Karen Hornaday Park Committee

Thursday
July 7, 2011
Regular Meeting 4:00 p.m.

City Hall Cowles Council Chambers
491 E. Pioneer Avenue
Homer, Alaska 99603

Prepared and Produced by the City Clerk's Office - 6/30/2011 - rk

KAREN HORNADAY PARK COMMITTEE
491 E. PIONEER AVENUE
HOMER, ALASKA

JULY 7, 2011
THURSDAY AT 4:00 P.M.
COWLES COUNCIL CHAMBERS

MEETING NOTICE
REGULAR MEETING AGENDA

1. CALL TO ORDER

2. AGENDA APPROVAL

3. APPROVAL OF THE MINUTES
There are no minutes for approval this is the first meeting of the Committee.

4. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

5. RECONSIDERATION

6. VISITORS

7. STAFF & COUNCIL/COMMITTEE REPORTS/COMMISSION REPORTS

8. PUBLIC HEARING(S)

9. PENDING BUSINESS

10. NEW BUSINESS

A. Staff Memorandum dated June 30, 2011 Re: Establishing a Regular Meeting Schedule Page 5

B. Staff memorandum dated June 30, 2011 Re: Purpose for Establishing the Committee, Inviting Additional members and Establishing Goals Page 7

11. INFORMATIONAL MATERIALS

12. COMMENTS OF THE AUDIENCE

13. COMMENTS OF THE CITY STAFF *(If present)*

14. COMMENTS OF THE COMMITTEE

15. ADJOURNMENT/NEXT REGULAR MEETING IS SCHEDULED FOR _____ _____AT _____ P.M. All meetings scheduled to be held in the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

Office of the City Clerk

Jo Johnson, CMC, City Clerk

Melissa Jacobsen, CMC, Deputy City Clerk II
Renee Krause, CMC, Deputy City Clerk I

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MEMORANDUM

TO: KAREN HORNADAY PARK COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: JUNE 30, 2011

RE: COMMITTEE MEETING SCHEDULE

It is strongly recommended to establish a regular meeting schedule for your committee to assist in keeping pace with the progress on the activities happening right now at the Karen Hornaday Park. It is recommended to meet monthly however bi-monthly can be done too since there is a lot of activity at this park this year and a strong, energetic community group as well has been established.

Please note when considering the dates for your meetings that they may change or be cancelled due to the ongoing construction at City Hall over the next several months. The dates available are open during regular business hours, 8:00 a.m. to 5:00 p.m. for meetings as well as after hours. Current dates available as of June 30, 2011 are:

THE MONTH OF JULY HAS THE FOLLOWING DATES AVAILABLE.

Thursday	July 28, 2011
Wednesday	July 13, 2011
Tuesday	July 19, 2011 & July 26, 2011
Monday	July 11, 2011 & July 18, 2011

THE MONTH OF AUGUST HAS THE FOLLOWING DATES AVAILABLE.

Thursday	August 25, 2011
Wednesday	August 10, 2011 & August 31, 2011
Tuesday	August 23, 2011 & August 30, 2011
Monday	August 1, 2011 & August 15, 2011 & August 29, 2011

THE MONTH OF SEPTEMBER HAS THE FOLLOWING DATES AVAILABLE.

Thursday	September 1, 22, 29, 2011
Wednesday	September 14, 2011
Tuesday	September 20, 2011 & September 27, 2011
Monday	September 19, 2011

Recommendation

Recommend the committee review and determine which of the dates available will work best and submit to Staff the following day so they can be entered into the Clerk's Meeting Calendar to reserve the Council Chambers.

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MEMORANDUM

TO: KAREN HORNADAY PARK COMMITTEE

FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

DATE: JUNE 30, 2011

RE: **THE PURPOSE OF ESTABLISHING THE COMMITTEE AND SETTING GOALS**

Background

In accordance with the Parks and Recreation Advisory Commission Bylaws a Committee can be formed to address a particular issue when it is deemed a smaller focus group could work more efficiently on the details then present to the full commission at a future, sometimes pre-determined date. I have included the excerpt below from the bylaws:

D. COMMITTEES

1. *The Chair shall appoint committees for such specific purposes as the business of the Commission may require. Committee membership shall include at least two Commissioners. Other Committee members may be appointed from the public.*
2. *One Committee member shall be appointed Chair and be responsible creating an agenda and notifying the City Clerk of meetings so they may be advertised in accordance with Alaska State Law and Homer City Code.*
3. *One Committee member shall be appointed responsible for furnishing summary notes of all Committee meetings to the City Clerk.*
4. *Committees shall meet in accordance with Commission bylaws and Robert's Rules.*
5. *All committees shall make a progress report at each Commission meeting.*
6. *No committee shall have other than advisory powers.*
7. *Per Roberts Rules, upon giving a final report, the Committee is disbanded.*

Chair Bremicker appointed Commissioners Cumming and Lilibridge to this committee. I have included below the excerpts from the last Parks and Recreation Advisory Commission minutes for reference on the tasks this Committee was appointed.

C. Further Discussion on Karen Hornaday Park Funding for Road Re-Alignment and Issues
Commissioner Cumming

Commissioner Cumming wanted to discuss creating a committee of the Commission to address some outstanding issues. She stated that nothing has been done at the park and she is concerned that not much will get done in the Commission due to the many things the Commission is involved in and the multiple issues at the park. 5he noted the HoPP citizen group that is very enthusiastic and she opined that their decisions should go through the Commission for approval. She hopes that this doesn't dampen their spirits. She addressed the four issues identified by the Commission as top priority drainage, road realignment and planned parking. Commissioner Cumming did not elaborate on the other two top priorities.

Discussion ensued regarding the commission priorities listed for Karen Hornaday Park that was to be addressed this summer. Those designations were Preliminary Engineering up to and not to exceed $50,000; Ballfield Improvements not to exceed $10,000 and $5,000 for Playground Improvements.

Commissioner Cumming made her argument for establishing a committee to address the issues with Karen Hornaday Park, the Master Plan and the other issues surrounding this park.

Discussions centered on having the engineering done in-house by Mr. Meyer, the delay in getting this done, when it would be done this summer, the delays if it had to be sent out to bid. Mr. Illg made comments on the involvement of HoPP and getting things done quicker outside the City and in the best scenario it would be better to have an outside source perform the engineering and drainage work required however there is the issue of cost which is a trump card.

Further discussions convened on the following:
- Road Realignment
- Advocacy Group Involvement
- Importance of completing the engineering for information before decisions can be made.
- Alternatives that have not been discussed
- Some improvements have been completed already on the ball fields and dugouts.
- Dismantling and relocating the red shed building to Jack Gist Park
- A specific group of volunteers can dismantle, relocate and rebuild the building in one week
- Materials can be reused for a number of uses within Karen Hornaday Park and should be discussed before relocating them to Jack Gist.

Chair Bremicker requested a motion to form the Karen Hornaday Park Committee.

LILLIBRIDGE/CUMMING - MOVED TO FORM A COMMITTEE TO ADDRESS THE ISSUES RELATED TO KAREN HORNDAY PARK PRETAINING TO THE RECENT RECOMMENDATIONS MADE AND APPROVED BY COUNCIL TO INCLUDE RELOCATING THE RED SHED AND WORKING WITH OTHER GROUPS.

After a lengthy discussion regarding the need, creation and purpose of this committee Chair Bremicker stated the task of this committee will be to help foster the approved master plan and assist in getting this plan implemented. They will also be required to report back to the Commission on the progress being made monthly.
Chair Bremicker stated that there was no further discussion needed on the monetary amounts that were designated previously by the Commission and approved by Council. It was a done deal and served no purpose.
Commissioner Brann stated he would support forming a committee as long as there are two commissioners involved that would attend and hold regular meetings.
Commissioner Harrald still opined that the commission as a whole should be involved in Karen Hornaday Park, otherwise it would be just adding another level of bureaucracy. She provided the step example of the Committee works on issues and recommendations to the commission then the commission would have discussions and make their recommendations to council. This would add to the time.

Commissioner Cumming requested the motion to be read again.

Chair Bremicker offered a friendly amendment to strike the specific language about the red shed as he felt it was not needed in the motion. The maker of the motion and second were agreeable.

Ms. Krause read the motion as amended:
LILLIBRIDGE/CUMMING - MOVED TO FORM A COMMITTEE TO ADDRESS THE ISSUES RELATED TO KAREN HORNDAY PARK PRETAINING TO THE RECENT RECOMMENDATIONS MADE AND APPROVED BY COUNCIL.

VOTE. YES. BRANN, CUMMING, LILLIBRIDGE, BREMICKER
NO. HARRALD

Motion carried.

Chair Bremicker stated the following from the Commission By-Laws on Committees:

1. The Chair shall appoint committees for such specific purposes as the business of the Commission may require. Committee membership shall include at least two Commissioners. Other Committee members may be appointed from the public.
2. One Committee member shall be appointed Chair and be responsible for creating an agenda and notifying the Clerk of meetings so they may be advertised in accordance with Alaska State Law and Homer City Code.
3. One Committee member shall be appointed responsible for furnishing summary notes of all Committee meetings to the Clerk.

4. Committees shall meet in accordance with Commission bylaws and Robert's Rules.
5. All committees shall make a progress report at each Commission meeting.
6. No committee shall have other than advisory powers.
7. Per Roberts Rules, upon giving a final report, the Committee is disbanded.

Commissioners Cumming and Lillibridge were appointed to the Karen Hornaday Park Committee. Ms. Krause explained that they could speak to each other to determine a date to schedule the meeting and add items to the agenda. She will perform the same staffing support as she does for the other committees.

Staff explained that the Commission was not required to approve the expenditures from the designated funds for playground improvements or actions of HoPP. They will be guided by Staff from Public Works and the approved Master Plan. Staff commented that it would be good if a member of the Homer Playground Project group would volunteer to be on the committee. This would enable them to work in conjunction with the city efforts and the Commissioners plus keep everyone up to date on their groups' efforts.

Commissioner Lillibridge will contact Ms. Krause to see what dates are available and then consult with Commissioner Cumming on a mutually agreeable date to hold the first meeting of the committee.

There was no further discussion.

It is the opinion of Staff that the Committee should review, suggest, and consider members of the public to invite to attend this meeting or draw up a list of possible persons that may be interested in being appointed to the committee and invite them to attend the next scheduled meeting of the committee. All prospective committee members will be appointed at the next regularly scheduled Parks and Recreation Advisory Commission according to the rules.

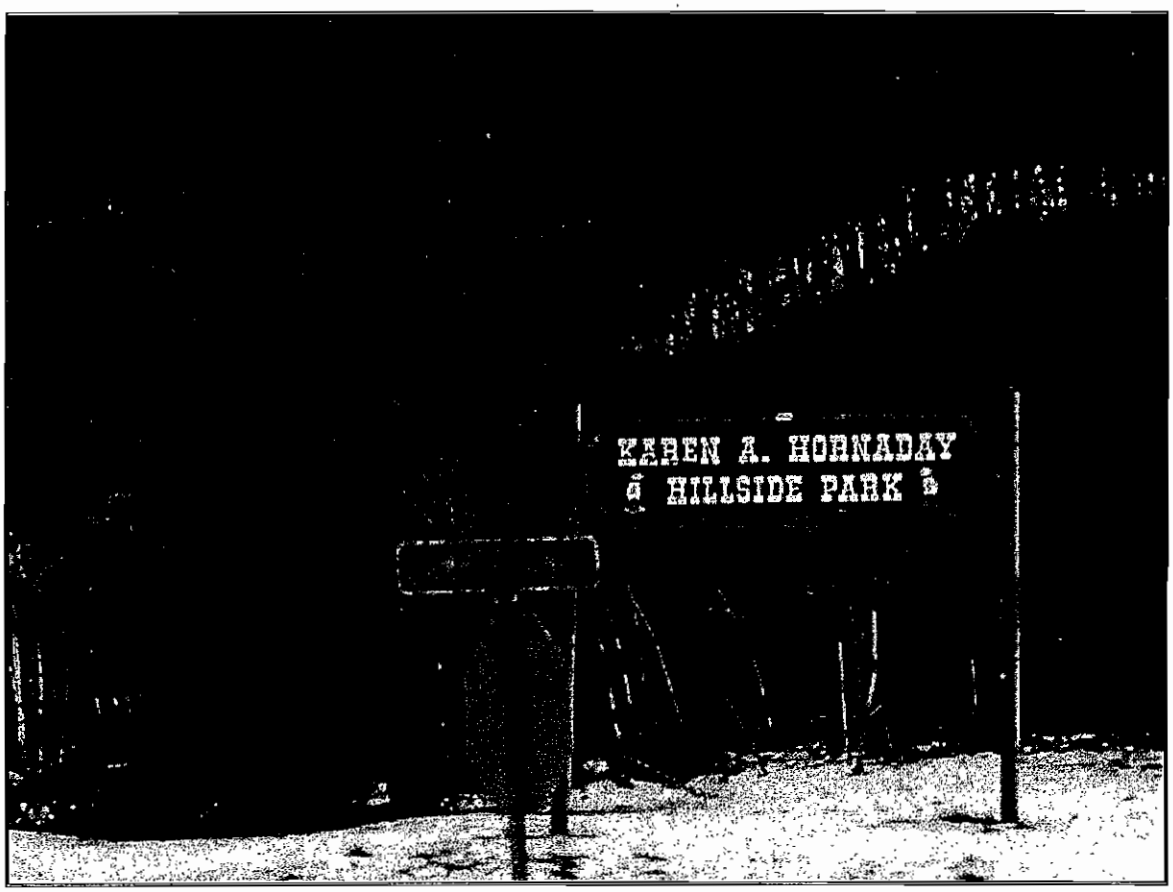
On the establishment of goals for the KHPC I recommend reviewing the Master Plan for the park that was approved in 2009. I have included a copy in your packet. Using this Plan and the recent approval of improvements, establish goals that are both attainable and reasonable. I suggest listing the issues that are involved or perceived to be involved with the various projects and improvements needed at this park and as a committee forward recommendations to the community group and Commission.

