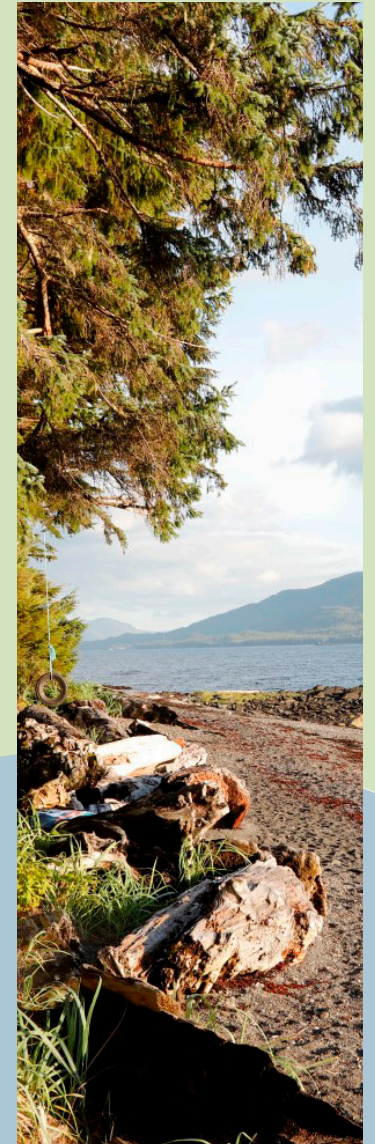


Parks and Playgrounds Master Plan

Ketchikan Gateway Borough



Ketchikan Gateway Borough

PARKS AND PLAYGROUNDS MASTER PLAN

PREPARED FOR

Ketchikan Gateway Borough
Public Works Department

PREPARED BY

Corvus Design
Assisted by Rain Coast Data



ACKNOWLEDGMENTS

The Ketchikan Gateway Borough Parks and Playgrounds Master Plan was developed as a collaborative effort with the public, stakeholders, representatives from the Public Works Department, and the Ketchikan Gateway Borough. It would not have been possible without the time and dedication from the many individuals who demonstrated their commitment through their participation in the public meetings, user group interviews, and community surveys. A special thanks to Morgan Barry, Director of Public Works, and Aaron Ostby, Deputy Director of Public Works, for their local insight and guidance.

DOCUMENT DATE

February 2023



TABLE OF CONTENTS

- 1 Project Overview**
 - 1.1 Introduction..... 1
 - 1.2 Summary of Recommendations..... 5
 - 1.3 Park Classifications..... 7
- 2 Focus Areas**
 - 2.1 North Ketchikan.....11
 - 2.2 Ketchikan City.....19
 - 2.3 South Ketchikan.....31
- 3 Priorities and Capital Improvement Costs**
 - 3.1 Community Engagement.....41
 - 3.2 Improvement Cost Estimates.....43
 - 3.3 Funding Sources.....59
- 4 Additional Recommendations**
 - 4.1 Standards for Site Furnishings.....65
 - 4.2 Standards for Playground Safety Surfacing.....69
 - 4.3 Sign Standards.....70
- 5 Appendix**
 - 5.1 Parks and Playgrounds at a Glance 73
 - 5.2 Operations and Maintenance 77
 - 5.3 Demographics and Trends 81
 - 5.4 Area Specific Conceptual Master Plans 83
 - 5.5 Federal, State, and City Parks Summary..... 86



1

Project Overview

1.1 INTRODUCTION

BACKGROUND

The Ketchikan Gateway Borough (Borough) assumed the community's recreation management from the City of Ketchikan in 1991. During that time, the City deeded numerous parks, playgrounds, trails, and recreation lands to the Borough.

The Borough is the primary manager of recreation facilities within Ketchikan, with the USDA Forest Service, State of Alaska Division of Parks and Outdoor Recreation, and the Ketchikan School District also managing recreation facilities within the City and larger Borough.

The Borough Public Works Department maintains, operates, and performs capital improvements for the following parks and recreation facilities:

- » Five urban public parks: City Park, Alder Park, Whale Park, Tunnel Park/Eagle Park, and Centennial Greenstrip;
- » Five playgrounds: Grant Street, Lund Street, Monroe Street, Rotary Beach, and Totem Heritage Playgrounds;
- » Numerous beaches, day-use areas, trails and trailheads: Rotary Beach, South Point Higgins Beach, Rainbird Trail, Carlanna Lake Trailhead, Coast Guard Beach Trail;
- » Gateway Aquatic Center;
- » Ten athletic fields;
- » A skateboard park;
- » Two beach/water access sites; and,
- » Multiple undeveloped parklands held for future park use.

Additionally, the Borough School District operates five schools with recreation facilities that include playgrounds, open space, athletic fields, and sports courts but are not operated by the Borough's Public Works Department. By default, these facilities also provide parks and recreation opportunities to the community, primarily outside school operating hours. Schools providing parks and recreation facilities include Fawn Mountain Elementary, Point Higgins Elementary, and Houghtaling Elementary.

The Forest Service and Alaska State Parks also manage numerous park facilities and trails within the Borough. These facilities include trailheads, campgrounds, interpretive sites, day-use picnic areas, and beach access areas that tend to be in a semi-remote natural setting. These areas include Settlers Cove State Park, Totem Bight Park, Refuge Cove State Park, Ward Lake Recreation Area, numerous trails, and other remote recreation sites. The City of Ketchikan operates the Waterfront Promenade and Married Man's trail through downtown, and cultural resources at the Totem Heritage Center, Library and Tongass Historical Museum, and provides a greenbelt at the Bar Harbor building. The City of Saxman manages its Totem Park and its cultural properties and is looking to expand its Cultural Park. With good representation by other agencies, the Borough does not need to target cultural resources; however, interpretive signs at Borough facilities are appropriate.

As the community of Ketchikan grows and new neighborhoods are developed, the Borough wants to ensure that all neighborhoods have the appropriate level of service (LOS). Additionally, there is a desire to meet community-specific needs for its parks and playgrounds. Several parks and playgrounds are aging, no longer meeting neighborhood needs, and could become a liability. Recommendations for these aging assets will meet resident expectations while providing safe play environments. Additionally, understanding redundancy in existing facilities helps the Borough prioritize funding and operations of its assets.

