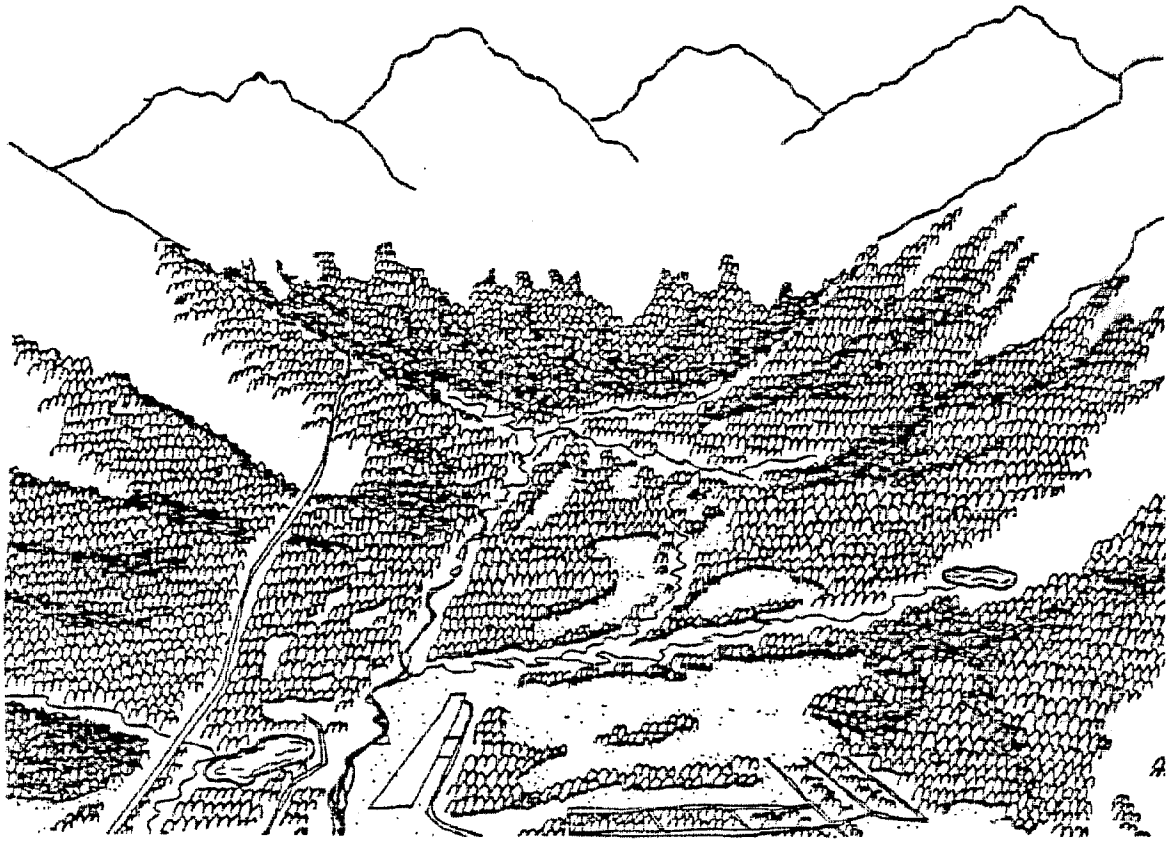

# The Park and Open Space Element

## of the Turnagain Arm Comprehensive Plan

# Master Plans

**Prepared by Land Design North, inc.**
**June 1982**

SB
483
.A5
S54
1982

MUNICIPALITY OF ANCHORAGE
Mayor Tony Knowles

"The preparation of this plan was financed in part by funds from the Office of Coastal Zone Management, National Oceanic and Atmoshpheric Administration, U.S. Department of Commerce, administered by the Division of Community Planning, Department of Community and Regional Affairs."

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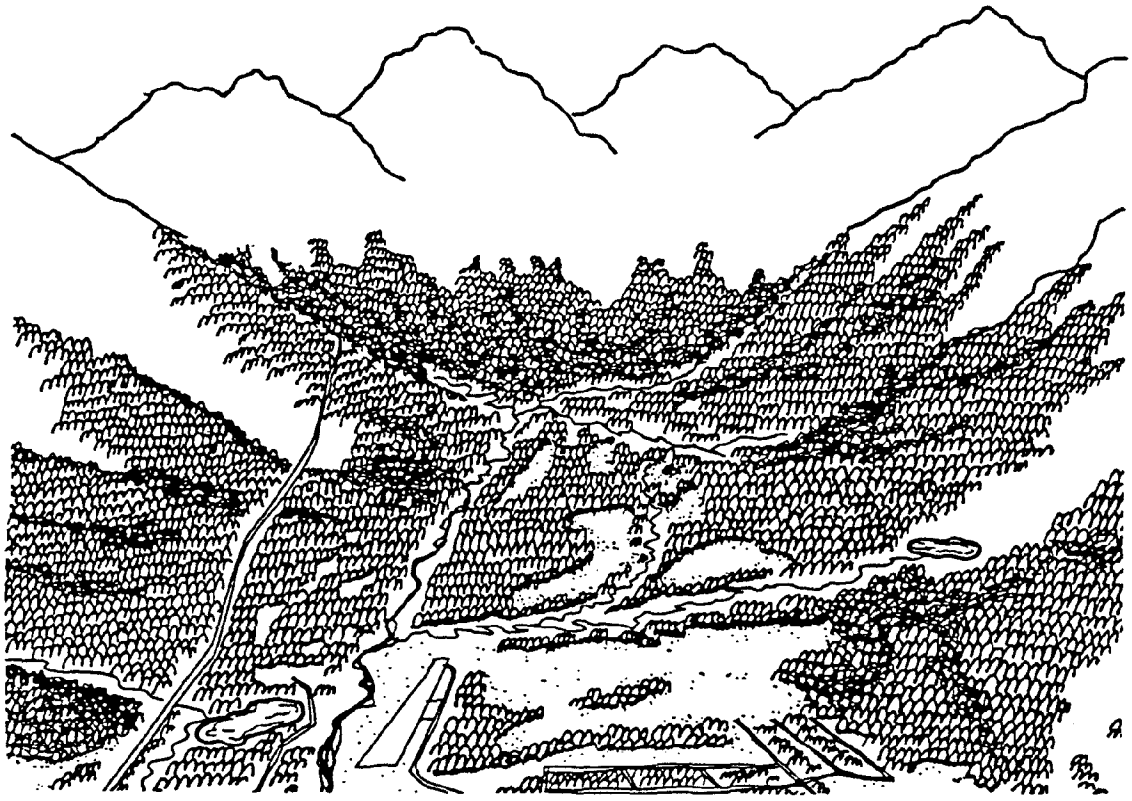


# The Park and Open Space Element

## of the Turnagain Arm Comprehensive Plan

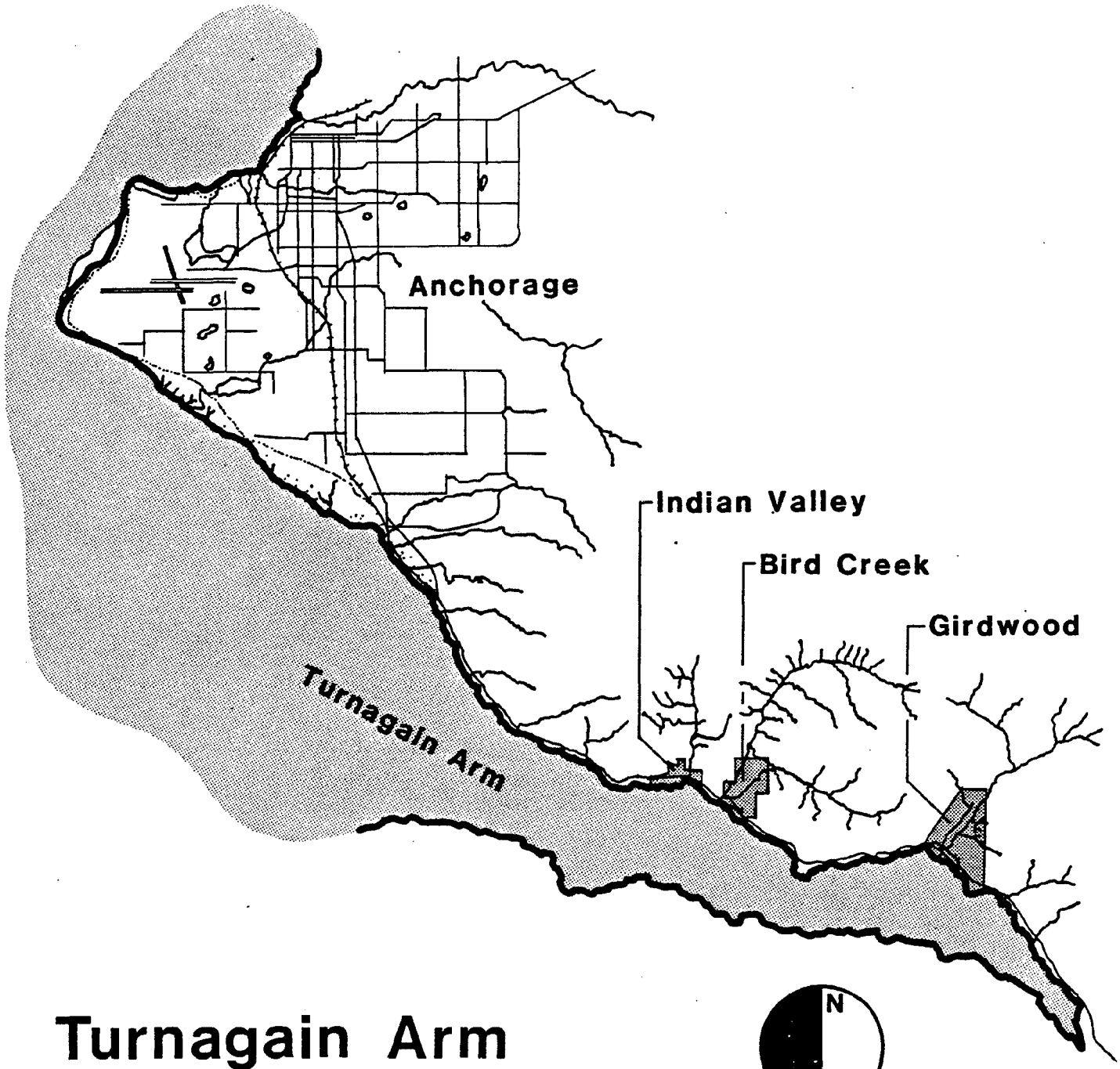
US Department of Commerce
NOAA Coastal Services Center Library
2234 South Hobson Avenue
Charleston, SC 29405-2413

**Prepared by Land Design North, Inc.**

**Bruce Sharky**
**Jane Sorensen**
**Kathy Nelson**

**June 1982**

MUNICIPALITY OF ANCHORAGE
Mayor Tony Knowles




# Turnagain Arm Vicinity Map

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# Introduction

# INTRODUCTION

In December 1979 the Municipal Assembly adopted by ordinance (AO 79-208) the Turnagain Arm Comprehensive Plan. The plan is the result of various efforts which began in the early 1970's to identify and establish guidelines for the orderly development of communities along Turnagain Arm, south of the Anchorage Bowl. The land use patterns embodied in the plan reflect a community development goal based on values held by residents residing within the planning area. In general these values can be described as the desire to insure and enhance a rural (in the case of Portage, Indian and Bird) or rural to suburban (in the case of Girdwood Valley) life style set in an environment retaining aesthetic values. Parcels within each community recommended for development (responding to projected demand) were selected on the basis of their suitability and to a large extent on their compatability to existing land use patterns and densities.

Land use categories included in the Land Use Plan consisted of residential, commercial, industrial, institutional, park and marginal. For the Girdwood Valley, a road and trail plan was also adopted as an integral element of the Land Use Plan.

The principal objective of this current park planning effort is to develop a park and open space element, indicating in precise terms both short term and long range park and open space requirements.

The park and open space plan was developed with considerable citizen participation at each phase. This citizen participation component of the planning process included extensive interviews with individuals and families, community workshops and public review through the Turnagain Arm Community Council and Girdwood Board of Supervisors. Given the amount and level of citizen participation throughout each phase of work the final document truly reflects community interests and as such is a plan of the community.

Additionally, the Turnagain Arm Park and Open Space Plan is more than a planning document. Rather, the plan is a tool to assist the valley communities in shaping the way their neighborhoods look and fit their unique lifestyle by providing buffers of woodlands between adjacent developed land parcels; maintaining stream corridors and reserves to preserve wildlife values while affording opportunities of an integrated trail system; and in maintaining rural and open space values. The plan identifies visual corridors, stream floodplains, greenbelts and park areas

and makes specific outdoor recreation recommendations for these areas while limiting certain actions associated with non-park and open space land uses.