Recommendation

Recommend inviting interested persons to attend this first meeting or the next meeting of the committee. Upon a commitment to become a member of the KHPC they must be appointed at the next PR Commission meeting by Chair Bremicker.

Recommend establishing goals based on the approved master plan and that they are reasonable and attainable for the Committee. List items of concern to address at a future committee meeting; list other viable uses for the shed within the park itself before committing to relocation to another city owned park; appoint a member to contact the Public Works Department to establish a schedule for the pre-engineering work.

KAREN A. HORNADAY HILLSIDE PARK MASTER PLAN



June 2009

Adopted by Homer City Council June 22, 2009, Resolution 09-59

KAREN A. HORNADAY HILLSIDE PARK MASTER PLAN

Prepared by

Kachemak Bay Conservation Society
Jack Wiles, Project Manager

City of Homer

Planning Department
Rick Abboud, City Planner
Julie Engebretsen, Planning Technician

Parks & Recreation Advisory Commission
Lou Stewart, Chairman
Bumppo Bremicker
Ruth Dickerson
Teena Garay
Thaddaeus Gunther
Mimi Tolva

ACKNOWLEDGEMENTS

Karen Hornaday Hillside Park is more than a piece of property; it represents the values of the community. Parks are special places. It is through the efforts of concerned and involved citizens that enables this master plan to reflect the high ideals of the community for a quality park system.

Thanks to Lou Stewart and the Parks and Recreation Advisory Commission for their many hours of work in crafting this plan, listening to the public, seeking out information, and setting high standards of quality. The Commission serves the interests of the community well.

Thanks to the Little League for their continued support of Karen Hornaday Hillside Park in providing our youth with healthy and active activities, social responsibility and teamwork, community values, and an appreciation of the park environment.

Thanks to Beth Cumming and the Friends of Woodard Creek in Karen Hornaday Hillside Park and the Kachemak Bay Conservation Society for their contribution to this master plan. Their persistent recognition of the stewardship responsibility to a healthy watershed and treating Woodard Creek as a valuable resource is appreciated.

Thanks to the City of Homer Public Works Department for their many unsung acts of dedication to maintaining and operating the park with efficiency and innovation while faced with limited resources.

Thanks to Alaska State Parks and Outdoor Recreation Division, Chris Degernes, Deputy Director, for providing technical assistance towards a quality park design, landscape setting, and experience with volunteer Park Hosts. Special thanks to Bill Evans, Alaska State Park landscape architect, for his talented design skills.

Most importantly, Thanks to the citizens of Homer for their support of a park system that represents the quality of life embodied in Homer.

TABLE OF CONTENTS

	Page
Acknowledgements	3
Summary	5
Introduction	6
Master Plan Setting	7
Issue Scoping	8
Site Development Issues	12
Master Plan Implementation	13
Existing Conditions	14
Park and Recreation Trends and Needs	21
Land Use Suitability	22
Recommendations	23
Development Concepts	25
Master Plan Implementation Schedule	32
Sustainability	37

LIST OF FIGURES AND TABLES

Figure 1: Woodard Creek Watershed Map	20
Figure 2: Woodard Creek Fill Material	20
Table 1: Park Building Condition Assessment	15
Table 2: Campground Usage	16
Table 3: Master Plan Implementation Schedule	33

APPENDICES

Appendix A: Road Easement Through Park	39
Appendix B: Chronology of Fill Material Placement	49
Appendix C: Hydrology Report for Woodard Creek	51

SUMMARY

The Parks and Recreation Advisory Commission in developing this master plan took a critical look at existing conditions, not to find any fault, but to establish a vision for a standard of quality. Karen Hornaday Hillside Park reflects a majestic setting and the development of the park should compliment that setting. Park development sets the aesthetic character of the park: Done with quality, the combination of landscaping, trails, parking, traffic flow, pedestrian safety, signage, and stewardship of park resources all project an image of the park being a special place.

Implementation of this plan requires a commitment of resources - leadership, funding, community involvement, and partnerships. The plan can be implemented in phases with each phase building on the quality of the last phase. The plan seeks to achieve the following objectives to:

- Develop a traffic and parking plan that accommodates park usage while providing for a separation of day use and overnight traffic flow.
- Provide pedestrian safety and access to park features.
- Instill pride in the park – create a park character through landscaping of parking areas and entrance road, signage, management of drainage conditions, and replacement of worn out buildings; restroom and maintenance shed.
- Move the maintenance shed and maintenance yard from the main day use area to the area near the campground for a more secure, fenced location.
- Provide for a Park Host or Caretaker adjacent to the new maintenance yard to serve as a gateway to the campground.
- Capitalize on the outstanding views; develop a scenic overlook with a plaza, benches, and contemplative view. Relocate memorial monument to this more reflective setting and add interpretive signage.
- Embrace the stewardship of Woodard Creek; achieve restoration objectives of moving fill material away from the creek in the south portion and removal of fill material from the north to re-establish a natural floodway overflow basin.
- Develop a trail roughly paralleling Woodard Creek and build future trail connections into the park and the community.

INTRODUCTION

This Master Plan provides a long range view (7-10 yrs.) for uses and activities at Karen A. Hornaday Hillside Park. The Master Plan (1) takes into consideration the historical context of the site and the relationship of the surrounding residential and commercial areas, (2) carefully balances the current and future needs of the community, and (3) serves as a guide for future development and improvements to the park.

The park master plan is a roadmap for the City to protect and enhance the park's natural values, provide appropriate recreation facilities, and manage the land and facilities for the safety and enjoyment of the community.

The master plan will guide the City of Homer in:

1. Involving the community in an on-going discussion of important park issues, needs, and the future of the park and help identify potential solutions.

2. Compiling existing information about the landscape setting of the park to identify key resources (riparian buffers, wetlands, sensitive plant and animal species), geo-physical constraints (slope mapping, erosion prone areas, flooding, hydrology, sedimentation, off-site impacts to the park), and scenic resources.

3. Managing Woodard Creek as a key resource with watershed actions to protect, restore, and enhance the floodway and riparian resources.

4. Evaluating existing conditions of park facilities for condition assessment, deferred maintenance, life cycle (age of structures), maintenance demands, quality and design character, and whether facilities are meeting current needs.

5. Looking at existing recreational uses, recreational preferences, new approaches to providing recreation services, and develop site plans to implement development concepts.

6. Identifying partnerships and agreements within the City departments and within the community, to strategize on implementing desired outcomes of the community as expressed in this master plan.

7. Establishing quality design standards for park development. The park is a gift to the people of Homer and should be treated with respect.

MASTER PLAN SETTING

Vision Statement

Karen A. Hornaday Hillside Park will be managed to protect key natural resources, provide appropriate recreation opportunities as expressed by the community, and provide adequate park maintenance and security in a quality setting.

Purpose

A master plan is an important tool for the assessment of community values associated with the community's park system. The master plan identifies the park's resource values and landscape suitability; and evaluates existing and proposed recreation opportunities against demands, trends, park capacity, park setting, and compatibility of development concepts.

Description and Location of Karen A. Hornaday Hillside Park

Karen A. Hornaday Hillside Park is a 38.3 acre community park located north of Fairview Avenue and west of and including Woodard Creek, adjacent to the South Peninsula Hospital. Although primarily a community park, the park also serves as an attraction to campers visiting Homer.

The park is located within a residential area and medical offices/hospital zone. The park has been developed with a mix of day use and overnight use. There are three sport fields – Little League baseball diamonds, a 31 unit rustic campground, and a children's playground with play structures. There are no community trail connections, sidewalks, bike paths, or a trail connection to the hospital.

Master Plan Process

The City of Homer Planning Department is responsible for developing the city's comprehensive plan and park plans. The city's draft Comprehensive Plan, Chapter 7: Parks, Recreation & Culture, is presently being revised and a recreation needs assessment for the city is contemplated as an element of the comp plan. One priority identified is a multi-use, multi-seasonal community recreation facility, offering programs for youth, adults, and seniors. Associated with the center could be a sports field complex. Another important recreation needs assessment of the plan is the need to implement the previously adopted (Chapter 5) Homer Non-Motorized Transportation and Trail Plan. A commitment to implementation of the city's Comprehensive Plan for recreation would have a strong influence on the role of Karen Hornaday Hillside Park in relation to city-wide inventory of park opportunities and new park development.

The master plan for Karen Hornaday Hillside Park looks 7-10 years into the future and must relate to future community park development.
The master planning process involved a series of public meetings, work sessions, field trips, and analysis by the city planning department working with the Park and Recreation Advisory Commission (Park Commission).

The following public process was followed:

1. Initiation of a park master planning process by the Park Commission with agenda items and public notices.
2. Park Commission Public Work Session – June 18, 2008. Field trip to Karen Hornaday Hillside Park with mayor, city manager, and a representative from the city council, public works, and the public attending.
3. Park Commission Public Work Session – July 2, 2008, city council chambers.
4. Park Commission Park Master Plan Special Meeting – July 29, 2008.
5. Park Commission Regular Meeting – August 21, 2008. Development of budget priorities for 2009 and adoption of Karen Hornaday Hillside Park master plan.
6. Karen Hornaday Hillside Park Master Plan submitted to City Council – August 29, 2008. City Council voted not to adopt the plan, requesting some revisions and to address some concerns by the Friends of Woodard Creek.
7. Revised Master Plan Draft – Draft Final Plan submitted to Park Commission at a January 2009 work session, open to the public.
8. Public Open House, Jan. 27, 2009, sponsored by Park Commission to review Final Draft of the master plan. Public and key stakeholders invited.
9. *Master Plan Adoption - regular public meeting of the Park Commission in _____ 2009. TBA*
10. *City Council adoption by Resolution _____*

<u>Issue Scoping from Master Plan Process</u>

The master planning process is a valuable means of gathering community input and addressing ideas and concerns or questions. Not all issues can be addressed by the master plan and not all issues are compatible to each other. The master plan will help identify solutions based on information needed, working with user groups, and addressing key resource mapping for suitability analysis.
The following issues were identified by the Parks and Recreation Advisory Commission ("Commission"), planning staff, public, Friends of Woodard Creek and Kachemak Bay Conservation Society.

Parking Capacity

- Much public and Commission discussion regarding the current capacity of parking, parking expansion, and condition of parking areas.
- How use of sport fields determines the need for parking and the ability to develop expanded parking.
- There was a count of 80 vehicles during peak use of the sport fields.

<u>Issue Scoping (cont'd.)</u>

- Need to better define parking areas with designated wheel stops, barriers, gravel topping. Paving was considered but rejected by many – use recycled asphalt grindings as an alternative if available.
- Removal of fill material and redefining proposed parking areas along Woodard Creek. Need for a parking plan developed by a landscape architect to help identify pedestrian movement and safety.
- Removal of a frequently vandalized light pole which is a parking hazard.

Sport Field Expansion or Conversion

- Discussion regarding the need for a fourth youth baseball field with declining youth participation. The fourth field will not be needed and that space will be utilized for parking and lawn space.
- Discussion of need for T-ball field – presently unused, although it has only been complete for one season as of the writing of this plan. T-ball is currently played at Paul Banks Elementary School. Further improvements will be constructed by for an Eagle Scout project in 2009.
- Identified the need for a management agreement between the Little League and the City to define the condition, safety, maintenance, and scheduling of the sport fields and use of the snack shack.
- Possibility of multi-use sport fields for soccer or the demand for a youth soccer field at this park versus another location.
- Consideration of future youth soccer fields at the Homer Middle School, West Homer Elementary School, and Homer High School.