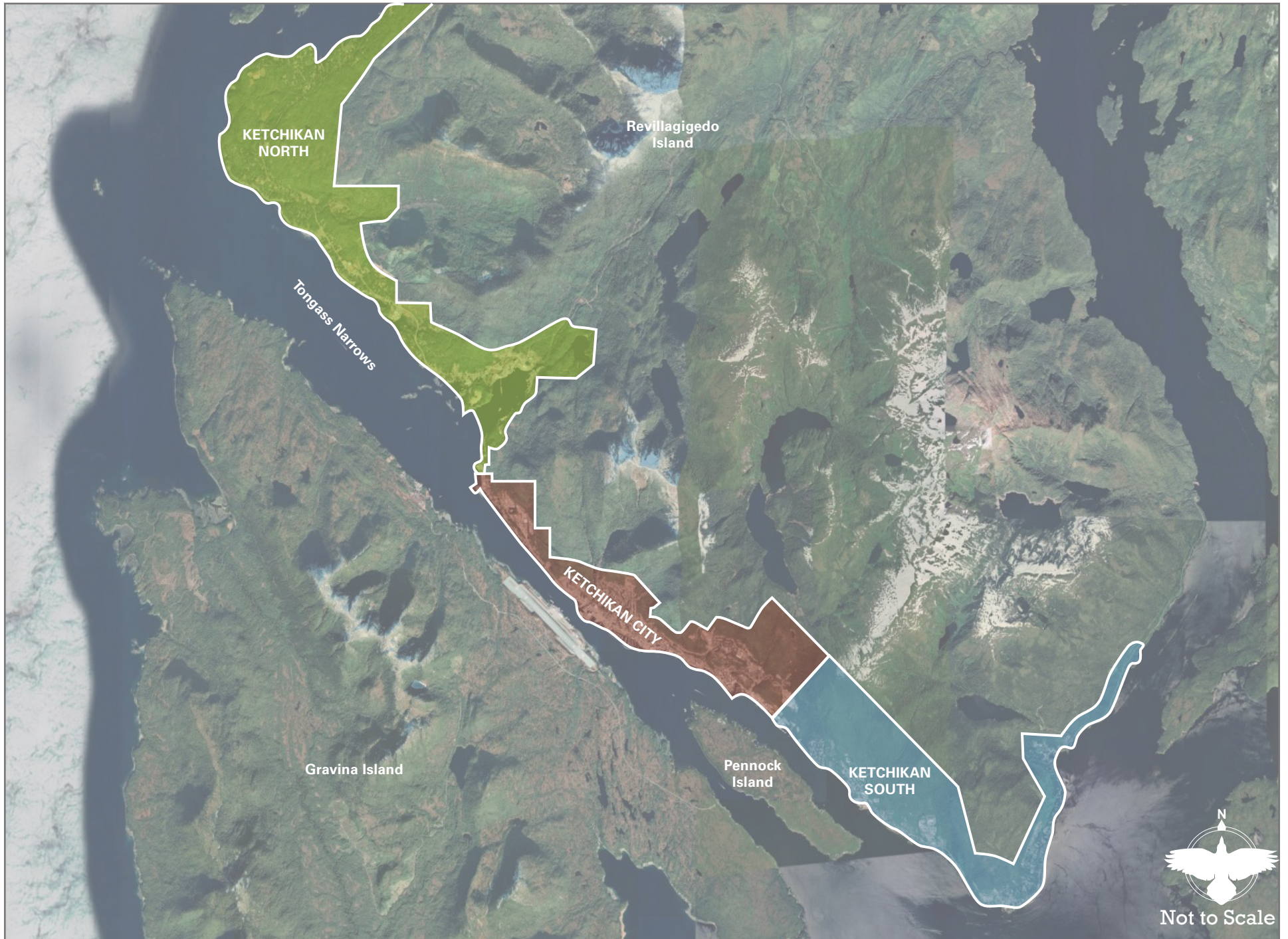
The Borough also holds numerous sites as parklands in an undeveloped condition. It could activate these properties to become developed parks and playgrounds by identifying deficiencies in the LOS in their vicinity.

The Borough desires to prioritize needs related to its parks and playgrounds through a public process, and guided by national parks and recreation standards. Identifying and prioritizing park and playground improvements, supported by budgets and operational needs, will allow the Borough to meet Ketchikan's current and future recreation needs.

PROJECT OVERVIEW

In 2021, the Borough developed a Recreation Master Plan Survey to receive community input on the Borough's managed parks and playgrounds. This survey was completed by nearly 300 respondents and indicated that community needs in some neighborhoods were not being met, equipment and facilities were aging and needed to be replaced, and new parks and playgrounds were desired. To respond to these expressed concerns, the Borough needed to inventory its current park and playground facilities, determine the appropriate LOS using parks and recreation guidelines and local development patterns, and make appropriate recommendations for its assets. Recommendations in response to the additional community surveys, public input, the Borough operations and funding, and findings from the inventory and assessment will guide the development of this document, the Borough Parks and Playgrounds Master Plan. This Master Plan only focuses on assets located along the developed road system of Revillagigedo Island. This master plan provides a strategic framework for future decisions related to the Borough's parks and playgrounds and set priorities for related capital projects. This master plan will:

- » Provide an inventory of the existing parks and playgrounds;
- » Identify population and neighborhood demographics;
- » Review related community plans, and master plans related to parks and recreation;
- » Evaluate input from the 2021 recreation survey;
- » Verify and identify levels of service appropriate for Ketchikan based on national guidelines and local development patterns;
- » Prioritize and make recommendations for park and playground improvements, supported by costs;
- » Validate these priorities through a public process;
- » Identify lands for future parks and playgrounds development; and,
- » Provide a higher level of planning for South Point Higgins Beach, Alder Park, and Rotary Park.



Ketchikan Vicinity Map: Regions of Ketchikan



Ketchikan Vicinity Map: Park Locations

BOROUGH RECREATION ASSETS

PARKS

Major Urban Parks

- 1 >> City Park
- 2 >> Alder Park

POCKET PARKS

- 3 >> Whale Park
- 4 >> Eagle/Tunnel Park

BEACHES

- 5 >> Rotary Beach
- 6 >> Mountain Point Beach
- 7 >> South Point Higgins Beach

PLAYGROUNDS

- 8 >> Totem Heritage Tot Lot (Triangle Park)
- 9 >> Lund Street Tot Lot
- 10 >> Grant Street Tot Lot
- 11 >> Monroe Street Tot Lot
- 12 >> Gateway Aquatic Center

Other Playgrounds:

- 13 >> Houghtaling Elementary School
- 14 >> Fawn Mountain Elementary School
- 15 >> Point Higgins Elementary School
- 16 >> South Tongass Fire Station #4



RECREATION LANDS

- 17 >> Ketchikan Creek Parcels
- 18 >> Bear Valley Park Parcel
- 19 >> Forest Park Greenbelt Parcels
- 20 >> Borough Entitlement Lands (Ward Cove/Revilla)
- 21 >> Bear Valley Wetlands Mitigation Bank Parcel
- 22 >> Revilla Road Entitlement Land

TRAILS

- 23 >> Schoenbar Trail
- 24 >> Rainbird Trail
- 25 >> Carlanna Lake Trail
- 26 >> Coast Guard Beach Trail

LEGEND

-  Existing Borough Parks and Parkland Focus Areas: Facilities requested by the Borough to receive a higher level of attention due to public prioritization.
-  Existing Borough Parks and Parkland, including School District facilities with playground facilities.

1.2 SUMMARY OF RECOMMENDATIONS

The following provides a summary of the policies and recommendations based on the inventory and assessment of existing park and playground facilities, level of service analysis, public input, best management practices for parks and playgrounds, and refinement by Borough staff. These provide policy direction and priorities for future planning decisions and priority improvements for the Borough's parks and playgrounds managed by the Public Works Department.

GENERAL POLICIES

- » The disposal of parkland is not in the best interest of the Borough or its residents. Parkland (including undeveloped) should be preserved for current and future public use.
- » Develop recommendations with the Comprehensive Plan and future code development to guide park type and size based on living unit per square foot of parcel and quantity of living units being serviced by those parks.
 - The average density standard for specific dwelling unit types and the parkland dedication standard should vary depending on the region (i.e. Ketchikan City has a higher density than North Ketchikan and would require more parks with a higher level of service). The radius of service is defined in the Park Classifications and should be considered when determining the number of parks within a given area.
- » Prioritize recreational access to salt- and freshwater resources on Borough land, and provide viewsheds or access as appropriate to the location.
- » All facilities must provide the appropriate level of accessibility and meet national standards.
- » The Borough should promote the unification of a new Regional Park that includes the existing cluster of Borough facilities; City Park, the skate park, Walker Field, Totem Heritage Center, Totem Heritage Playground, Ketchikan Creek, and Schoenbar Trail. Unify these areas through signage, wayfinding, and promotion. Incorporate the Salmon Walk as part of this park and through providing access.