The preparation of the park and open space element was carried out as part of the normal process of refining the Turnagain Comprehensive Plan. This process was initiated in November 1981 and involved several steps carried out over a six (6) month period that included:

1. Land status inventory
2. Park and open space needs assessment/analysis
3. Data analysis identifying park and open space
4. Master Plan and recommendations
5. Site Plans of selected park sites

In carrying out these five (5) steps several planning factors integral to the development of the Park and Open Space Master Plan were incorporated. These factors were (1) community values, (2) community priorities, and (3) park and open space categories and policies. Each is discussed in the following section.

The Turnagain Arm Park and Open Space Plan represents an effort towards advancing outdoor recreation opportunities in the valleys of Bird, Indian, and Girdwood by identifying specific areas and trail locations for intended neighborhood and community-wide uses. The Plan also addresses the maintaining the aesthetic qualities of each valley by reserving certain woodland, stream corridor and open space resources identified by community residents. By reserving these resources the advancement of a life style based on environmental, educational, community and recreational values would be feasible.

# Summary Findings

## SUMMARY FINDINGS

### Introduction

As used in this document, park and open space are defined in a broad sense emphasizing not only the setting aside of areas for outdoor recreation but also conservation. The concept of open space includes several functions or values, important both to the individual valley communities of Bird, Indian and Girdwood but also to the greater Anchorage region. The basis for assigning park and open space land use status to particular tracts of land reflect and attempt to maintain scenic and resource conservation values, to maintain community identity while shaping future development and to maximize outdoor recreation opportunities. With respect to open space the term applies to any undeveloped or predominantly undeveloped land or water based area, principally on publicly owned lands that are set aside for specific uses. Lands designated for open space use are so assigned this status given their intrinsic physical qualities for providing community held values.

The development of the Turnagain Arm Park and Open Space Plan involved the direct participation of many community citizens of Bird, Indian and Girdwood. This participation was manifested

in several forms, contributing in a real and direct way towards developing the Park and Open Space Master Plan recommendations.

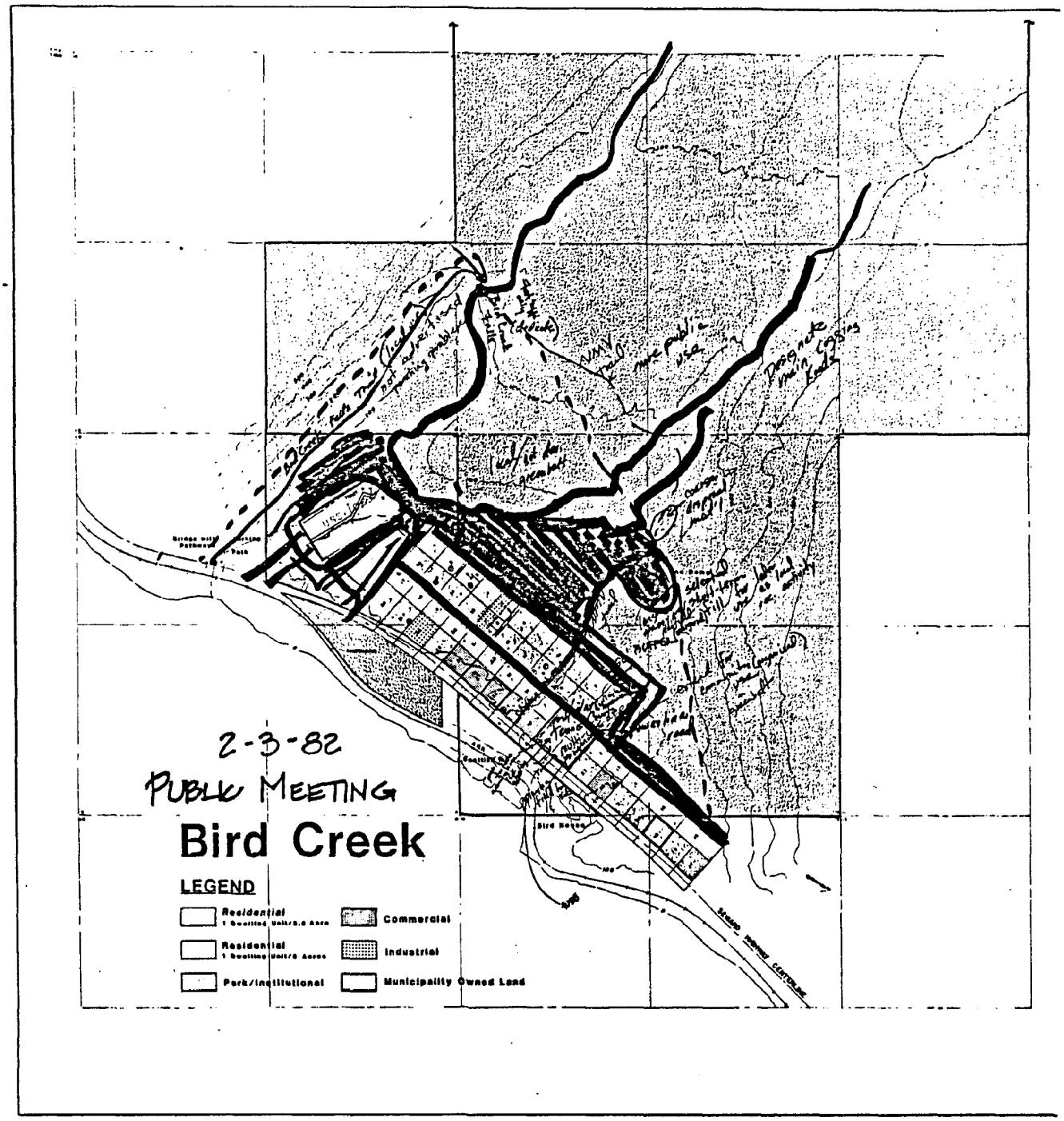
Citizen involvement focused on the identification of park and open space needs, establishing implementation priorities and finally identifying specific locations for accommodating projected park and open space requirements. See Figure 1.

## Community Priorities

Community priorities were assessed through the implementation of a three (3) step data collection process designed to involve community residents in development of the Parks and Open Space Master Plan. The three (3) methods utilized to assess the recreation needs and wants of the residents were:

1. Key community leader interviews
2. Door-to-door random surveys
3. Public workshops

Each method provided information toward designing and conducting the next method. Together, the three (3) methods provided an accurate indication of the current needs and desires of the communities with respect to park and open space.




# Example of a Workshop Plan

Workshop participants were given the chance to react to the list of recreation facilities/areas and to plot possible locations on provided plans of their communities.

**Figure 1**

An idea of recreation priorities and issues important to each community was attained by the process. Girdwood residents, for example, felt that three (3) main recreation concepts were most important:

1. System of trails combined with open spaces and greenbelts.
2. Neighborhood parks to serve each major residential area in the valley.
3. Centralized community parks to provide structured facilities for group activities.

The combined communities of Bird Creek and Indian Valley felt the most important recreation issues were:

1. Baseball diamond at Boulder Stadium
2. Bike path connecting Bird-Indian
3. Greenbelts
4. Tennis courts combined with a park/play area.

Tables 1 and 2 summarize the issues, needs and priorities as they were presented in the interviews, surveys and workshops for the three (3) communities.

# Girdwood Community Comments

| | Key Interviews | Surveys | Workshops |
|---|---|---|---|
| **Preserve Sites** | Preserve Moose Meadows, don't want to see access roads here<br>Preserve small streams<br>Preserve beaver ponds<br>Dedicate bird sanctuary (near railroad)<br>Preserve as much natural habitat as possible<br>Dedicate Idtarod Trail<br>Dedicate Winner Creek Trail<br>Old library renovated into Visitor Center, Museum<br>Dedicate old Girdwood townsite<br>Preserve Erickson's Gold Mine | Reserve:<br>Old Girdwood library<br>Old Girdwood townsite<br>Old firehouse<br>Crow Creek mine<br>Cottonwoods by firehall<br>Beaver ponds<br>Moose Meadows<br>Estuary behind old school<br>Virgin Creek area toward Turnagain arm, south of Glacier Creek<br>Virgin Creek Trail to Crow Creek Trail<br>Crow Creek Road area<br>California Creek<br>Crow Pass Trail | Protect small streams |
| **Facilities** | Expand children's playground at Community Hall<br>Park/play areas in Alyeska Basin<br>Area designated for ATU Hire Center should be park<br>Picnic areas/multi-purpose field<br>Provide water activities by diverting Tiny Creek into stagnant pond near school<br>Remote cabins/shelters in mountains<br>Tennis Courts: upgrade/cover/expand to indoor courts<br>Need:<br>Increase racquetball facilities<br>Increase ice skating facilities<br>Swimming pool<br>Baseball Diamond<br>Soccer field<br>Volleyball courts<br>Indoor sports facility | Horse riding arena<br>Shooting area<br>Playground at Arlberm & Aspen Road area<br>Leave organized sports complexes to higher density populated areas - not in Girdwood<br>Ski jumping facilities<br>Locations for cultural activities | Lease out part of Moose Meadows for golf course-some opposition because not economical: would it inhibit winter sports in that area?<br>Suggested RR track (shuttle) to transport people from the gravel pit through Girdwood<br>Maybe 9 hole golf course along Glacier Creek<br>Swimming pool: expensive, locate at new school<br>Baseball field: develop small rec area in each subdivision<br>Rec areas should be concentrated around new school and Community Hall areas<br>Strongly favor covered tennis courts<br>Existing skating rink is sufficient<br>Park/play areas - Timberline/Vail area, Mt. Hool area<br>Covered picnic areas proposed in Community Hall<br>Scatter park/play areas/ decentralize some rec areas/satellite parks<br>Mini parks in subdivision (priority)<br>Multi purpose field: with pool (at school)<br>Warming huts in remove areas of valley<br>Recreation area with public restrooms |
| **Forest Fair** | Develop to community gathering place<br>Alder trees cleared all the way to California Creek<br>Stage coverings<br>Paved walkways - but keep unstructured wild look | Pavillion with electricity<br>Benches around trees<br>Additional parking<br>Improve drainage<br>Toilets<br>Boardwalk<br>Permanent booths<br>Should be larger area<br>Save the trees<br>Cut back some alders<br>Footpaths | |
| **Community Hall** | Community hall & fire hall should be combined<br>Improved to include dance rooms; locker rooms; pool; office space; play room; day care<br>Public toilets needed | | |
| **Townsquare** | Leave as general open space for now<br>Develop parks around this area<br>Townsquare development for commercial reasons | Landscape with benches, gravel or paved walkways, lighting, flowers, trees & shrubs<br>Control dogs, provide parking and a picnic area<br>Interpretive center of sorts with Girdwood's history<br>Dislikes unkempt houses, wandering dogs<br>Improved road and parking maintenance | Toilets<br>Covered picnic area<br>Greenbelt in Townsquare<br>Possible volleyball court<br>Doesn't want to see things in this area that need lots of maintenance such as lawns mowed. |
| **Campground** | California Creek camper park<br>Campground by Seward Highway; keep it away from Girdwood<br>Campground along Glacier Creek<br>Campground should be supervised to prevent squatters. | | Locate campground up Crow Creek Road; need caretaker/superivsor.<br>Don't want squatters; need location where facilities can be erected.<br>Leave responsibility of campground to State Park' National Forest. |
| **Parking** | Shuttle parking between Squirrel Cage development & Alyeska<br>Parking near town square<br>Community parking lot next to old townsite<br>Parking is Alyeska's responsibility | | Should be parking near lodge next to greenbelt where skiers need to park<br>Parking should include cul-de-sac for 3 to 4 cars on subdivision roads<br>Parking should not be a recreation concern except for the Moose Meadows |
| **Greenbelts** | Greenspaces as part of planned development<br>Easement along Crow Creek Road<br>Greenbelt along Glacier Creek<br>Greenbelt along California Creek<br>Squirrell cage area should not be developed | | Greenbelts:<br>Moose Meadows (snowmobiles prohibited)<br>Near Community Hall<br>Along Crow Creek Road<br>Along Glacier Creek;continue all the way to Seward Highway<br>In Town Square<br>Greenbelts should be set aside for each sub-division tract. |
| **Trails** | Trails should connect valley<br>Perimeter trail system<br>Bike Trails<br>Bike path along Alyeska Highway<br>Designate snow machine trails<br>Horseback trails<br>Footpaths needed<br>Don't want marked trails<br>Trail system should include fitness trail<br>Multi-purpose trail around school<br>Completed footpath from Alyeska to Winner Creek trail<br>Trail connecting old townsite to Glacier Creek<br>California Creek Trail<br>Bridges across Virgin and Glacier Creeks | Trails along Virgin Creek<br>Trail from Glacier Creek north to Winner Creek<br>Trail up Glacier Creek and Moose Meadows<br>Crown Pass Trail Tributaries<br>Footbridge across Glacier Creek<br>Preserve trails; leave unmarked; not a maintained "Santa Monica Highway". | Separate areas for cross-country skiing and snow-machining<br>Trail along California Creek<br>Some trails shown on comprehensive plan would be difficult to build<br>Iditarod Trail<br>Beaver Pond Trail<br>Winner Creek Trail<br>Use trail system as buffer zone for developable area<br>Bridges over Glacier Creek to connect both sides of valley<br>Horse trails separated from Walk/Ski trails<br>Link up trails to form system of protected trails in the valley. |

