Agency: Commerce, Community and Economic Development

Grants to Municipalities (AS 37.05.315)

Grant Recipient: Anchorage **Federal Tax ID:** 92-0059987

Project Title: **Project Type:** Remodel, Reconstruction and Upgrades

Anchorage - Muldoon Community Park

State Funding Requested: $1,500,000 **House District:** Anchorage Areawide (16-32)
One-Time Need

Brief Project Description:

The requested funds would be used to design and construct the park and its facilities in accordance with a park master plan.

Funding Plan:

Total Project Cost:	$1,500,000
Funding Already Secured:	($0)
FY2012 State Funding Request:	($1,500,000)
Project Deficit:	$0

Detailed Project Description and Justification:

Muldoon Community Park is Anchorage's newest acquired park for Northeast Community Council. The requested funds would be used to design and construct the park and its facilities in accordance with a park master plan that outlines the uses and amenities appropriate for the park and surrounding neighborhood.

Acquired in October of 2006, this park is about 28 acres of land that includes a portion of the headwaters to Chester Creek. Muldoon Community Park is also located adjacent to the Muldoon Town Center as proposed in the Anchorage 2020 Plan. The 2006 Anchorage Bowl Parks Plan identified a deficiency of community use park facilities in the Northeast community council area of town. In 2003, the Northeast Community Council area showed a deficit of 22 acres of park land per 1,000 residents based on the Parks Plan's recommended level of service. By 2020, this deficit is proposed to be 57 acres. In addition, opportunities for connectivity to Chugach State Park have been impacted by recent development patterns. The park provides a critical link between the State Park and municipal park land for wildlife habitat and other outdoor recreational opportunities. The acquisition of this park was the first step in addressing this level of service issues in the area. Consistent with our Parks Plan, a master plan for the park is required to determine the uses and amenities appropriate to the park and the surrounding neighborhood.

The park was acquired with intentions to serve the local neighborhood recreation needs which cannot be met until the park is developed.

Project Timeline:

Expenditures will take place for the duration of the grant.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Municipality of Anchorage

For use by Co-chair Staff Only:

$1,500,000
Approved

10:24 AM 5/27/2011

Contact Name: Christy Harvey
Contact Number: 465-6259

Grant Recipient Contact Information:

Name:	John Rodda
Title:	Director
Address:	632 W 6th Ave Ste 160
	Anchorage, Alaska 99501
Phone Number:	343-4562
Email:	RoddaJH@ci.anchorage.ak.us

Has this project been through a public review process at the local level and is it a community priority? [X] Yes [ ] No

For use by Co-chair Staff Only:

10:24 AM 5/27/2011

Contact Name: Christy Harvey
Contact Number: 465-6259

NECC

Northeast Community Council April 29, 2010

Dear Governor Parnell,

The Northeast Community Council Executive Board requests your support of $1 million in capital funding for the development of Muldoon Community Park (aka, Muldoon Park Strip) and for $500,000 for repairs and upgrades to Centennial Park in Northeast Anchorage.

Under the Anchorage 2020 plan, Northeast Anchorage is slated to become the most densely populated area in Alaska. Single family residences have been rapidly replaced with high density housing. Open space for recreation, exercise, and community gatherings has been disappearing at an alarming rate. In 2006, the Anchorage Bowl Parks Plan projected a deficit of parkland in Northeast Anchorage of 57 acres per 1,000 residents.

Like Anchorage's early founders who had the foresight to develop the beloved Delaney Park Strip for public use, we in Northeast Anchorage are faced with a narrow window of opportunity to prepare for future development and ensure that our residents have access to public space. If we do not act now, we may not have the opportunity to act in the future.

Governor Parnell, we request your serious consideration of the NECC request for funding for the Muldoon Park Strip and Centennial Park. The NECC has an active community of volunteers and are willing and ready to spend many hours toward the development and maintenance of these parks. We are convinced that these parks will definitely improve the quality of life for our residents and could also have the added effect of helping small businesses in the Muldoon area to thrive.

Sincerely,

North East Community Council Board:

Ron Rivas, President; Stu Grenier, Vice President; Ainslie Phillips, Parliamentarian; Bop Reupke, Treasurer; James Starzec, Secretary; Kevin Smestad, IT; David Ulmer, Member; Gabriel LeDoux, Member; Selina Metoyer, Member; Carla Hadley, Member

Project Title: Anchorage - Muldoon Community Park

Agency: Commerce, Community and Economic Development
Grants to Municipalities (AS 37.05.315)
Grant Recipient: Anchorage
State Funding Requested: $1,000,000
Brief Project Description:
The requested funds would be used to complete a park master plan, and design and construct the park and in accordance with a park master plan.
Total Cost of Project: $1,000,000

Detailed Project Description and Justification:
Muldoon Community Park is Anchorage's newest acquired park for Northeast Community Council. Requested funds will be used to design and construct the park and its facilities in accordance with a park master plan that outlines the uses and amenities appropriate for the park and it surrounding neighborhood.