Playground

- Assess the age and safety of play structure equipment.
- Review playground safety standards, esp. fall protection ground cover.
- Wood structure needs to have regular maintenance to prevent wood splinters and worn areas. Replace sand box boards.
- The tile wall is an eyesore. Consider relocating.
- Engage the high school or community group to adopt the playground as a volunteer project. Opens up the discussion of the broader question of greater use of volunteers at the park.

Drainage and Vegetation

- Concern over the existing site conditions with standing water. Need a drainage plan with some consideration possibly for bio-swales to filter runoff water.
- French drain in day use area is collapsed and needs to be replaced.
- Some areas need grass seed to restore the sites.
- Removing or opening up vegetation for safety purposes, especially around the playground area.
- Consider managing vegetation in the campground for scenic views and aesthetics.

Issue Scoping (cont'd.)

- Restoration planting along Woodard Creek using native plants and naturalized plants.

Woodard Creek Restoration

- Need City commitment to restore the natural flood over-flow basin on the north end and re-establish the riparian vegetation along Woodward Creek.
- Site visit by mayor, city manager, public works manager – everyone agreed that dumping of waste asphalt, debris, ditch dirt, and other material should be stopped. As of September 2008 dumping was still occurring.
- City adopted Resolution 08-92 supporting the hiring of a landscape architect to investigate options and ideas for the filled area and supports the concepts of improved trail access, erosion control and stream rehabilitation in the fill area.
- Friends of Woodard Creek propose to remove extensive fill material and redefine the proposed parking areas associated with the fill material.
- Terrace the lower proposed parking lot and lower the height profile of the massive amount of fill.
- Remove fill material from the natural overflow channel of the upper proposed parking lot and restore the riparian corridor.
- Review watershed plan prepared by Cook InletKeeper organization.
- Need a landscape architect to develop some site plan alternatives.

Campground

- Explore establishing a park caretaker, a year round resident or the recruitment of park Host volunteers – model program after several successful programs used by other park agencies.
- Review existing conditions of drainage, vegetation, level parking pads, site amenities such as fire ring, bench, table, tent pad.
- Selective vegetation management to augment views, open up some areas for better light to help dry out sites, better visual presence for security, and identify hazardous trees.
- Campsites are used by RV's – need to remodel to meet basic standards.
- Consider security measures – gate, police patrols, length of stay, how a site is used, maximum site occupancy, lighting, camp rules, eviction policy.
- Assess adequacy, condition, health and safety, and distribution of drinking water supply, trash containers or dumpster, restroom, fire.
- Address quality and adequacy of signage – regulatory, directional, information, interpretive, site numbering, and fee collection. Adopt a kiosk design for park information and community information.
- Consider future development for Yurts or Cabins cluster to accommodate family use.
- Review drainage pattern and develop drainage plan.

Issue Scoping (cont'd.)

Trails

- Develop a trail head with connections to a trail paralleling Woodard Creek.
- Develop a trail connection/bridge to the hospital and neighborhood.
- Develop a trail loop to the northern end of the park, around or through the campground.
- Create a pathway from Wright Street to the ball fields utilizing an existing overgrown pathway by clearing Alders.
- Connections to Homer Non-Motorized Transportation and Trails Plan, and draft Comprehensive Plan - Chapter 5.
- Future trail connection to Reber trail.
- Future connection to ten acres of city owned land in the northwest corner of the park.

Aesthetics

- Concern was raised over the overall design look of the park and condition of buildings and parking.
- Vandalism is a problem.
- Entrance to the park with high wall of fill material gives a tunnel feel. Fill material needs to be removed and the area landscaped.
- Remove unsightly concrete 'Jersey' highway style barriers and replace with barrier posts and carefully placed boulders.

Standards

- City must comply with the Americans with Disabilities Act (ADA) in the development and remodel of facilities and access to those facilities.
- Consider design standards for parking areas, sign standards, landscaping needs.
- Follow trail standards that follow ADA guidelines for establishing the degree of difficulty rating of a trail.
- Capitalize on the experience and policy manuals of other park agencies in the management of volunteers, especially campground Hosts.
- Review standards for campground design.
- Follow standards for playground safety.
- Conduct safety hazard assessment of facilities, e.g. exposed wire along top of ball field fence - cover protection, exposed wire at batting cage, field conditions, uneven surfaces in parking areas – trip hazards, etc.

Related Park Uses

- Park is not well suited for disc golf.
- Should concert on the lawn continue at the park or is there a better location?
- What type of special events should be considered - park capacity to handle events and impact to the park?

SITE DEVELOPMENT ISSUES

In addition to the scoping issues raised in the various public workshops, meetings and public comments submitted there are several questions to be explored prior to any park development project.

- Examining existing condition and quality standards for the park. Does the visual, landscape, and design quality lead to a quality product?

- Examine existing park uses and adequacy of facilities. Are sport field conditions safe? Are buildings past their life expectancy and of poor quality with years of deferred maintenance or evidence of vandalism?

- Parking areas are mud holes - how can the condition be addressed in adequate funding and maintenance?

- When working on a development project, how does the design minimize conflicts, provide good access for vehicles and pedestrians, and avoid impacts to key resources, take advantage of scenic views, provide choices for passive and active recreation pursuits, and cluster development for efficient use of park land and efficiency of maintenance.

- Trends in park use – what are the need indicators? Does the campground meet current standards and is the campground needed? Road conditions, slopes, uneven parking pads, tight turning radius, difficulty of backing an RV into a site, clearances, and other site conditions need to be addressed. What are the alternatives to camping – group use camp, youth camp, Yurt cluster, re-design for RV's – pull thrus, does the Spit provide for camping needs, current occupancy rates, visitor survey, mixing day use with overnight use, security and safety, inappropriate behavior, degradation of park resources.

- Protection of Woodard Creek - the park is not a dumping ground for asphalt and debris or a City storage yard. Restoration of Woodard Creek should be a statement that the City is willing to do the right thing to protect important park and watershed resources.

- Provide access to persons with disabilities under the provisions of federal law – Americans with Disabilities Act.

MASTER PLAN IMPLEMENTATION

Implementation of the master plan is charged to the City departments, the Park and Recreation Advisory Commission, and the community. Each has an important stake in the desired outcomes, quality controls, values, and follow-up work needed to turn the vision into a reality as a showpiece for Homer.

It is the responsibility of the City Manager, Mayor and City Council to provide for the quality of life of Homer by adequately funding the park and to assign the task of creating quality standards for park design, construction and community recreation needs assessment. Note: PW oversees construction contracts and construction standards. The Public Works Department is responsible for following site plans and ensuring quality construction, maintenance and operations. The Police Department is critical to the safety and security of park users, assisting with youth programs, and providing guidance on park design for safety measures. Finally, the community must express its commitment to funding its park system and adopt the park by participating in volunteer actions.

The master plan will not address daily operations, including:

1. Park administration – leadership for the park system
2. Staffing – although needs are critical
3. Volunteer recruitment and management
4. Writing and enforcement of park rules
5. Fees and fee collection
6. Project costs
7. Funding sources

The schedule of park development is addressed in the master plan implementation section of this plan.

Setting priorities for implementing the master plan should be a function of each of the city departments in their respective roles. Priorities should be considered in a horizontal matrix instead of a vertical list since there are a variety of funding sources and partnership opportunities. Implementation happens when a commitment is made to find the resources.

EXISTING CONDITIONS

Site History

Karen A. Hornaday Hillside Park was a former homestead sold in the 1940's by Mae Harrington to the Homer Fair Association. By the 1960's, the Association disbanded and the land was given to the City. A deed restriction requires the property be used in perpetuity for recreation purposes. In 1998 an approximate one-acre portion of the park was removed from the restrictive covenant and leased to South Peninsula Hospital. In 1971 an easement was granted for a road right-of-way through the park to access private land. The easement was modified in 1996 to clarify its location, maintenance responsibility of the lessee, and use of the easement (See Appendix A). The major road cut above the park is the result of granting the access easement. Presumably, the easement would have to be renegotiated if the landowner wanted to subdivide or develop their property beyond a single family residential use.

Ball fields were constructed between the 1970's and 1980's and the campground around 1973. Federal Land and Water Conservation Funds (LWCF) were used in the park development. A playground with play structures was built in 1997. In recent years, numerous truck loads of fill material for what was to be future parking lots was deposited along and within the Woodard Creek riparian zone. Much of the fill material came from the South Peninsula Hospital construction in 1999 and 2007.

In 1998, the City adopted a formal park plan in the form of a site plan of the park with site notes. This master plan is an update to that plan.

Existing Conditions and Uses

Key Natural Resources

The key resources of the park include Woodard Creek riparian area, vegetative buffer adjacent to the campground, neighborhood vegetative buffer, and scenic views. These key resources define site limitations and constraints, neighborhood influences, and site capacity.

Woodard Creek is the most impacted of the key resources of the park. The dumping of waste asphalt and debris within the riparian buffer of Woodward Creek should be proactively addressed and actions taken to restore the natural conditions of the riparian buffer.

Recreation Facilities & Uses

An inventory of recreation facilities, their condition assessment, and deferred maintenance needs are shown in Table 1.

Table 1: KAREN HORNADAY HILLSIDE PARK BUILDING CONDITION ASSESSMENT

Building	Age	Type / Condition	Recommendation

Rest Room at Day-Use Area	35+	wood siding heavily vandalized poor cond. of plumbing and elec. not able to winterize	Replace & Relocate combine with concession bldg.
Concession Stand	?	mason block, new metal roof and replaced roof trusses poor drainage – standing water	combine with new rest room bldg.
Park Maintenance Storage Shed	60+	wood frame bldg. vandalized, broken into, theft poor drainage	Replace & Relocate to a secure area next to Park Host site
Little League bldgs. & structures	?	Connex box & truck cube box batting cage – unsafe condition with exposed sharp wire ball field fencing / dugouts – need annual repairs, upgrades	unsightly storage but functional - paint remove batting cage perform annual maint. to ball field fences to meet safety stds.
Campground Rest Rooms	new 5 yr	new wood frame single stall, unisex vault toilet Romtec handicap accessible	routine maint. and protection from vandalism
Playground Structure	12	wood and old tires – some exposed splinters as wood ages, inspect for rot and weak points improve fall protection surface	conduct routine playground inspection Relocate playground to east side
Picnic Shelter	?	dirt floor and metal post/beam in good cond. poor site drainage	perform routine maint. painting if vandalized need ADA pathway
Mural Wall	?	weathered and vandalized	need 'Art in the Park' event to refurbish or replace & relocate

The assessment of current conditions should lead to a determination of adequacy to meet current needs, adequacy of current standards, image and quality condition of the park, and prioritization of a capital investment program.

Whether a facility is removed, replaced, or rehabilitated is dependent on the development concepts proposed for the park. The examination of development concepts is based on the park setting, key resource values, the role of the park in relation to other parks, recreation trends, recreation standards, adequacy of maintenance and security/safety, and alternatives.

Campground

The park campground is located on the hillside above the day use area with access through the day use parking area. The campground consists of 31 rustic sites with tent and RV camping. There is no electrical, water, or septic hookups at the sites. The campground is serviced by two vault toilets, a trash dumpster,

and one water spigot. There is currently no Camp Host or caretaker on-site. Fee collection is via a fee collection station with an 'Iron Ranger' self-service fee envelope with drop box deposit container. 2008 Fees are RV: $15/day and $189/14 days; Tent: $8/day and $100/14 days.

The campground sits on a steep hillside which creates a challenge to establish level parking pads. The majority of the parking pads are on a slope making it difficult to level an RV unit. There are no pull-through RV sites. Tenting is on rough bare ground with no level tent pads.

The campground is heavily vegetated with sites constricted by encroaching vegetation. Due to the slope, there are drainage seeps and wet site conditions.

Traffic circulation is on an unimproved gravel road with steep narrow turning radius. There is no developed internal trail network.

Signage consists of a fee station bulletin board and some directional signage for traffic flow. There is no directional signage from the city center to the park.

Campground usage averages 33 per cent occupancy with an average of 43 per cent weekend usage (See Table 2). The majority of use is tent camping (81%) with most RV camping occurring on the Spit.