**Table 1**

# Bird Creek and Indian Valley Community Comments

| | Key Interviews | Surveys | Workshops |
|---|---|---|---|
| **Preserve Sites** | Shoreline along arm should be protected<br>Bird Creek Lagoon<br>Preserve Forest - all groves of large spruce and cottonwood<br>Birdhouse Bar<br>Waterfalls along Bird Creek<br>All land within several yards of creeks and streams | The Grotto<br>Memorial baseball diamond across from Diamond Jim's<br>Bird Creek<br>Old log cabins in the valley<br>Preserve all of Bird Creek/Indian Valley by not adding any more campsites, access trails, parking areas<br>Waterfalls down around Grove from Indianhouse on Seward Highway<br>Areas between Seward Highway and the Railroad<br>Birdhouse Bar | |
| **Facilities** | Possible ballfield along with tennis courts, ice rink, volleyball at Bird Creek dumpsite<br>Park/play areas<br>Airstrip suggested in Bird Creek Regional Park<br>Improve Indian ballpark | | Park/play - high priority<br>Tennis courts<br>Upgrade baseball diamond (bleachers, bats and ball; location: Boulder Stadium<br>Dumpsite (Bird Creek) for ice skating, tennis courts, basketball - park - needs supervision<br>Airstrip and boatramp<br>Tennis courts coordinate as volleyball, basketball/hockey<br>Swimming pool - not a priority |
| **Community Hall** | | Facilities which should be included:<br>Volleyball / Basketball<br>Aerobic exercis floor / Sauna<br>Hot Tub / Shower facility<br>Height room / Table tennis<br>Swimming pool / Tennis<br>Boxing / Marshal Arts<br>Gymnastics / Dancing<br>Young people's dances / Hockey rink<br>Racquetball / Park area<br>Playing field / Locker rooms<br>Rooms for classes / Meetings<br>Passive recreation games / Fund raisers<br><br>Need volunteer fire department in both areas; this would take care of a Community Hall<br>Nice, but maintenance costs too high | Priority would be a fire hall |
| **Campground** | Expand Bird Creek campground along highway | Indian needs a picnic/camping area which would be good to incorporate with a playground for the kids | Public campground farther up into Bird Creek Regional Park - local use closer to residential areas |
| **Parking** | Parking lot with access to State Park where powerline and highway meet<br>Dumpsite used as parking lot<br>Parking should be as close to Seward Highway as possible | | 50 car parking lot at Bird Creek<br>30 car parking at ballfield (Indian)<br>15 car parking for Bird Ridge and Indian powerline |
| **Greenbelts** | Greenbelt along Penguin Creek | | Greenbelts high priority<br>Greenbelts along streams/powerline road - follow contour around existing residential<br>Placement of greenbelts along 25 year floodplain (150') |
| **Trails** | Hiking/biking trail following but separate from highway<br>Maintain existing logging roads as trails/vehicle use<br>Indian Valley Trail (Ship Creek) maintained and improved<br>Designated areas for snowmachines<br>Footbridge across Penguin Creek | Johnson Trail south of rainbow<br>Bird Point by Bird Creek<br>Grotto - 1½ miles north of Indian Road<br>Indian Trail needs better maintenance<br>Interest in proposed bike pathway (along Seward Highway) improvements to both bridges (Bird Creek and Indian Valley) | Bikepath between Bird-Indian very important<br>Bikepath needs tubes<br>Already a number of trails; don't need more - however, need to designate especially in the Regional Park<br>Maintain logging roads which connect trails<br>Improve Indian Valley Trail<br>Snowmachines and skiers should be separate |

**Table 2**

## Park and Open Space Values

Land parcels considered for park and open space designation included flood plains, upland woodlands, and a diverse blend of wetland and existing parkland areas. In the process of assessing the best use of these areas it was determined that any one parcel possessed physical qualities exhibiting certain inherent values. These values include:

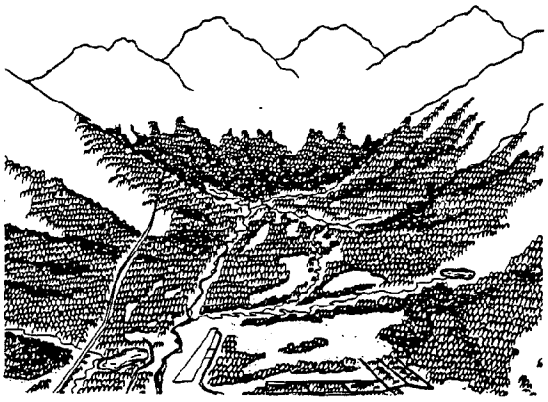
1. Environmental
2. Community
3. Recreational
4. Educational

Lands exhibiting Environmental Values have physical characteristics that support diverse populations of wildlife and accommodate the natural processes associated with seasonal flooding and climatic extremes (excessive winds).

Lands assessed as having Community Values provide the basis of maintaining the quality of life of the three valley communities. Qualities such as views, woodland setting, privacy and rural lifestyle describe the key elements of lands having community value.

Lands having Recreational Value provide opportunities for accommodating traditional park and outdoor recreation activities and facilities. Activities such as hiking and skiing, field and court games, picnicking, community events and structured park activities would best be accommodated in lands determined to have recreational values.

Finally, lands determined to possess Educational Values would meet a growing need of the communities along Turnagain Arm. Lands identified as having educational value to the community contain physical elements that demonstrate in a dramatic way geologic history of the area, vegetation and wildlife populations and natural phenomena characteristic of the surrounding environment. Analysis of these values in combination with community priorities and current land use designations led to the formulation of six (6) park and open space categories, described in the following section of this Park and Open Space Plan.



# Categories and Policy Statements

## PARK AND OPEN SPACE CATEGORIES

The Turnagain Arm Comprehensive Plan contains land use plans for the communities of Bird, Indian and Girdwood. Various parcels of land within each community are designated for park use, marginal lands and trails. These land use designations have been expanded in the Park and Open Space Plan to accommodate the previously described values. The categories include:

1. Reserves
2. Parks (neighborhood, community and regional)
3. Greenbelts
4. Stream corridors
5. Trails
6. Marginal lands

The Parks and Open Space Plan makes recommendations for outdoor recreation activities and facilities appropriately accommodated under each park category. The following policy statements summarize the use objectives for each park and open space category based on community held values. The aerial perspective on the following page visually explains the role of the different categories and how they integrate into a cohesive system.

## Greenbelts

Greenbelts are identified to separate neighborhoods, act as wind buffers and wildlife habitats, and protects woodland edges adjacent to reserves.

## Parks

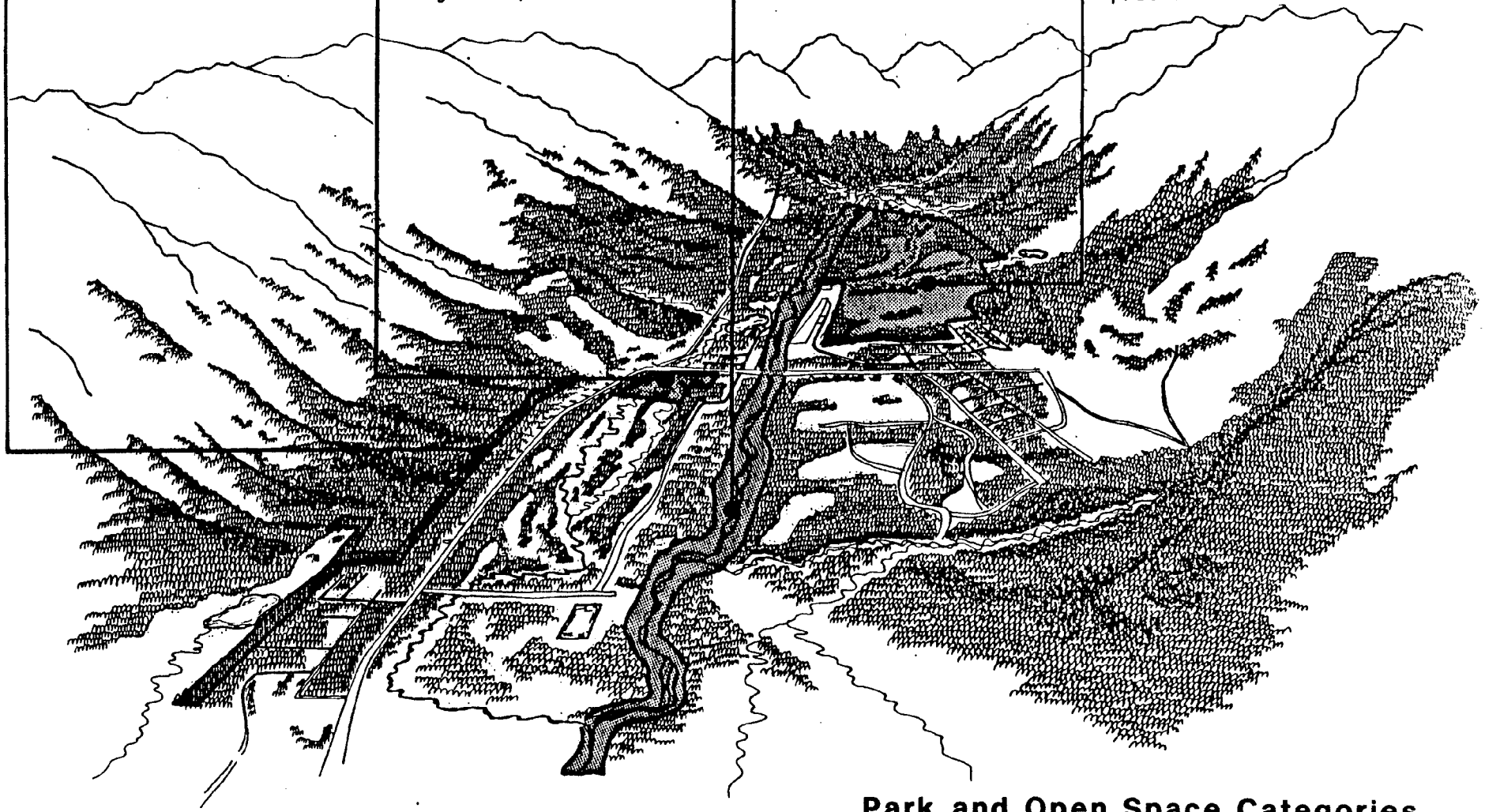
There are three levels of parks to accomodate the active recreational activites of the community. These are neighborhood, community, and regional parks.

## Stream Corridor

Stream Corridors are identified to protect and maintain existing water quality and stream character.

## Reserves

Reserves are valued for their environmental, educational, recreational, and scenic qualities. Activities should include skiing, hiking, and interpretive walks.



**Park and Open Space Categories**

POLICY STATEMENTS

## RESERVE

1. Limits: Are defined by their unique physical characteristics and community held values. The boundaries of the reserves shall be defined as indicated on the Plan.

2. Use: Environmental, educational, recreational and scenic.

3. Development: Includes skiing and hiking trails. Passive recreation, interpretive facilities. Development activities such as removal of vegetation, grading or building of structures will be kept to a minimum and only be performed to support education and recreation activities while maintaining the natural quality of the land.

## PARK

PARKS: Neighborhood (or Satellite Parks as referred to by citizens)

1. Limits: 5 to 20 acres in size as identified in the individual descriptions of the Park and Open Space Plan.

2. Use: Supplies facilities for limited, active pursuit of recreation. Provides children's playground, open grassy area for use as informal sportsfield, picnic tables. Parking as specified.

3. Development: Located so that it serves residents no further than 1/4 to 1/2 mile away.

   Should not cross arterial roads in accessing residential areas; located at center of residential areas.

   Open space corridors and bike paths, as available, should be considered in locating neighborhood parks.

PARKS: Community Parks

1. Limits: 20 to 100 acres as identified in site descriptions of the Parks and Open Space Plan.

2. Use: Provides an opportunity for contact with the natural environment, at the same time furnishing structure for active recreation pursuits.

   Typically, would include playground, open play area, tennis/basketball/volleyball courts, skating facilities. Provides setting for musical and theatrical presentations by equipping park with stage facilities. Picnic shelters/pavillion also provided. Parking as specified.

