DATE: August 1, 2009

TO: Park and Recreation Commission

FROM: Joseph Gallagher, Park Planner

SUBJECT: PRC 09-40 Lucy Gravel Pit Site Reclamation, Conceptual Park Plan

Background

The Parks and Recreation Department has been coordinating with DOWL HKM on the appropriate character and identity for a conceptual park plan for this parcel. This parcel (Tract 7A WestPark School Addition Subdivision, commonly referred to as Lucy Pit) was purchased from White Raven Development Inc. by the Municipality Of Anchorage through an assembly action in December of 2008. DOWL HKM has been contracted to submit the Conditional Use Permit to conduct a fill operation on the site by Anchorage Sand & Gravel (AS&G) who entered into an agreement with the MOA to fill the site.

This project will only complete the filing, grading and seeding of the site. Any additional park elements identified in the conceptual park plan will need to be funded and supported by the community before they are truly designed and installed.

Size and Location

Lucy Pit is approximately 16.5 acres and is located within the NE ¼ of Section 9, T12N, R4W, Seward Meridian, state of Alaska, in the Sand Lake Area of Anchorage, Alaska. (Attachment A)

Community Need

This community is deficient in various aspects of the Park system. According to the Park Plan the Southwest Park District area is lacking 31 to 77 acres of park land designated as Neighborhood Use and 15 to 61 acres of Community Use. Specifically the Sand Lake / Jewel Lake area requires 3 to 7 new Neighborhood Use Parks. This community immediately adjacent to the Lucy Pit is a single family resident subdivision that has no Neighborhood Use Parks with in walking distance. This area also requires one or two Community Use Parks by 2020 to support the populations need for open space. This parcel will be filled with a grading plan that will allow the option to become either designation, Community Use or Neighborhood Use. The true designation of the park will be determined by the community involvement and use of the park in funding, designing and acquiring assets for the park. It is our anticipation that the parcel will function as a Neighborhood Use Park initially.

Community Support

DOWL HKM has been in coordination with the Sand Lake Community Council since May 2009. They have continued to keep them informed and up to speed on conceptual plans and concepts. To date the Sand Lake Community Council has been supportive of the Lucy Pit Reclamation, conceptual park plan.

Conceptual Park Plan

The reclamation of Lucy Pit, by AS&G, will include conceptual grading plans to accommodate potential end uses at the site (Attachment A) that are typical for Neighborhood Use Parks and Community Use Parks. The conceptual park plan (Attachment B), includes three hills of varying heights to provide scenic viewing areas, which could also accommodate an amphitheatre or shelter and would provide winter
sledding opportunities, areas of natural vegetation, a bouldering and sand play area, community garden plots, wetlands, a children’s amphitheatre, and an outdoor education area.

- The conceptual plan is based upon the park being functioning as either a Neighborhood Use Park or Community Use Park. This decision was based on the area’s documented need for these uses, the location and character of the parcel.

- A playground was not included based upon its proximity to two ASD locations that will have comparable assets available to the public.

- Community garden plots are proposed; this asset would be more characteristic of a community use park. The decision to add this asset was based upon
  - The need for a community garden location on the south side of Anchorage
  - Size and sun exposure of the Park Parcel
  - Proximity to utilities
  - Possibility of a shared parking agreement with the neighboring ASD site. This park site itself will not include parking as it is not the Departments management policy to provide parking in a Neighborhood Use Park as this park will initially function as.

- The conceptual park plan took “low maintenance needs” to be a priority for developing the plan and the assets within it.

**Project Schedule**

- Submittal to the MOA for Conditional Use Permit by DOWL HKM, November 2009
- Planning and Zoning Commission Public Hearing by DOWL HKM, January 2010
- Start of Construction (filling operations) by AS&G, April 2010
- Completion of Construction, anticipated date of 2015