Table 2: Campground Usage

KAREN HORNADAY PARK CAMPGROUND USAGE - 2007 Season						
	MAY	JUNE	JULY	AUG	SEPT	TOTAL
RV	16	65	106	44	17	248 19%
TENT	67	297	359	280	78	1081 81%
TOTAL	83	362	465	324	95	1329
% OCCUP	34%	39%	48%	34%	10%	33%
Weekend % Occup.	52%	46%	63%	42%	12%	43%
Total Revenue	$ 1,208	$ 5,469	$ 7,668	$4,272.50	$ 1,070	$ 19,687.50

Note: Partial opening in May - 8 days / Weekend = Fri. & Sat.
2008 Season of use data not fully available but use was down about 20%

Park Access and Community Connections

Access to the park is through a residential neighborhood. Consideration is needed for improved signage to the park, safety of neighborhood access by bicyclists and pedestrians to the park, and traffic control.

The park is currently not linked to the community trail system, bike pathways, or sidewalks. This linkage is an important consideration of the City's

implementation of its trail plan. There are no internal trails in the park. Developing an internal loop trail system within the park and to the community should be part of the trail plan. The connection should tie to a wellness trail associated with the South Peninsula Hospital.

Existing signage is minimal and parking is undefined. Traffic flow and parking within the park and signage should be addressed as part of the development concepts for the park. The park entrance has a quality sign but there is no landscaping or sign pedestal to provide a gateway look or park character.

There is no park host or caretaker site prominently located in the park as a means of surveying visitors to the park and providing information services, collecting fees, serving as emergency service contacts, and providing other customer service safety and security needs.

Parking and Day Use

The day use area of the park consists of a picnic shelter, picnic tables, BBQ unit and a small grass play field leading to three fenced ball fields. The day use area has a serious drainage problem with standing water and wet conditions and parking in muddy conditions. A side slope seep discharge from the campground is partially contained by a drainage ditch with drainage basins and failed pipe that needs to be re-installed. The grassy area has a collapsed French drain with the result being a standing pool of water. The play ground is separated from the day use area by a side slope and the maintenance shed and maintenance yard is incorporated into the day use area.

Parking conditions are unstructured with no defined parking, simply an open dirt/gravel area. The open area on the west side has a perimeter barrier of metal post and rail and some concrete 'highway style' barriers have been installed. The concrete barriers are unsightly and not of a park character. The east side parking is overflow parking onto a rough surface of fill material that encroaches upon the riparian corridor of Woodard Creek.

The park entrance road splits the pedestrian and traffic flow with the result being unsafe conditions.

The effect on park character of no landscaping, unstructured parking, unsafe pedestrian movements, lack of signage, poor traffic flow, no separation of day use and campground traffic should be addressed in a parking plan.

Landscape Setting and Character

Karen Hornaday Hillside Park landscape character has been modified from an area having a natural gradient from foothills slope to adjacent steep slope cliffs and ravines to an area of man-made terraces built against the contour with fill material. The resulting development established three sport fields and

associated parking and grass open space. The campground roads and campsites follow the land contour but are slope induced.

The modification of the landscape of the park has disrupted the natural drainage system. Drainage at the park is dependent on man-made influences such as drainage ditches or culverts.

The riparian corridor of Woodard Creek has been heavily modified with extensive fill material deposited along the creek. The fill is well above the natural floodway of the creek and has filled in the floodway overflow areas. Riparian vegetation is now restricted to a narrow ribbon of vegetation along the creek. The natural flow of the creek has been greatly modified with increased velocity, greater bank erosion, more sediment loads, and the character of the creek becoming one of a more incised creek bed.

Steep slope lands outside the park to the north form the watershed of the park and Woodward Creek. The land is in public and private ownership and future development could influence the drainage patterns, visual character, and stream character of the park.

The park visual quality setting is enhanced by the open space character with open views to Kachemak Bay and the mountain ranges. Views within the campground are restrictive due to heavy vegetation and sight angles. The visual quality along Woodward Creek is stark with limited riparian vegetation and extensive fill material elevated above the creek. The visual gateway entrance to the park is one of being enclosed by the steep wall of fill material along the park entrance road.

The landscape character of the park is important to the park experience. Designing for a visually pleasing entrance, landscaped parking, utilizing open space for trails/benches for viewpoints, enhancing campsites by filtered views, and restoring the beauty of the riparian/floodway character of Woodard Creek should be incorporated into design concepts for future developments and for improvements to existing conditions.

Woodard Creek Watershed

In August 2000, Cook Inlet Keeper conducted a series of community meetings to initiate a discussion about the health of Homer's only urban stream. The result was a series of recommendations and actions outlined in the *Woodard Creek Watershed Project* report.

Alterations to the watershed of Woodard Creek (See Fig. 1 & 2) includes changes in stream hydrology (more frequent and severe flooding, higher flow velocities during storm events, loss of overflow energy discharge areas, erosion) changes in stream morphology (stream bank erosion, stream channel cutting) changes in stream water quality (sedimentation, trash and debris jams) and changes in stream ecology (degradation of wetlands, loss of riparian zone, reduced plant and animal diversity.

The increase in impervious surfaces from upslope road building, land development, adjacent hospital development, and placing of massive amounts of fill material within the riparian corridor has had a consequence of increased quantity and rate of runoff. The result is a loss of the natural overflow discharge capabilities of Woodard Creek to help dissipate stream energy. A major side slope road cut on private land adjacent to the park has eroding, non-vegetated side slopes, eroded road ditching, surface water and sheet water runoff going into the park, with increased sediment loads into Woodard Creek.

The economic impact of the altered watershed is the threat of flooding to roads, buildings, culverts, storm drains, and neighborhoods not to mention the legal liability of storm water management.

The stream profile of Woodard Creek within Karen Hornaday Hillside Park is heavily modified from a history of extensive fill material being deposited within the park (See Appendix B). The fill material has slopes of over 12 per cent along Woodard Creek. There has been no installation of jute mat or other slope protection material and no restoration of plant material to control erosion or sedimentation other than minor reseeding. The fill material slope has slowly re-vegetated naturally with grass and alders but sediment containment silt fencing at the toe of the slope has often failed or been breached with sediment being deposited into the stream.

There is no documentation of any wetland determination but wetland soils and vegetation are present. The stream corridor is no longer a wide, diverse biotic buffer but has now been constricted by the massive amount of fill material that has been deposited along the stream.

At the north end, a natural stream discharge area has been nearly filled in with the result impacting the floodway by not allowing the stream to discharge its energy into an overflow basin. Geoff Coble, hydrologist, conducted a field reconnaissance and found the fill of the discharge area accelerates stream flow, further incises the stream bed, and impacts downstream hydrology.

Fig. 1 Woodard Creek Watershed

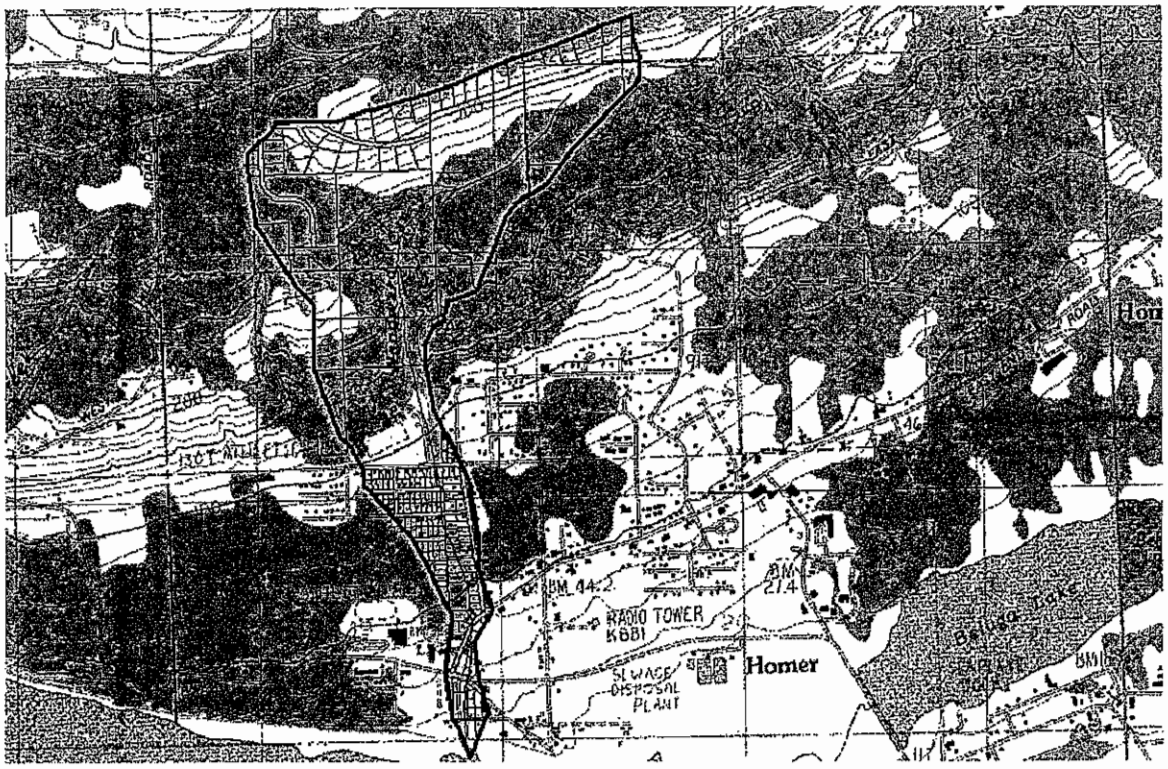


Fig. 2 Fill Material / Sedimentation
within Woodard Creek Riparian Corridor at Karen Hornaday Hillside Park

PARK AND RECREATION TRENDS AND NEEDS

Park and Recreation Trends

A. Recreation Participation and Preferences

The city is revising its comprehensive plan, which proposes a recreation needs assessment and area wide parks master plan. The process should analyze recreation participation rates over time.

- Are the current uses of Karen Hornaday Hillside Park decreasing, stable, or increasing?
- Are the current conditions adequate to meet standards?
- What compatible recreation uses are not presently well represented – such as an internal park trail system and trail linkages.
- What are the recreation preferences now and in the future and where in the community are they best served.

B. Park development must meet the requirements of the Americans with Disabilities Act (ADA) by providing universal access to all persons. Design facilities to maximize access. Designing for access is not a constraint but an opportunity.

C. Provide parks for the pursuit of recreational activities, natural area protection, scenic values, and as special places is part of the quality of life. Parks are a critical community resource in providing outlets for youth activities and youth programs leading to civic involvement, pride in community, special affinity for protecting resources, and a deterrence from depreciative behavior.

D. Trends in camping influence the management and use of the campground. The trend is to Yurts/Cabin clusters, RV sites with hookups, level, well-drained tent pads at sites or walk-in tent sites, group tent areas, and camp site amenities such as water.

E. Day use, close to home activities are becoming the trend. Places to bird watch, walk a nature trail, enjoy a view or picnic, utilize open space for structured and unstructured play activities, multi-use sport fields, and children's discovery areas or playgrounds are increasingly important recreation needs.

F. A network of local and regional trails is voiced as a high priority by Homer area residents. Trail planning for dedicated trails, easements, rights of way, bicycle pathways, and neighborhood connections is an important part of community development codes and ordinances.

LAND USE SUITABILITY

Land use suitability for the park is mapped based on key natural resources, geophysical constraints (slope, drainage, soils, erosion), existing conditions, and type of development. Land use suitability mapping includes the following designations, (1) protection and restoration, (2) low intensity use, (3) high use/site modification with protective measures.

Protection and Restoration

Riparian and Wetland Areas: Includes key resource values of re-establishing the riparian corridor along Woodard Creek by removal of fill material and planting of native vegetation.

Slope Influenced Areas: Includes the lands north and above the campground.

Drainages: Protection of natural drainages or creation of bio-swales to create natural conditions.

Buffers: Vegetative buffers along neighborhood boundaries or to establish habitat refuges.

Low Intensity Use

Transition Areas or Trail Corridors: May allow for low-impact trail usage, vegetative management, some site modifications to improve site conditions.

Open Space: neighborhood buffers, open space areas, bird/wildlife habitat, management for aesthetics and views, and landscaping.

High Use / Site Modification

Existing disturbed areas, not part of a restoration area.

Areas scheduled for improvements for recreation facility development, parking with protective measures to control runoff, drainage improvements, vegetation enhancements, site protection such as barriers, and road access.

RECOMMENDATIONS

Goals

The goals for the Karen A. Hornaday Hillside Park are:

A. Provide recreation opportunities and experiences appropriate for the park's resources and landscape conditions.
B. Establish resource management guidelines to guide park development.
C. Provide adequate maintenance, rehabilitation, removal, or replacement of park facilities.
D. Provide improved access and parking.
E. Involve the community, form partnerships and agreements, involvement of volunteers, and bring city departments together for plan implementation.