3. Development: Should serve several neighborhoods on year-round basis.

   Appropriate pedestrian and non-vehicular access routes to be considered in locating community park.

PARKS: Regional Parks

1. Limits: Minimum of 160 acres. The Bird Creek Regional Park, contained in the Park and Open Space Plan, is a very large and scenic park with 2,265 acres.

2. Use: Provides facilities that enhance the enjoyment of the natural setting such as trails, swimming, boating, fishing and camping facilities.

3. Development: Large areas preserved for the recreational uses of the community and residents within one hour's drive. Development activities such as the removal of vegetation, grading, or building of structures will be kept to a minimum and only performed to support recreation activities. All efforts should be made to maintain environment quality and natural character. Located within one hour's drive of large population center.

PARKS: State Parks and National Forests

1. Limits: Chugach State Park, nearly 500,000 acres, located adjacent to Anchorage. Chugach

National Forest, located on the northeastern quarter of the Kenai Peninsula, Prince William Sound and part of Turnagain Arm with six million acres.

2. Use: Although managed by other jurisdictions, the proximity of the Chugach State Park and Chugach National Forest provides the Turnagain Arm communities with vast recreation opportunities, including hiking, camping, fishing, cross-country skiing, berry picking, and wildlife viewing.

3. Development: Management and development plans for the State Park and National Forest are handled by the State of Alaska, Department of Natural Resources, Division of Parks and the United States Department of Agriculture, Forest Service - Alaska Region, respectively. To date these agencies have been very sensitive to the needs and desires of the Turnagain Arm communities. It is hoped this relationship will be maintained.

# GREENBELT

GREENBELTS

1. Limits: With the exception of the 300 foot width along the northern boundary of the Bird Creek residential area, all other greenbelts shall be maintained at a minimum 100' width.

2. Use: Serve to provide physical and visual separation between neighborhoods, provide wind buffer, wildlife habitat and protect woodland edges adjacent to reserves and other designated open space areas.

3. Development: Where greenbelts fall within publicly or privately held parcels, there will be no removal of vegetation , grading or the building of structures, except where access is required to private parcels. The number and width of access drives should be kept to a minimum.

# STREAM CORRIDOR

1. Limits: Defined by:
   a. Floodways as delineated in the Anchorage Coastal Management P.C.U. Maps for Glacier, California, Bird, Penguin and Indian Creeks.

   b. All other continuous flowing and those intermittent flowing streams which support stands of established trees, shall be protected by a corridor measured 65 feet on either side of drainage centerline per the Municipality Wetlands Plan.

2. Uses: Water quality, wildlife habitat, public safety, public trails, recreation and preservation of scenic values. Gravel extraction by guidelines contained in the Municipal Code and through public review process.

3. Development:
   a. Where stream corridors pass through publicly held lands there will be no removal of vegetation, grading or building of structures except where access is required to private parcels. The number and width of access drives should be kept to a minimum.

   b. Where lesser drainages occur within privately held parcels, there will be restrictions regarding removal of vegetation, grading or the building of structures to maintain existing water quality and stream character.

# TRAIL

1. Limits: Trail location as shown on the Parks and Open Space Master Plan.

2. Use: Pursuits such as pedestrian usage, skiing, non-vehicular traffic.

3. Development: Provide forty feet right-of-way width to maintain sense of vegetatiuon and terrain. Trails to be 6 feet to 8 feet wide, with 10 foot to 12 foot clearance.

# MARGINAL LAND

1. Limits: Areas identified as marginal land in the Turnagain Arm Comprehensive Plan excluding those redesignated in the Park and Open Space Master Plans.

2. Use: Areas of moderately high environmental and visual sensitivity. These areas should not be used for facility development.

3. Development: Policy as addressed in the Turnagain Arm Comprehensive Plan development is restricted due to poor soil and drainage conditions and generally should not occur, or should be limited to open space of passive recreational use.

# The Park and Open Space Master Plan

# INTRODUCTION
# TO THE
# PARK AND OPEN SPACE
# MASTER PLAN

The Turnagain Arm Comprehensive Plan has two categories designated for parks and open spaces, namely park and marginal lands. The Park and Open Space Master Plan refines those two categories into six park and open space classifications based on community input and tailored to actual use recommendations. Those classifications are:

1) Reserves
2) Parks
3) Greenbelts
4) Stream Corridors
5) Trails
6) Marginal Lands

On the following pages, maps and Park and Open Space individual site descriptions are delineated to illustrate the Park and Open Space Master Plan in terms of these six classifications. It is intended that each site be designated officially and set aside under park land status. Steps should be taken for dedication of these areas for park use. All lands identified for Park and Open Spaces are Municipality or publicly owned with the exception of: Delaney Neighborhood Park in Indian Valley.

# Girdwood Park and Open Space Master Plan

The Girdwood Park and Open Space Master Plan incorporates several major components and concepts as developed by the community members..

There was much concern expressed for protecting some large significant areas for the continued recreation use and their scenic, environmental, and educational values. These areas, such as Moose Meadows, and the Coastal Wetland are identified in the Master Plan as reserves.

At the first workshop, a park concept was developed that would provide centrally located community parks, such as the elementary school and community hall area and satellite neighborhood parks, such as Alyeska Basin Park and West Side Neighborhood Park. These parks encourage community cohesiveness while providing nearby recreation opportunities.

Greenbelts are identified to visually separate neighborhoods while helping to retain woodland edges. In some areas the tree stands also provide essential windbreaks. Along roads, such as Crow Creek Road, the greenbelt helps preserve the wooded scenic drive.

Streams and creeks are plentiful and integral elements of the Girdwood valley. The stream corriders will help ensure the preservation of the existing water quality and retain their natural beauty.

A unified system of trails, connecting the recreational and residential parts of the valley is an evident desire of the community. Several of the trails presently exist but require much upgrading while others have had no clearing. These trails should help enhance the pedestrian character of the Girdwood Valley. As future residential development is planned, trails within and connecting with existing trails, should be an intergral element of the plan.

# Girdwood Park and Open Space Master Plan

## Legend

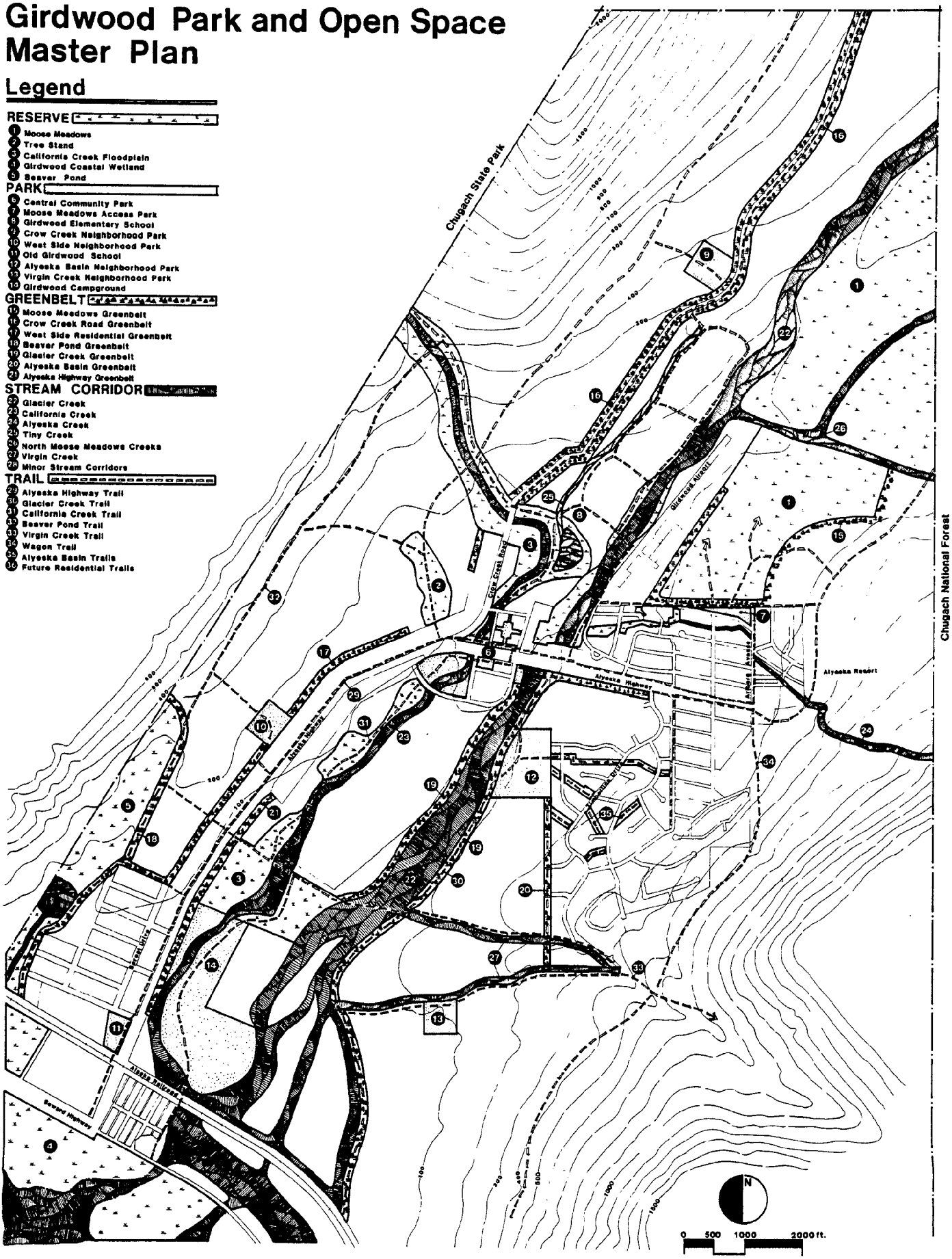
**RESERVE**
1. Moose Meadows
2. Tree Stand
3. California Creek Floodplain
4. Girdwood Coastal Wetland
5. Beaver Pond

**PARK**
6. Central Community Park
7. Moose Meadows Access Park
8. Girdwood Elementary School
9. Crow Creek Neighborhood Park
10. West Side Neighborhood Park
11. Old Girdwood School
12. Alyeska Basin Neighborhood Park
13. Virgin Creek Neighborhood Park
14. Girdwood Campground

**GREENBELT**
15. Moose Meadows Greenbelt
16. Crow Creek Road Greenbelt
17. West Side Residential Greenbelt
18. Beaver Pond Greenbelt
19. Glacier Creek Greenbelt
20. Alyeska Basin Greenbelt
21. Alyeska Highway Greenbelt

**STREAM CORRIDOR**
22. Glacier Creek
23. California Creek
24. Alyeska Creek
25. Tiny Creek
26. North Moose Meadows Creeks
27. Virgin Creek
28. Minor Stream Corridors

**TRAIL**
29. Alyeska Highway Trail
30. Glacier Creek Trail
31. California Creek Trail
32. Beaver Pond Trail
33. Virgin Creek Trail
34. Wagon Trail
35. Alyeska Basin Trails
36. Future Residential Trails



# Girdwood Site Descriptions

## RESERVE

### 1 MOOSE MEADOWS

LOCATION: Northeast region of the Girdwood Valley from the east bank of Glacier Creek to the Chugach National Forest boundary.

VALUE: Moose Meadows is presently a major winter recreation area for the community and visitors. Uses include cross-country skiing, dog mushing and snow shoeing in the winter, with hiking and berry picking in the summer and fall. Also, the meadows/wetlands has environmental significances with great interpretive potential.

SCOPE: Designate Moose Meadows for strictly recreational and educational uses. Development could include limited walking trails while maintaining the extensive cross-sountry ski system. Consideration should be given to developing a short interpretive loop to connect to the Winner Creek Trail.

Preliminary development plans, expanding the Alyeska Resort, have been approved by the Girdwood Board of Supervisors. These plans include a drive across a small portion of the Meadows, then along the eastern woodland edge. Every effort should be made to minimize visibility of the development, maintaining the woodland edge while providing public access to the Meadows.

There is discussion of developing the area as a Golf Course by a private developer to encourage summer recreation in the valley. Given poor soil conditions, such as solifluction (with movement of several inches to a foot a year) and high visual and recreational values of the Meadows, the consideration of a golf course should be assessed in the site planning review process to determine if such a facility would be in the best public interest.

## 2 TREE STAND

LOCATION: West of the intersection of Alyeska Highway and Crow Creek Road, between two meadows/wetlands.

VALUE: This is a scenic stand of trees presently serving as a trail corridor from the Alyeska Highway to the mountains.

SCOPE: Trail clearing as necessary for improved access.

## 3 CALIFORNIA CREEK FLOODPLAIN

LOCATION: Along the banks of California Creek, delineated on the Anchorge Coastal Management P.C.U. maps as limits of the flodplain.

VALUE: These areas are identified for their recreational, environmental and scenic value. The floodplain is designated for preservation in the Anchorage Wetlands Management Plan.

