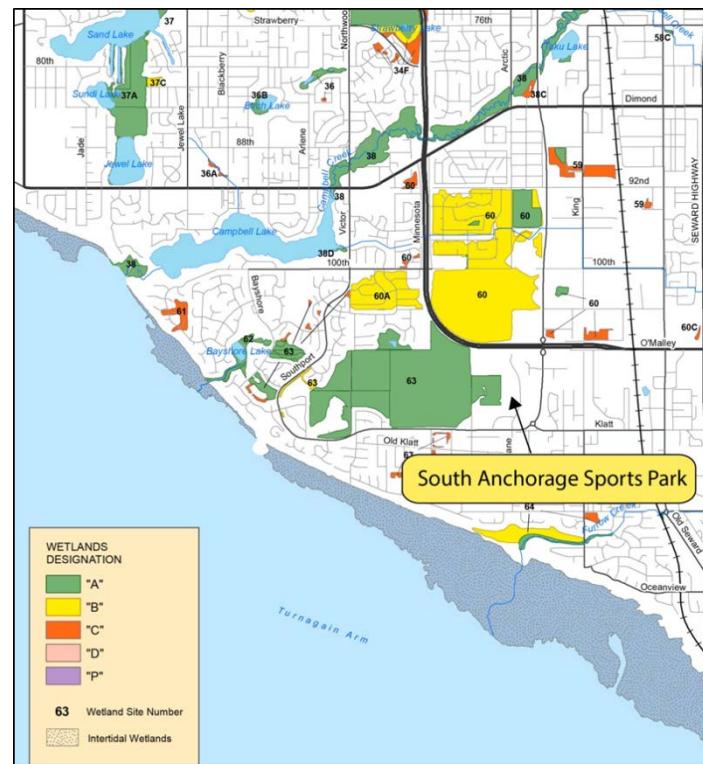
Figure 3-7: Typical vegetation and topography at the SASP



Wetlands

The park does not contain any areas designated as “wetlands” by the Anchorage Wetlands Management Plan. However, Klatt Bog directly west of the park is designated as “Class A” wetlands.

Figure 3-8: Excerpt from Anchorage Wetlands Management Plan



Utilities

A following section includes a description of water, sewer and electric utilities as well as stormwater and irrigation systems.

Water

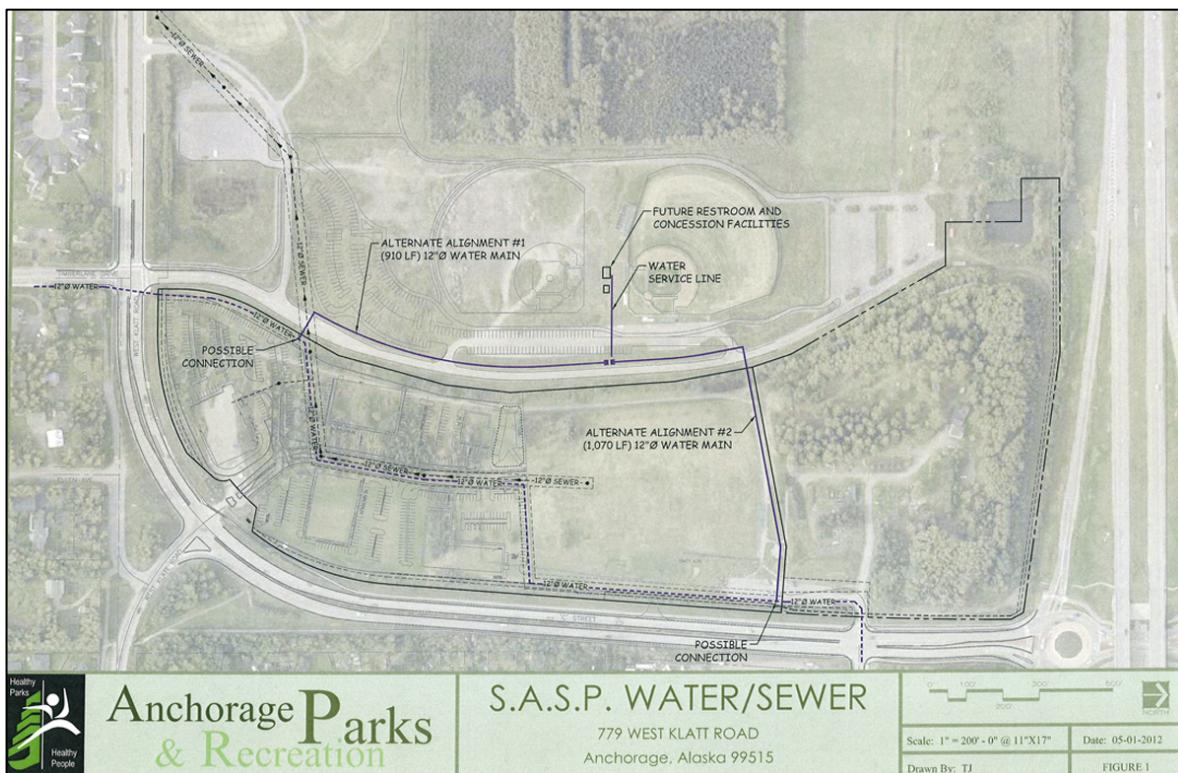
Potable water is currently not available at the South Anchorage Sports Park. However, potable water is available via a 12" diameter AWWU water main near the location of the recently constructed Doyon Ltd. building on the adjacent CIRI property to the east.

AWWU tariff generally requires property owners extending water service to a property to extend the water main the full frontage of the property. The SASP has approximately 1,340 lineal feet of frontage. If required, the full construction cost of a 12 inch water main along this frontage would be potentially cost prohibitive, estimated at approximately \$610,000 to \$750,000.³

AWWU allows an exception if it is unlikely the adjacent properties would need to be served. In the case of the South Anchorage Sports Park, the adjacent property to the west, Klatt Bog, is protected under a conservation easement and development is highly unlikely.

An alternative connection point to AWWU facilities also exists at C St. Figure 3-8 shows the location of the AWWU water and sewer mains studied by The Boutet Company in 2012.⁴

Figure 3-9: Water and sewer locations at the SASP and adjacent properties



Source: The Boutet Company

³ The Boutet Company, Memorandum: Water and Sewer Service South Anchorage Sports Park, May 2, 2012

⁴ The Boutet Company, Memorandum: Sewer and Water Service Alternatives South Anchorage Sports Park, July 12, 2012

Non-potable water for irrigation is available at a small pond and pump station located at the northeastern corner of the property. However, this water source has been plagued by problems for many years and is more fully discussed under the irrigation section.

Sewer

The park is not currently connected to the AWWU sewer system. Sewer is available via a 12" diameter sewer line that is within an easement that traverses the southeastern corner of the site. There are two manholes on property, one in proximity to the southernmost parking lot, and one near Klatt Road in the western portion of the park (see figure 3-10).

The sewer line is too high to provide service within the park because of the relatively shallow depth of the existing sewer line. A force main or pump station would be required to provide piped service to facilities within the park. Given the limited seasonal use of a restroom at SASP, it may not be cost effective to operate and maintain a pump station. Given these concerns, a septic system or "rent-a-can" may be preferable.

Electric

The park is serviced by the Chugach Electric Association. Power is available at the pump house at the northeast corner of the park and includes a 200Amp distribution panel. This system is fed by a 200Amp 120/240V single phase service that is metered on the south side of O'Malley Road. That electrical system feeds a 240V electric heater and also feeds an irrigation pump system which is used only on a limited basis. Power service lines are depicted in Chugach Electric Association Facilities Maps, Grids 2629 and 2630.

Electric service is also available at the southeastern corner of the park at the location where CIRI gains power from a pad mounted transformer. Currently, single phase power is provided to that transformer.

Drawings indicate that electric service is currently supplied to the American Legion fields via a line that connects to the service provided to the broadcasting facilities located within the "U" of the site. This is served from a line that is located in Tower Road. Chugach Electric Association Facilities Maps (2629) indicate 3 phase power is available.

Stormwater

A stormwater drainage ditch runs along the park's northern boundary collecting stormwater from both the north and south of O'Malley Road. The drainageway travels west along the periphery of the site, then south, discharging to Klatt Bog.

There are two outfalls in the park, one at the midpoint of the site, along the western boundary shared with the telecommunications site, and one at the park's western boundary approximately 150 feet north of W Klatt Road.

Irrigation

An Irrigation system was installed in 1999 to provide water to the little league and American Legion ball fields. The system uses pumps to draw water from a small pond in the northeast corner of the park. Operational difficulties have led to

Municipality to explore the feasibility of replacing the system.⁵ In 2009, the Municipality hired CRW to develop a design alternative analysis.⁶

The current system has a six inch High-density Polyethylene (HDPE) irrigation main which runs south from the pump house to the American Legion fields. That main reduces size to a four inch HDPE line and then runs to the little league Fields. The American Legion field has four inch lines that feed six standpipes. The little league fields each have two inch lines that feed two inch lines that have four standpipes for each field. Lines are typically buried at a depth of 14 inches.

That system has been plagued with problems arising from detritus and other materials entering the irrigation lines. As a result, this water is of poor quality and quantity. Dimond/West Little League uses the water sparingly as the irrigation line clogs and loses pressure after short periods of use. The Alliance for American Legion Baseball reports that they do not use the irrigation system at all as it is not sufficient to meet their irrigation needs. While irrigation lines are available in the northern portion of the site, these lines have not been used for many years since soccer has been removed as a current use at SASP.

Figure 3-10: Stormwater drainageway at the SASP



⁵ CRW Engineering Group, LLC, *South Anchorage Sports Facility Well Feasibility Analysis (Draft Report)*, October 2008

⁶ CRW Engineering Group, LLC, *South Anchorage Sports Facility Design Alternative Analysis*, July 2009

Other Site Considerations

A following section includes a description of other site considerations which effect park users enjoyment and should be considered in the future development of the park. These include security, wind, and mosquitos.

Security

Many park users report vandalism, dumping, and illegal activities occurring in the park. Poor visibility into the park from W. Klatt Rd and parking lots that are hidden from plain sight provide easy places to hide. Park use is also highly seasonal which leaves the park largely vacant outside of summer sports seasons. Without “eyes on the park” to discourage undesirable behavior, it is difficult to manage these concerns. Crime prevention through environmental design (CPTED) and year-round programing of the park could dramatically improve security at the South Anchorage Sports Park.

Wind

The site is often subjected to wind in the spring and summer months during the afternoon. The wind emanates from Turnagain Arm and typically blows from the south in the summer season. The wind tends to be cool, having been chilled by snow and open water. This can make the park uncomfortable for use given that there is little vegetation to blunt the force of the wind.

Mosquitos

Given the park’s proximity to Klatt Bog, mosquitos are often an issue in the summer months. Mosquitos tend to diminish park users’ enjoyment of the park and were cited by all user groups as a negative attribute of the park’s location.