Acquired in October 2006, this park currently is about 12 acres of land that includes a portion of the headwaters to Chester Creek. Muldoon Community Park is located adjacent to the Muldoon Town Center as proposed in the Anchorage 2020 Plan. Additional land may be acquired that could expand the existing space. Master planning would address additional acreage.

The 2006 Anchorage Bowl Parks Plan identified a deficiency of community use park facilities in the Northeast Community Council (NECC) area of town. In 2003, the NECC area showed a deficit of 22 acres of park land per 1,000 residents based on the Parks Plan recommended level of service. By 2020, this deficit is proposed to be 57 acres.

Muldoon Community Park provides a critical link between the State Park and municipal park land for wildlife habitat and other outdoor recreational opportunities. A master plan for the park is required to determine the uses and amenities appropriate to the park and the surrounding neighborhood. The park was acquired with intentions to serve the local neighborhood recreation needs that cannot be met until the park is developed.

Project Timeline:
2011-15

Entity Reponsible for the Ongoing Operation and Maintenance of this Project:
Municipality of Anchorage

Grant Recipient Contact Information:
Name: John Rodda
Address: 632 W 6th Ave Ste 160
Anchorage, AK 99501
Phone Number: (907)343-4562
Email: RoddaJH@muni.org
This project has been through a public review process at the local level and it is a community priority.

P3131198.JPG ¬

Welcome to the Muldoon Parks Website.

This website has been created by Kevin Smedsted and Stuart Grenier, both are board members of the Northeast Community Council (NECC), the largest community council in Anchorage Alaska, in an effort to share information about the parks in North Muldoon. Specifically information concerning Centennial Park and Camp Ground and what the NECC calls the Muldoon Park Strip (aka Muldoon Community Park) which is located on the east side of Muldoon Road where Debarr Road and Muldoon Road make a T (AKA the old Green House Property). These two properties have become the subjects of intense interest at the council since municipal bureaucrats in January of 2010 suggested that about 28 acres of Centennial Park be traded for the Muldoon Park Strip (in part or whole is not clear) plus some money. The motivation for such a trade was to expand the power plant located next to Centennial Park. In short the NECC's response was to decline the trade and to move to retain Centennial Park and Camp Ground in its current boundaries and to acquire the Muldoon Park Strip as a municipal park from Muldoon Road to the Military Reservation.
To this end two request are being made in the current spending bill in Juneau. One for $1,000,000 dollars to help pay the loan on the Muldoon Park Strip and $500,000 to start to fix up the Centennial Camp Ground to insure it viability. It is hoped by many in Muldoon that Governor Parnell does not veto these request so we can take a big step forward in retaining Centennial Park and acquiring the Muldoon Park Strip for this increasingly crowded Alaskan community.

Please contact the Governors Office and request that they do not veto the money for Centennial Camp Ground or the money for the Muldoon Park Strip.
Gov. Parnell contact info. phone 269-7450 or governor@alaska.gov

More Information

Related sites.
Muni.org/government/communitycoucils/northeast

NECC Current Capital Improvement Project (CIP) List with

regards to Centennial Park and the Muldoon Park Strip.

The map below shows what the NECC has had on it's CIP list for a good number of years. In short this is what the community council wants to have happen in this area.
P4121384.JPG ¬

The bike trail along the military-civilian boundary could have connectors with the road system at the frontage road, Centennial Park, Peck Ave., Duben St., Muldoon Elementary, East 10th, the Muldoon Park Strip and possibly a few other places. It would connect Far North Bicentennial Park with Centennial Park and the Glenn Hwy. bike trail, thus enabling cyclist and other pedestrians to avoid traffic when moving north to south and connecting the Campbell Creek Trail System with the Glenn Hwy system in a near uninterrupted largely straight trail. The Yellow area next to Centennial Park is land that the NECC has been trying to incorporate into Centennial Park for connectivity with the proposed bike trail along the the Military-Civilian Boundary. It is not a part of the proposed and rejected land swop. The yellow area marked as the Muldoon Park Strip is actually divided into three sections. The east 1/3 by the reservation, is already a muni park. The west 2/3 is what the NECC is trying to acquire to add to the west 1/3 to create the Muldoon Park Strip which could double as a Muldoon Town Square. More details below.

What the Muni request wanted to take from Centennial Park.