- The Borough should connect the trails for walking, running, biking, nordic skiing, etc. identified in the Comprehensive Pedestrian Biking Plan, 1985.
- Extend these greenways in order to connect to higher-use corridors or to improve wayfinding.
- » Developed parks in the outskirts of the Borough should consider partnerships with local subdivision/neighborhood associations and other local entities to promote safety and assist in the maintenance of the park and its facilities.
- » All playgrounds should receive both low frequency and high frequency inspections on a regular basis. The Borough should develop a standardized system for documenting these inspections and any repairs.
 - High frequency inspections to be performed daily or weekly and focus on frequently changing conditions often caused by use, weather, and/or vandalism. Inspectors should document any findings.
 - Low frequency inspections to occur semi-annually, annually, or bi-annually depending on the age, use, climate, and other external factors. These inspections should focus on documenting and correcting wear and tear of equipment and/or surfacing.
- » Operations and management of existing parks and playgrounds must be at a level that meets (or exceeds) the expectations of the Borough for acceptable level of risk and level of service, and meets users expectations for cleanliness, facilities offered, and creating a safe positive user experience. As new parks and playgrounds are brought on line, the level of operations and management must be commensurate with the new facilities to meet the Borough's and public's expectations.
- » Work in partnership with the cruise ship industry and pursue funding from cruise ship passenger vessel fees for parks, playgrounds, and trails used by cruise ship visitors. Consider the development of commercial use recreation permits and fees for parks and trails used by tour operators and their clients.

LAND MANAGEMENT

- » The following high-priority identified lands are currently not under Borough ownership, or are Borough lands not designated as parkland. Lands not under Borough ownership are to be considered for acquisition and dedication as parkland. Those already under Borough ownership are to be considered for dedication as parkland:
 - 0.46 acre privately owned waterfront parcel (Tract D, North Tongass Highway) surrounded by Borough lands adjacent to Settler's Cove.
 - Borough Property (adjacent to Settler's Cove). Put northern 7 acres into a conservation easement with allowable passive recreation use including trail connecting to Settlers Cove State Park. Acquire the adjacent 0.46 acre privately owned waterfront parcel (as listed above) and include in easement.
 - Small private lot at base of Ketchikan Tunnel on waterside
 - Mud Bight Greenbelt acquisition
 - Rotary Beach Island acquisition
 - Designate a portion of the 297 acre parcel of the Revilla Road Entitlement Land as parkland, which would include the undeveloped area east of Revilla Road
- » Develop a subdivision ordinance where large scale residential developments are required to set aside a specific amount of parkland and/or develop park and playgrounds to meet the needs of the new development.
- » All neighborhoods with water frontage should have at least one parcel that provides beach access to the public.
- » Develop a new Borough zoning designation for recreation lands.

» Neighborhoods requiring new parks, playgrounds, or recreation activities that require either identification of appropriate Borough lands or land acquisition from others – whether by fee title, easement, or other permit (e.g. land use authorization by Alaska Department of Natural Resources, revocable permit for City right-of-way, etc.) include:

- Mile 10 neighborhood
- Mile 14-15 neighborhood
- Newtown/Westend neighborhood
- Downtown neighborhood (adjacent to waterfront)
- Saxman (work in partnership with City of Saxman)
- Herring Cove neighborhood

As opportunities present themselves for acquisition of these lands, the Borough should prioritize their acquisition. Acquisition of these lands does not commit to immediate improvements of these lands and should be developed when triggered by neighborhood need and funding opportunities.

PARK IMPROVEMENTS

- » Replace or upgrade dilapidated or unsafe equipment, furnishings, fixtures, or landscape features at all parks and playgrounds.
- » Improve accessibility throughout and make facilities inclusive. Transition playgrounds to accessible rubberized tile safety surfacing and design new playgrounds to include rubberized surfacing or enable future transition. At parks, design accessible routes to the main park features.
- » Provide at least one covering/shelter at all parks, and design playgrounds to accommodate future installation of shelters over play equipment.
- » Provide restrooms or vault toilets at all parks and beaches. Plan for future provision at playgrounds.

» Facility specific priority park improvements as determined by public input and the Borough:

- South Point Higgins Beach: Dedicated vehicular parking area with ADA spaces, accessible pedestrian routes, restroom building, covered shelters, picnic tables, fire rings, and benches.
- City Park: Replace concrete sidewalks, replace gravel paths with paved walkways, new site furnishings, new lighting, create accessible route and pad for picnic tables, improve wading pool, install accessible bridges and walkways at all hardened trail locations.
- Alder Park: Install play equipment, new site furnishings, new light fixtures, and outdoor adult exercise equipment on existing trail.
- Triangle Park and Grant Street Park: Replace pea gravel with appropriate accessible rubber surfacing (tiles).
- Rotary Park: Replace existing playground, install fence between park and private property owner to the south, reconfigure north parking area to increase parking and dedicated ADA spaces, provide accessible route from parking lots to beach and day-use areas, develop day-use area to south with shelters and site furnishings, provide a trail and basic day-use recreation facilities at the island (currently owned by DNR) in front of Rotary Beach.
- Recommended new park development as determined by public input and the Borough:
 - » Mountain Point Beach: Install hardened trail through existing wooded area to access beach, develop new day-use area with shelters and site furnishings in existing wooded area, install viewing platform at water's edge, work with the City of Ketchikan to coordinate improvements to the parking areas to include ADA spaces and site lighting serving the new day-use area and City-operated boat launch.

- » Kirk Young Playground: Remove playground and replace with new all ages equipment. Include accessible playground safety surfacing, replace chain-link fence, include accessible route from parking to playground, include basic site furnishings. Should Kirk Young playground not be replaced in current location, find new location in same neighborhood.
- » Revilla Road Park: Establish a developed dog park with improved visibility and adjacent parking. Establish as a neighborhood park adjacent to dog park, with community garden and basic day-use facilities. Connect park to adjacent recreation areas and local destinations via trail network. As semi-remote recreation demands increase, develop as a day-use area with shelters and picnic facilities. Include large centralized turf field and pavilion for hosting large scale community events. Explore partnerships with adjacent Ward Cove Cruise Ship Dock to create community recreation facility for visitors and locals.
- » Forest Park Playground: Install playground for ages 2-12 years old and allows future covering of playground, site furnishings, expand existing parking areas, install accessible pedestrian routes (trails) from park through adjacent greenbelt and neighborhoods.
- » New North End Playground: Prospective project at Potter Road Schoolhouse used as a baseline for developing a new playground serving the North Point Higgins or South Point Higgins/Pond Reef Neighborhoods.

Note that new opportunities for funding, partnerships, community needs, or other factors may alter these priorities or render certain improvements or development opportunities more timely and cost effective.

1.3 PARK CLASSIFICATIONS

Park Classifications are used to identify the primary uses, facilities, and typical service area of individual parks. These are derived from the 1994 Borough Parks and Recreation Comprehensive Plan and refined below as part of this master plan. Radius of Service (ROS) provides the distance a typical user would be expected to travel to access a specification park classification. Due to Ketchikan's linear development pattern (rather than typical urban cluster development), there is some flexibility required in the interpretation of the ROS. For Ketchikan, there are nine park classifications.