Goal Implementation and Management Recommendations

A. Provide recreation opportunities and experiences that are appropriate for the Park's resources and landscape conditions

- Define parking in relation to park capacity and resource values.
- Determine capacity of the park to accommodate use without degrading resources or creating conflicts between users or the neighborhood.
- Determine adequacy of the design standards for campground usage, need for the campground in the regional setting, and security of users.
- Determine if RV camping standards are being met.
- Explore the trend to provide Yurts or Cabins for family camping.
- Identify trail linkages connecting the park to the community. Explore a loop trail within the park for contemplative trail walkers, wellness programs, and enjoyment of the park's natural and scenic setting.
- Set quality standards for the design and development of the park – hire a landscape architect to guide the process.

B. Establish resource management guidelines to guide park development

- Restore Woodard Creek with removal of fill material at the north end to re-establish the natural floodway overflow basin. Establish riparian buffer zone and terrace south end fill to lower the entrance road profile and slope along Woodard Creek.
- The park is a 'Birding Hot Spot' – plant a diversity of native plants along Woodard Creek to manage for bird species.
- Identify and delineate any wet shrub/forest wetlands for protection.
- Develop best management practices to minimize erosion, sedimentation, and drainage problems in any park development project.
- Maintain a healthy forest with management for diversity, forest health, hazard tree identification, thinning, meadow, or view shed conditions, leave key snags/trees for habitat. Control invasive species.

- Identify scenic resources – key viewpoints and vegetation management.

C. Provide adequate maintenance, rehabilitation, removal, or replacement of park facilities

- Manage recreation facilities for the safety, enjoyment, and security of local citizens and visitors.
- Provide adequate security through partnerships with the police department, the community, campground host or caretaker, and by physical means such as gates.
- Address deferred maintenance needs and quality of existing facilities.

D. Provide improved access and parking

- Provide design standards to improve the visual appearance of the park. Hire a landscape architect to help guide the community involvement in the design of traffic flow, parking to match park capacity and resource protection, landscape beautification, design standards, drainage controls, and other site factors and design constraints.
- Develop a directional and welcoming sign plan with quality sign standards.
- Consider a gateway design for the park entrance.

E. Involve the community, form partnerships and agreements, bring city departments together for plan implementation

- Consult with community groups, non-profits, local business and private consulting firms, local experts on natural resources (geology, hydrology, vegetation, fish and wildlife), work with the local school and university for youth involvement, and explore links to music and arts, environmental education, special events, and tourism communities.
- Work with the Little League and other interest groups on management agreements for use of the park.
- Enhance the use of volunteers.

DEVELOPMENT CONCEPTS

Recommended Improvements and Implementation

The following improvements have been identified and are recommended for Karen A. Hornaday Hillside Park:

1. **Establish Development Concepts**

Development concepts in the form of site plans developed by a landscape architect and placed into engineering construction plans are needed to adequately address the improvements recommended in this master plan.

Development concepts include:

- The park is on a slope and future development must address drainage controls. Future development should improve drainage within the park, and also keep flooding impacts downstream from getting worse.
- The park has been a community asset since the 1940's. Planning and park development should be designed for the long term.
- New construction or reconstruction projects should start when there is sufficient funding to do a reasonably complete job. This park is too important and too highly used to gradually complete necessary improvements.
- Consider recruiting a seasonal campground host, to discourage vandalism and improper behavior.
- Approximately 80-100 parking spaces are needed to meet the needs of the three ball fields. The playground has a separate small parking area adjacent to the play equipment.
- The city should retain the 10-acre parcel to the northwest of the park for watershed protection, natural area values, and trail use.
- Preserve green space as much as possible, as part of the community goal of having interconnected green spaces and trails.
- In keeping with Homer's beautification efforts, maintain native shrubbery, greenery and facilities in a visually appealing manner. Preserve and enhance Homer's considerable visual resources in the park.
- Implement the climate action plan.
- Hire a landscape architect to develop design standards, drainage plans; identify site constraints; identify recreation uses and adequacy of existing facilities; and examine the role of the campground and options for its re-design or alternative uses. Site plans would be drawn up for proposed developments identified as part of a community involvement process.

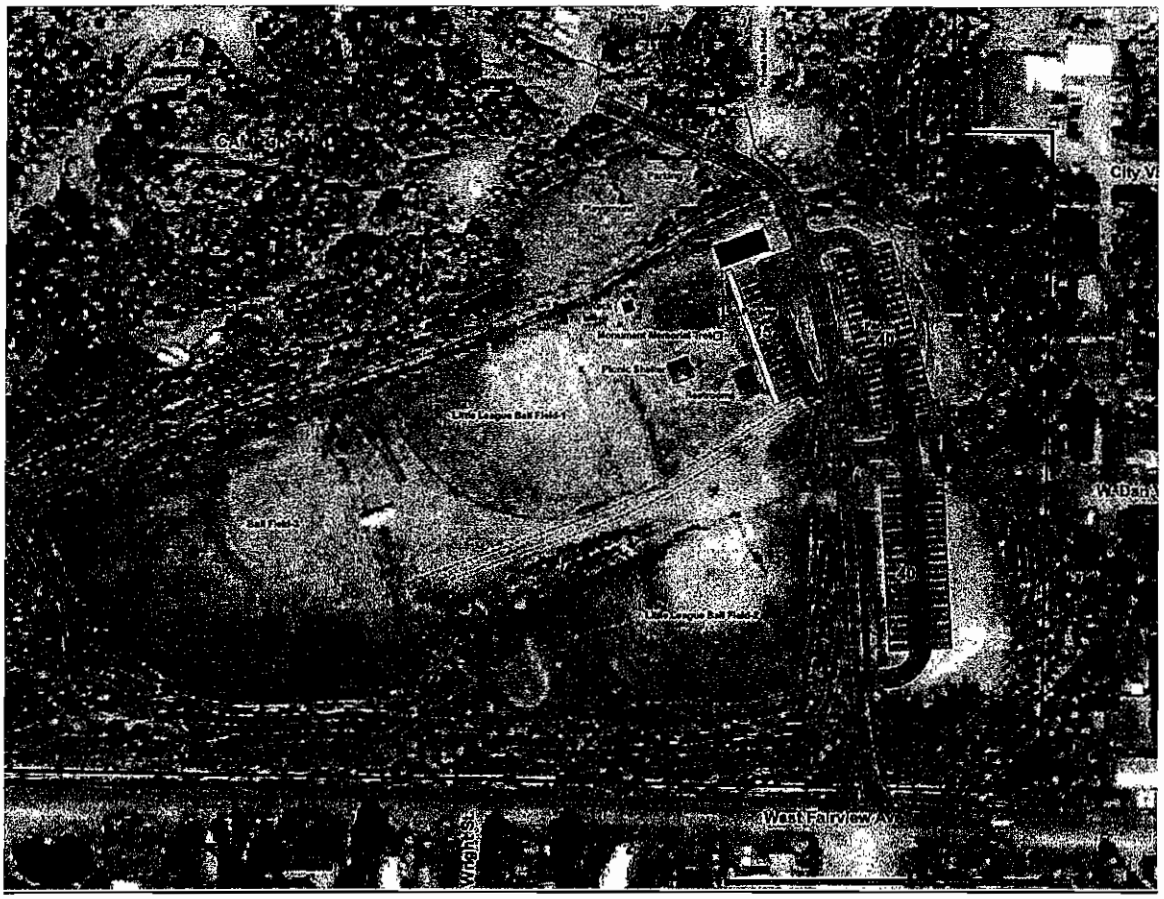
A landscape architect should be hired to guide the community in the design standards for the park – signage, entrance gateway look, traffic flow, parking design, drainage control, beautification, landscape management, scenic resources, and techniques to defer vandalism, reduce maintenance costs, cluster developments, provide efficient use of space, and sustainable use of resources.

A landscape architect can illustrate conceptual designs; describe appropriate locations, layouts, sizes, types and materials for recreation facilities and site conditions.

2. Parking Plan Concepts

Three concept site plans are presented in this plan to address parking, traffic and pedestrian flow, landscaping, separation of maintenance and day use functions, identification of a Park Host site, placement of a new restroom building and movement of fill material away from Woodard Creek. The concept plans need to be further developed with more detailed site measurements, topo survey, drainage plan, and engineering drawings for construction including quantities and materials.

Existing Conditions


Little League Ball Field-1
Ball Fields
Little League Ball Field-2
West Fairview Av

CONCEPT - A

N
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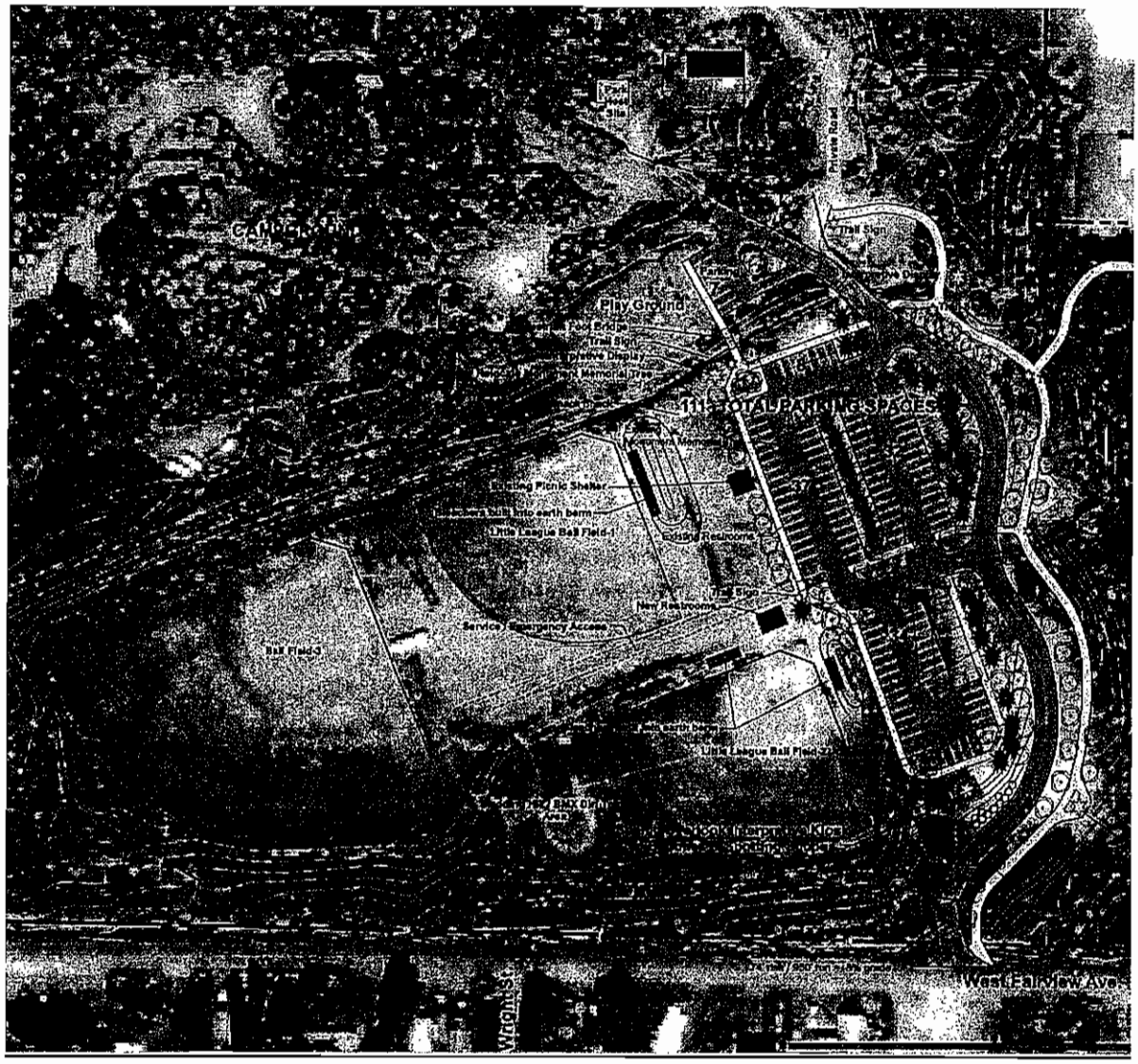
CONCEPT - B



Bleachers built into earth berm

Master Development Plan

CONCEPT - B2

Revised 03/12/09 BE

3. Restoration of Woodard Creek

Restoration of Woodard Creek involves the removal of fill material, realigning the entrance road, and new riparian plantings. Remove waste asphalt from the northern end, to re-establish the natural floodway basin, and terrace the southern end to reduce the height profile. Establish a riparian vegetative corridor by realigning the entrance road and moving fill material to create parking where the entrance road was located.