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The inclosed area in the red square is what would have become power plant and may still. As you can see it would take out the

sled hill, camp ground, and stretch all the way to the soccer field. The NECC has demonstrated through resolutions that this is unacceptable and thus the proposed land swop has been rejected. Now the NECC has requested state funds to help make Centennial Camper Park more viable. An NECC resolution was passed last summer requesting that the Muni privatize the camp ground (NECC minutes June 18, 2009). It had become clear to some members of the council, and other observers that the Muni was not managing the park to its maximum potential to the community. In short by allowing the park to fall into a state of disrepair and disfunction they were depriving the Muldoon Business Area of an important seasonal customer base as well as depriving camping opportunities for all parties. When the Muni pointed out that they did not have enough money to keep the park opened seven days a week many recognized if the park was privatized it could be managed more efficiently and to greater benefit to the community and be kept open all season. The possibility that the Muni was neglecting the park in an effort to expand the power plant has also been a noted point of discusion. If state funds can be acquired to modernize the camp ground and if it can be managed by a private company (possibly the folks who operate private camp grounds in town), this would be the best course of action to insure maximum benefit to the community.

Centennial Park Winter Recreation

Centennial Park once had a rope tow and ski hill. Since those days the ski hill has become reduced to half it previous size to make it safer and is now a popular sled and snow board destination. It is thought by many to be the best sled hill in town. The camper park area in winter becomes part of the greater Centennial Park trail system used by dog walkers, snowshoers, ski-jorers, skiers and joggers. The trails are self groomed by users of the park. After a big dump of snow snowshoers usually start things out to be followed by everyone else. There is also a second sled hill just south of the recognized hill often used for

jumping. A few parking slips with picnic tables and fire rings are plowed for those who want to have a winter campfire and a picnic table in the off season. The park gate is closed at 11 pm by one of the resident caretakers or when the sled hill is closed due to ice.

PC270830.JPG ¬
The main hill at Centennial Park.

P2031044.JPG ¬
Centennial Camper Park is a scenic part of the Centennial Park Trail System in winter and a camper park in summer. The street lights in the camper park are left on and make for a very nice winter evening stroll or classic ski.

The Muldoon Park Strip(MPS)

(aka. The Green House Property) at the Muldoon and Debarr T.

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The Muldoon Park Strip (proposed) is a strip of land stretching from the Muldoon Road and the Debarr Road T to the military reservtion. It has the south fork of Chester Creek running through its entire length. Windsong Park is on its southern boundary. Debarr Road on its north boundary. Windsong Park has the L shaped lake in it.

P9300453.jpg ¬

South Fork of Chester Creek near the Debarr and Muldoon Rd. T. The creek has a run of salmon and may be rerouted south for a number of reasons, encuding salmon enhancement and strip mall placement.

P9300460.jpg ¬

Looking east from the Debarr Muldoon T. Probably the most scenic part property along Muldoon Road.

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Ainsly Phillips on the right, long time NECC board member and Muldoon activist, leads a group of Muldoon Park Strip supporters during one of the informational walks the NECC has sponsored in the MPS (Muldoon Park Strip). Over 30 people attended this one.

DSCN3653.jpg ¬

About in the middle of the park there is a large beaver dam that has created this pond popular with ducks. The open area in the upper left is part of Windsong Park. Southern exposure with good views of the Chugach make this a potentially popular spot for people, too.

DSCN3657.jpg ¬

The eastern end of the park is a pretty flat plateau with the creek running below to the south.

The Muldoon Park Strip and Town Center Plan.

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The Muldoon Town Center Plan 2002 had an NECC influenced artist conception that had a park strip like park in the current proposed Muldoon Park Strip. Unfortunately it was never formally adopted so now it is up to us to see that something other than strip malls and

more housing gets done. Notice that the green house anchored the western end, and that part of the park is open to Muldoon Road creating a potential town square for Muldoon. The NECC resolution that proposed the MPS clearly stated from Muldoon Road to the Military Reservation. Now that the green houses are gone potential for a larger town square exist. Having the Muldoon Park Strip extending to Muldoon Road is key to making this park the focal point and center of our community, thus doubling as a town square. Without the Muldoon Road frontage it just becomes a pocket park and of comparatively little value to the greater community. For this reason it may be best that the Muldoon Road frontage property become the first priority if state money is made available.

P9300457.jpg ¬
This is looking south from Muldoon Road over the private and public land along the road. This west end of the Muldoon Park Strip could be the town square for the most vibrant and densely populated community in Alaska.

What will happen in the West half?

Groups interested in skate boarding and frisbee golf have already expressed an interest in the MPS. One Muni plan had the middle of the park turned into housing. Also in 2006 the sections next to Muldoon Road were zoned for strip malls and the Muni is planning on moving the creek to the south in an effort to increase the salmon run against NECC resolutions. It has been noted after two bear maulings next to the salmon filled Campbell Creeka few miles to the south that enhancing the salmon run will bring more bears, especially brown bears, into the area. Moving the creek to the south would, facilitate development of the property along Muldoon Raod into strip malls, and facilitate the extension of Debarr Road east which already has a dedicated easement. Both of these are against NECC resolutions. If or when Debarr Road is extended to the military reservation it will take a swath of land at least 80 yards wide off the north edge of the park.