REGIONAL PARK

A Regional Park is typically the largest park (25-5,000 acres) providing a wide range of active and structured recreation activities for youth and adults, that service the entire Borough. Generally it is designed to be used by all age groups and physical abilities. The radius of service is 45 minutes of driving.

Regional Parks include major sport field complexes and major indoor recreation facilities (aquatic centers or gymnasiums), and have supporting facilities including covered picnic areas, playgrounds, multi-family day-use facilities, and can include educational experiences. Paved parking and indoor bathroom facilities are required as the majority of users arrive automobile. All facilities should be accessible and are typically illuminated.



Alder Park - Neighborhood Park



City Park - Community Park

COMMUNITY PARK

A Community Park is a larger park (5-15 acres) providing active and structured recreation for youth and adults and serve several neighborhoods. Generally it is designed to be more organized and structured than Neighborhood Parks, although natural areas may be included depending on the suitability of the site.

Community Parks typically have a special use that makes them a destination and can include athletic fields, larger multi-family day-use facilities, playgrounds, but not indoor recreation facilities. Indoor bathroom facilities, lighting, and parking are recommended and all facilities would be accessible. Community Parks typically serve a larger area and offer more facilities than Neighborhood Parks. The recommended ROS is 3 miles or less.

NEIGHBORHOOD PARK

Neighborhood Parks are intended to offer experiences for all ages and are designed to provide structured or unstructured play areas at the neighborhood scale. They tend to have fewer facilities and range from 0.5 to 4 acres. A portion of the parcel may be developed but areas for natural open space could also be available. These parks are day-use only and include accessible playgrounds for all age groups, limited day-use facilities, parking, and are typically not illuminated. Slightly smaller sized parks that provide all the listed facilities may be classified as a Neighborhood Park.

Neighborhood Parks typically serve a neighborhood area and should be accessible by walking or biking from adjacent neighborhoods and may or may not have parking depending on park size. The recommended ROS is 1/2 mile or less.



Eagle Park - Pocket Park

POCKET PARK

Pocket Parks are small spaces that typically consist of an area of less than one-half an acre and are usually found in highly developed areas. Pocket Parks are typically a single use recreation area at a small scale that might include a plaza or green space with sitting, limited day-use recreation facilities, and could also include a tot lot playground. They may or may not have parking and lighting, depending on their location. Due to their very limited facilities, they typically have a radius of service of 1/4 mile or less and accessed by foot or bicycle.

SPECIAL USE PARK (SPECIAL FACILITIES)

Special Use Parks are designed to provide a single specific recreation use. An example of a Special Use Park is the Ketchikan Skate Park on Schoenbar Road. These parks with their special use tend to be the only park within the Borough. These parks usually provide amenities that serve the entire Borough and aside from parking, do not have required elements. The radius of service is 45 minutes of driving.

NATURAL DAY USE RECREATION AREA

Natural Day Use Recreation Areas offer a passive recreation experience within a natural landscape. They tend to have an equal or higher level of development and accessibility compared to federal and state managed natural recreation day-use areas. Natural Day Use Recreation Areas can range from 1 acre to many areas and can include large tracts of undeveloped land.

These areas typically serve a large population and should include indoor restroom (vault toilets) and parking areas as the majority of visitors are expected to arrive by vehicle. Accessible routes should be included to connect the parking area to day-use recreation facilities that include covered and open picnic areas, fire pits, and access to natural amenities such as lake, beach or larger trail network. The recommended ROS for larger Natural Day Use Recreation Areas that can serve multi-families/groups and the entire Borough is 45 minutes driving. Smaller sites only able to serve a smaller group would have a ROS of 3 miles.

BEACH ACCESS (TRAIL CORRIDOR)

Beach Access Areas are specifically dedicated to providing the public with access to waterbodies and are typically smaller parcels. Beach Access Area may be developed or in a natural state for future development. Development should include parking and may include limited day-use facilities. Beach access is determined by current Borough ownership and these areas should be conserved to maintain public access. Each neighborhood adjacent to water should have at least one beach access including to waterfront destinations that have high community use. These parks usually provide amenities that serve the neighborhood and Borough and have a neighborhood level ROS.

UNDEVELOPED PARKLAND

Undeveloped Parkland includes Borough owned parklands that are intended to remain as public use areas but are not developed and are without facilities. These areas include land being held for future development as a park when there is demand and funding. These lands should be maintained to ensure good visibility and safety so they do not become a nuisance property. They do not have a typical service area until developed and receiving a park classification.

CONSERVATION LANDS (OPEN SPACE)

Conservation Lands are undeveloped parkland (or private land) that is permanently protected from development and typically include wetlands, riparian corridors, archaeological areas, or other sensitive or high value environmental lands. Conservation Lands do not have a size requirement or ROS. Where allowable under the conservation easement, passive recreation including trails, interpretation facilities, and limited day-use recreation facilities may be permitted.

OTHER LANDS OF INTEREST

These are lands not under the ownership of the Borough but have been identified as having recreation value and should be considered for acquisition by the Borough and designed as parkland. These lands may also be Borough owned lands that have not been designated as parkland and should be reclassified due to their identified recreation value. It is in the best interest of the public and Borough to purchase or develop agreements for these lands not under Borough ownership, or to reclassify Borough lands of interest as Borough parkland.

THIS PAGE INTENTIONALLY LEFT BLANK

The background features a series of overlapping, wavy green shapes at the bottom, creating a landscape-like effect. The top half of the image is plain white.

2

Focus Areas

2.1 NORTH KETCHIKAN

SUMMARY

The North Ketchikan region consists of 11 neighborhoods along approximately 13 miles of North Tongass Highway, with a fair degree of separation between population centers. State Parks and the Forest Service provide outstanding day-use areas, camping and hiking at Settlers Cove and Ward Lake, and cultural parks at Totem Bight. Beach access is also available at Refuge Cove State Park and the Borough-owned South Point Higgins Beach. The sole public playground is at Point Higgins Elementary School, which also accesses the Coast Guard Beach hiking trail. A Dog Park is also available in the Revilla Entitlement Land near Ward Lake, which provides trailhead access to the Ward Creek and Salvage Trails. ADOT&PF also maintains a coastal trail from Refuge Cove to Whipple Creek.

PUBLIC INPUT

2021 Community Survey: With only one playground within the North Ketchikan region, these neighborhoods are being under served. The desire for a park or playground south of the Point Higgins Elementary School Playground (Refuge Cove Area) was expressed by multiple participants.