A. South End Fill Material Restoration

Analyze three restoration options for the southern end:

1) Remove approximately 3,100 cubic yards of fill to create a 3:1 slope back from Woodard Creek and stabilize the fill bank. An engineer's estimate dated June 22, 2008 lists tasks and approximate expenses of $43,000.

2) Terrace the south part below the bottleneck and re-vegetate to create an open space area for picnicking, viewpoint, play area, sledding hill. The north end of the south fill area would be leveled and used for parking.

3) Relocate the park entrance road and grade the south end (below the bottleneck). Use existing fill material to fill in the old entrance road and create parking adjacent to the lower ball field. Establish a viewpoint area with plaza, bench, interpretive signage, play mound, sledding hill.

Preferred Option: Option 2 or 3, (B or B2).

The concept plan could be implemented in phases with the first phase the establishment of parking on the west side adjacent to the ball fields, picnic shelter and restroom.

The second phase would entail realignment of the park entrance road to a more scenic and gentle grade. The advantage of option 2 and 3 is the improvement in pedestrian safety, better control of drainage, reduces the fill material along Woodard Creek, and separates day use traffic from campground traffic.

B. North End Fill Material Restoration

The north end still has the potential to act as a natural floodway overflow basin. The basin would serve to help dissipate stream velocity and energy.

Prior to removal of fill material a topo survey should be done to establish the floodway contours to guide the removal of waste asphalt, debris, and dirt to re-establish the natural floodway. The riparian vegetation would then be restored.

4. Woodard Creek Trail Concept

The design for the removal of fill material from the northern and southern areas would accommodate the construction of a trail roughly paralleling Woodard Creek. The trail could lead to a picnic area / viewpoint at the south end. A small

trailhead parking area could be established to serve as the beginning point of the trail along Woodard Creek and on into the park.

The Woodard Creek trail would follow city design standards with 4-6 foot width and wood chip trail tread. The trail would be rated under the rating criteria for ADA.

The concept for a bridge to be constructed across Woodard Creek from the trailhead to access the South Peninsula Hospital and adjacent neighborhoods needs to be based on further hydrological investigation regarding stream bank stability, location of footings and span. One concept to explore is placing the bridge on pilings.

The Woodard Creek trail would serve to also connect to a future loop trail within the park, to adjacent city land, and to a future bike path or pedestrian path along Fairview Avenue.

5. Improve Day Use Area and Sport Fields

1. Maintain existing T-Ball field for sport field use. If not used for that purpose consider using fill material and convert the area to a BMX bike track and sledding hill. The BMX track and sledding hill could utilize fill material taken from fill adjacent to Woodard Creek.

2. Improve sport field and day use area drainage.
Action Item: Complete drainage improvements along the north side of the ball fields as part of the parking plan development. Utilize bio-swales if possible.

Action Item: As part of parking development and replacement of restroom manage drainage in the day use area. Install new French drain and bioswales.

3. Little League use of sport fields.
Action Item: Enter into a Memorandum of Agreement (MOU) with Little League to clearly state responsibilities for ball field operations, maintenance, safety, scheduling, and improvements.

4. Convert proposed fourth ball field, not the T-ball field, in 1998 master plan to parking and lawn. Landscape with native plants – trees and shrubs and seed to grass, to create an open space activity area.

5. Relocate memorial plaque and tile wall to a scenic viewpoint plaza at the south end parking area to provide a more contemplative site.

Action Item: Follow parking site plan, level the site, landscape, and improve drainage.

6. Remove, Replace, or Rehabilitate Existing Buildings

Maintenance Shed: Replace the city equipment shed; reducing waste or reusing materials from this or other projects, if possible. Any relocation of the maintenance building needs to allow for the building to be seen for vandalism protection/security. Examine replacing maintenance building to the playground area or an open space area adjacent to the campground. Establish a fenced maintenance yard, secure building, and place a volunteer Park Host RV pad with utilities at the site or establish a park caretaker residence or park staff residence.

Restroom and Concession Stand: Replace existing restroom and concession stand. For efficiency of scale, ease of placing utilities, greater security, and shared functions, examine the cost of combining the two buildings.

Consider the alternative to constructing a new concession stand by utilizing a mobile concession stand. The mobile stand could then be removed for security and could also be used at other venues.

The new restroom building should be designed for unisex units, energy efficiency, ease of winterization, security and vandal proof materials, and for its design quality.

Action Items:
Prioritize and prepare a capital project budget and seek funding for the construction of the new maintenance shed, restroom, and dumpster site.
Pursue grant funding to construct a new building for restrooms and the snack shack. The City and Little League are more likely to be successful in completing this project by working together on a joint facility.

7. Develop Trail Plan with Linkages to the Community

Fairview Avenue: Upgrades to Fairview Avenue should consider a safe bicycle lane and pedestrian access to the park.
As the lower T-ball field is developed then improve the trail connecting to Fairview Ave; install a culvert crossing the ditch, trim back the alders, and bring in gravel or wood chips for the trail surface as needed.

Action Item: Implementation of the City trail plan.
Install bike racks at each ball field; locally manufactured, if possible.

8. Campground Design and Management

Campground Standards: Conduct an analysis of how well the campground meets the needs of its current and potential users.

Action Item: Determine whether the campground meets current standards. Analysis will address:

- Current site conditions: road conditions, slopes, uneven parking pads, tight turning radius, difficulty of backing an RV into a site, clearances, and other site conditions.

- Current need (occupancy rates, mixing day use with overnight use, security and safety, inappropriate behavior).
- Alternatives to existing camping facilities (e.g., group use camp, youth camp, Yurt/Cabin cluster, re-design for RV's – pull thrus).

Campground Volunteer Host or Caretaker: There are many successful models of park systems utilizing volunteer campground Hosts. The park systems have well-established volunteer management policies, forms, recruitment processes, liability protection, and management procedures and can share that information.

A Park Host can be a valuable asset to supplement park operations by providing customer services, information on local attractions and businesses, conducting light maintenance, addressing park visitor questions, being the eyes and ears for security through community policing techniques, perform gate closures and openings, and are enthusiastic ambassadors for the City.

The alternative to a Park Host would be a long-term caretaker or park staff residence. The advantage of a caretaker or staff residence would be reliability of year-round coverage. The advantage of a Park Host is the flexibility to move people into and out of the position.

Action Item: Explore other successful park agency volunteer management policies for use of Campground Host and other volunteers. Establish Park Host site with utilities.

9. Safety

Keep playground equipment, facilities and fields regularly maintained for safety. Provide for visitor security and safety.

Action Items:
Conduct regular playground safety inspections following playground safety standards. Give attention to meeting playground safety standards for fall protection ground cover.

Work with police on community policing program, Park Watch program, training of park host or caretaker, and volunteers. Review security measures and designs such as motion sensitive lights, gates, bollards, signage; vegetation maintenance for visibility, types of building materials used, and other measures.

10. Park Expansion

Address future needs of the park and watershed by considering incorporating adjacent City land into park protection status.

Resolve encroachment of park campground onto private land.

Explore feasibility of a willing seller approach to acquiring adjacent private land to restore the cut bank roadway affecting the watershed. Approach

Cook Inletkeeper and Kachemak Bay Heritage Land Trust about watershed protection priorities.

Review 40 acres of State land to the north as part of Woodard Creek watershed protection. The land is presently classified 'Public Recreation' and compliments the watershed protection goals of Woodard Creek and the park.

Action Items:
City resolution to incorporate adjacent city land into the park.
Obtain easement or land rights to resolve campground trespass.
Identify funding sources for private land acquisition.
Monitor state land status.

MASTER PLAN IMPLEMENTATION SCHEDULE

The schedule is dependent on funding source. Priorities should be thought of in a horizontal (Table 3) rather than vertical scale, e.g. funding for parking from a capital fund, funding for trails from a trail grant, funding for creek restoration from a watershed grant. The important action is one of commitment to find ways to implement improvements.

Table 3: Master Plan Implementation Schedule

CATEGORY / ACTION	Short-term 1-5 yrs	Mid-term 5-7 yrs	Long-term 7-10 yrs
Natural Resources - Restoration of Woodard Creek			
North Area	develop topo contour map of floodway – determine am't. of fill to be removed	Remove fill to estb. floodway overflow, stabilize bank, revegetate	monitor restoration. apply adaptive mgmt. actions
South Area	develop parking plan & topo survey grade level		
Re-route park entrance road	grade & terrace south portion to reduce height profile, plant to grass	Re-route park entrance road and move fill to west side for ball field parking.	
	plant/landscape slopes along W. Crk and park entr. rd.		
Watershed	revegetate stream corridor w/in KH Park	monitor watershed condition of W.Crk	estb. watershed mgmt. actions above and below KH Park
Natural Resources – Drainage			
Day-Use Area Drainage	estb. drainage plan, review surface water runoff	construct drainage along emergency access route to ball fields	
	fix drainage pipe construct bioswale between the campground and ball fields /parking area	review water runoff from campgrd road to determine how to manage the water	avoid direct culvert water dumping into Woodard Creek w/o bioswale retention
	vegetate bioswales	design park entr. rd ditch to reduce velocity of water	
Parking			
West Side Parking	design parking plan with landscaping and signage	install signage / bike rack if needed	
	drainage plan, grade, sub base/ geotextile and cap with gravel	install hard surface treatment such as permeable recycled asphalt grindings	resurface and level every five years
	replace concrete barriers with post and stone barriers	estb. low maint. (no annual flowers) bark chip, tree/shrub planting beds	maintain plants replace posts as damaged
	remove utility pole and relocate utilities		

	define pathways	construct accessible pathway from parking to picnic shelter and ball fields	
		relocate storage shed and playground	
East Side Parking	phase 1: grade and level upper end based on a parking plan	revegetate disturbed areas and slope of Woodard Creek	
	estb. drainage plan, install parking sub base with geotextile cap with gravel	install hard surface such as permeable recycled asphalt grindings	resurface and level every five years
	phase 2: realign park entrance road and move lower fill material to old entrance rd. location	extensive landscaping & riparian corridor restoration; install signage and info. kiosk	
Trail			
Woodard Creek Trail	construct trail paralleling W. Crk. to City of Homer trail plan level one stds.	connect W. Crk trail to interior of park with a park loop trail	examine hydrology N. end area for bridge connection to hospital and neighborhood
Trail Connections	safe shoulder trail along park entrance road	connections to Fairview Ave. and Reber trail	if feasible, place bridge on pilings
Day Use - West Side			
Playground		relocate to west side day use area as part of parking plan	examine life expectancy of play equip. and replace with new creative natural forms and ADA compliant structures
Restroom	replace / relocate 'green bldg.' design		
Concession bldg.	refurbish or consider combining with rest - room bldg.		
Picnic / Lawn Area	water & elec. to picnic shelter as part of utilities to restroom	gazebo/stage for park events	
T-ball field	Consider move to Paul Banks park	Consider constructing BMX bike track with sledding hill and a 'play mound' for children to climb and explore	
Mural & Memorial	replace mural & relocate along with memorial to viewpoint plaza on east side parking area		

Little League			
Ball Fields	maintain fencing for safety stds.	improve infield drainage, sand fill	Consider relocate T-ball field to Paul Banks park
	inspect fields for holes and uneven conditions	examine potential for multi-use, share with youth soccer	
Batting Cage	remove and if still needed then replace due to safety hazards – sharp wire	share a batting cage with high school or middle school	
Dugouts	paint, recondition		
Bleachers	inspect for safety, paint, recondition	replace sections as needed	
Emergency Access	improve for drainage		
Storage	paint	relocate to secure area with park storage bldg. at Park Host site	

Campground			
Park Host Site or Park Residence	install RV pad with water/elec/septic for Park Host site at location of playground	install a park residence for a year-round caretaker	Add a Park Host site if yurts or cabins are built
Signage	install directional signage w/in park	park directional signage from Pioneer Ave. to park; install info. kiosk / bulletin board	install interpretive signs as part of park loop trail & Woodard Creek trail
Fee Collection Station		estb. attractive and secure fee collection station near Park Host site	
Camp Units	estb. level gravel parking pads and level well-drained tent pads	develop 3-4 pull-through RV sites	consider demand for a cluster of 4-6 Yurts or cabins for family camping needs
	create a site layout with fire ring/table/ bench/	examine need for water faucets w/in the camp loop	campground expansion with walk-in camp sites
	remove hazard trees veg. mgmt. for daylight & views, maintain screening veg.	replant screening veg. lost	
Trash	install a bear proof dumpster and recycle containers	provide info. at kiosk on 'living with bears'	
Road	drainage plan and containment of surface runoff	improve road radius turns for RV traffic and safety	road shoulder for ped. safety
Trail	trail connection to park loop trail	trail connection to adjacent city land	