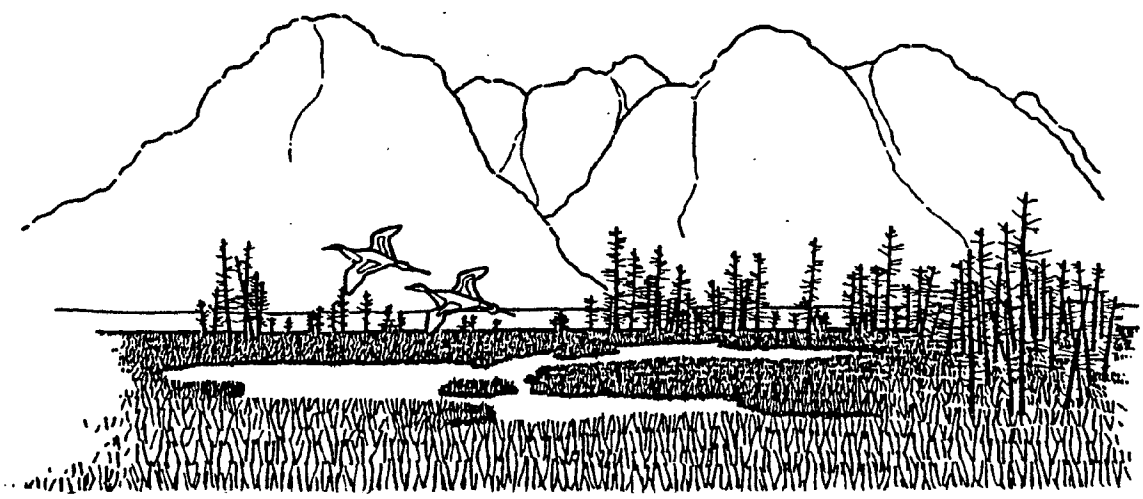
SCOPE: Designate floodplain for recreational use including hiking/skiing trails. Floodplain also serves important wildlife habitat function. Development should be limited to trail installation and accommodation of informal uses such as picnicking and wildlife observation.

## 4 GIRDWOOD COASTAL WETLAND

LOCATION: Tidal flats along the Turnagain Arm at the mouth of Girdwood Valley.

VALUE: This is a unique historic and natural interpretive wetland that is identified by the Anchorage Coastal Management Plan as an Area Meriting Special Attention. The location is the original townsite of Girdwood, that was completely inundated by floods during the earthquake of 1964. Presently the site is a critical feeding and resting area for thousands of birds.

SCOPE: A master plan for this area has been developed by the Municipality of Anchorage Planning Department and is under review. The plan includes parking for fourteen (14) cars and two (2) buses, a system of hard and soft trails and interpretive stations.



## 5 BEAVER POND

LOCATION: West of the old school along the base of the mountains.

VALUE: This area is primarily valued as a beaver habitat providing educational and interpretive opportunities with ski trails presently providing access.

SCOPE: Designate area for preservation, restricting development to minimal recreation elements such as limited trail preparation for improved public access.

# PARK

## 6 CENTRAL COMMUNITY PARK

LOCATION: Comprised of several parcels totaling 15 acres all in close proximity of each other, including the Townsquare, Tract A, Community Hall/Old Library area, tennis courts, and Forest Fair area.

VALUE: Because of the central location and proximity to the Post Office and Mercantile this is an ideal area for a community park, providing a central outdoor space for community members to meet and socialize.

SCOPE: The area is already developed with children's play equipment, four (4) tennis courts, the Community Hall, Fire Hall and Old Library. Improvements expressed by the community include:

Townsquare - boardwalk footpath, sitting area and flower plantings.

Tract A - sitting area and possiblevolleyball area.

Community Hall/Children's Play - upgrade parking, add more play equipment, landscape, picnic facilities.

Tennis Courts - upgrade small courts to standard, devise a removable cover for two (2) courts to facilitate use during inclement weather play, add two courts in future.

Forest Fair Area - develop for year round community use with ski trails, boardwalks, benches and a permanent stage.

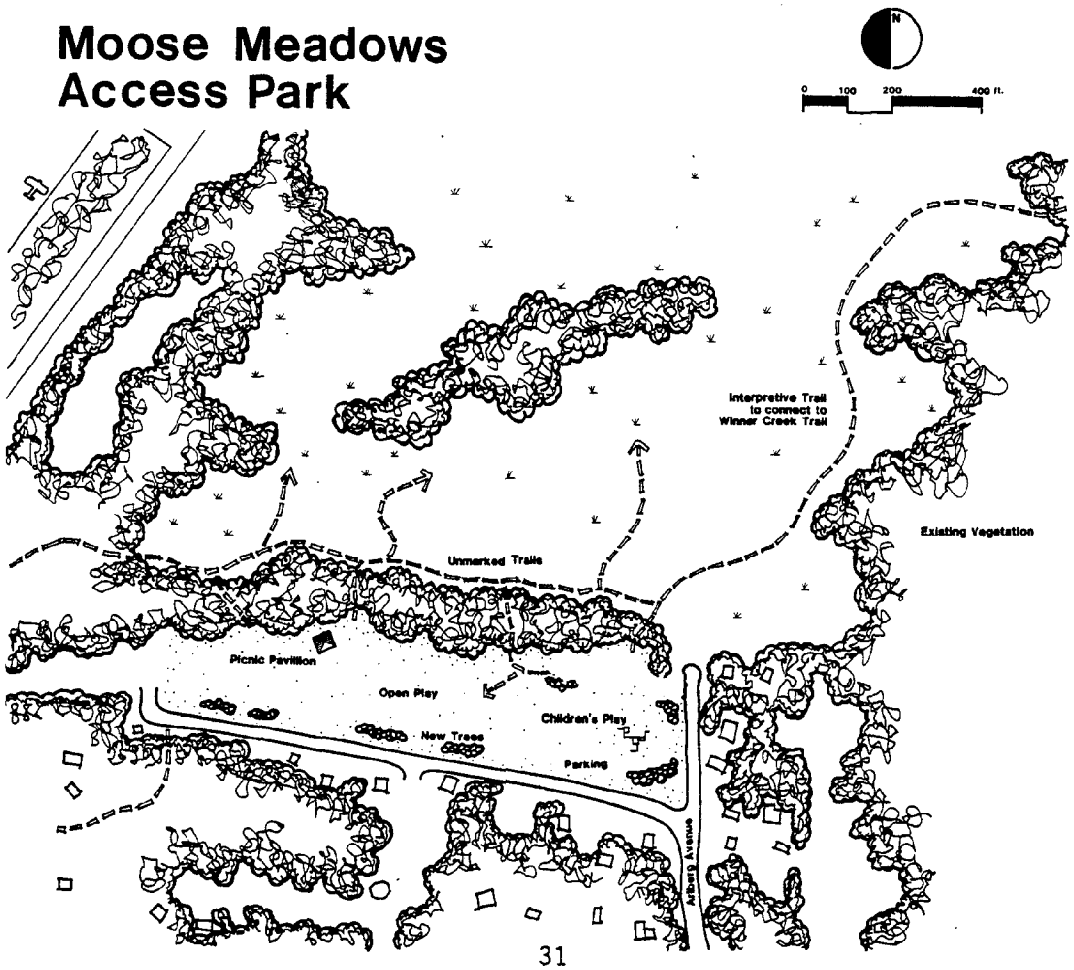
Old Library - a committee has been designated to determine renovation efforts.

## 7 MOOSE MEADOWS ACCESS PARK

LOCATION: South of Moose Meadows, presently the location of the Alyeska Ski Resort maintenance yard.

VALUE: Development of the Access Park would alleviate the present conflicts of cross-country skiiers and dog mushers parking their vehicles along Arlberg Avenue while providing neighborhood park facilities for the nearby residents.

SCOPE: Development of this 5-10 acre park would incorporate parking, initially for 15-20 cars, picnic facilities, play equipment, trailhead for a one mile interpretive loop to connect with Winner Creek Trail, and trailheads to the Moose Meadows reserve.



## 8 GIRDWOOD ELEMENTARY SCHOOL

LOCATION: Twenty (20) acres school site north of Townsquare, west of Glacier Creek.

VALUE: The school facilities presently accommodate many community functions with the community schools program and the community library. These services can be expanded with outdoor facilities.

SCOPE: The school grounds need not be designated park land however, the development of facilities could accommodate park values. Plans for the school include multi-purpose play field (soccer and baseball), fitness trails and trailhead for cross-country ski trails. It s uggested additional acreage be acquired to accommodate school expansion and more extensive outdoor recreation facilities.

## 9 CROW CREEK NEIGHBORHOOD PARK

LOCATION: To be located as plans for residential development of the area are prepared. The park should be centrally located for the residents of Crow Creek Road and accessible by trails.

VALUE: The park would provide neighborhood recreation opportunities within an area designated for future residential development.

SCOPE: This 5-10 acre park should retain an unstructured layout with unmowed grassy play areas, possibly a picnic facility and children's play equipment. Natural groupings of trees and shrubs to maintain aesthetic quality. Parking should be provided for for ten (10) cars.

## 10 WEST SIDE NEIGHBORHOOD PARK

LOCATION: West side of Alyeska Highway (Crow Creek Highway).

VALUE: As the area west of Alyeska Highway (Crow Creek Highway) develops, this site should be developed to provide neighborhood recreation opportunities.

SCOPE: Facilities for this 5-10 acre park should include children's play equipment and picnic area, open play, parking for ten (10) cars and wooded areas for hiking and skiing trails.

## 11 OLD GIRDWOOD SCHOOL

LOCATION: Old Girdwood School site.

VALUE: The old school grounds, of some historic value, would require minor upgrading to transform it into a desireable neighborhood park.

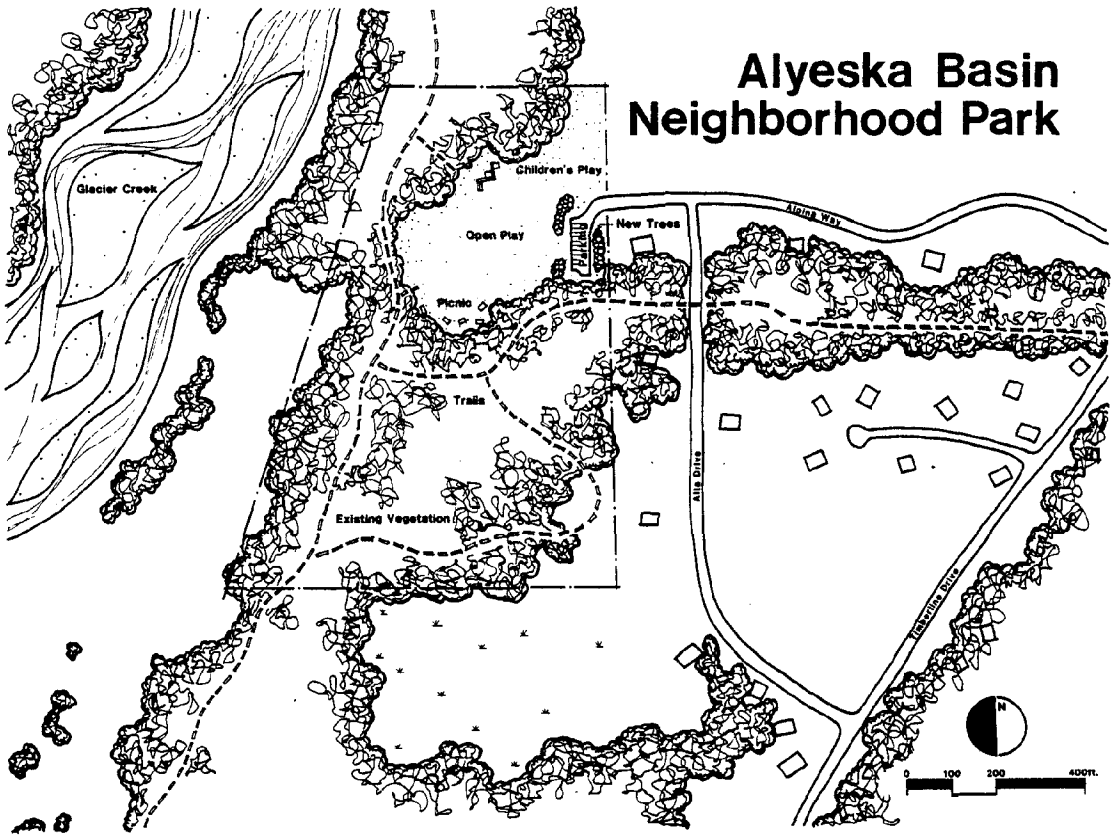
SCOPE: Improvements to this 2-3 acre site should include some landscaping, upgrading of playing fields, and adding play equipment. A 60 foot easement has been reserved along the highway to preserve vegetation and scenic quality.