Facilities and Sports Fields

The South Anchorage Sports Park (SASP) is home to a range of facilities and sports fields. Currently, the park is home to two little league fields, one American Legion field, a radio control vehicle (RC) course, a paintball venue, a designated off-leash dog area, and a woodlot. On the following page is a description of current facilities and sports fields.

Figure 3-11: Facilities, sports fields and amenities currently located at the SASP



American Legion Baseball Field

Chad Bax Field is an American Legion baseball field located in the central section of the park. The field is oriented east to west and includes dugouts, batting and pitching cages, and bleachers. The outfield fence is 400 feet from home plate. Parking is located directly to the east of the field.

Little League Baseball Fields

The South Anchorage Sports Park (SASP) is home to two little league fields used by Dimond West Little League. The fields are located in the southern section of the park with one field oriented west to east and the other south to north. The fields each have dirt infields, two dugouts, bleachers and outfield fences that are 250 feet from home plate. The fields each have stand pipes that provide water for irrigation. There is currently no electrical or potable water available. Access to the fields is via a partially paved and gravel path from the south parking lot just west of the park entrance.

Anchorage Woodlot

A temporary woodlot is located to the south of the American Legion field. The woodlot is operated by the Anchorage Soil Water and Conservation District (ASWCD) and operates on a year to year basis. The park has provided the woodlot a temporary home to accommodate the increased demand for wood processing services after the wind storm of 2012. In May 2014, ASWCD closed the woodlot due to financial constraints.

Off-leash Dog Park

The South Anchorage Sports Park is home to an off-leash dog area. The dog park is located in the space south of the American Legion field and north of the internal access road and is defined by the park boundary on the west and the main park road to the east. The park is approximately eight acres and is not fenced.

Paintball Venue

907 Paintball operates a paintball venue in the northern section of the park. The venue includes two fenced arenas with inflatable obstacle features on a natural turf field. Sales and rentals are operated out of a conex stored year-round on site.

In previous years, paintball was located near the entrance of Tower Rd and W Klatt Rd. However, complaints from neighbors over the visual appearance and noise of the paintball operation led Parks and Recreation to move paintball to its current location.

Radio Control (RC) Racing Course

The Anchorage Radio Operated Auto Racing Association (AROARA) maintains a small radio control (RC) racing course at SASP. The course occupies approximately .4 acre in the southern section of the park between the main parking lot and entrance road. Amenities include a dirt racing course and a platform (approximately 10ft tall).

Stakeholders and User Groups

The South Anchorage Sports Park provides a venue for a range of sports and recreational activities. The following is a description of stakeholders and user groups active at the South Anchorage Sports Park.

American Legion Baseball

For over a decade, the Alaska Alliance for American Legion baseball has supported May through August play at SASP. The organization promotes 14-18 year old participation and also works with adult league, little league, and high school softball. The SASP is home to Chad Bax Field, one of two American Legion baseball fields located in South Anchorage. During seasonal play, Chad Bax field averages 5-10 hours of use on a week day, and 10 hours on weekends. Chad Bax field has heavy maintenance requirements due to problems with the site irrigation system. Compaction, wind, and mosquitos also make play at this site less ideal than other fields in town. The American Legion brings in port-a-potties and provides regular site maintenance during their season.

Anchorage District Soccer Federation

The Anchorage District Soccer Federation supports year-round play at indoor and outdoor venues. The organization stopped using the fields at the SASP five years ago due to unsafe turf conditions related to poor underlying soils. With the development of the soccer field complex at Kincaid Park, the organization has shifted its priorities away from the SASP. The organization expressed interest in an indoor soccer facility at SASP.

Anchorage Radio Operated Auto Racing Association

The Anchorage Radio Operated Auto Racing Association (AROARA) is a non-profit organization committed to promoting the hobby of radio controlled auto racing in Southcentral Alaska. The organization has approximately 100 regular users of the RC course at the SASP and hosts races on weekday evenings and weekend afternoons. The organization is currently operating on a temporary use permit and has expressed interest in a more permanent status so it can invest in improvements.

Figure 3-12: Radio Control racing at the SASP course



Animal Control Advisory Board

The Animal Control Advisory Board advises the Mayor and Assembly on all matters pertaining to animal control within the Municipality. The Board sees significant opportunity at the South Anchorage Sports Park for enhancing off-leash use including the addition of training, agility, and dog show facilities. The Board considers water access for dog training to be very desirable as would some added trees and landscaping. Other desirable amenities include trails within the fenced area, separated entrance/exits (with hardscape to prevent mud), signage, and a smaller fenced area to be reserved for events/training and to safely support small dog off-leash activity.

Bayshore-Klatt Community Council

The South Anchorage Sports Park is located within the boundaries served by the Bayshore/Klatt Community Council. Residents in the area are among the primary users of the park and are interested in activating the park, adding desirable amenities, limiting dumping and storage, and enhancing pedestrian trail connections. Residents were also interested in taking advantage of legislative funding for site improvements.

CIRI Land Development Company (CLDC)

CIRI has developable parcels directly east of the South Anchorage Sports Park. Development of these parcels could potentially influence use patterns and activity at the park. Additionally, CIRI has extended utilities to their site which could allow for future integration of utilities to the park.

CIRI is interested in the development of the park as a neighbor of benefit to those who occupy, and/or might occupy their development. While interested in a pedestrian connection between their property and the park, CIRI has indicated that they not interested in allowing or providing for a direct vehicular connection between their property and the park.

Dimond West Little League

Dimond West Little League supports youth participation in baseball and softball in Southwest Anchorage. The organization uses two little league fields at the SASP beginning in early May when the fields dry out and running through July when the national leagues finish their season. Monday through Thursday evenings are the primary use periods for the little league. The organization maintains the fields through a cooperative use agreement and provides port-a-potties. The primary issues for Dimond West at the SASP are handicapped access to the fields and unreliable water for irrigation.

Dimond West Little League's preferred ball fields are at the Jade Street Park Complex. Jade Street Park offers multiple fields and amenities such as a centralized clubhouse for scorekeeping and concessions. Dimond West also uses a ball field at Sisterhood Park for Senior League play and two ball fields at Moose Fields.

Dimond West prefers that future development of ball fields be accommodated at the Jade Street Park Complex. However, they are interested in developing a senior league field at the SASP. A senior league field would meet the needs of 14-16 year olds and cannot be accommodated by the limited site dimensions available at Jade Street Park.

907 Paintball

907 Paintball is a licensed and insured vendor operating a paintball venue at the South Anchorage Sports Park. 907 Paintball operates on weekends only May through October. Anchorage Parks and Recreation

Figure 3-13: Little league field at SASP



charges a field use fee of \$30 per day of operation. Revenue varies from year to year depending on the length of the season with average annual fees paid to Parks and Recreation of \$1,300-\$1,900.

907 Paintball provides a controlled setting for paintball, requiring safety equipment and non-toxic/biodegradable paintballs. 907 Paintball is hoping to have a permanent site where they can mature their activities. They desire to enhance concessions facilities, improve storage and security, and install more permanent course elements.

Chapter 4: The Master Plan

This chapter presents the preferred alternative for the master plan update. Included in this chapter is a summary of stakeholder input and common themes, four conceptual alternatives based on those common themes, and the advisory group consensus items that shaped the development of the preferred alternative.

Stakeholder Involvement

Stakeholder involvement ensures that the updated master plan aligns with the recreational needs of the community. Parks and Recreation staff worked with stakeholders early in the planning process to identify key issues and prioritize desired improvements.

Issues and Concerns:

Stakeholders were concerned about dumping and security at the park and cited that there were few “eyes on the park” to discourage these activities. Sports organizations cited challenging site conditions as an impediment to development and a lack of basic infrastructure to support field maintenance.

- Few amenities to attract casual park users
- Poor soils and drainage limit development
- Lack of security
- Few “eyes on the park” to discourage negative activity
- Vandalism and theft
- Dumping on park property
- Maintenance is difficult without reliable water for irrigation
- Without access to utilities, user groups are reluctant to invest in the park
- Underdeveloped nature of the park detracts from park experience
- Perception that the park is neglected

Desired Improvements:

Stakeholders desire an active and attractive year-round park and expressed interest in developing facilities that attract more casual park users. Sports groups desire investments in utilities and infrastructure to improve maintenance and provide concessions.

- Additional amenities to attract casual park users and families
- Increased security and waste removal
- Expanded trail network connecting areas within the park
- Additional landscaping and beautification
- Enhanced utility connections and concessions
- Improved irrigation for field maintenance
- Upgraded sports fields with artificial turf on ball fields
- Improved ADA accessibility
- Permission for organizations to permanently enhance and invest in use areas

From interviews with stakeholders, a list of common themes was developed. These themes identify common stakeholder interest and provide a foundation to help guide the planning process.

Common Stakeholder Themes

SASP is a Valued Community Asset: The South Anchorage Sports Park provides valuable recreation and open space in a city experiencing growth and in-fill development.

The Right Mix of Uses: The master plan update should focus on serving a mix of uses that are compatible with each other and that help achieve the highest and best use of the larger site given its natural limitations.

Make it Active: The park is underutilized in part because sports fields are seasonal attractions. The master plan should include active year-round uses that encourage the casual drop-in park visit to complement the seasonal use of sports fields.

Make it Attractive: The South Anchorage Sports Park is a highly visible landmark in South Anchorage. Improving SASP's aesthetics with landscaping, new amenities or an iconic structure would attract more park visitors and encourage stewardship.

Provide a Realistic Framework: Stakeholders recommend that the update be realistic about the site's inherent limitations (soils, peat, and drainage). The master plan should include activities and amenities that are compatible with the site conditions.

Enhance Security and Traffic: Seasonal use patterns at the park allow for few "eyes on the park". Illegal activities such as dumping, vandalism and theft often go unnoticed. Enhancing visibility, connectivity, and security at the park will improve safety and discourage undesirable activity.

A Park for Everyone: The community desires a multi-use approach at SASP that offers "Something for everyone" and serves users of all ages with diverse activities ranging from casual use to organized sports.

Anticipate Site Limitations: The master plan update should recognize the site's inherent limitations. Planning should take into account the cost of site development and the time necessary to surcharge areas as needed to prepare sites for development.

A Master Plan Update is Needed: The community hopes that the updated master plan will spur needed investment in the park for desired improvements.

Appreciate Natural Features: The park is strategically situated between rapidly developing lands to the east and protected wetlands (Klatt Bog) to the west. Future development should recognize the park's intrinsic value and consider the addition of a water feature within the body of the park and the possibility of establishing and providing access to interpretive trails within Klatt Bog.

Alternatives Considered

Four site plan alternatives were developed based on the information gathered through the planning process. Each alternative presents a conceptual theme that provides for various uses and configurations of facilities. The alternatives were presented to the advisory group for discussion and feedback. The four alternatives are listed below and described in detail on the following pages.