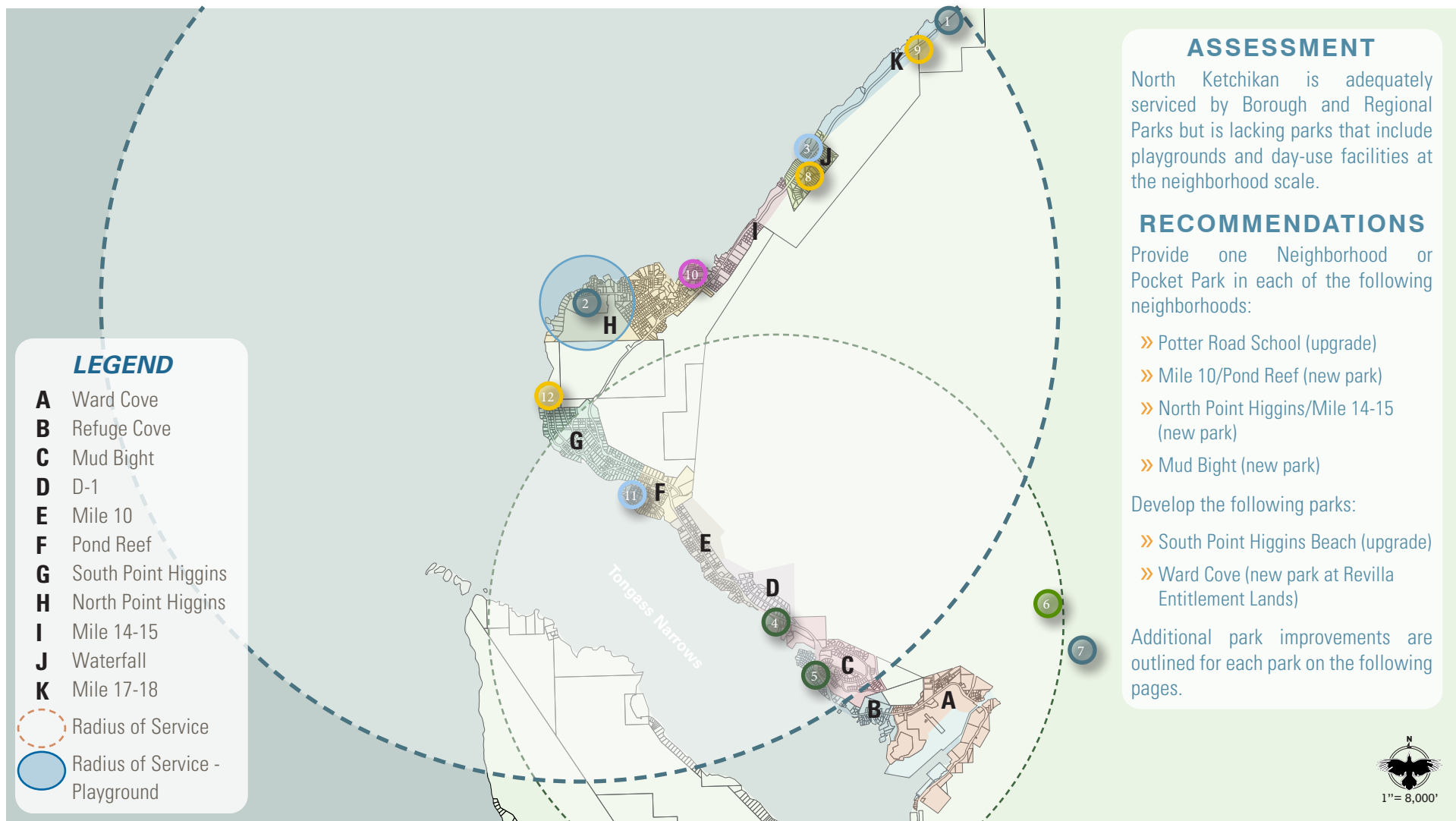
2022 Public Meeting/Survey: Priority projects included putting Borough lands adjacent to Settler's Cove into a conservation easement, and developing South Point Higgins Beach and the Revilla Entitlement lands as recreation areas.

LEVEL OF SERVICE RECOMMENDATIONS

The North Ketchikan region is lacking access to Neighborhood Parks, particularly the neighborhoods north of Mile 14-15 and south of Mile 10. With South Point Higgins Beach currently the only major public option, these areas are also lacking dedicated lands for public beach access. The need for new Neighborhood Parks and playgrounds as well as dedicated beach access areas is supported by the map on the next page which represents the approximate service area of existing parklands.



North Ketchikan Parklands



North Ketchikan Neighborhoods

2.1.1 SOUTH POINT HIGGINS BEACH

Existing Park Designation

■ Undeveloped Parkland

Recommended Park Designation

■ Natural Day-Use Recreation Area (Community Park)

EXISTING CONDITIONS

The South Point Higgins Beach property is a 4.56 acre wooded lot with undeveloped beach access. The park does not contain any facilities with the exception of a portable toilet only during summer months. A gravel pad along South Point Higgins Road provides parking for approximately 8-10 vehicles. The current conditions do not meet the demand for parking as the majority of users arrive via automobile due to the location of the park. At peak visitation times, vehicles park along the road creating congestion and potential safety concerns. Current beach access occurs along dirt paths through a wooded area with no accessible routes.



Existing gravel parking area and portable toilet



View of South Point Higgins Beach (looking south)

OPPORTUNITIES

The South Point Higgins Beach property has the potential to become a Community Park due to its ability to serve large groups and its scenic ocean views. Improvements should be made to this park to provide multi-family amenities and facilities necessary to meet the expected demand.

The installation of a paved parking lot at the southern portion of the park with a permanent restroom building would provide a more welcoming arrival experience. Circulation throughout the park should consist of both accessible and undeveloped routes which lead to a series of “recreation rooms” or day-use areas within the forest with access to the beach. Each day-use area is to include a covered shelter, picnic table(s), fire ring (with grill), litter bins, and ocean views for larger family gatherings. Due to the size of the park, phased improvements are anticipated. See the Appendix for a conceptual master plan.

PARK IMPROVEMENTS

- » Vehicular parking area with ADA spaces
- » Accessible and social pedestrian routes/trails
- » Restroom building (Vault toilet is budgeted for FY 2023)
- » Covered shelters
- » Picnic tables, fire rings and benches
- » Interpretive panels and signs
- » Phased improvements

OPERATIONS AND MAINTENANCE

During peak summer use months, this facility is checked daily by staff. This site requires little maintenance other than regular trash and litter pick up. In the winter, this site is checked three times a week. Estimated current yearly staff time required to maintain this area is 78 hours/year while the estimated yearly staff time to maintain after proposed improvements is 234 hours/year. The addition of a vault toilet will also increase yearly operational costs by an estimated \$1,400 for pumping and disposal services.



2.1.2 FUTURE DEVELOPMENT OPPORTUNITIES

REVILLA ROAD ENTITLEMENT LAND

Existing Park Designation

Undeveloped Parkland

Recommended Park Designation

Special Use Park, Community to Regional Park

EXISTING CONDITIONS

This 297 acre parcel is located in close proximity to Ward Lake and is largely undeveloped. It hosts the Ketchikan Dog Park (with minimal facilities) and nearby are the numerous Forest Service Recreation Areas at Ward Lake. A gravel (upper) lot is located adjacent to the Dog Park. An additional gravel (lower) parking lot serves the trailhead and provides access to the Dog Park up a steep wooded embankment with no visibility. The lower parking area connects to the Ward Creek and Salvage Trail systems, which connects to Ward Lake.

OPPORTUNITIES

This area has large untapped opportunities, and is not located within a residential neighborhood reducing the potential for adjacency impacts. This undeveloped park is near several Forest Service Recreation Areas and new development should not duplicate existing facilities rather support and enhance them. Phased development of the



Lower parking area



Existing Dog Park

large site will allow the area to be developed as need and as demand increases. The open site and remote location provides an opportunity for the park to be developed as a large-scale community festival and event space. This park would be developed in phases.

Designate a portion of the 297 acre parcel as recreation land, which would include the undeveloped area east of Revilla Road, to allow for future phased park development beyond the existing developed areas.