## 12 ALYESKA BASIN PARK

LOCATION: Adjacent to Glacier Creek floodplain along western boundary of Alyeska Basin subdivision, south of Alyeska Highway.

VALUE: This park would provide neighborhood recreation opportunity for an existing but growing residential area.

SCOPE: Facilities in this 5-10 acre park should include parking for ten (10) cars play equipment, picnic area and an open play area large enough for softball, touch football or frisbee, and natural stands of trees and shrubs.



## 13 VIRGIN CREEK NEIGHBORHOOD PARK

LOCATION: The south fork of Virgin Creek. To be specifically located and reserved as plans for residential development of the area are prepared.

VALUE: This park would provide neighborhood recreation opportunities for an area designated for future development. The Virgin Creek area is greatly valued by the community for its scenic and environmental qualities.

SCOPE: This 5-10 acres park should retain an unstructured theme with unmowed grassy play areas, possibly a picnic area, groupings of trees and shrubs, play equipment, and parking for ten (10) cars.

## 14 GIRDWOOD CAMPGROUND

LOCATION: West of the sewer plant between Glacier Creek and Alyeska Highway (Crow Creek Highway).

VALUE: The campground, with proper supervision, would help alleviate the existing squatter problems while satisfying the demand for camping spaces in the Girdwood Valley.

SCOPE: The 10-20 acre campground should accommodate 20-30 camper vehicles and 10-20 tents, to be expanded as demand increases. Facilities could include picnic tables, firepits, restrooms and running water. It could operate as concession or through operation/management agreement with State of Alaska.

# GREENBELT

## 15 MOOSE MEADOWS GREENBELT

LOCATION: Woodland edges of the lower portion of Moose Meadows.

VALUE: The wooded edge of the Moose Meadows serves as a scenic border giving the meadow its definition. Preservation of the edge is necessary to maintain the character of Moose Meadows. Along with scenic values the greenbelt provides wind protection.

SCOPE: The Greenbelt width varies between 50-75'. Within this area there will be no removal of vegetation except for trail clearing and road access.

Preliminary development plans, expanding the Alyeska Resort, have been approved by the Girdwood Board of Supervisors. These plans include a drive across a small portion of the Meadows, then along the eastern woodland edge. Every effort should be made to minimize visibility of the development, maintaining the woodland edge, while providing public access to the Meadows.

16

## CROW CREEK ROAD GREENBELT

LOCATION: Along both sides of Crow Creek Road from California Creek to the National Forest boundary.

VALUE: The Crow Creek Road area has exceptional scenic and recreation value. The greenbelt would serve to preserve the character along Crow Creek Road while providing a visual buffer from future residential development.

SCOPE: Within this 100' wide greenbelt no vegetation will be removed except for trail clearings and access drives to private property. Number and width of driveways should be kept to a minimum. There has been some discussion of relocating Crow Creek Road . The community has expressed the desire to upgrade the existing road rather than clear more vegetation for a new road.

## 17 WEST SIDE RESIDENTIAL GREENBELT

LOCATION: Western boundary behind private property bordering Alyeska Highway (Crow Creek Highway).

VALUE: This greenbelt would provide a visual and physical separation between existing and future residential development.

SCOPE: Within this 100' wide greenbelt no vegetation will be removed except for trail clearing.

## 18 BEAVER POND GREENBELT

LOCATION: Southwestern edge of Girdwood Valley, surrounding Beaver Pond's Reserve.

VALUE: The wooded edge of the beaver pond reserve serves as a visual and wind barrier between residential areas and the reserve, while preserving the character of the beaver habitat.

SCOPE: Within this 100' wide greenbelt no vegetation will be removed except for trail clearing.

## 19 GLACIER CREEK GREENBELT

LOCATION: Transverses eastern and western edge of Glacier Creek between the Alyeska Highway and the railroad tracks.

VALUE: Glacier Creek has much secenic, recreational and environmental value. The wooded edges are an important element of the creek's character. The greenbelt would help preserve this character, buffering residential development, while providing trail corridors.

SCOPE: Within this 100' wide greenbelt as measured from the limits of the floodway, no vegetation will be removed except for trail clearing.

## 20 ALYESKA BASIN GREENBELT

LOCATION: Southwest edge of existing Alyeska Subdivision.

VALUE: This greenbelt includes access to stream corridor, trails, and neighborhood park while providing a visual and physical separation between existing and future residential development.

SCOPE: Within this 100' wide greenbelt no vegetation will be removed except for trail clearing and access to private property. Number and width of access drives should be kept to a minimum.

## 21 ALYESKA HIGHWAY GREENBELT

LOCATION: Along Alyeska Highway on publicly owned lands.

VALUE: Maintain scenic drive for entering the Girdwood valley.

SCOPE: Within this 100' wide greenbelt, as measured from R.O.W., no vegetation will be removed except for access to private property. Number and width of access drives should be kept to a minimum.

# STREAM CORRIDOR

22

GLACIER CREEK

LOCATION: Flows through the middle of Girdwood Valley, from far up the valley emptying into the Turnagain Arm.

VALUE: Glacier Creek, one of three major creeks in Girdwood, is of great scenic, recreation and environmental value. The creek bed also serves as a valuable source of gravel. Designating the creek as a stream corridor should maintain and improve water quality, fish resources and wildlife habitat, in compliance with the Coastal Management and the Wetlands plans .

SCOPE: The stream corridor is defined as the limits of the floodway as found on the Anchorage Coastal Management P.C.U. maps. Development and improvements are limited to recreational purposes including clearing of fallen timber to encourage white water boating. Gravel extraction may continue in compliance with existing regulations, with every effort to return the creek bed and banks to a natural characteristic form. Every effort should be taken to keep number and width of vehicular bridges to a minimum.

## 23 CALIFORNIA CREEK

LOCATION: Flowing from western mountains to just west of Glacier Creek then on to the Turnagain Arm.

VALUE: As the second major creek in Girdwood, California Creek has much recreational and scenic significance. As combined with proposed reserves, parks, trails and a campground, the Glacier Creek stream corridor becomes a focus of recreational activities.

SCOPE: The stream corridor is defined as the limits of the floodway as found on the Anchorage Coastal Management P.C.U. maps. Development to be restricted to recreational uses. No grading or building of structures is allowable within the corridor. Every effort should be taken to keep number and width of vehicular bridge to a minimum.

## 24 ALYESKA CREEK

LOCATION: Running in an east-west direction through the Alyeska Basin section north of Alyeska Highway.

VALUE: Although of lesser scope than any of those above, It has important value in providing scenic "refreshment" to those residing in the area.

SCOPE: There is an existing 15-25' easement along either side of the creek that should be maintained.

## 25 TINY CREEK

LOCATION: Near Girdwood Elementary School.

VALUE: Girdwood Elementary School has plans for utilizing this creek for educational purposes as a medium for creating an aquaculture study area.

SCOPE: Development is limited to recreation related facilities and trails. As this creek was realigned with the construction of the school, additional realignment to suit the aquaculture study needs would be acceptable. Limits of the corridor are a 65' easement from either side of the drainage centerline.

## 26 NORTH MOOSE MEADOWS CREEKS

LOCATION: Tributaries of Glacier Creek flowing through the Moose Meadows.

VALUE: Moose Meadows is of major recreational and scenic value to residents of Girdwood. It is essential that these streams are protected.

SCOPE: A 65' easement along either side measure from the drainage centerline defines these stream corridors. No removal of vegetation, grading, building of structures or any other activity that would alter the quality or character of the corridor is allowable.

27

## VIRGIN CREEK

LOCATION: Flowing from the southeastern mountains of the Girdwood Valley, splitting into two major forks at the southern edge of Alyeska Basin, and meeting with Glacier Creek.

VALUE: Virgin Creek area is noted for its historical value as signs of the old wagon trail can still be seen in the vicinity. The creek is also valued as a wildlife habitat for beaver and berry picking area.

SCOPE: The stream corridor is defined as 65' from centerline of drainage. Development within the corridor is restricted to recreational uses. No removal of vegetation, grading or building of structures is allowable within the easement. Should residential areas be developed around Virgin Creek, number and width of roadway crossings of the Creek should be kept to a minimum. All beaver ponds located in this area of the Virgin Creek drainage must not be disturbed.

28

## MINOR STREAM CORRIDORS

LOCATION: These are not identified on the Park Open Space Master Plan but are found throughout the valley.

VALUE: These plentiful creeks, though small individually, are large in their umportance to the character of Girdwood. Additionally many of the creeks passing through private property supply the residents with their water source.

SCOPE: There will be no changes to the natural water channels. Removal of vegetation, grading, building of structures or any other activity that would alter the quality or character of the corridor should not be permitted.

# TRAIL

## 29 ALYESKA HIGHWAY TRAIL (proposed bike path)

LOCATION: Runs along upper side of Alyeska Highway from the Seward Highway to the resort.

VALUE: The ability to walk, bicycle, and ski from point to point in the Girdwood Valley is critical to the lifestyle of the community. The proposed bike path will alleviate the serious safety problems of pedestrian and bicyclists that travel along the highway.

SCOPE: Plans are presently being prepared for construction of a paved trail in the Summer of 1982.

## 30 GLACIER CREEK TRAIL

LOCATION: Running along eastern banks of the Glacier Creek Stream Corridor from the railroad to the New Girdwood School. Segments on the western bank run from the sewer plant to the Community Hall and become part of a network of measured trails north of the school.

VALUE: These trails become the central vein of the trail system connecting the north and south regions of the valley.

SCOPE: Develop in accordance with the Areawide Trail Plan and Standards set for unpaved trails by the State Parks. Some signage may be necessary at trailhead to identify these as non-vehicular trails. Two pedestrian bridges, one by the school and one by the sewer plant would unify the network of trails.

## 31 CALIFORNIA CREEK TRAIL

LOCATION: Runs the length of California Creek (eastern side), crossing Alyeska Highway to provide pedestrian access to the elementary school and State Parks California Creek trailhead.

VALUE: This trail provides access to many recreation areas, such as the campground, the central community park, stream corridor and reserves, along California Crek while providing space for running, cross-country skiing and hiking.

SCOPE: Develop in accordance with the Areawide Trails Plan and Standards set for unpaved trails by the State of Alaska, Division of Parks. Some signage may be necessary at trailheads to identify these as non-vehicular trails.

## 32 BEAVER POND TRAIL

LOCATION: Western edge of Girdwood, running north from the Seward Highway connecting with California Creek trail.

VALUE: This trail would provide pedestrian access along the base of the western mountains from the beaver ponds on up the valley. As this area west of Alyeska Highway (Crow Creek Highway) develops, this trail will greatly increase in use.

SCOPE: Develop in accordance with the Areawide Trails Plan and Standards set for unpaved trails by the State Parks. Some signage may be necessary at trailheads to identify it as for non-vehicular use.

33

VIRGIN CREEK TRAIL

LOCATION: Running along both forks of Virgin Creek Stream Corridor with the northern route continuing across Glacier Creek and the Alyeska Highway (Crow Creek Highway) and over to the Beaver Pond Trails.

VALUE: As stated before, this area has much historical significance as part of the Iditarod Trail region. In addition to access to the Virgin Creek Stream Corridor, it also accesses the region's neighborhood park.

SCOPE: Develop in accordance with the Areawide Trails Plan and Standards set of unpaved trails by the State Parks. Some signage may be necessary at trailheads to identify these as non-vehicular trails.

34

WAGON TRAIL

LOCATION: Running north from the southern tip of Girdwood Valley along the eastern edge.

VALUE: This trail follows the historic old wagon trail along the eastern mountain face, passing through natural scenic areas to the resort connecting with the Winner Creek Trail.

SCOPE: Develop in accordance with the Areawide Trails Plan and Standards set for unpaved trails by the State Parks. Some signage may be necessary at trailheads to identify these as non-vehicular trails.

## 35 ALYESKA BASIN FOOTPATHS

LOCATION: Series of intermittent paths accessed from Glacier Creek and Alyeska Highway trails located on existing park reserves through Alyeska Basin.

VALUE: Provides access to major trails, one of which is the proposed bikepath and also to Alyeska Basin Community Park and the adjacent reserve.

SCOPE: These neighborhood trails may receive extensive use which would suggest the need to pave an 8' width with 2' width clearance on either side.

## 36 FUTURE RESIDENTIAL FOOTPATHS

LOCATION: As residential areas develop, footpaths should be planned to allow a continuous network providing access to all major trails, local neighborhood parks, reserves and stream corridors. Such elements should be shown on the development plans for site plan review.

VALUE: These neighborhood trails are essential for providing safe pedestrian access throughout the valley, while maintaining the lifestyle established by the Girdwood Community.

SCOPE: These trails should be designed so as to avoid crossing arterial roadways, yet easily accessible to all members of the neighborhood. Ideally, the trails would not parallel roads but pass through easements of adjoining back yards. In areas of extensive use, these trails should include 8' width pavement and 2' clearance on either side.