Alternative I: Casual Use Emphasis

Alternative II: North/South Focus Areas

Alternative III: Well Defined Use Areas

Alternative IV: Community Park



Alternative I: Casual Use Emphasis

This alternative emphasized casual use, with baseball fields remaining as configured in the original master plan and other open areas established for unprogrammed use. Beginning at the southern entry to the site, the existing parking lot near the entry is maintained and expanded as designed in the original master plan. Also, the little league ball fields remain as configured in the 1998 master plan with expansion to four fields and, similarly, the two American Legion fields as proposed remain. Parking areas throughout the park remain as constructed and laid out, in four locations. The one addition to the southern area is that a bike park is proposed north of the little league fields and a multi-use area is provided north of the entry parking lot and includes a pavilion and playground. Paintball and RC vehicle use would be moved to a location other than SASP. The far north portion of the park would be devoted to open space and a dog park. A water feature would be constructed through the park, capitalizing on a culvert that feeds from the north. It would provide a relatively large water body, possibly the size of the water feature at Cuddy Family Midtown Park.

Strengths/Weaknesses: While this alternative is probably closest to the existing approved master plan, it does not resolve how to deal with paintball or the RC course. Most areas are of a casual nature; however, this may not generate enough use to push out the undesirable uses within the park, particularly in the northern portion of the park. The water feature would serve as a focal point for the northern portion of the park.

Figure 4-1: Alternative I – Casual Use Emphasis



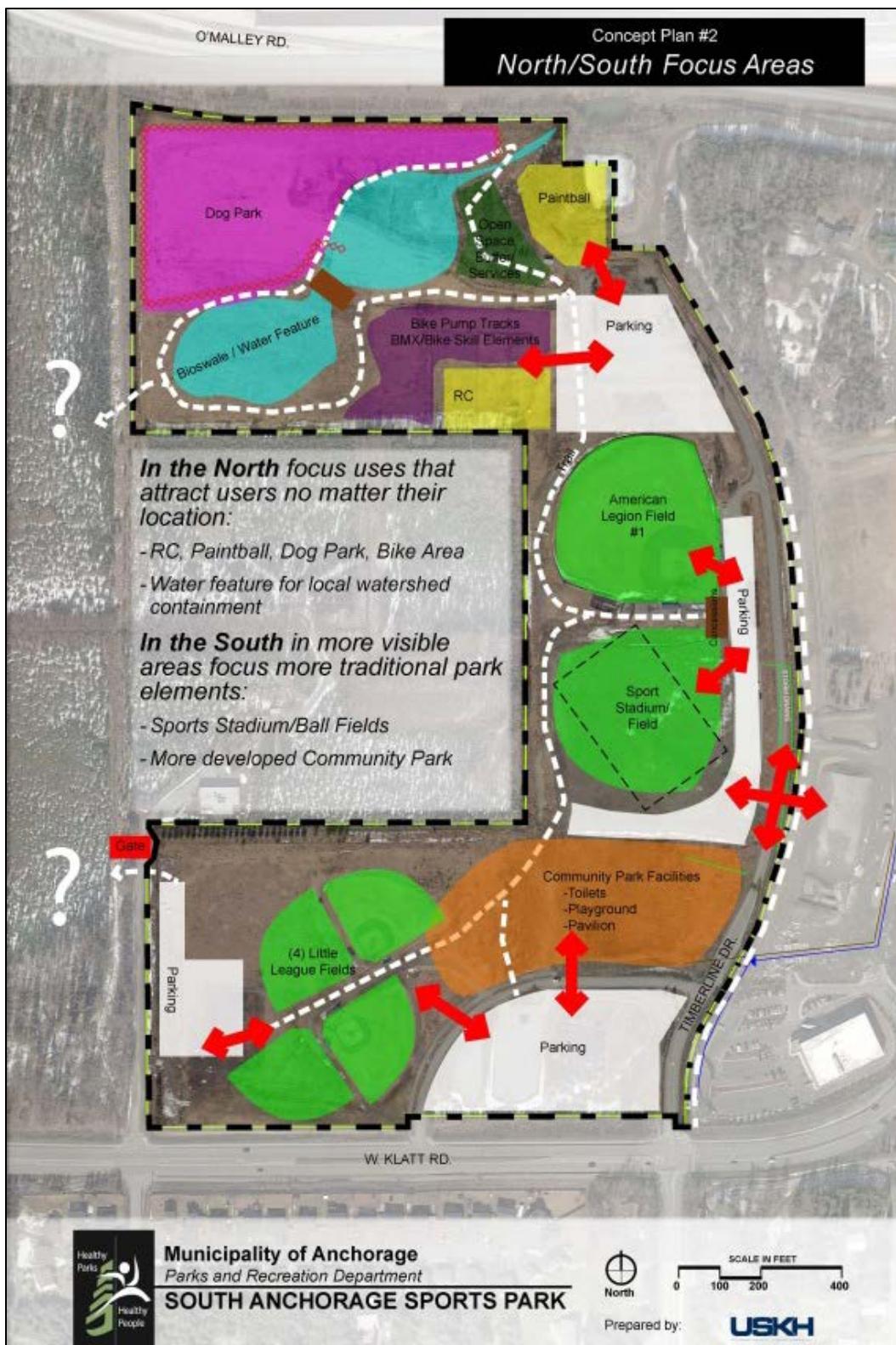
Alternative II: North/South Focus Areas

Alternative II concentrates what have been ancillary uses in the northern sector of the park. This includes dog park, bike park, paintball, and the RC course. The configuration of little league fields and American Legion baseball remain the same with the addition of a soccer field shared with the second American Legion field. Parking configurations remain the same as with the previous alternative.

This alternative includes the development of a classic “community park” with a pavilion, playground, and restroom facility, as well as an informal open space. The community park would be located central to the ball fields, close to parking for ease of unloading and packing out gear and equipment for events and gatherings.

Strengths/Weaknesses: This alternative provides a better sense of a typical community park with the focus at the entry on ball fields, a pavilion, and a playground. It aggregates the informal uses in one location at the north end of the park, providing a common parking area for these uses. As such, it almost exists as two separate parks, a north park and a south park. One detriment as well is that there is not a connection of the younger ball players to the older ball players since little league and American Legion ball fields are separated by approximately 750 feet.

Figure 4-2: Alternative II – North/South Focus Areas



Alternative III: Well Defined Use Areas

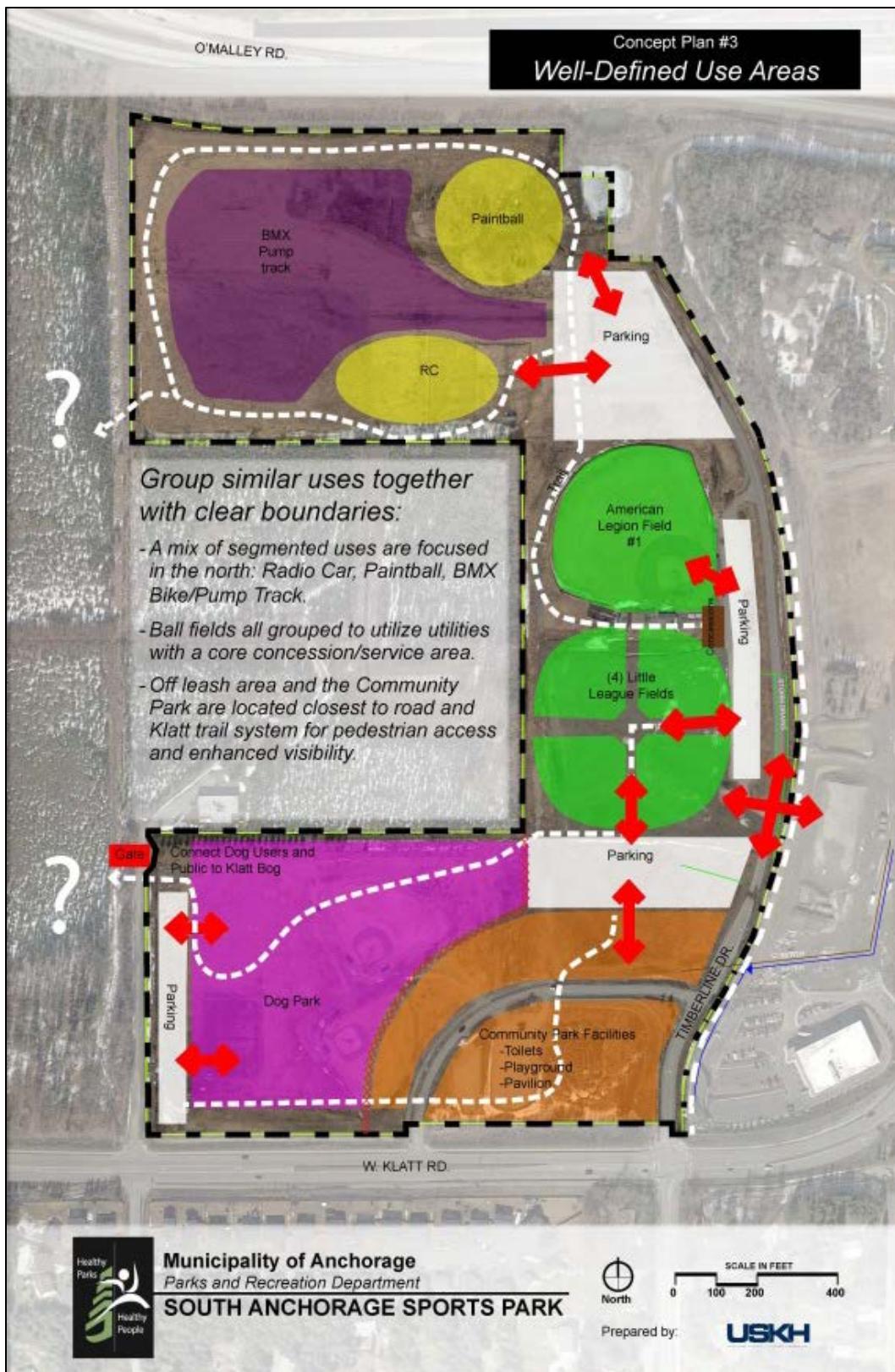
Alternative III groups facilities with similar characteristics. Both little league and American Legion fields are located in the same general area. The dog park is located adjacent to community facilities. Ancillary uses such as a bike park, paintball, and the RC course are grouped within the north end of the park.

Strengths/Weaknesses: With the aggregation of ball fields at a common location, utilities would be less expensive with the ability to run one line to serve both little league and American Legion. Also, having the fields together would allow a concession to serve both ball field complexes. However, parking that serves the little league fields provides a separation between the fields and the community park, which ideally should have a relationship.

The dog park being placed with the community park facilities provides a broad open space directly associated with the community park. However, the dog park would be fenced, thus the open space would be limited to dog use with the actual community park facilities having less open space to use.

Having the bike park, paintball, and the RC course together provides some commonality of users and a dedicated parking area for those users. Also, the bike park and RC course generate some dust that would be best located downwind from the community park, thus this configuration would protect the community park users from the dust. However, it would be expected that the bicycle component would be best associated with the community park since it is an activity that could induce family use of the park.