PARK IMPROVEMENTS

- » Establish a developed dog park (fenced areas, appropriate surfacing, dog amenities, and site furnishings) with improved visibility and adjacent parking
- » Establish community garden
- » Connect park to adjacent recreation uses and local destinations (Ward Cove) via trail network
- » Develop as a day-use recreation area with shelters, restroom and picnic facilities

- » Create large undeveloped centralized field and pavilion for hosting large scale community events. Integrate with day-use facilities and provide needed parking to create a Regional Park
- » Explore partnerships with adjacent Ward Cove Cruise Ship Dock to create community space for visitors and locals.

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Staff time for this location is negligible. Due to the location, size of the property, and scope of proposed improvements, serious consideration should be given to additional staff time required to maintain the facility adequately. Full development would require an additional 0.5 FTE to the current staffing. General maintenance would require an additional 800 hours/year of staff time when fully developed as a Regional Park.

BOROUGH PROPERTY *(Adjacent to Settlers Cove)*

Existing Park Designation

 *Undeveloped Parkland*

Recommended Park Designation

 *Conservation Lands*

EXISTING CONDITIONS

This property is just under 43 acres and is located along the Tongass Highway between mile 16 and 18. This undeveloped land is adjacent to Settlers Cove State Park and includes waterfront property. Three privately owned, landlocked waterfront parcels are located within this larger Borough property including a 0.46 acre lot near Settlers Cove that is currently for sale. The Borough is considering the mid and south portion of this large lot for meeting future housing needs.

OPPORTUNITIES

The north portion of this large lot could be set aside as conservation lands to be used as a buffer between the Settlers Cove State Park and future housing to the south. Putting this land into a conservation easement with the Southeast Alaska Land Trust (or similar) would be one opportunity. Acquisition of the small 0.46 acre private lot is recommended for also including in the easement.

PARK IMPROVEMENTS

- » Put northern 7 acres of lot along with the 0.46 acre lot into a conservation easement with allowable passive recreation use including trails and day-use facilities
- » Provide recreation connections to the State Park and future housing to the south and new trailhead off highway

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Staff time for this location is negligible. The proposed land designation change would only require periodic checking and litter clean up throughout the year. The Borough may also be able to differ maintenance costs and obligations by pursuing a land management agreement with the State of Alaska DNR, Division of Parks and Outdoor Recreation, which owns the adjacent recreational property.

POTTER ROAD SCHOOL HOUSE

Existing Park Designation

 *Pocket Park*

Recommended Park Designation

 *Neighborhood Park*

EXISTING CONDITIONS

This 2.16 acre property is located at the intersection of Knudson Cove Road and Potter Road in a rural residential area. The historic Clover Pass School (community gathering building) along with a timber picnic shelter and rustic outhouse are the only facilities located on this property, that includes a surrounding wooded site.

OPPORTUNITIES

This area has access to the water via the Knudson Cove Marina but is lacking access to passive recreation and playgrounds. This is an ideal location for a small Neighborhood Park with a playground that could benefit from a permanent restroom building and an improved picnic shelter. The property is under passive management by the Borough. Any future development should consider and include working with the Potter Road Parks Association (PRPA).

PARK IMPROVEMENTS

- » Small playground for all ages
- » Restroom facilities (vault toilet)
- » Improved covered shelter
- » Picnic tables and benches

OPERATIONS AND MAINTENANCE

The PRPA currently maintains this property. Staff time presently utilized in this location is negligible. Proposed improvements would require additional staff time of approximately 174 hours/year, with an estimated annual cost of \$1,400 for vault toilet pumping and disposal services. Maintaining the existing management agreements with the PRPA may reduce some staff time and maintenance expenses. The site also contains a historic building which would require specialized maintenance.

WATERFALL GREENBELT PARK PARCEL

Existing Park Designation

 *Other Lands of Interest*

Recommended Park Designation

 *Undeveloped Parkland*

EXISTING CONDITIONS

This 0.11 acre site is located on Cascade Road within a growing neighborhood and is Borough property but not designated as parkland. The site currently consists of natural vegetation and is without facilities. There is no existing vehicular access to the property.

OPPORTUNITIES

Located within a small growing neighborhood with larger lots and low density, this parcel could become a Pocket Park with small playground to serve the area. This demand is likely many years out and for the time being should remain as undeveloped but designated as Borough parkland for future park development.

IMPROVEMENTS

- » Designate as Borough parkland and leave as undeveloped parkland until neighborhood density increases
- » Long term, develop as a Pocket Park with small playground and basic facilities

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Staff time for this location is negligible. Proposed improvements add an estimated 84 hours/year of regular staff maintenance time when developed as a Pocket Park.

FUTURE DEVELOPMENT OPPORTUNITIES - CONT'D

WATERFALL CREEK

Existing Park Designation

■ *Other Lands of Interest*

Recommended Park Designation

■ *Beach Access*

EXISTING CONDITIONS

This 1.22 acre site is located along the North Tongass Highway directly north of the 1st Waterfall Creek. It is undeveloped and is a wooded site.

OPPORTUNITIES

This site has the opportunity to be improved for enhanced beach/water access within a natural wooded site.

IMPROVEMENTS

» Small trailhead off highway and trail to water

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Staff time for this location is negligible. Proposed improvements add approximately 52 hours/year of regular staff maintenance time. Pursuing a maintenance agreement with the Waterfall Service Area may reduce required staff time.

POND REEF BEACH ACCESS

Existing Park Designation

■ *Other Lands of Interest*

Recommended Park Designation

■ *Beach Access*

EXISTING CONDITIONS

This 0.1 acre site is located between Pond Reef Road and the waterfront and is Borough property but not designated as parkland. It is an undeveloped wooded site without facilities.

OPPORTUNITIES

This site has the opportunity to be designated and improved for beach/water access within a natural wooded site.

IMPROVEMENTS

» Designate as Borough parkland

» Small trailhead and trail to water

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Staff time for this location is negligible. Proposed improvements add approximately 52 hours/year of regular staff maintenance time.

IDENTIFICATION OF NEW PARK SITES

Based on the Level of Service mapping on page 12, there is a need for parklands in the Mile 10 and Mile 14-15 neighborhoods. Mile 14-15 has a low residential density and is considered a long-term need. Due to the higher residential density of the Mile 10 area, the need for parkland is near-term for this area. Work with the local neighborhoods to either identify appropriate Borough lands or land acquisition from others (through possible partnerships) that would address these park and recreation needs.

MILE 10

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Neighborhood Park*

OPPORTUNITIES

This area is currently not served by parks or playgrounds and the Borough does not currently own any property in this area. This residential area has a need for parkland that should be considered in the near to mid-term time frame. The Borough should consider acquisition of lands for future development of a Neighborhood Park with a playground and basic day-use recreation facilities.

IMPROVEMENTS

- » Identify, acquire and designate land as parkland
- » Develop Neighborhood Park with playground and day-use recreation facilities

OPERATIONS AND MAINTENANCE

Proposed improvements add approximately 84 hours/year of regular staff maintenance time, assuming the construction of a pocket park with a playground and no restroom. The development of a park in this location may require the additional expense of land acquisition.

MILE 14-15

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Neighborhood Park (long term)*

OPPORTUNITIES

This area is currently not served by parks or playgrounds and the Borough does not currently own any property in this area. This area has a lower density of residential development. The Borough should consider acquisition of lands for future Neighborhood Park with a playground and basic day-use recreation facilities; however, this is not an immediate need.