# Bird Creek Park and Open Space Master Plan

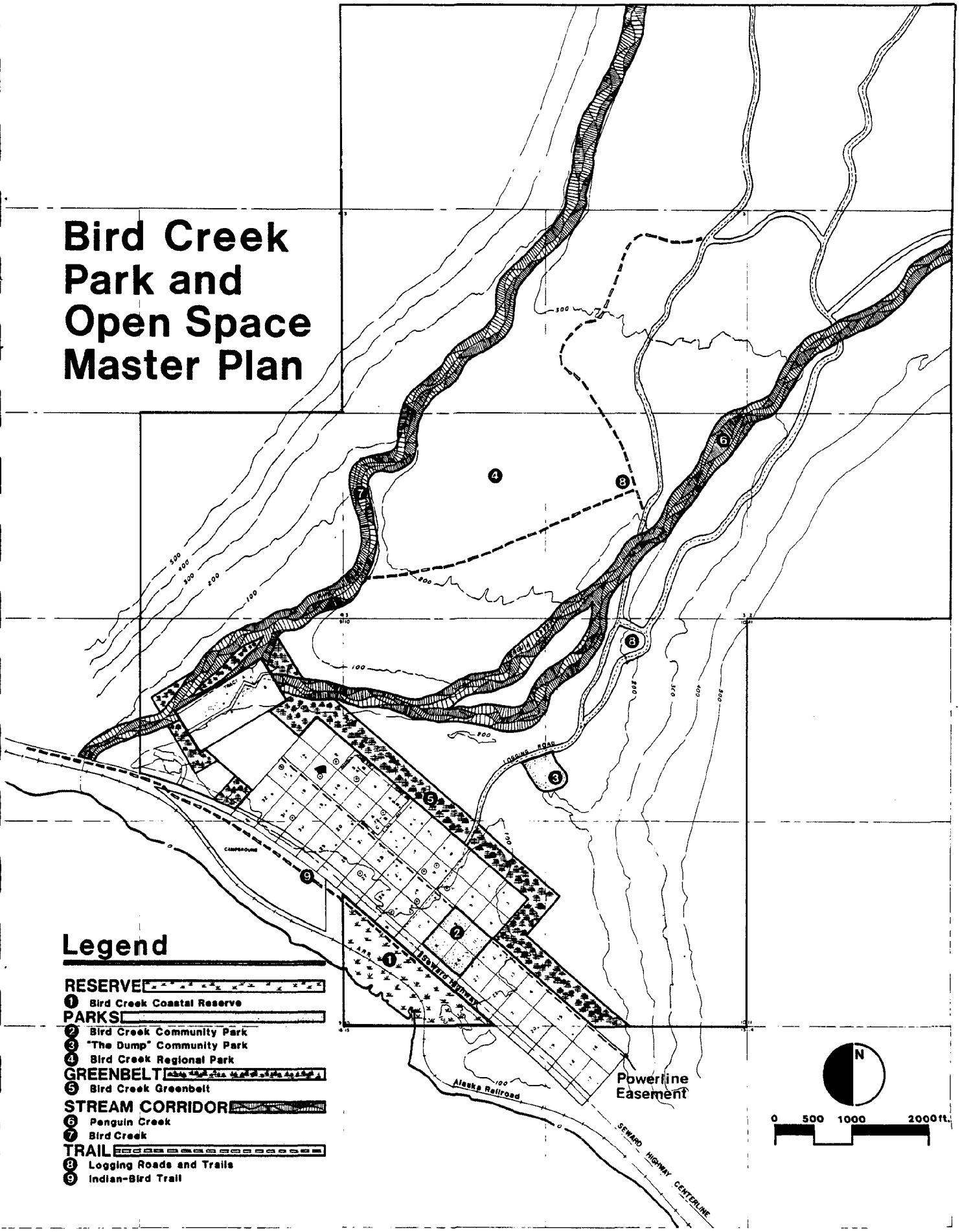
The Bird Creek Park and Open Space Master Plan reflects the major concern of the community to retain the rural qualities.

A 300' wide greenbelt separates the residential community from activities and development of the Bird Creek Regional Park. To avoid conflict with the permanant residents, this plan suggests keeping campground development in the Regional Park to a single site located at least one half mile away from the community. As use of the existing Bird Creek campground grows beyond the limits, this plan suggests expanding along the highway to the east.

Two community parks are identified to provide dedicated gathering places and recreation opportunities.

Penguin and Bird Creek, draining to the west of the community, are designated by stream corridors to preserve the natural character and wooded quality, as several residents "utilize" the water for home use.

# Bird Creek Park and Open Space Master Plan



# Bird Creek Site Descriptions

## RESERVE

**1**

BIRD CREEK COASTAL RESERVE

LOCATION: Bordering south side of Seward Highway across from the Bird House and adjacent to the Bird Creek Campground.

VALUE: As this area is adjacent to the existing state campground, it could provide room for expansion of the facility, should that be necessary at some future time.

SCOPE: On the reserve signs of cabin foundations can be found that are of historic significance. This area could be developed as a campground, extension of existing, as additional space is required, keeping the regional park for day use, or could be reserved for other public uses. Cabin foundations should be preserved with possible signage of their history.

# PARK

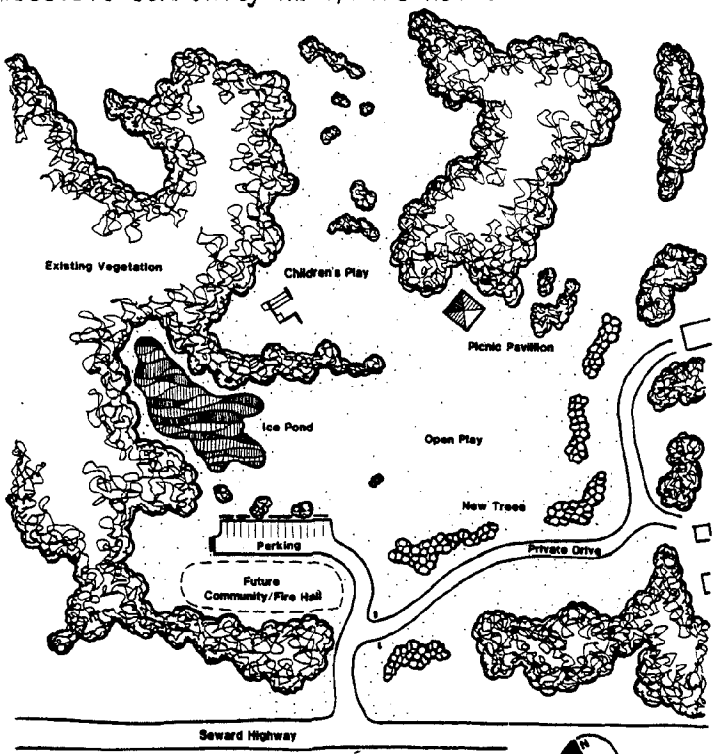
## 2

BIRD CREEK COMMUNITY PARK

LOCATION: Municipality owns 4 tracts adjacent to Seward Highway just east of the Bird House. An alternative site would be the state gravel land. Consideration of this site would require further investigation.

VALUE: Responding to residents' wish for a park close to existing development which could also include a combination Community Hall/Fire Hall as funds are made available.

SCOPE: This ten (10) acre tract could include a picnic pavillion, picnic tables, open play area, children's play equipment and parking for ten (10) cars. Space should be allocated for a possible Community Hall/Fire Hall.



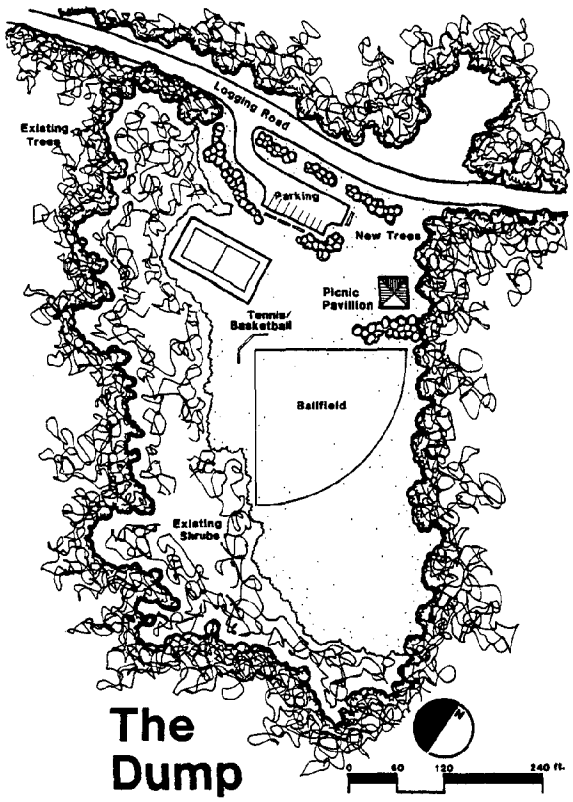

**Bird Creek Community Park**

## 3 "THE DUMP" COMMUNITY PARK

LOCATION: Site of the old dump, north of the community along the logging road.

VALUE: The site is presently used for community dances, pot-lucks and ball games. Residents of both Bird and Indian stressed the importance of maintaining this site for gatherings.

SCOPE: This 5 acre area could be graded and seeded for a large open play field, a picnic pavillion, a paved area for tennis and basketball, a small ice pond, some new tree plantings for buffers, and parking for 10-15 cars.



## 4 BIRD CREEK REGIONAL PARK

LOCATION: 2,265 acres of land north of existing residential development - known as Bird Creek Regional Park, owned by the Municipality of Anchorage; managed by State Parks Department.

VALUE: This land includes two major creek beds, scenic birch and aspen stands and habitat for black bear, moose, sheep among others. Presently the park is used for cross-country skiing, hiking, 3-wheeling and snow-machining. Potential uses could include outdoor education trips for the community and visitors.

SCOPE: The regional park should be dedicated for day use activities and small group camping. The group campground would serve as an outdoor retreat for groups such as students of the Anchorage School District.

Keeping the campground limited to one small group area should help to minimize impact on the Bird Creek Community and the beautiful valley, as concern was gravely expressed by the entire community. Any campground facility should be located at least a half mile up the logging road from the residents.

Day use hikers should be encouraged to utilize the new Bird Ridge Trailhead parking lot, being constructed as part of the Seward Highway Phase II, by signage along the highway to help eliminate existing trespassing problems. Day use visitors with vehicles should be accommodated with parking for 10 cars at the gravel area where the two logging roads split.

# GREENBELT

## 5 BIRD CREEK GREENBELT

LOCATION: Borders the eastern, northern and western boundaries of the Bird Creek community.

VALUE: This area is of extreme importance to the Bird Creek Community, as it would provide a buffer zone between users and facilities of the Bird Creek Regional Park.

SCOPE: Within the 200'-300' easement there will be no removal of vegetation, grading, or building of structures.

# STREAM CORRIDOR

## 6 PENGUIN CREEK

LOCATION: Penguin Creek flows from the northeast mountains, into the Bird Creek valley, joining Bird Creek near the mouth at the Turnagain Arm.

VALUE: The creek and it's surroundings are valued as a scenic and recreational area along with providing several residents with their water source. It is imperative this water retains its water quality and natural character.

SCOPE: Designate the floodway of Penguin Creek as delineated on the Anchorage Coastal Management P.C.U. map as the limits of the stream corridor. Within this area there will be no removal of vegetation, grading, building of structures (except the upgrading of bridges) or any other activity having adverse impacts on the water quality or stream character.

## 7 BIRD CREEK

LOCATION: Bird Creek flows from the mountains directly north of the community, then along the base of the western mountains, joining Penguin Creek near the mouth at Turnagain Arm.

VALUE: As with Penguin Creek, Bird Creek is valued for scenic and recreational qualities along with providing several residents with their water source. Again, it is imperative this water retains its water quality and natural character.

SCOPE: Designate the floodway of Bird Creek as delineated on the Anchorage Coastal Management P.C.U. maps as the limits of the stream corridor. Within this area there will be no removal of vegetation, grading, building of structures (except the upgrading of bridges) or any other activity having adverse impacts on the water quality or stream character.

# TRAIL

## 8 LOGGING ROAD AND TRAILS

LOCATION: Runs north past "Dumpsite" Community Park, forks prior to Penguin Creek.

VALUE: Serves as trails for cross-country skiing, hiking, snow mobile trails, and four-wheel driving.

SCOPE: Clear alders and improve grading along two main logging roads. Designate northwest part for non-vehicluar use. Upgrade both bridges crossing Penguin Creek. At all other trails and roadbeds discourage vehicular traffic by installing no vehicular traffic signs where necessary to eliminate conflicts.