Figure 4-3: Alternative III - Well Defined Use Areas

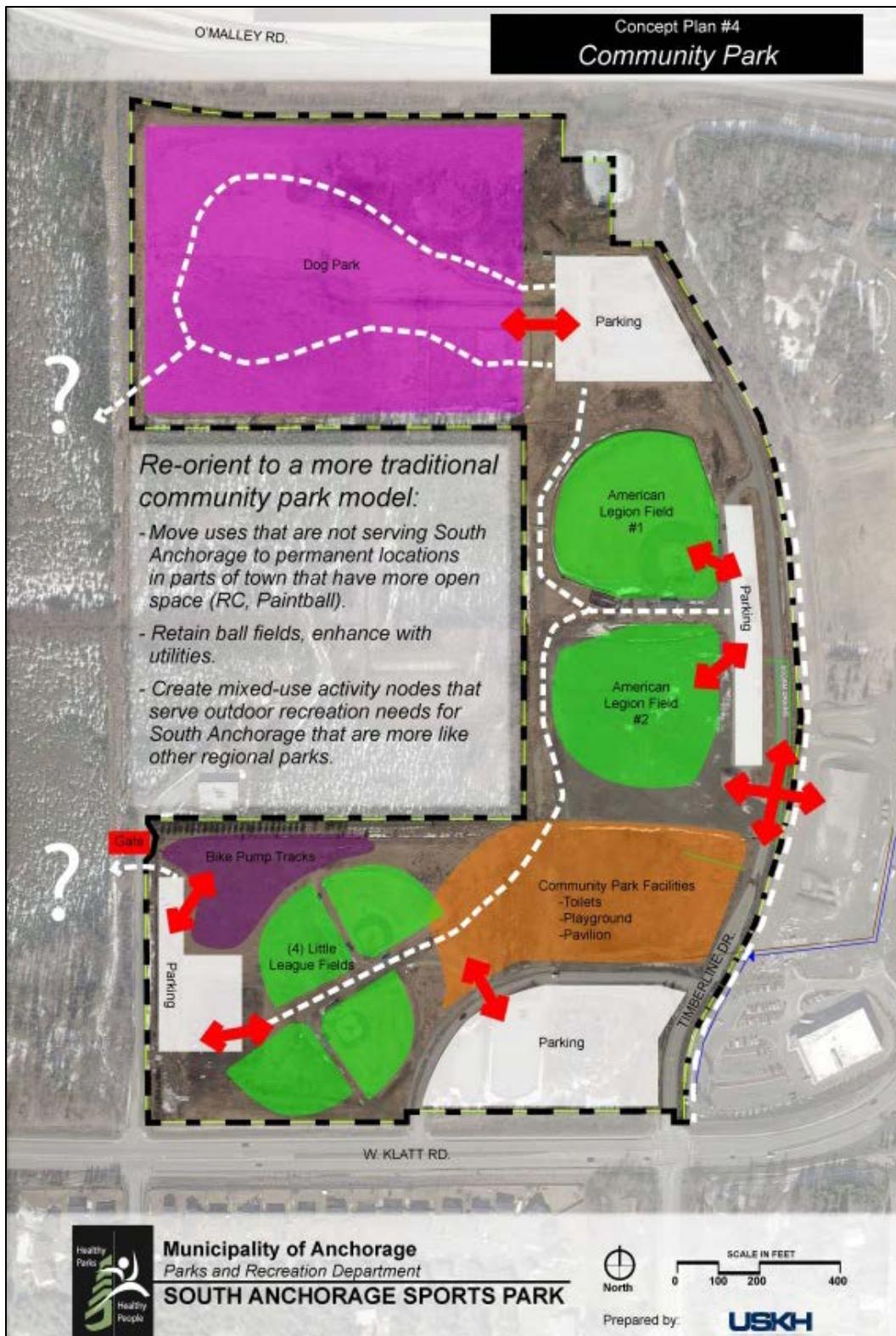


Alternative IV: Community Park

This alternative focuses attention to the community park aspect of the park. It removes paintball and the RC course from the park, focusing on elements more in keeping with general community needs. The only specific uses that are accommodated are ball fields, dog park, and bike park. The community park piece is central to the ball fields and the dog park is to the north, dedicated to the full northern 20 acres of the park.

Strengths/Weaknesses: The alternative provides a much more standard approach to the development of community park facilities and is the model that many communities, including Anchorage, have followed for many years. However, it does not address the needs of paintball and RC for a home. Also, it does not provide a connection between little league and American Legion. This connection is helpful in encouraging young children to grow into the upper ranks of league play. One other concern is that the dog park in and of itself may not generate enough traffic to thwart the negative constituent use of the park and drug sales, etc., may continue.

Figure 4-4: Alternative IV – Community Park



Consensus Agreement Items

The advisory group carefully considered the four site plan alternatives in a group setting. The group deliberated on the size and location of facilities as well as the appropriateness and compatibility of uses. Through dialog and discussion the advisory group developed consensus several items. These items provide a consensus direction for the development of a preferred alternative. These items are listed below.

Community Park

The preferred alternative should have an emphasis on development of the site as a community park. Facilities should attract families and casual park users and should support year-round use.

Ball Fields

The need for little league fields at the SASP is limited to the maintenance of existing fields and the development of a “flex field” that would serve senior league play within the little league system and American Legion. Investments should focus on improving existing facilities such as upgrading ADA accessibility, providing reliable water for maintenance and potentially developing concessions.

Bike Park

Develop a bike park in the southwest section of the park that provides a visible presence and activates unused space. As a family activity, the bike park should have a connection to the community park.

Paintball

Paintball should be provided a “home” for the present in the northern section of the park where they are currently located.

RC Park

Locate the RC Park in the southwestern section of the park near the bike park. Both uses are family oriented and should have trail connections to the community park.

Water feature

If feasible, a water feature should be developed similar to Cuddy Family Midtown Park. The water feature should function as not to increase the presence of mosquitos.

Dog Park

The dog park should be located at the northern end of the park away from other activities as not to create conflicts among park users. It should be large enough to accommodate large and small dogs. A water feature and agility training area is also highly desirable and would be unique to the park.

Parking

The parking footprint should remain roughly as is with improvements to already existing parking lots. The area east of the southernmost parking lot (currently occupied by RC) should be cleaned up and re-vegetated to provide an open area for public use. With the development of new amenities such as the bike park and RC area, parking off of Tower Rd. should be developed. Hiding places that create security concerns should be eliminated and lighting should be added at appropriate parking lots.

Trail System

A trail system should connect areas and activities within the park as well as link to the broader trails network and possibly to interpretive trails that might develop within Klatt Bog. A connection to the CIRI property to the east would be appropriate.

Preferred Alternative

The preferred alternative incorporates many elements found in a traditional community park. New amenities such as a pavilion, playground and open space provide for active year-round use. Sports fields are linked closely to community park facilities. The addition of a bike park and water feature attract new users to the park. The preferred alternative also formalizes several uses such as paintball and RC racing that are currently active at the SASP but are not included in the original master plan.

Figure 4-5: Preferred Alternative Site Plan



**Municipality of Anchorage
Parks and Recreation Department**
SOUTH ANCHORAGE SPORTS PARK



SCALE IN FEET
0 100 200 400

Prepared by:

USKH

Community Park

Community park facilities are proposed for the southern section of the park near the main entrance. Facilities should be centrally located and attractive and include a mix of complementary uses such as a covered pavilion, picnic tables, playground, restrooms and open space. Space should also be provided so that community wide events such as a street fair or farmers market can be accommodated.

The community park should feature a covered pavilion that can accommodate large groups and special events. The shelter should be of good design similar to the pavilion at Abbott Loop Community Park. The pavilion should be located near the play area and open space as to provide good visibility between the different areas.

The turfed open space should be large enough to allow kite flying, Frisbee, and similar informal play opportunities. Natural play features such as boulders and mounds could be incorporated to provide a transition between the play facilities and the open lawn on which children could scramble and play.

Parking and access to the community park are available from the south parking lot. The pavilion and playground should be easily accessible from the parking lot. Pullouts provided along the internal roadway would allow for easy loading and unloading for pavilion and park users. The crosswalk

Figure 4-6: High quality trail and playground facilities at Cuddy Family Midtown Park



between the parking lot and community park should be striped and signed to facilitate safe bike and pedestrian crossing.

A gateway feature should denote the “community park” character and a paved path should connect amenities within the area. Restrooms should be provided using “port-a-potties” with appropriate screening structures at first, with possible replacement with a permanent facility in future years.

Figure 4-6: Popular picnic shelter at Abbott Loop Community Park



Bike Park

A bike park is proposed for the southwestern section of the park. The bike park would be the first of its kind in Anchorage and would provide positive recreational opportunities for a range of age groups. The bike park should include a variety of natural and man-made terrain features to facilitate skills development and challenge experienced riders.

Potential elements to be included in the bike park are: a pump track, slope style course, dirt jumps, a flow track, a race course, a skills course and areas for teaching and training young riders.

Figure 4-8: Trail signs help bikers navigate varied terrain at the Valmont Bike Park in Boulder, CO



Source: Boulder Mountainbike Alliance

RC Park

The RC Park is provided a permanent home in the southwest corner of the park. The RC Park includes a track for racing radio controlled vehicles and an elevated platform for drivers to operate their RC vehicles. Landscaping should be included to provide a buffer from the south wind as well as to minimize the visual impact to neighbors south of W. Klatt Rd. Positive controls such as fencing and bollards should be provided to protect investments made in the RC facility.

Figure 4-7: Biker at Valmont Bike Park in Boulder, CO



Source: Rich Marbanks, Boulder Mountainbike Alliance

The specific layout, design and components of the park will be determined in coordination with user groups. The bike park should also include clear signage and information to provide a safe experience for riders.

Access and parking to the bike park is primarily from the parking area located off of Tower Rd. Access and parking is also available from the south parking lot for families and groups wishing to utilize the community park facilities and bike park.

Figure 4-8: Existing RC Park at SASP



Baseball

The existing little league and American Legion ball fields are in good condition and should remain in their present location. The plan provides a “flex” field located in proximity to the existing American Legion field. This field would be designed to meet the needs of both senior league players within the little league system as well as American Legion.

Fundamental to any field development is the need to provide water for irrigation. The master plan assumes that this would take place and field development would follow the installation of the facilities.

Paintball

A location for a vendor-operated paintball venue is proposed for the northern section of the park. While paintball is operated by a vendor, it is a legitimate recreation activity that is embraced by numbers of active participants. The provision of a vendor-operated location enhances the safety of participants and protects the environment by requiring participants to use paintballs that are environmentally friendly. In providing a location for paintball, other parklands are protected to some degree from the negative aspects of paintball, specifically the effects of colored swatches on trees and landscape features.

A formalized paintball venue should meet park design standards and should not detract from the visual aesthetic of the park. Landscaping should also be incorporated into the design to create a visual buffer.