Park Operations Support			
Storage Bldg.		remove and relocate to Park Host site or Park Residence	plant screening vegetation
		fence storage yard and building install motion sensor yard light	
Waste Disposal	estb. area for brush and tree disposal for chipping - no dirt fill, ditch cleaning, waste asphalt to be placed in the park		
Gates & Barriers	replace unsightly jersey barriers with post and rock	control off-road veh. use of steep slope along park entr. rd.	
Aesthetics			
Park Entrance Gateway	landscape plan for park entrance sign with attractive sign pedestal	landscape for visual appeal along park entrance road	uniform park-wide logo for use in directional signage
Quality Design	design for quality of visual appearance, functionality, vandal resistance, ease of maintenance	design theme that matches the majestic setting	explore landscape elements such as rocks, tree clusters, fall color, diversity wildflowers, etc.
Green Building Design Sustainable, Reuse, Efficiencies	Building design with wood elements, stone, split face masonry block, timber frame look, natural sky lights, motion sensor light switches, water and energy effic.	consider natural elements in designing a new playground	consider solar panel lighting conversion for storage/shop bldg. and residence
Landscaping	critical element to the character of the park – low maint. trees and shrubs, bark chip planting beds	design parking for compact cars	

Planning / Administrative			
Acquisition	resolve campground encroachment	consider 10 ac. of adjacent city land into park status	acquire upper Woodard Crk watershed – Gordon property & DNR
Little League	Enter into Ops Agreement	examine city-wide sport field needs	
Park Staffing	add one ½ time person – paid from fee revenues		create Parks & Rec Dept. – combine w community schools
Park Budget	examine creation of an enterprise fund from park revenue	estb. a park enterprise fund from fee revenues	review regional park special use district
Volunteer Program	adopt volunteer policy guidelines	city-wide volunteer coordinator	
	estb. Park Host program	work with Police on community policing	
City Comp Plan	conduct city recreation needs assessment	review need for a Parks & Rec Dept.	examine revenue and funding sources
Universal Access ADA Compliance	estb. transition plan with park access policies	ensure access stds. are being met	replace non compliant facilities
Watershed Protection	estb. watershed protection code	implement restoration actions	include steep slope protection
Trail Connections	implement City trail plan	estb. dedicated roads and trails fund	
Sign Plan	park logo and uniform signage	examine vandal resistant materials	
Drainage	adopt bio-engineering best mgmt. practices		
Landscaping	hire landscape architect for design guidelines	utilize city greenhouse for landscaping	
	keep City greenhouse		
Fill Material & Snow Dump	move out of parks onto land acquired for that purpose		
Climate Change and Sustainability	implement task force recommendations		

SUSTAINABILITY ACTIONS

The Park and Recreation Advisory Commission will work closely with the City, utilizing the Climate Action Plan, to establish actions that can be implemented at Karen Hornaday Hillside Park and other city parks to achieve sustainability goals in energy and water conservation, reducing the carbon foot print, efficiency of park maintenance, use of local products and services, and an evaluation of types of materials used.

Some actions that can help achieve sustainability goals are:

Waste Reduction

- establish recycling stations - facilitate recycling at the park – day use and campground areas
- use post consumer waste paper products, chlorine free
- use biodegradable garbage bags and other biodegradable products
- provide biodegradable dog waste collection bags or recycled plastic newspaper or plastic bags
- use mowers with mulch cutters or compost grass clippings
- follow 'deconstruction' principles – carefully tear down buildings in order to recycle/reuse materials
- use salvaged/recycled/sustainable harvested material
- design park facilities for dimensional lumber to reduce waste
- use recycled asphalt grindings for parking and road surfacing

Energy & Water Conservation

- use low flow water fixtures, waterless urinals, Hdp and PC pipe.
- collect building roof rainwater and gray water for gravity feed irrigation
- design for natural light, use light tubes or sky lights, install motion sensor activated lights, use compact fluorescent or LED lighting
- fully insulate – water supply system, building foundations, walls and attics

Carbon Emission Reduction

- convert all two-cycle engines to four-stroke or less polluting implements with greater fuel efficiency and less green house gases
- plant trees and shrubs - enhance landscaping and park character
- encourage or facilitate car pooling or public transit to park events
- connect park to the community via bicycle and pedestrian pathways
- use electric cart or bicycles by park staff within the park
- convert to alternative fuel vehicles for park maintenance
- encourage or require contractors to use fuel efficient equipment

Eliminate Hazardous Materials

- use low or no VOC paint
- follow Integrated Pest Management (IPM) principles to reduce or eliminate herbicides
- use 'green' cleaning supplies, most containing citric acid based formulas
- follow 'read the label' and choose non-hazardous rated chemicals if an effective alternative to a chemical use cannot be found
- use non-toxic wood preservatives
- filter out heavy metals, antifreeze, fuel and oil wastes from parking lots and roads by direction surface runoff water into bio-swales

Stewardship of Park Resources

- plant native or naturalized trees and shrubs to restore Homer's only urban stream – Woodard Creek, establish a minimum 100 foot vegetative buffer
- protect riparian and upland wetlands
- provide for slope protection – natural jute mat covering and silt fencing, when re-contouring the slopes and fill material along Woodard Creek.
- plant sterile annual grass to establish a quick erosion control measure until other native plantings can take hold
- re-establish the natural floodway overflow capacity for Woodard Creek in the northern end of the park
- establish bio-swales as a part of the drainage plan for the park
- review city ordinances for steep slope development and watershed protection, restore the upper watershed, cut bank roadway of Woodard Creek
- control invasive species that threaten the biodiversity of the park, follow the principle of 'early detection, early removal'

Visitor Services and Involvement

- encourage a 'pack it In pack it out' option and facilitate waste reduction, recycling, efficiency of water and energy usage
- direct visitors to sustainable businesses via informational material / bulletin boards, and Park Host ambassadors
- design interpretive exhibits/signs to foster a sustainable ethic and showcase park actions, e.g. why some areas are left natural for habitat, riparian buffers, bio-swales, native plants
- design for vandal resistant materials and building features, take immediate action to repair vandalism
- provide means for security and behavior control – gates, barriers, motion lights, security fencing of maintenance yard, well designed building doors and windows, community policing, use of Park Host, and an evaluation of the types and methods of vandalism to develop strategies to address this problem
- involve visitors and the community in the planning, design, maintenance, and use of parks to generate creative ideas, solutions, and involvement

APPENDIX A: Road Easement

BOOK 0262 PAGE 323

LETTER OF CLARIFICATION Page 1 of 4

This Letter of Clarification is for the easement entitled **RIGHT OF WAY EASEMENT** and filed with the Homer Recorders Office, Third Judicial District under File No. **71-426** and recorded in **Book 59, Pages 245 through 246.**

It is understood between the City of Homer (Grantor) and Lorene Bowers and Robert Clark (Grantees) that the Right of Way Easement referred to in this document is a strip of land forty feet (40') in width **west of the top of the west bank** of a small stream which flows in a southerly direction through the North one-half (N1/2) of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4), Section 18, Township Six South (T6S), Range Thirteen West (R13W), S.M. approximately 485 feet due west of the center of the Southeast one-quarter (SE1/4) of the same section.

The Grantees will use the easement for a driveway access to their properties identified as Kenai Peninsula Borough Numbers 175-04-07 & 175-04-06. Grantees agree to the following conditions:

1. The intended use of the driveway is for private residence access. It is not intended to serve parcels of land beyond the Grantee's properties named in this document.

2. Grantees will access the easement from the Campground Road at a point below and East of the Campground gate. This point of access is approximately 795' feet north of Fairview Avenue on the Campground Road as shown on Exhibit 'A'.

3. The access driveway cross section shall consist of a minimum 12 inch layer of gravel atop geotextile fabric.

4. Existing drainage patterns shall not be altered or disturbed; minimum 18 inch cmp culverts as required.

5. Minimum driveway width shall be 14 feet shoulder to shoulder.

6. A driveway permit shall be obtained from the Planning Department at City Hall prior to construction. The permit fee shall be $65 and is broken down as follows:
   Permit=$15, Review & Inspection $25, Recording Fees $25

7. Grantees assume all risk of liability or loss for or resulting from damages of any kind whatsoever caused by or arising out of use of the driveway within the easement. The City of Homer shall have no liability for any such loss or damages whether sustained by Grantee or any member of the public.

8. All improvements made by the Grantee within the easement may be destroyed or removed, without compensation to the Grantee, if and when a public street is constructed in said easement.

9. Grantee shall provide all maintenance, including snow removal, necessary for use of the driveway in the easement. The City shall have no responsibility for maintenance of the driveway.

10. If so directed by the City, the Grantee shall erect and maintain at the intersection of the driveway with any public street a sign indicating that the driveway is a private road and not maintained by the City.

11. Actual location / alignment of the driveway will be determined in the field with the Grantor (s) and Grantee (s). Within 90 days of construction of the driveway, the Grantee shall have the driveway location surveyed and a new easement formed and recorded with the legal description and conditions included.

12. This document shall be recorded in the Homer Recording District after execution by the parties

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first mentioned above.

CITY OF HOMER
491 E. Pioneer Avenue
Homer, Alaska 99603

By: _____ City Manager

PROPERTY OWNER / GRANTEE

By _____
Sole Property owner
ADL 6485161

STATE OF ALASKA)
) SS
THIRD JUDICIAL DISTRICT)

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared LORINE BOWERS, to me known and known to me to be the person(s) described in and who executed the above instrument and they acknowledged to me that they signed the above instrument and they acknowledged to me that they signed the same freely and voluntarily for the means and purposed therein mentioned.

WITNESS my hand and notarial seal this 17th day of March, 1997

Notary Public in and for Alaska
My Commission Expires: 2/10/99

STATE OF ALASKA)
) SS
THIRD JUDICIAL DISTRICT)

Before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, this day personally appeared [illegible], to me known and known to me to be the person(s) described in and who executed the above instrument and they acknowledged to me that they signed the above instrument and they acknowledged to me that they signed the same freely and voluntarily for the means and purposed therein mentioned.

WITNESS my hand and notarial seal this 1 rm day of March, 1997

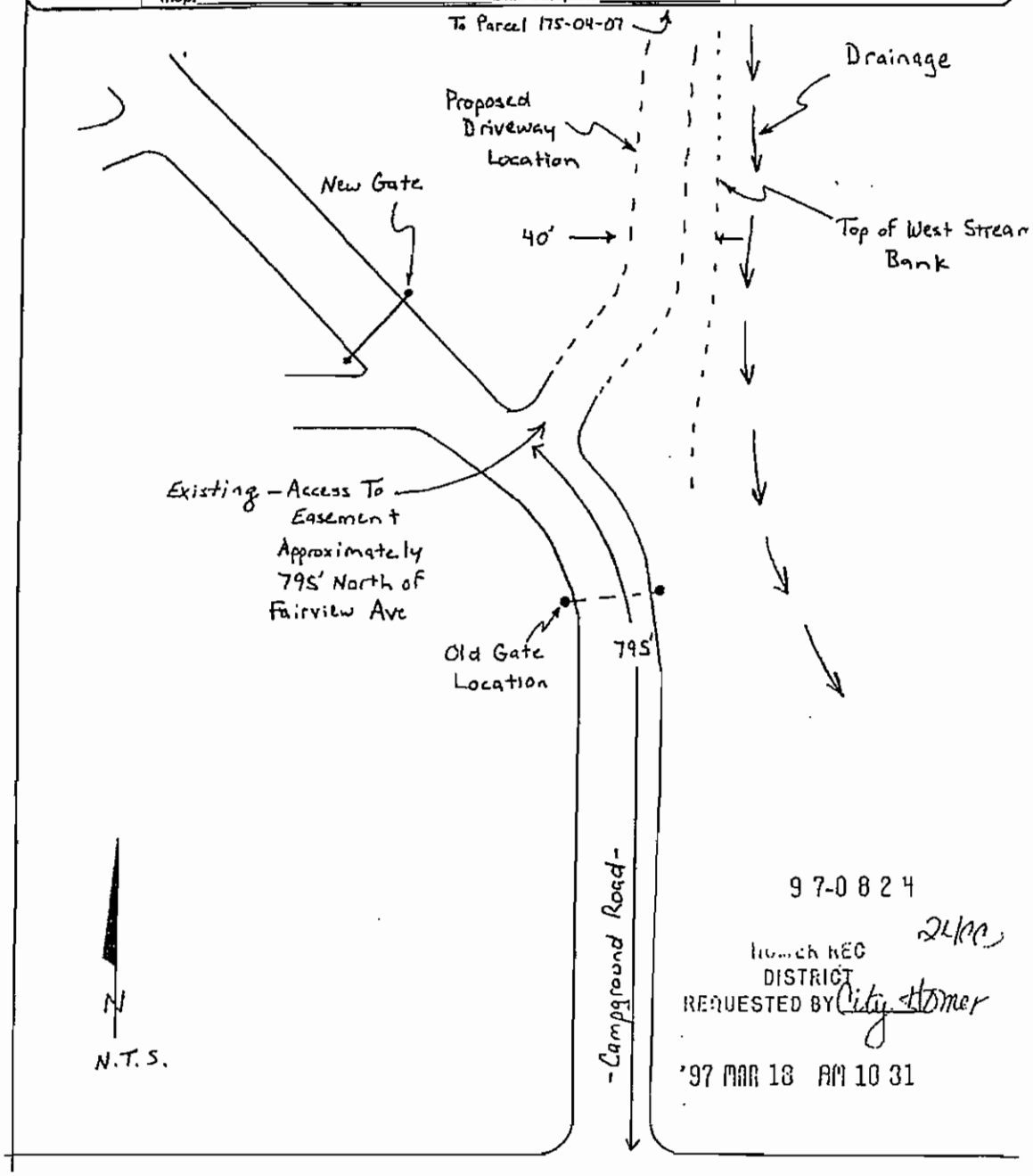
Notary Public in and for Alaska
My Commission Expires: 3-30-99