## 9 INDIAN-BIRD TRAIL

LOCATION: Running along the southside of the Seward Highway passing through a tube at the Bird Creek Community Hall/Park and under the bridges at both Indian and Bird Creek.

VALUE: Main consideration for its development is for safety reasons - serves to facilitate safe, non-motorized vehicular communication between the two communities.

SCOPE: Funds have been allocated for the trail, and it is hoped construction can be included with the Phase II work of the Seward Highway. Immediate action is needed to include the installation of the tube at Bird Creek.

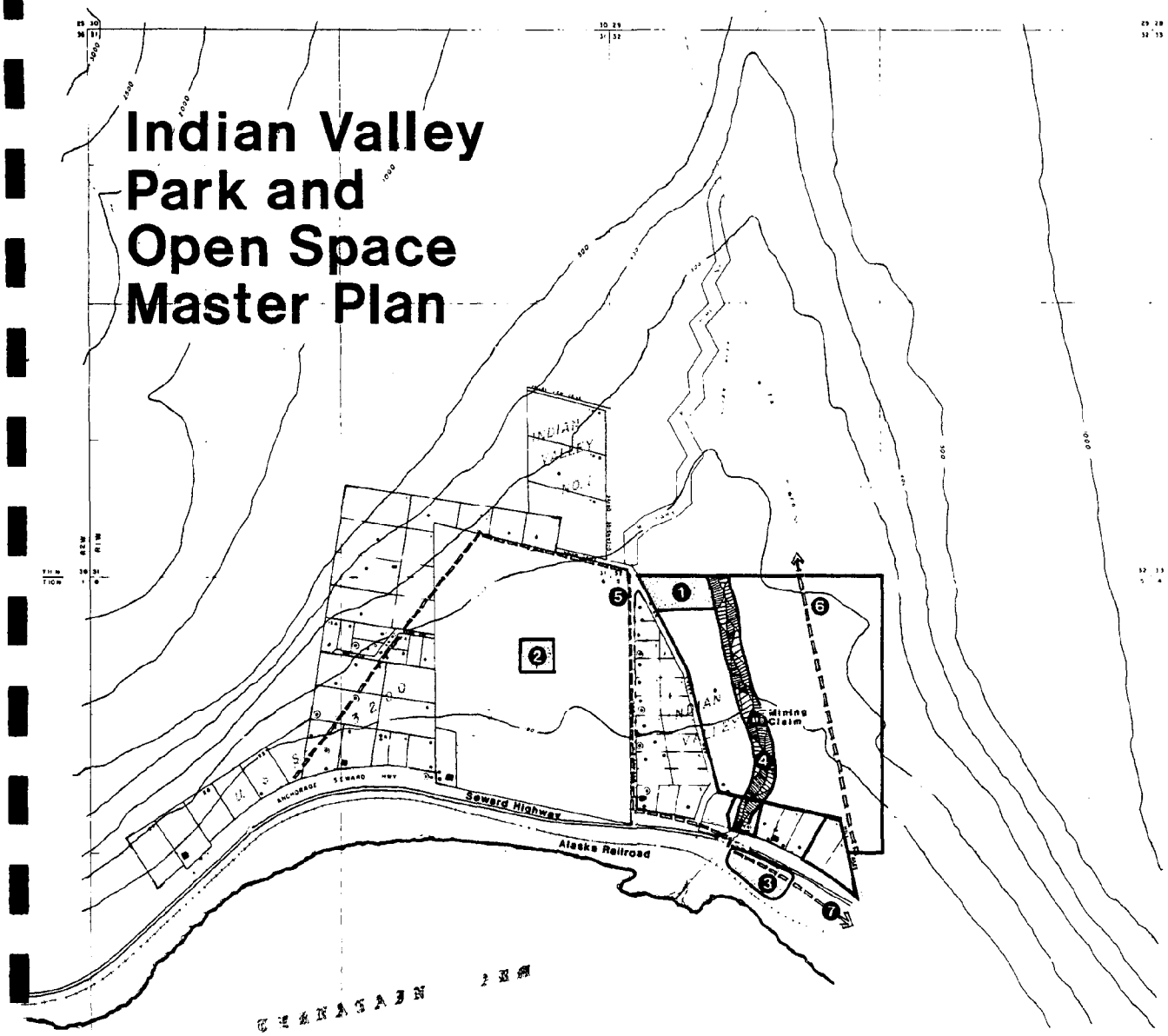
# Indian Valley Park and Open Space Master Plan

The Indian Valley Park and Open Space Plan identifies three potential park sites to be developed as the need presents itself. Boulder Stadium will most likely be a priority as the phase II construction if the Seward Highway is completed.

Of great importance to both Bird Creek and Indian Valley is the development of an Indian-Bird Trail along the Seward Highway to provide safe pedestrian access between the communities. It is hoped this can be constructed simultaneously with the Seward Highway upgrading.

A secondary trail should be considered along the major roads of Indian Valley, to collect users and take them safely to the Indian-Bird trail.

# Indian Valley Park and Open Space Master Plan




## Legend

**PARK**
1. Indian Creek Neighborhood Park
2. Delaney Neighborhood Park
3. Boulder Stadium Community Park

**STREAM CORRIDOR**
4. Indian Creek

**TRAIL**
5. Collector Trail
6. Powerline Pass Trail
7. Indian-Bird Trail

N

0 500 1000 2000ft.

# Indian Valley Site Descriptions

## PARK

### 1. INDIAN CREEK NEIGHBORHOOD PARK

LOCATION: Intersection of Indian Creek with Chugach State Park boundary.

VALUE: Borders stream corridor for Indian Creek and proximity to residential area provides a suitable location for this type of park.

SCOPE: 2-5 acre plot providing children's playground, picnic shelters and open play areas.

### 2. DELANEY NEIGHBORHOOD PARK

LOCATION: Privately owned land located within the region known as the "Delaney Tract".

VALUE: Although as yet undeveloped, when it is developed there will be a need to provide neighborhood park facilities for the active pursuits of children and adults alike.

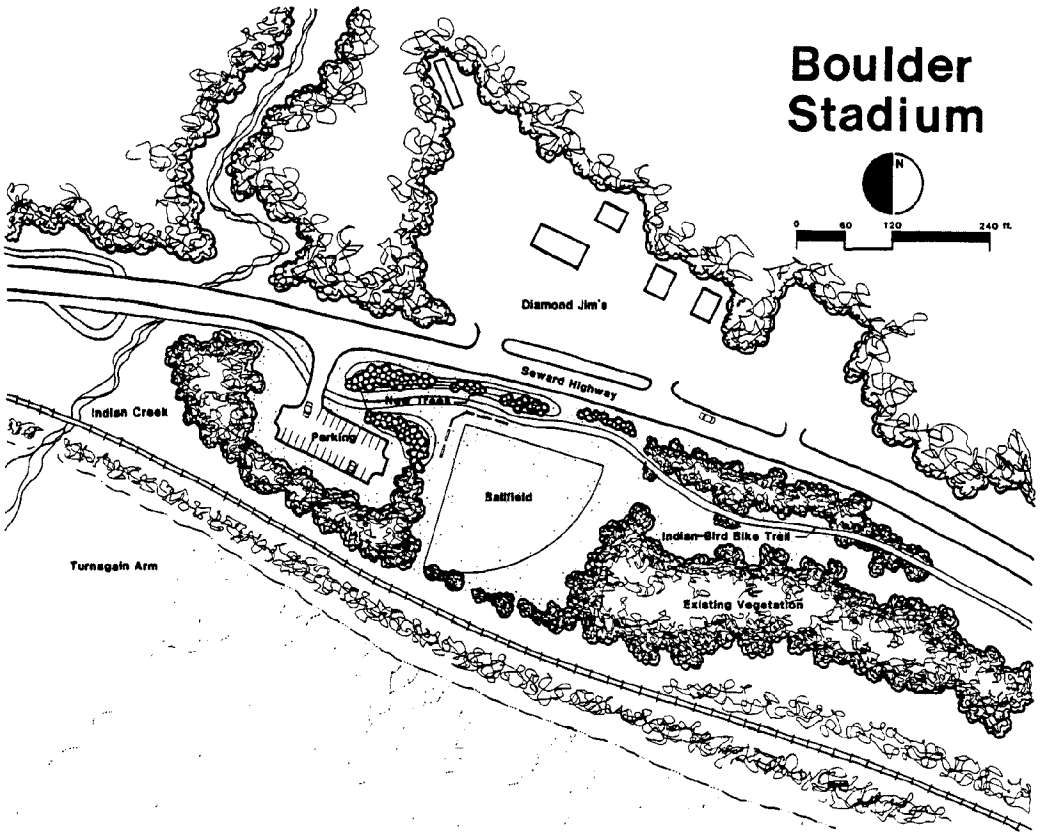
SCOPE: Encourage the identification of a 2-5 acre tract of land providing facilities for a playground, picnic area and open play field. There is potential for a land trade for this park land in exchange for an equal quantity of land east of Indian Valley Way.

## 3 BOULDER STADIUM COMMUNITY PARK

LOCATION: South of the Seward Highway across from "Diamond Jim's".

VALUE: This area serves as current location for softball games for both communities. Presently maintained locally for this purpose. Developing this as a community park would maintain the ballfield and provide parking area, and access to Indian-Bird Bike Trail.

SCOPE: Three to five (3-5) acre plot designated for ballfield and parking lot for 15-20 cars.



# STREAM CORRIDOR

## 4 INDIAN CREEK STREAM CORRIDOR

LOCATION: Eastern portion of Indian, running from up the Indian Valley under Seward Highway, to the Turnagain Arm.

VALUE: Area valued for scenic, recreational and wildlife value. Access to Indian Creek Neighborhood Park.

SCOPE: Designate the floodway of Indian Creek as delineated in the Anchorage Coastal Management P.C.U. Maps as the limits of the stream corridor. Within this area there will be no removal of vegetation, grading, building of structures or any other activity having adverse impacts on the water quality or stream character other than existing mining claim and homes.

# TRAIL

## 5 COLLECTOR TRAIL

LOCATION: Large u-shaped trail following Indian Road north, within the road right-of-way east along Indian drive, south along Oceanview Road.

VALUE: Primary value as general access (and safety) walking/biking trail (no motorized vehicles) for residents who wish to avoid walking along Seward Highway to reach other areas of Indian, and access to the Indian-Bird Bike Trail.

SCOPE: Develop following Areawide Trail Plan Standards for a paved trail.

## 6 POWERLINE PASS TRAIL

LOCATION: Along existing Powerline (Chugach Electric Association) passing through Municipality owned land.

VALUE: Lower portion of the Powerline Pass Trail currently used for country skiing/hiking - preserve land to sustain continuing use.

SCOPE: Allow continued use of powerline easement.

7

## INDIAN-BIRD TRAIL

LOCATION: Beginning at intersection of Oceanview Road and Seward Highway, running along Seward Highway to site of Bird Creek Community Hall/Park.

VALUE: Main consideration for developing such a trail is for safety reasons. It connects Indian to Bird, facilitates communication between two communities.

SCOPE: Funds have been allocated for the trail, and it is hoped construction can be included with the Phase II work of the Seward Highway. Immediate action is needed to include the installation of the tube at Bird Creek.

# Recommendations

## RECOMMENDATIONS

As the final product of these components, the Park and Open Space Master Plan was produced. Recommendations that accompany the Plan are listed below.

I. Recommend that the Park and Open Space Master Plan be adopted and made an element of the Turnagain Arm Comprehensive Plan.

Corollary

In adopting the Park and Open Space Plan, appropriate adjustments to the land use designations of several tracts of land in the Turnagain Arm Comprehensive Land Use Plan should be made.

II. Recommend that the implementation guidelines enumerated under each of the six (6) Park and Open Space categories be adopted as policy statements in fulfilling the terms of the Park and Open Space Master Plan.

III. Recommend that as before public lands are sold and developed for residential use, trails and neighborhood open space use areas be set aside. These should be

reflected on maps and other documents used by the Property Management before any parcel of land is released for sale. As plans for existing parcels of privately owned land are submitted for site plan review, the inclusion of trail access and open space areas be actively promoted.

IV. At such time as the communities of Bird and Indian wish to implement any of the priority park development facilities, consideration should be given to either joining the existing areawide Park Service region, the Girdwood Park Service Area, or creating a new Park Service area as a means of developing, operating and maintaining desired improvements.

V. Recommend that the plan is adopted as a part of the Turnagain Arm Comprehensive Plan and that the mechanism for adoption be by ordinance passed by the Municipal Assembly. The process will require approval by the Girdwood Board of Supervisors, Turnagain Arm Community Council and the Municipal Planning and Zoning Commission and Assembly.

Land Design North, inc. wishes to thank these public officials & community residents for their participation in the development of the Park & Open Space Master Plan: For the many others who participated in the workshop sessions and whose names didn't appear, please accept our apoligies for the omissions. Our thanks to all.

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