Paintball currently operates on a year to year use agreement and has been subjected to a number of moves within the SASP. The formalization of a paintball venue would allow the vendor to invest in upgrades to current facilities. It is possible that another location within the Anchorage Bowl could be found to provide a permanent home, but until such a site is selected, the location shown on the master plan should suffice for their needs.

Figure 4-9: 907 Paintball venue at SASP



Water Feature

A water feature is proposed for the northern section of the park. The water feature would provide an attractive new amenity to the park similar to the pond at Cuddy Family Midtown Park. Landscaping and trails would encircle the water feature providing a destination for walkers and casual park visitors. Bridges would link a small island providing a strong architectural element. The water feature would also create a functioning buffer between the off-leash area and other park activities as well as provide a fun amenity for dogs and owners.

The water feature provides an opportunity to balance new development in the area with green infrastructure, using municipal parkland for its intended natural resources purpose. The water feature would utilize the high water table and/or water from the existing channel drainage that runs along the northern perimeter of the park. Stormwater runoff from areas north of O’Malley Road drain through a

culvert that discharges at the northeastern corner of the park. The existing drainage could be diverted from its current path and enlarged to provide ponds that become a strong landscape feature within the park, enticing users to the location.

Such a feature may help offset some of the negative external effects of new development north and east of the park creating a natural resource buffer between development and undisturbed wetlands to the west.

There has been some concern that a water feature would exacerbate the existing mosquito problem. However, discussions with experts on the issue of mosquitos have indicated that the mosquitos need quiet undisturbed water. They have suggested that the water body simply needs to be

designed to take advantage of winds. To do this, the water body needs to be large enough to generate some form of wave action and that if it were wide enough, or were aligned such that the wind could generate waves to some degree, mosquitos should not be a problem related to this particular feature.

If the development of a water feature is not feasible, the area identified in the master plan would be developed as open space with trails and landscaping.

Dog Park

An off-leash dog park space is located in the northwestern corner of the park. The park's popularity as an off-leash dog area suggests that a formalized dog park at this location would be highly used. Year-round use of the off-leash area would provide additional "eyes on the park" which should help discourage negative and undesirable use.

The off-leash dog park as proposed is large enough to accommodate a range of uses including space for casual use, as well as specific areas for dog training. The following elements have been identified as desirable: separate areas for small and large dogs, an area for water training, and facilities for agility training. Other design considerations such as mounds and stands of trees should be incorporated in the design to enhance play. Internal paths within the

[Figure 4-10: Park users enjoying the water feature at Cuddy Family Midtown Park](#)



[Figure 4-11: Dogs and owners socializing at the SASP off-leash area](#)



dog park should be looped to allow movement through the off-leash area.

Parking/Circulation

Four parking lots provide access to facilities at the South Anchorage Sports Park. Parking lots are located at the periphery of activity areas with two roads providing internal circulation. The South and North lots will remain the same size with each lot accommodating 135 spaces. Parking in the Central lot will remain with 100 spaces. On Tower Rd., the existing unimproved lot would be developed and would accommodate 60 spaces providing access to the bike park and the RC course.

The pedestrian crossing between the South parking lot and the community park would be improved to include highly visible striping, signage, and drop off/pick up pullouts. These features would enhance pedestrian safety and access.

Trails

Bike and pedestrian trails should be developed throughout the park. Trails would provide pedestrian access to facilities within the park as well as improve internal circulation. Trails should be a mix of hard and soft surface trails and should be wide enough for two parties to pass each other. Trails should also meet ADA compliance standards.

Landscaping

Most of the park is devoid of vegetation, owing to its original use as a sod farm. The master plan illustrates a park that has trees that define use areas, provide an appropriate community park setting, and assist in providing some greenbelt areas that contain, to some degree, the prevalent southern wind. Plantings should be a mix of deciduous and evergreen plants with emphasis on evergreens to better address wind conditions. However, landscape design should carefully consider visibility into the park so that security and safety are maintained.

Utilities

Access to utilities is needed to support future development at the South Anchorage Sports Park. This plan proposes that water, sewer, and electrical service be provided to the community park and to the ball fields.

Water

Water is currently available at the adjacent property to the east, owned by Cook Inlet Region, Inc. (CIRI). Potable water is needed for restrooms and concessions facilities, irrigation of the ball fields, and dust control at the RC and bike park. Further, it would facilitate sanitation and maintenance of community park facilities. Irrigation of the lawn at the community park may be desirable at some point and water will most likely be necessary for maintenance and dust control at the bike park and RC park.

Figure 4-12: YEP crew landscaping in a park



Sewer

Connection to the sewer system is desirable for public restrooms located within the park. Sewer service would be available at either of two manholes located in the park; however, a force main or lift station would be needed. This option is potentially very expensive. For the foreseeable future, the use of port-a-potties is appropriate.

Electric

Electricity is needed for lighting within the park, the pavilion, and for restrooms. Power is available both at the Klatt Road entrance, at the existing pump house and at Tower Drive. Lighting is recommended for the south, central, and north parking lots to improve security in the park after dark. Lighting should be designed as to minimize light pollution.

Appendix A: Advisory Group Meeting Minutes



South Anchorage Sports Park (SASP)

Master Plan Update

Advisory Group Meeting #1

February 11, 2014 • Spenard Recreation Center

Attendees:

Bob Hoffman, Betty Hertz, Ken Best, Neil Koeniger, Birgitta Kyttle, Nancy Beardsley, Steve Beardsley, Deanna Montagna, Willie Paul, Richard Mystrom, Todd Glidewell, Sara Wilson-Doyle, Steve Rafuse, Jon Petrunic.

Overview Notes:

The meeting began with introductions from all the attendees and was followed by an introduction to the South Anchorage Sports Park project by Parks & Recreation Park Planner Steve Rafuse. Steve explained the goal of this meeting was to revise the existing Master Plan to better serve the south Anchorage community. Steve explained this was the first of three advisory committee meetings and expressed how important it is for this advisory group to express any concerns, ideas, or expectations early in this process. Parks & Recreation and USKH will then analyze all feedback to develop a series of concept plans for this Park. These concept plans will be presented to the advisory committee and then further refined as during each subsequent meeting. Steve Rafuse also provided a brief history of how this park and its association between adjacent land properties.

Members of the advisory group asked how the plan will be adopted. Steve Rafuse and Sara Wilson Doyle both explained that these meetings will help shape an updated Master Plan that will need to be submitted for review and approval by the Parks and Recreation Commission and the Planning & Zoning Commission. Both these commissions may make recommendations that may modify the Advisory Group's proposed plan.

The meeting continued with Sara Wilson Doyle reviewing feedback from recently conducted stakeholder interviews. This began a larger discussion in which each committee member shared their experiences with the park, expressed their thoughts and concerns, and discussed what improvements are most desirable for future development.

Summary of individual comments from advisory committee members:

Steve Beardsley (Old Seward/Oceanview CC)

- The park should be a multi-use park, develop paved and/or gravel trails around the park, the irrigation pond needs some work or it needs to be removed, the boundaries of the unleashed dog park should be better established (with fences) and not the entire park, stop dumping Campbell Lake residue or other Municipal waste materials in the park.

Nancy Beardsley (Old Seward/Oceanview CC)

- The park should be a destination – a multi-use park with a reason to go to it, develop more trails, link park and trails to Klatt Bog with a boardwalk into the wetlands, define an area for radio controlled cars, fence in dog park, prioritize other amenities before sewer and water, pump track is an interesting amenity, consider creating a pond as an attractive amenity, no more dumping.

Deanna Montagna (Dimond West Little League)

- Water for ball fields is a priority, electricity is a good addition, add trails, focus on providing ADA access throughout the park, paved trails

Bob Hoffman (Bayshore/Klatt CC)

- Unpaved gravel trails are preferred to paved trails, add covered areas for families, make the park a unique park, do not put dog park in front (and center) of park – better in an area with less potential for user conflicts, no more dumping (tree lot or Campbell Lake sediment), pump track is good, snow machining area for training kids, CIRI Health Club (great adjacent use next door), bring in utilities (electric and water), add bathrooms and concession stands.

Betty Hertz (Bayshore Neighbor and Park User)

- Move dog park to a safe location – possibly the northwest corner of the park, a dedicated area for canine field work and training, dog events and training area, trails for people and dogs, develop a pond with clean water for dogs, create open usable space (similar to Cuddy Family Midtown Park), pump track, better access from adjacent neighborhoods, provide more variety of activities, keep the park multi-use.

Neil Koeniger (Animal Control Advisory Board)

- Priority is water for existing facilities “3/4 of current users could benefit from water”, provide access to water for dog users, good property for a dog agility course and trials training near the wetlands, gravel walking trails (pavement is not healthy for dogs), provide a fenced area for off-leash dogs with dual entrance and exits (similar to Arctic Benson) to discourage conflicts with other dogs and park users

Ken Best (Anchorage Radio Operated Racing Association)

- Water to keep dust down (non-potable is okay), could always use additional dirt and clean fill (clay is ideal) for RC track, add lighting to discourage undesirable activity at night, add dumpsters, the RC track is in a good spot and they currently have enough space, add bollards to

keep road vehicles off the radio control car course, a more permanent status for use at the park is desired.

Todd Glidewell (907 Paintball)

- Add water and lighting, close security gates at night, ability to build a semi-permanent structure as a storage facility and concessions for permit holders (or allow permit holders to build semi-permanent structures), do something about the mosquitos, better defined area for the dog park. Note: Todd Glidewell is open to moving to a different park if he were able to be located in an area with trees. He also would like the option to park/store clean-up equipment for his facility.

Richard Mystrom (Parks and Recreation Commissioner)

- Increased casual use of the park (create a pleasant place to go even when there are not activities going on), remediate soil for dog park (dog areas become muddy in spring and fall), infrastructure utilities (water, electric) to help user groups take care of the park, add walking trails to connect areas within the park

Willie Paul (American Legion Baseball)

- Water for irrigation from a better source (they currently use water from the irrigation pond which is like spraying mosquitos on the field), promote more activity and user groups in the park, add more walking trails, create a dedicated area for dogs

Birgitta Kyttle (CIRI)

- Add utilities, lights will help discourage undesirable activities at night, utilize community patrols, activities for all, develop areas/activities for kids and families to play while other kids are playing sports, add a pavilion, have dumpsters available

General discussion and feedback items include:

- Residents want SASP to be a special attraction, especially given the large acreage and the limited number of larger parks in south Anchorage. This would include multi-use: "The more users the better" and not exclusive use by regional special uses. Maybe even re-name the park (South Anchorage Community Park?)
- Create a destination. As is, residents need more of a reason to go to the SASP.
- Maintain good relationships between park users.
- The park has some trail and sidewalk links that need to be strengthened, there is limited bus access (nearest bus stop is at Fred Meyer on Dimond Blvd) and most users must drive.
- Bike connections to/from the park and neighborhoods should be enhanced.
- Regional population is growing. Some park uses can be supported elsewhere, including the use of HLB lots (example of Frisbee golf).
- Add signage showing park rules and a map showing the user areas
- Control access to Tower Rd to prevent further dumping
- Add a pavilion that is easily visible near the front of the park

- Provide more security for the park (gates with keyed access for permit holders)
- Do not remove the Traffic Light from the intersection of Timberline Drive and W Klatt Rd.
- Can existing soccer fields be improved to allow for safe use in the future? What are the constraints in terms of costs and engineering?
- Add a trail around the park
- Better define the dog park and fence in the area to prevent conflicts between user groups.