IMPROVEMENTS

- » Identify, acquire and designate land as parkland
- » Develop neighborhood park with playground and day-use recreation facilities

OPERATIONS AND MAINTENANCE

Proposed improvements add approximately 84 hours/year of regular staff maintenance time, assuming the construction of a park with a playground and no restroom. The development of a park in this location may require the additional expense of land acquisition.

MUD BIGHT GREENBELT

Existing Park Designation

■ *Other Lands of Interest*

Recommended Park Designation

■ *Neighborhood to Community Park (long term)*

EXISTING CONDITIONS

The Department of Natural Resources owns 57 acres of parkland that spreads throughout the core and periphery of this developing residential subdivision. Access is available from Rhea Road and Snow Goose Lane, which connect to the North Tongass Highway bicycle and walking path. This area includes the 51-acre Tract L, which is not a designated "common area" on the plat, and there is no official policy regarding the disposition of these "common area" lots.

OPPORTUNITIES

The Borough should consider seeking ownership of a portion of this land and designate it as parkland, for both passive and active recreation use, to serve this subdivision in the future. The extent of parklands and its location allows for the creation of a centralized neighborhood/community park, linked to a trail network to the surrounding neighborhoods. Demand for these facilities are expected to be many years out until the subdivision becomes more populated.

IMPROVEMENTS

- » Identify, acquire and designate lands as parkland
- » Playground for ages 2-12
- » Day-use recreation area with shelters and open space
- » Trail network

OPERATIONS AND MAINTENANCE

Proposed improvements add approximately 162 hours/year of regular staff maintenance time when fully developed as a Neighborhood and eventually Community Park with a trail network. Pursuing a maintenance agreement with the Mud Bight Service Area may reduce required staff time.

2.2 KETCHIKAN CITY

SUMMARY

The Ketchikan City region consists of 7 neighborhoods (see image to right) which are all connected by Tongass Highway. These neighborhoods are currently served by 16 parks or recreation areas, Alder Park, Monroe Street Tot Lot, Houghtaling Field, Dudley Field, Borough Park Parcel, Bear Valley Park Parcel, Lund Street Park, Grant Street Park, Eagle Park, Tunnel Park, Whale Park, Ketchikan Skate Park, Triangle Park, City Park, Walker Field, and Valley Park Field. Four trails (Carlanna Lake Trail, Rainbird Trail, Schoenbar Trail, and Married Man's Trail) and as well as Bar Harbor Promenade and Waterfront Promenade are located within Ketchikan City.

State Parks and Forest Service provides minimal day-use, cultural parks, camping, and hiking in this region. Due to the urban nature of this area, these needs are not realistic or required for this region. Recreation needs for this region are being met in a large part by Borough parks.

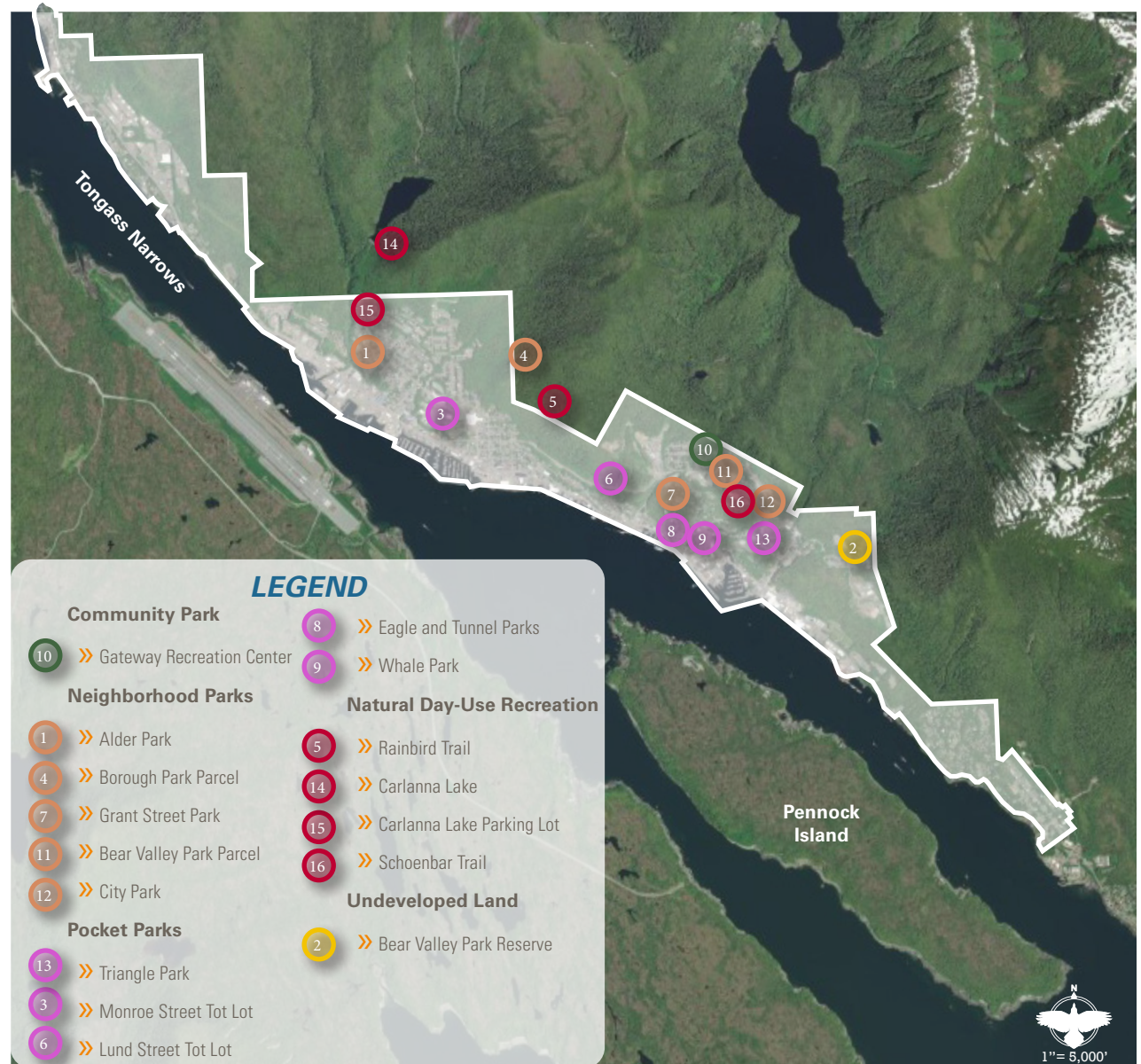
PUBLIC INPUT

2021 Survey: Although Ketchikan City does have the greatest concentration of parks and playgrounds, the community identified the need for inclusive equipment and accessible playgrounds throughout Ketchikan. The desire for a playground at or near the docks was also expressed.