Return original to:
City Clerk
City of Homer
491 E. Pioneer Avenue
Homer, Alaska 99603

c: City of Homer Department of Public Works

Address: Attachment to Letter of Clarification BOOK 0262 PAGE 326

PUBLIC WORKS DEPT.	Title:	Project/Permit#
	Lot ____ Blk ____ Subd. ____	Contractor
	KPB No. ____ Date Insp. ____	Owner
	Insp. ____ Date Complete ____	



97-0824

2400

HOMER REC DISTRICT
REQUESTED BY City Homer

'97 MAR 18 AM 10 31

Serial No. 71-426 BOOK 57 PAGE 244
Homer Recording District

RIGHT OF WAY EASEMENT

THIS AGREEMENT, made and entered into this 26th day of May, 1971, by and between the CITY OF HOMER, a Municipal Corporation, Grantor, and ROBERT H. BREAKFIELD, of Homer, Alaska, as Grantee,

W I T N E S S E T H:

WHEREAS the Grantor owns and has title to that certain real estate and real property located in the Homer Recording District, Third Judicial District, more particularly described as follows:

> The North one-half (N1/2) of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4), Section 18, Township Six South (T6S), Range Thirteen West (R13W), S.M.

WHEREAS the Grantee desires an easement for road right of way purposes across the above-described real property.

NOW, THEREFORE, it is hereby agreed as follows:

For and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, Grantor does hereby grant, assign, and set over to the Grantee the following described easement:

> A strip of land forty (40) feet in width along the west bank of a small stream which flows in a southerly direction through the North one-half (N1/2) of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4), Section 18, Township Six South (T6S), Range Thirteen West (R13W), S.M. approximately 485 feet due west of the center of the Southeast one-quarter (SE1/4) of the same section,

with the right to build, maintain, repair, grade and drain a roadway within the above strip of land.

The Grantee hereby agrees to hold and save the Grantor harmless from any and all damage arising from his use of the

LAW OFFICES OF
[illegible]

right, easement and right of way herein granted and agrees to pay any damage or damages of any kind which may arise to the property, premises or rights of Grantor arising from the Grantee's use, occupation, and possession of the rights herein granted. The Grantee further agrees to indemnify and hold harmless the Grantor from any claims for personal injury or other damages of any kind or sort which may arise from the usage of any person of the easement granted herein.

The Grantor expressly reserves unto itself, its assigns, and successors in interest, the uninterrupted use of the above-described right of way and easement.

This shall be an easement of perpetuity and shall run with the land and may be transferred in favor of any successor in interest of the Grantee, including but not limited to the benefit of the heirs, administrators, executors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

GRANTOR: CITY OF HOMER

By Hazel Heath
Hazel Heath, Mayor

GRANTEE:

Robert H. Breakfield
ROBERT H. BREAKFIELD

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 26th day of May, 1971, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Hazel Heath known to me to be the

-2-

71-426

BOOK 59 PAGE 246
Homer Recording District

[illegible] for the CITY OF HOMER, ALASKA, and who acknowledged to me the execution of the foregoing instrument to be the free act and deed for and on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Lynn Boyle
Notary Public in and for Alaska
My commission expires: 21 Mar

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 21st day of May, 1971, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ROBERT H. BREAKFIELD, known to me to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he signed the same for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Lynn Boyle
Notary Public in and for Alaska
My commission expires: 21 Mar

RECORDED
Homer REC. DIST.
DATE 6-1 1971
TIME 1:15 PM
Requested by [illegible]
Address [illegible]

LAW OFFICES OF
HAHN, TEWELL & FARRELL
[illegible] WEST SECOND AVENUE
ANCHORAGE, ALASKA
[illegible]

APPENDIX B: CHRONOLOGY OF FILL MATERIAL PLACED ALONG WOODARD CREEK WITHIN KAREN HORNADAY HILLSIDE PARK

Compiled by Beth Cumming - August 18, 2008

1950's. Entry to the Fair Grounds was from Bartlett Street (then called CT Road) with culvert and fill to allow crossing Woodard Creek east of the red shed. Creek bed was much shallower at that time.

1976 and previous to that. According to Paul Hodgdon, who lived in the park from 1975 until 1980, Woodard Creek had a gentle slope all the way back to the park road and the creek bed was much shallower. The creek ran through the areas designated as "parking"on existing (approved in 1998) Master Plan. (The low spot, which was creek bed, can be seen on topo map that was used for Park Master Plan adopted in 1998.)

Starting about 1975 Al Poindexter liked to take his track team running in park along creek. They had to quit: "Someone started filling in creek and made a mess of things." Afterthought: the flooding of 1975 may have caused some of the "mess".

Pre 1976 Fill was being put in west of creek bed.

Over the years: Paul Hodgdon commented that putting in fill over the years has forced creek to move eastward.

1970's and continuing. Jim Preston, former State Range Conservationist for what was then called, "Soil & Water Conservation Service", says, "Woodard Creek in what is now Karen Hornaday Hillside Park naturally was broader and shallower than what you see today. Its flow was in a slower, more relaxed, more non-erosive natural character. Woodard Creek was manipulated and changed over the years. This resulted in a narrowing and restrictive effect, causing the creek to become faster and more erosive, (digging itself deeper/ undercutting banks, etc.) When that 25-50 year flood comes along this narrowing and restriction becomes chaotic and disastrous and very damaging."

1976 Heavy rains caused flooding, playing havoc with the then existing creek bed. Soundview was wiped out at creek and much damage farther down the creek.

1980's Fill added at lower end of planned parking lot.

1999 Borough leased some of land for 99 years for hospital addition. Huge amounts more fill from hospital excavation added to main parking area, much being pushed over edge of bank east of wood chip pile and south of that.

Between 1999 & 2002 In area of wood chips, large amounts of fill have gone over edge of bank; erosion is occurring; all alders and further south, trees, are killed, their roots suffocated by fill on them. Addition of fill over banks which killed vegetation made side of bank more erosion prone.

About 2002 and continuing Creek, in vicinity of wood chip pile is getting squeezed between narrow walls. Some sections of Creek appear to be moving eastward, probably affected by fill.

2002 Another period of heavy rainfall and flooding. Flooding causes creek to run faster and creek's bed in area around wood chip pile to cut deeper. It appears to be undercutting east bank in one spot as of 2008. Fairview was wiped out at culvert and culvert was replaced by much more spacious arrangement. Much damage along Pioneer and one person was fearful that her studio would be taken out. (Sandbags saved it).

Winter, 2007. Hundreds more loads of fill added to the main parking lot, still under construction, taking it from its previous (though apparently not documented) intention of being terraced to a more horizontal arrangement and making lower parking area impossible to be accessed directly from the road. The apparent reason for this change

was that it is very costly to get rid of fill and the location was close to Spruceview Avenue construction and to South Peninsula Hospital east wing excavation.

2008 A former city employee comments, referring to area at very top of parking). "It's only a matter of time before the creek comes through here again."

2008 A former resident of the east side of Creek talks about observing Creek becoming more restricted and not having as much "flood plain" to accommodate overflowing during periods of heavy rainfall. She lived there from 1988 until 1998, not one of the periods of extreme flooding, which occurred in the 1950's, 1976, and 2002, at approximately 25 year intervals. That same person commented to me (Beth Cumming), about ten years ago that after a recent period of heavy rainfall, she had noticed how the creek bed had deepened.

2008 If you stand by the wood chip pile and look northward you don't see much but alders. Those alders hide a large bank of dirt that was pushed up there, they hide the creek bed as it existed in 1976, plus they hide a swampy area, perhaps accumulated drainage; if you look eastward around the culvert, alders hide huge amounts of fill pushed over the bank to make more parking. Those alders hide much of the history of how the fill has impacted the creek.

2008 Four road contractors at various times during spring of 2008 went to take a look at fill. Commonalities of thinking were: 1999 fill in some places too close to edge. Most addressed instability and restructuring east side of parking lot. Three said that lower area where fill was added in 2007 was a mistake.

Note: the above comments are based on what individuals have told me, Beth Cumming. I have not gone to one or more additional individuals to attempt to confirm what one person said.

APPENDIX C: HYDROLOGICAL FIELD RECONNAISANCE REPORT – WOODARD CREEK, OCT. 2008

WOODARD CREEK HYDROLOGICAL FIELD RECONNAISANCE REPORT

PREPARED FOR: Friends of Woodard Creek

PREPARED BY: Geoff Coble, M.S. PG - Coble Geophysical Services
Homer Professional Building
910 East End Road, Suite #1
Homer, Alaska 99603
Phone: (907) 235-1066

This report summarizes the substance and conclusions of our field visit to Karen Hornaday Hillside Park on October 26, 2008. The purpose of the field reconnaissance visit was to examine the current condition and hydrological functioning of Woodard Creek and the feasibility/desirability to remove fill material to re-establish some natural overflow conditions and riparian corridor. There is also a desire to construct a footpath trail along the down slope of existing fill material.

The effect of placing fill material along Woodard Creek has caused encroachment on the Woodard Creek drainage and stream movement/overflow. It is clear from housing, hospital fill, paving projects and culverts that Woodard Creek has been defined already with increased stream velocity and incising of the stream bed. Further encroachment of this floodplain will cause erosion of the fill material. On the north this means exposure of construction debris in an area that still retains some natural overflow function.

Encroachment has caused faster moving channel water, which is the last thing the Woodard Creek watershed needs. These types of problems get passed along downstream, with increased liability for flooding, culvert blockages, stream bank erosion and increased stream sedimentation and velocity; for example to the culvert behind Homer Council on the Arts, which is now approximately a nine-foot drop.

It would appear feasible and desirable to remove the fill material from the north end and examine the hydrologic function to establish a stream overflow basin or bioswale to help dissipate some of the stream energy, capture sediments, and allow a healthier watershed function.

On the south end, the fill placed over the years along the western edge of Woodard Creek is much more significant with the stream becoming greatly incised from being forced into a restricted stream bed. To reduce future erosion, such as cut-bank erosion of this steep fill slope, would benefit from fill removal. It would be very desirable to reduce the steep slope of fill material along Woodard Creek in an effort to establish a vegetated stream corridor. If parking is desirable, then terracing the area would be preferred with fill material moved away from the stream.

The group also asked me to evaluate an engineering report for the group by Anna Bosin. Instead of the 3:1 slope proposed by Anna, a terraced slope could be used with approximately the same fill removed to create a more level floodplain, and provide a bench or two for the trail. This approach would require matting with earth staples or a similar method to protect against erosion while restoration vegetation gets established.

Finally, a proposed bridge connecting the hospital to Karen Hornaday Hillside Park is a wonderful idea, and consistent with trail connectivity in the community. However, it is important to keep structures outside of the floodplain and wetland areas which are clearly important from a hydrologic standpoint. My recommendation would be that the City and Friends work together to find a bridge design (perhaps pilings) that addresses these concerns.

In conclusion, the City should be constructing more floodplain area to mitigate long-ago mistakes in floodplain encroachment that have led to these types of problems. Creating more parking at Karen Hornaday Hillside Park should be done in a way that stays away from, and does not contribute to, construction within the floodplain. The northern section of Woodard Creek within Karen Hornaday Hillside Park is practically the only place left off the bench for some space with higher Reynolds numbers. This approach will also provide the aesthetic desired by trail proponents.

This field reconnaissance was a visual inspection of Woodard Creek and further hydrological investigation is needed to determine stream flow dynamics, topo mapping to determine best design for a stream overflow basin, and how the basin would be constructed.