Next Meeting – Consensus Items:

- Create concepts to present to the committee with a cost menu (i.e. “What can we get for \$2 Million?”).
- Retain traffic light, address access to Tower Rd.
- Extend irrigation from CIRI’s development site as a priority; discontinue irrigation pond (but don’t only spend \$ on this – the community wants something to show for legislative grant)
- Make it impossible for SASP to be used as a city storage/organic waste dump by enhancing and activating (although as land is surcharged with gravel, allow temporary uses if appropriate).
- Active attractive multi-use zones in a few key, high visibility areas.
- Incorporate and enhance these uses:
 - **Trail access network:** Create a loop around the park and a number of trail connections. Primarily make paths gravel to support low-impact healthy exercise activities. Also, because of Klatt Bog wetland title restrictions, this site must support parking and a trailhead for bog access (e.g., boardwalk, interpretive, dog training, and winter recreation like skijoring).
 - **Sports Fields:** Retain and enhance fields with irrigation. Represent multiple sports (baseball, little league, soccer but do not expand fields to cover the entire site (for example, this may not be the best site for more soccer given unused fields in town and new Kincaid capacity). In one central place create a concession zone with electricity and water, and for all fields, especially little league improve handicapped access.
 - **Dog Park:** Relocate the dog park so it activates a less visible part of the park, is away from the road, has clear boundaries (fences), and include signage so dog owners don’t feel they own the whole SASP. Give it as much room as possible to support big dogs/exercise and also connect to the Bog to extend its year-round use (perfect for retrievers, etc.). Enhance to support year-round use and specialized dog skills training and events (K9 performance, field work training, agility trials, dog events, etc.). Separate entrance/exit and create surfaces near the entrance that keep it from getting muddy.
 - **Community Activities and Attractions:** Add picnic pavilions and “covered areas for moms,” play equipment, informal play areas that support community use and give other members of sports field users’ family fun stuff to do while they wait.
 - **Explore new uses** (BMX, bike park, occasional kiddie snow machine but maybe not Frisbee golf here since it needs a carefully defined area separate from other users).
 - **Radio Car Race Track:** Retain race track in permanent location at similar scale with fencing/security/boulders /bollards to keep out vehicles. Improve soil and drainage.
 - **Paintball:** This use is happy to have a home but at SASP inappropriate use and vandalism occur regularly. Can a permanent site be found in Anchorage with limited

public access (like archery, this activity needs supervision to be done safely), ideally in the forest since it is fun for users?

- **Odds and ends to consider:** Lighting in parking lot, improved trash dumpsters, signage, enhance drainage, create a pond, reduce mosquito issues (if possible), fencing for foul balls to protect north end of parking lot by baseball, use of artificial turf in a few high use zones (baseball, soccer, dog entry/training area, etc.).



South Anchorage Sports Park (SASP)

Master Plan Update

Advisory Group Meeting #2

March 4, 2014 • Spenard Recreation Center

Attendees:

Bob Hoffman, Betty Hertz, Kent Best, Neil Koeniger, Birgitta Kyttle, Nancy Beardsley, Steve Beardsley, Deanna Montagna, Willie Paul, Dave Carter, Todd Glidewell, Steve Rafuse, Dwayne Adams, Sara Wilson-Doyle, Kim Graham.

Overview Notes:

The second advisory group meeting regarding the South Anchorage Sports Park master plan update began with a thank you and short review of progress from Steve Rafuse, Park Planner with Anchorage Parks and Recreation. He explained that Parks and Recreation staff had met with USKH prior to the meeting to produce alternatives based on advisory group and stakeholder feedback. It was also explained that the purpose of this meeting was to narrow the concept for the preferred alternative in response to the master plan. Introductions of all attendees then followed.

Sara Wilson Doyle (USKH) then provided a review of stakeholder input as highlighted in an interview themes handout. Each attendee was given an 11x17 handout. Sara then directed users to their agenda and the ground rules, and again reiterated the meeting purpose - to get honest but respectful feedback around each alternative and the mix of potential uses.

Sara then pointed participants to a list of the uses being considered for inclusion in the SASP on the back of their agenda. She outlined two categories: 1) uses that each alternate proposes as baseline facilities, (playground, restrooms, pavilion, parking, little league, American Legion (1 field), dog park, trails) and; 2) uses that are included in a few but not all alternatives that would be important to consider tonight (American Legion (1 more field); radio control; paintball; bike/pump track/BMX).

Before opening the floor for advisory group input, Sara described in detail the four alternative concepts (presented on large posters). Dwayne Adams (USKH), who worked on the original master plan and was highly familiar with the site and user group issues, provided clarifications and additional history. The alternatives each had themes incorporating input and ideas from the advisory groups' first meeting and stakeholder input, but tried to offer very different approaches to laying out uses in order to solicit feedback from advisory group members. These concepts include:

Concept #1 - Enhance Casual Use:

This concept focuses on uses that generate activity year-round and appeal to the casual drop-in user. To support year-round use the concept adds more traditional community park facilities such as a pavilion,

play equipment, restrooms and other amenities. Ball fields are retained in their original locations and some additional parking is added. The concept also includes naturalized open space and a water feature to be added to the north section of the property. Because this concept focuses on year-round use, RC and Paintball are relocated to permanent locations in parks that better suit their needs.

Concept #2 - North/South Focus Areas:

Concept #2 creates north/south focus areas and is the one alternative to include a stadium. In the south, active and attractive traditional park activities such as ball fields and community park facilities (pavilion, playground, restrooms) are highly visible from W. Klatt Rd. The concept includes a stadium (located south of the existing AL field) that would support baseball and a host of other possible uses (important little league games, soccer, dog trials and shows, etc.). Little league also expands its current use area to 4 fields with expanded parking to support all of the spectators (often including grandparents with accessibility issues).

In the north, Concept #2 retains the water feature from Concept #1, and focuses uses that attract users no matter their location. These types of uses are typically regional or citywide attractions such as Radio Car, Paintball, dog park, and a bike park.

Concept #3 - Well-Defined Use Areas:

This concept provides for well-defined use areas by grouping similar uses together with clear boundaries. The north includes a mix of non-traditional park activities such as Radio Car, Paintball, and Bike/Pump Track. The center of the park concentrates ball fields, grouped together to utilize utilities with a core concession/service area. The southern portion of the park, closest to road and the Klatt trail system is a highly visible community park with traditional amenities. To the west of the community park is a fenced dog park with a separate parking lot located on Tower Rd to minimize conflicts with other park users. The fenced dog park and Community Park would provide highly visible year-round use of the park.

Concept #4 – Community Park:

This concept re-orientates SASP to a more traditional community park model; moving uses (RC, Paintball) that are more citywide attractions to permanent locations that better suit their needs. The concept retains ball fields, enhanced with utilities, and creates mixed-use activity nodes that serve the outdoor recreation needs for South Anchorage, similar to other regional parks. The northern section of the property is designated as an off-leash dog park.

After this presentation, the meeting was then opened to comments and feedback from the advisory group members. Each was asked to describe what they like and don't like about the alternatives:

Individual comments from advisory committee members are as follows:

Birgitta Kyttle

- Liked water feature with swale in Concept #1 & 2, liked the multiple access points of Concept #3 and increased parking throughout all areas, pedestrian connection from CIRI is great (but CIRI is not interested in a direct road connection to SASP). Also, P&R needs to verify if water/utility connections across property lines are possible – they may be prohibited by AWWU tariff.

Deanna Montagna

- Liked localized concessions and utilities of Concept #3's concentrated ball fields.

Todd Glidewell

- Liked concept #3 for localized utilities, field arrangement and irrigation but with expanded parking between dog park/community park/fields, and with removing the internal "horseshoe" road to expand community park space.
- Asked that the paintball course be flat to avoid injuries and have access to electric.
- Suggested clear signage for dog users with a park map for clarification.

Betty Hertz

- Suggested that the dog park in Concept #3 is not ideal and that north is a better location. Recommended using Concept #3 but with dogs moved to the northwest of the park in an expanded large area that supports dog field trials and competitions (with a smaller fenced off area for training), recommended adding water feature to Concept #3 since there are so few places for dogs near water. Betty also liked grouped fields and the community park.

Neil Koeniger

- Suggested moving the top 1/3 of Concept #2 to Concept #3, moving Bike/Pump Track to SW corner of park, a fenced dog park with a water feature in the northern portion of the park is highly desirable.

Willie Paul

- If fields can be upgraded to artificial turf, then there is no need for irrigation or extended utilities, wanted to know the cost breakdown of artificial turf vs. extending utilities, BMX tracks need irrigation to control dust, adding a water feature will harbor more mosquitos on site, liked combination stadium fields, noted that baseball fields are used in the winter for snowshoe softball games.
- Discussion - the potential of the stadium of Concept #2 to accommodate little league as well as an AL stadium with (3) little league fields (e.g. concept #3 - sub LL field for AL stadium). A diagram of this approach was drawn by Dwayne Adams (a side conversation ensued about cost of moving their fields vs. the cost of extending water – no concrete numbers determined). Also likes community park adjacent to fields for family viewing and safety (rather than parking lot directly south of fields).

Ken Best

- Liked Concept #3 – brings similar demographics/uses to the same areas of the park, noted that the bike pump track and radio cars should stay together in terms of proximity as it keeps the visibility together, also concerned over a water feature harboring more mosquitos, extended water utility would be nice but not necessary, needed space for RC should remain at 125'x80'. Also commented that they were open to relocating elsewhere if necessary.

Bob Hoffman

- Did not like having a dog park at front of lot and noted the dog park concepts should not be so large as $\frac{1}{4}$ the size of the whole park. Also thinks dog parks should be entirely separate from little league fields for safety reasons to avoid dog bites and dog/small children intimidation issues.
- Prefers amended #3, asked to keep RC and bike pump track in the southern portion of the lot near a parking lot, likes how Concepts #1 & #2 brings activity into all parts of the park.
- Like the community park idea and agreed a modified concept #3 would work with the internal "horseshoe" road becoming a fire access road.
- The expense of irrigation can be lowered through good design and proper maintenance

Dave Carter

- Agreed that moving top 1/3 of Concept #2 onto Concept #3 was a good idea.
- Liked the function of the water feature for recharging Klatt bog; however, is concerned about a lot of dog activity in the bog since it is habitat that dogs may compromise (nesting birds, moose, etc.).
- Agreed that dog parks and kids should remain separated.
- Asked to see the community park enlarged to the west, requested some detail given toward landscaping schemes and making plantings visible from West Klatt Road.