Now that the Muldoon Park Strip idea is getting attention some of these plans may be on hold but it will take public support to get the Assembly to recognize the importance of having a joint park strip and town square at this location.

Recently F&G has informed the NECC board members that enhancing this creeks salmon run is not in the interest of keeping brown bears and people separated. When this question comes before the assembly they have agreed to testify.

P4161426.JPG ¬
Nov. 21 ADN article

P4161430.JPG ¬
Nov. 21 ADN article

Please insert article here.

Getting the Muldoon Park Strip into public hands and keeping it there.

Under Mayor Mark Begich most of the Muldoon Park Strip was purchased in April of 2006 for over $5 million. Two years earlier the same property was purchased for only $2 million. Why the city paid so much for it has yet to be resolved. With the exception of a small 100 foot square inholding on Muldoon Road which is still privately owned it was approximately 38 acres. The financing of the purchase used money borrowed from the Muni owned power company Municipal Light and Power. The same company that owns the power plant next to Centennial Park. So it would appear that the idea of a land swap involving Centennial Park may have been one of the motivations for the purchase of the Muldoon Park Strip. The 14 acres at the west end by the military reservation were bought by the city for 1.3 million and given to Park and Rec. for sports fields. That left 3.7 million for the western two thirds of the park. That is where the NECC request for the $1,000,000 dollars from Juneau comes in. It is thought that this can be a start to paying off the loan so the Muldoon Park Strip can be retained as a park strip for this community forever. The reason why 3.7 million was not requested is because we were counseled by our representatives in Juneau that $1million could be approved and that

donations could probably be found to match it. The remainder could be requested next year or come from donations. It may still be possible to have it written into the bill to require these funds to be used to purchase the commercial zoned property along Muldoon Road and have it dedicated park land before the creek is moved thus increasing the value and price of this land.

The Battle of Chester Creek Final Stage

The Muni as expected has its ducks in a row to cut the Muldoon Park Strip up and reduce it to a pocket park. The best chance for our community to prevent this from happening is to go before the assembly and give them a chance to share in the vision of Muldoon with a Muldoon Park Strip and dual purpose town square. There is hope that this will happen but we need the public to get involved and for the NECC to champion this cause in a more conspicuous manner . There are new assembly members now that may be more in tune with the Muldoon Park Strip concept and our efforts for this community to realize its potential as one of Alaska's best and most densely populated communites.

P2091063.JPG ¬

A Muni called public meeting a Begich Middle School where the "swap" was formally presented.

Retaining Centennial Park.

The meeting a Begich Middle School dealt mainly with the known details at the time of the land swap of 28 acres of Centennial Park for an undisclosed percentage of the Muldoon Park Strip and public reaction to it. The questions from the audience suggested a cold reception to the idea. A few were irate. If this plan had any hope it was dashed when the NECC passed resolutions requesting state funds to improve Centennial Campground's viability and to get funds from Juneau to start the purchase of the Muldoon Park Strip from

ML&P. Many good points were made at the meeting.

Muldoon and Anchorage 2020

The Anchorage 2020 plan has lined Muldoon up to be the most densely populated part of Alaska. The NECC was the only community council to not pass the 2020 plan and for good reason. Our single family residences have been turning into high density housing at an alarming rate. Where there was one house there are now 8 or more condos and the sky is the limit. The people have to go somewhere and somebody else decided to put them in Muldoon. Well, with this move to take 28 acres of dedicated park land from Centennial Park for an undisclosed percentage of the Muldoon Park Strip, a park that was outlined in the Muldoon Town Center Plan, it sure seems like Muldoon is getting the short end of the stick. With the obvious population growth being placed in this community the NECC recognizes that our parks should be given priority. The Muldoon Park Strip should become dedicated park land from Muldoon Road to the military reservation and Centennial Park if anything expanded rather than reduced.

P4091373.JPG ¬
A condo association now stands where a few years ago a single home stood on Duben Ave. near Centennial Park.

P4121382.JPG ¬
Ciri housing project on the east side of Centennial Park brings anther 70 plus units to the area.

P4051350.JPG ¬
More high density housing on the north side of Debarr. The likely shape of Muldoon's future. Take a look. These folks will need parks with such density and they are coming from all over Alaska. Especially the bush. Muldoon is and is become Alaska's largest and most densely packed village.

For more info please contact NECC board member Stuart Grenier at oinkmenow@hotmail.com or 907-337-5127