Steve Beardsley

- Likes modified Concept #3, worries water feature will be more of a swamp than a true asset to the park
- Prefers the internal "horseshoe" road be used for emergency access only.
- Is concerned that the current soils can't support an artificial turf field
- Likes ball fields together in Concept #3
- More parking off of Tower Road for Concept #3.
- Commented that dog users will use the RC Track and Pump Track in winter regardless of other designations as they may not put in the effort to drive or walk to the far northern end of the parcel.

Nancy Beardsley

- Liked safe walking trails and fenced dog areas.
- Agreed that the community park area should be larger, adding more parking to Concept #3.
- Likes the idea of an American Legion field being combined with little league fields – Concept #3.
- Stated that legislative funding needs to be returned and reissued; it is a legal issue.

Consolidated Alternatives Input

The following is a consolidated list of feedback organized into (2) columns for positive attributes and negative attributes that were noted; these are labeled “like” and “don’t like”.

LIKE:	DON'T LIKE:
<p>Attractive water feature Multiple park entries (Concept #3) More parking Ball fields grouped together (Concept #3) Concessions and utilities (Concept #3)</p> <p>Concept #3 uses space well – utilities Expanding parking for fields Water feature (w/ dog access) Community park amenities The idea of using a stadium for dog trials Dog park with water access Top 1/3 of Concept #2 moved to Concept #3 RC and pump track up front</p> <p>Stadium artificial turf (like Bartlett concept) Dog Park in the back (north) Concept #4 parking w/park pavilion by baseball overlook Concept #2 move community park west – group field Concept #3 RC + pump track together, group demographics (w/ water) peat is less dusty Concept #3 amended has attractions w/more parking Concept #1 & #2 will work Dog obedience and training area South 1/3 community park Lighting to improve security SolarBee fountain, help mosquito pond Loops for dog walking Fire lane instead of an internal “horseshoe” road Grouping ball fields Separating dog and pedestrian areas Community park area larger</p>	<p>Road connection to CIRI Dog park up front (best in back w/ other uses visible) Size of dog park in Concept #4 (Dog park too big) Water feature acting as a swamp and breeding mosquitos Dogs using the whole park off-leash</p> <p>Price comparison? move L.L. fields vs. extend water lines Dog Park near Little League fields Where is landscaping? Flowers? Color from road? Expensive water, PVC pipe, seasonal close down Internal “horseshoe” road – change to fire access road Dogs: no defined user group, need signage Dogs using RC/Bike areas (south) areas in winter</p> <p>Artificial turf on peat? Will it work? Pump track in winter – use? Smell of the existing irrigation pond</p>

Other discussion and feedback items include:

- Good signage - park rules and park map showing clearly defined user areas
- Idea of cheaper seasonal utilities (PVC pipe for irrigation can be located at shallow depths and drained before freeze-up)
- Mosquito control through use of SolarBee for pond circulation
- Decommission existing irrigation pond,

- Bring in power and lighting to the parking lots to improve security
 - o Consider park neighbors in design and location

Sum up of Consensus Agreement Items:

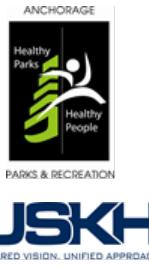
Dwayne and Sara both highlighted that there is extensive agreement around a number of elements that USKH will combine into a preferred alternative and present at the next and final Advisory Group Meeting. Elements of consensus come primarily from a combination of Concepts #2 and #3 with a number of alterations:

Southwest: Provide parking, possible Bog interpretive/access connection; control dumping and tower access road issues; focus Bike and Radio Car together with water access for dust control (although peat content may help); no lighting across from residents. Provide clear signage to deter off-leash dog use.

Southeast: Focus and expand the community park idea to incorporate the existing road as a fire lane/promenade/path/area for a market or events, etc. Include lighting, and security measures (especially visibility into the park from the road, and strong connectivity with CIRI property (with consideration to future development and complimentary uses) to the east and regional trails to make it more active. Provide clear signage to deter off-leash dog use.

Central: Focus all the ball fields (AL and LL) and explore the potential of 3 little league fields with a multi-use stadium (turf would be nice if it is viable on these soils, and will require some movable fences). Incorporate a core concession and service/storage area, utilities/lighting, and ample parking (especially for little league) with good handicapped accessibility. Provide clear signage to deter off-leash dog use.

North: Focus the off-leash dog activity, enhancing the area for this use including fenced off areas for training, dog trials/shows, separated entrance/exit to reduce confrontations between dogs, etc (i.e. Arctic Benson Park). Explore the feasibility of the pond/water connection idea (ensure it is an asset, not a swampy mosquito area with stagnant/stinky water) and use the water to help create a good boundary for the off-leash dog area in the northwest corner of SASP with possible interpretation and pedestrian connections to the Klatt Bog (with consideration for impacts especially to habitat /nesting and legal limitations). Also try to work out public access to and/or around part of the pond/water feature that does not require interactions with off-leash dogs. Incorporate lighting at the parking area along with signage and amenities for dog users. Consider a permanent home for paintball in their existing location, but with some better separation between it and the dog park access to reduce confrontations and dog attraction to old paintballs that are made with beef products.



South Anchorage Sports Park (SASP)

Master Plan Update

Advisory Group Meeting #3

March 31, 2014 • Spenard Recreation Center

Attendees:

Bob Hoffman, Betty Hertz, Kent Best, Neil Koeniger, Nancy Beardsley, Richard Mystrom, Todd Glidewell, Steve Rafuse, Dwayne Adams, Sara Wilson Doyle, Kim Graham.

Overview Notes:

The final South Anchorage Sports Park Advisory Meeting opened with Dwayne Adams thanking participants for their attendance, and outlining the meeting's purpose:

- To present a "Preferred Alternative" Master Plan for feedback based on the last meeting's consensus items;
- To update the committee on items that were unclear at the last meeting; and
- To discuss the process for finalizing the updated master plan and beginning implementation.

Steve Rafuse then opened a PowerPoint agenda and welcomed participants. Next, Dwayne spoke to a series of presentation graphics highlighting "Consensus Items" from the last meeting for different locations within the park (Southwest, Southeast, Central, and North). Dwayne then described each element on a "Preferred Alternative" concept plan that visually represents a synthesis of the Advisory Group's consensus items.

Over the course of the presentation, Dwayne, Steve, Sara and Kim also discussed the results of some due diligence and findings on items had not been known during the last Advisory Committee meeting:

- USKH and MOA sat down with American Legion and sought clarification around the proposal to consolidate all the ball fields proximate to utilities. There was agreement that this could work, including in a configuration that allows 3 fields total (one dedicated to American Legion, one dedicated to little league, and one available for either "little league" or for "pony league" youth).
- MOA obtained clarification that AWUU would be willing to waive requirements/tariffs so utility stubs on adjacent CIRI land can be extended directly across the property line into the park.
- MOA was unable to get buy in from Traffic on closing the existing access loop road on the south side of the park to create a wide pedestrian feature. Thus, the Preferred Alternative was adjusted to respond to Advisory Committee members' safety concerns in other ways:
 - The size of the parking area south of the road is halved (from original master plan), with a new casual use open space lawn incorporated taking advantage of the steep hill as a good edge to stop balls and toddlers (note: this also may support toddler soccer activities).

- Along the road a sizable drop-off zone is provided along with traffic calming features to slow traffic and enhance safety.
- Parking is expanded in multiple locations around the park's perimeter. Keeping parking peripheral helps preserve the park and encourage inner park circulation.
- The Preferred Alternative graphic has two versions, one with and one without a water feature since the feasibility of this proposal is not yet known. MOA has initiated preliminary internal discussions over the feasibility of a "water feature" as an attractive visual element and off-leash water play/training feature. Based on stormwater MS4 outlet/drainageway flows the feature looks like it could serve multiple functions (recreational, flood control, water quality, etc.). Also, learning from Cuddy Mid-Town Park's water feature, which cost \$1 million dollars but saved the community from spending \$6 million in under road storm sewer upgrades, this feature could attract park funding from non-traditional sources (wetland credits, stormwater management MS4 permitting, area-wide developer contributions). Finally, on the issue of whether the water feature will increase mosquito issues, Kim offered some research that mosquito are less likely to breed on larger water bodies oriented so the wind "stirs" the top layer. Given SASP's wind, this may be less of an issue than expected (although the bog nearby, and wind-less days still mean the park will have mosquitos).
- MOA did some research and gathered information and images on bike parks. Slides were shared highlighting other communities' successful bike parks. Further research (beyond the scope of the plan) will be needed to specify exactly what the bike park will be, and how to address safety and liability.

Advisory Group Feedback and Preferred Alternative Refinements

Advisory Committee members were generally pleased with the preferred alternative, and confirmed that the concept represented their input. During discussion, a few final issues were raised to address:

- Snow Storage: How and where will snow be stored at the park in the future? Which parking lots will be plowed for winter use?
- Dog Issues: On the northeast corner of the park, add a fenced area that can serve as an off-leash area for people with smaller dogs that could be reserved and used for agility events and training. Also, within the larger dog area, create a "loop" path so owners do not have to walk back and forth on the same path (and to minimize dog confrontations).
- Security: There remains a strong concern that until the park is closed to vehicles during closed hours, such as through a gate, that any investment will be vulnerable.
- Construction Timing: There is concern that some activities have a short window of activity (ball fields, paintball, RC) and construction could be disruptive. Fall and winter construction options were raised, especially for utility lines that impact the road, and for creating the water feature.

Wrap-Up

A slide showing next steps was presented showing the SASP master plan update approval process starting at the Community Council (May), Parks and Recreation Commission (June), and Planning and Zoning Commission (July). There was also discussion that funding in hand is for utility and site preparation work, which may be able to start next summer (with efforts made to reduce impacts to users).

Dwayne then raised for discussion the idea of changing the park name from “South Anchorage Sports Park” which had its basis in a 1980s concept, to a name that has more local and community value. Advisory Group members liked the idea and agreed to think about it until the Bayshore/Klatt Community Council meeting in May, where they will raise the question for discussion.

The Advisory Group members were then thanked for their contributions to the process, and the meeting adjourned at 7:30 pm.

Appendix B: Implementation Plan

This following is an action plan for implementation of the 2014 SASP master plan update. Items are listed as tasks to be completed within a 0-2 year, 2-5 year, or 5-10 year timeframe. Tasks within each timeframe are prioritized based on community input. Implementation of tasks will depend largely on available funding and user group engagement.

0-2 Years

UTILITY INSTALLATION, ENGINEERING AND SITE PREPARATION

Task 1: Install Utilities

- 1.1 PM&E to develop engineering, costs estimates and site plan
- 1.2 Finalize utility agreements with AWWU
- 1.3 Install connections to water and sewer
- 1.4 Install parking lot lighting
- 1.5 Upgrade ball field irrigation systems

Task 2: Design and Engineering

- 2.1 Draft site plans
- 2.2 Develop engineering and costs estimates for various projects
- 2.3 Explore feasibility of water feature

Task 3: Park Beautification

- 3.1 Close wood lot, remove debris and restore area (*completed summer 2014*)
- 3.2 Finish grade, topsoil, and seed future ball field area
- 3.3 Provide first phase of landscape planting

Task 4: Site Preparation

- 4.1 Clear brush for shaping of community park area
- 4.2 Grade and shape community park area to prepare for development
- 4.3 Renovate/resurface the three existing parking lots
- 4.4 Rehabilitate existing bike/pedestrian trails
- 4.5 Install security upgrades
- 4.6 Stripe parking lots and pedestrian crossings

Task 5: Install Site Amenities

- 5.1 Install informational signage, kiosks, and park maps
- 5.2 Install new park sign

2-5 Years

NEW FACILITY DEVELOPMENT AND PARK UPGRADES

Task 6: Develop Community Park Facilities

- 6.1 Install pavilion
- 6.2 Construct playground
- 6.3 Develop open field
- 6.4 Install landscaping and site amenities
- 6.5 Install a gateway feature
- 6.6 Build restroom facility
- 6.7 Develop drop off/loading area

Task 7: Develop Trails

- 7.1 Build pedestrian trails throughout the park

Task 8: Develop Dog Park (Phase I)

- 8.1 Install first phase of fencing and entrance gates
- 8.2 Install signage and information
- 8.3 Develop internal trails and terrain features (trees and mounds)

Task 9: Develop Bike Park (Phase I)

- 9.1 Prepare site - grade and shape area for development
- 9.2 Develop parking lot off Tower Rd.
- 9.3 Develop first features of the bike park (pump track and skills loop)
- 9.4 Construct maintenance building
- 9.5 Install signage and information kiosks
- 9.6 Install landscaping and plantings

Task 10: Develop RC Park

- 10.1 Develop new RC Park
- 10.2 Close existing RC Park
- 10.3 Install landscaping and trees for screening

Task 11: Upgrade Paintball

- 11.1 Oversee investments in infrastructure for Paintball Venue
- 11.2 Install landscaping and trees for screening

5-10 Years

CONTINUED DEVELOPMENT AND PHASE II UPGRADES

Task 12: Develop Baseball Complex

- 12.1 Develop new “Flex Field”
- 12.2 Upgrade site amenities

Task 13: Construct Water Feature

- 13.1 Finalize planning, design, engineering, and permits
- 13.2 Construct water feature
- 13.3 Install site amenities including bridge, seating, signage

Task 14: Develop Dog Park (Phase II)

- 14.1 Complete fencing
- 14.2 Develop training facilities
- 14.3 Define interface/access to water feature
- 14.4 Add site amenities

Task 15: Develop Bike Park (Phase II)

- 15.1 Develop additional features and courses
- 15.2 Develop supporting infrastructure

Cost Estimates

Future development of the South Anchorage Sports Park will depend in large part on available funding. The following costs estimates are based on construction cost in parks with similar conditions. These preliminary estimates include design, construction, and management are below:

PARK UPGRADE	ESTIMATED COSTS
Water and Sewer Extension	\$1,500,000
Electrical Improvements	\$80,000
Paved Parking at Tower Drive	\$425,000
Bike Park	\$250,000
R/C Course	\$25,000
Parking Lot Improvements (Resurfacing/Striping)	\$100,000
Community Park Gateway	\$60,000
Entry Road Ped & Drop Off Lanes	\$140,000
Picnic Shelter	\$250,000
Restrooms	\$100,000
Play Area	\$500,000
Lawn Area for Community Park	\$150,000
Construct Flex Field	\$250,000
Lake Development	\$1,100,000
Bridge (Lake)	\$200,000
Dog Park (Fencing, turf development)	\$200,000
Dog Park (Amenities and Facilities)	\$65,000
Pathways (asphalt-app. 6500lf)	\$850,000
Maintenance Building (Bike Park)	\$150,000
Lighting and Security	\$200,000
Signage, Kiosks and Maps	\$50,000
Landscaping and Misc. Site Work	\$400,000
SUBTOTAL	\$7,045,000
SIGN/CONSTRUCTION ADMINISTRATION @ 30%	\$2,113,500
TOTAL	\$9,158,500

Appendix C: Supporting Resolutions and Approvals

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-062**

A RESOLUTION APPROVING A MASTER PLAN FOR THE SOUTH ANCHORAGE SPORTS PARK ON TRACT B, SOCCER & BASEBALL SUBDIVISION, GENERALLY LOCATED SOUTH OF O'VALLEY ROAD, NORTH OF WEST KLATT ROAD, WEST OF C STREET AND EAST OF TOWER ROAD AND THE KLATT BOG.

[Case 2014-0155; Parcel ID No. 019-011-10]

WHEREAS, a request was received from the Municipality of Anchorage, Department of Parks and Recreation for approval of a Master Plan for the South Anchorage Sports Park located on Tract B, Soccer & Basball Subdivision, generally located south of O'Valley Road, North of West Klatt Road, West of C Street and east of Tower Road and the Klatt Bog; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was held on December 1, 2014.

NOW, THEREFORE, BE IT RESOLVED, by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The Master Plan for the South Anchorage Sports Park (SASP) conforms to the requirements of Title 21 ("new" code). The Community Development Department provided a positive recommendation for the SASP Master Plan.
2. The public outreach in development of the SASP Master included all the affected community councils and the stakeholders in the park. The result of the public outreach achieved consensus for the proposed development by stakeholders in the park. It is in the public interest to approve the plan.
3. The 65-acre park provides a multi-use recreational facility to serve South Anchorage which does not currently exist.
4. The SASP Master Plan addresses the needs of many different user groups that will have specialized areas within the park. The layout of the proposed uses within the park will be easily accessible to all different parts of the park. A greater variety of uses in the park will provide for the regional recreational needs of South Anchorage and will attract more people to the park.

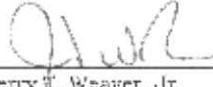
B. The Commission approves the Master Plan for the South Anchorage Sports Park subject to the following conditions:

Planning and Zoning Commission
Resolution 2014-062
Page 2 of 2

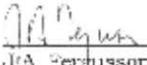
1. Amend the legend on Figure 1-2 as the South Anchorage Sports Park in a Neighborhood Context that does not appear to accurately correspond with the map. Show the proposed designated multi-use trail within the South Anchorage Sports Park (SASP) which is not indicated on the map as is designated on the Municipality's Geographic Information System (GIS).
2. Include the Implementation Plan as a section of the South Anchorage Sports Park (SASP) Master Plan.
3. Consider providing a lighting plan in the park plan to address both safety issues in the parking lots and whether it is needed along trails as well.
4. Verify that the location of the off-leash dog park proposed in the Master Plan for the South Anchorage Sports Park conforms to the location identified in AO 2003-108(S) and re-adopted by AO 2004-121 and modify the South Anchorage Sports Park Plan, if needed.
5. All park users will adhere to the noise ordinance for activities that generate noise between the hours of 7:00 a.m. and 10:00 p.m.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 1st day of December, 2014.

ADOPTED by the Anchorage Planning and Zoning Commission this 5th day of January, 2015.



Jerry T. Weaver, Jr.
Secretary



J.A. Ferguson
Chair

(Case 2014-0155; Parcel ID No. 019-011-10)

mro

**MUNICIPALITY OF ANCHORAGE
ANIMAL CONTROL ADVISORY BOARD
RESOLUTION NO. 2015-02**

WHEREAS the Animal Control Advisory Board has been supportive of the establishment of fenced off-leash dog areas for several years; and

WHEREAS the Board has recommended designation of such areas in the past with success; and

WHEREAS such fenced areas are highly beneficial for dog training, sight hound exercise, and secure exercise for smaller dogs; and

WHEREAS an off-leash dog area within the South Anchorage Sports Park (SASP) is currently authorized by Anchorage Municipal Code (AMC) Title 17.10.090; and

WHEREAS to help accommodate community need, the Animal Control Advisory Board is supportive of a fenced off-leash dog area in the northern end of the South Anchorage Sports Park as identified in the master plan preferred alternative; and

WHEREAS the master plan preferred alternative embodies the community's vision to provide active and healthy recreational opportunities accessible to all residents of Anchorage; and

WHEREAS the South Anchorage Sports Park master plan update aligns with the desires of the community as identified through the public involvement process led by the Anchorage Parks and Recreation Department; and

WHEREAS representatives of Community Councils, neighboring property owners, user groups and athletic organizations participated in the South Anchorage Sports Park Advisory Group to assist in the development of the master plan update; and

WHEREAS the master plan preferred alternative was presented to the Bayshore-Klatt Community Council for approval and was unanimously approved on May 1, 2014; and

WHEREAS the Animal Control Advisory Board generally recommends establishing separate fenced areas for dogs 25 pounds and under. However, if available acreage does not permit this division or the cost of separator fencing is prohibitive, the board recommends considering separation by use days or hours per day; and

WHEREAS the Animal Control Advisory Board suggests that signage be posted at each off-leash dog area which clearly states the rules of all off leash dog park spaces which have been defined in Title 17, the specific rules – if there are any – for that specific off-leash dog area, and instructions about how to report rule violations; and

WHEREAS AMC 17.10.090 requires recommendation of the Animal Control Advisory Board prior to the establishment of additional off leash dog areas within the Municipality as

well as recommendation of any additional rules and regulations for each space;

NOW THEREFORE, the Animal Control Advisory Board hereby resolves:

That a fenced off-leash dog area be established in the South Anchorage Sports Park as identified in the Master Plan 2014 preferred alternative and provided for in AMC Title 17.

PASSED and Approved by the Animal Control Advisory Board this 22nd day of January, 2015.

Alegra Hamer
Chair, Animal Control Advisory Board



MUNICIPALITY OF
ANCHORAGE

**Municipality of Anchorage, Alaska
Parks & Recreation Department**

632 W. 6th Avenue, Suite 630
P.O. Box 196850
Anchorage, AK 99518
Tel 907-343-4365

URL www.muni.org/departments/parks



PARKS & RECREATION

PRC RES NO. 2014-17

South Anchorage Sports Park Master Plan Update

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, the South Anchorage Sports Park master plan update provides a 20 year vision that will guide future development at the park; and

WHEREAS, the Anchorage Parks and Recreation Department partnered with local Community Councils, stakeholders and user groups to establish an advisory group to assist the Department in identifying and prioritizing desired improvements for the South Anchorage Sports Park; and

WHEREAS, the improvements proposed in the master plan update are based on community and stakeholder input and have been vetted by the advisory group through deliberation and consensus; and

WHEREAS, the improvements proposed in the master plan update have received support and approval from the Bayshore/Klatt Community Council;

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves the master plan update submitted by the Department and the advisory group for the South Anchorage Sports Park.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 14th day of August, 2014.

Chair
Parks and Recreation Commission

ATTEST:

John Rocca, Director
Parks & Recreation Department

PARKS & RECREATION DEPARTMENT
Municipality of Anchorage, Alaska