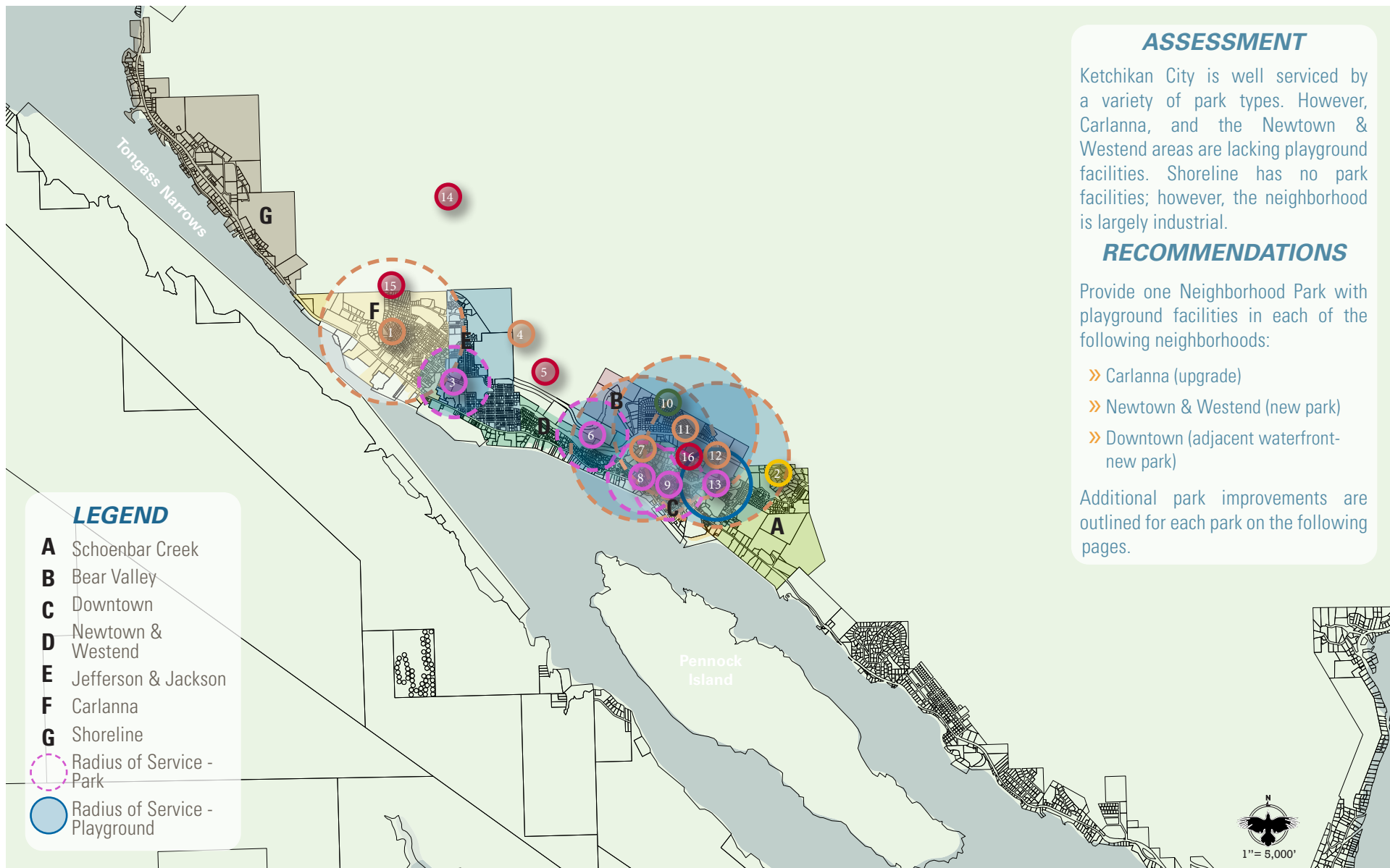
2022 Public Meeting/Survey: Community priorities focused on improving existing facilities. These included City Park, Alder Park, Lund Street, and the Carlanna Lake trailhead.

LEVEL OF SERVICE RECOMMENDATIONS

This region is generally well served by parks, however the Newtown and Westend neighborhood is lacking assets, and upgrades to a park in the Carlanna neighborhood would better serve this residential area. The need for a Neighborhood Park and playground in these areas is supported by the map on the next page which reflects the radius of service area of the existing parks. There is also community desire (and need) for a new playground near the waterfront for locals and visitors.



Ketchikan City Parklands



Ketchikan City Neighborhoods

2.2.1 ALDER PARK

EXISTING PARK DESIGNATION

■ *Neighborhood Park*

RECOMMENDED PARK DESIGNATION

■ *Neighborhood Park*

EXISTING CONDITIONS

Alder Park is a 1.13 acre passive recreation open space park containing a small loop trail, picnic shelter with an attached unisex single fixture toilet, benches, and lights. The core of the park is a large grass area with landscaping around a portion of its perimeter. Site furnishings appear to be at the end of their useful life. The park can be accessed via local neighborhood sidewalks or vehicle. Alder Park is located in close proximity to the Pioneer Home and several multi-family developments. Visitors arriving by vehicle will have access to on-street parking along Bryant Street; however, no ADA spaces are currently provided. Portions of the existing concrete walkways in the park are in poor condition and could result in tripping hazards.

A gravel path with benches can be found at the southeast portion of the site in a wooded setting. The vegetation surrounding this area is overgrown resulting in poor visibility.



Alder Park (looking north)



Gravel path through wooded area

OPPORTUNITIES

The layout of Alder Park is successful and allows for passive recreation through walking the loop trail, open turf areas, and the picnic shelter. To better serve the surrounding neighborhoods, the installation of play equipment that offers a connection to the adjacent natural environment would be a needed improvement. Using natural play elements and wood (timber) based play equipment would be a unique play opportunity for Ketchikan's parks and provide open-ended play which provides a multi-sensory experience and promotes creativity and imagination. Also providing a dedicated tot-lot near the existing shelter allows for monitoring of younger children. All playground areas should receive accessible safety surfacing. Another opportunity is to introduce active recreation in this park through the installation of exterior workout equipment (exercise stations) along the gravel path at the southern portion of the park. These improvements would create a multi-generational park environment that would also benefit the neighboring Pioneer Home. See the Appendix for a conceptual master plan sketch.

The existing site furnishings should be replaced, including but not limited to benches, lighting fixtures (approximately 12), picnic tables, and bollards. Existing benches are not fully accessible and have reached the end of their useful life, with light fixtures in disrepair and needing replacement.

Existing trees and large alders should be evaluated for removal to improve visibility into the site.

PARK IMPROVEMENTS

- » Install nature based playground equipment (5-12 year old)
- » Install tot based play equipment (2-5 year old)
- » New site furnishings
- » New light fixtures
- » Repair sidewalk
- » Improve gravel trail and include outdoor adult exercise equipment
- » Vegetation trimming or removal

OPERATIONS AND MAINTENANCE

This developed site is checked daily by staff during peak summer use months. Maintenance includes cleaning restrooms, shelter, and trails in addition to regular trash and litter pick up. The large lawn area requires mowing during the summer months. In the winter, the site is checked three times a week. Restrooms are closed in the off-season, reducing maintenance time. The estimated yearly staff time required to maintain is 466 hours/year. After the proposed improvements, the annual staff time to maintain this site is 492 hours/year. Because the site is already developed and receives regular maintenance, the proposed improvements would not significantly increase yearly staff time requirements.

2.2.2 CITY PARK

EXISTING PARK DESIGNATION

■ Community Park

RECOMMENDED PARK DESIGNATION

■ Community Park

EXISTING CONDITIONS

City Park is a 3.22 acres passive recreation open space park containing loop trails, large areas of turf grass, streams, pedestrian bridges, wading pools, a showpiece fountain, restroom building, benches, picnic tables, and lights. The park includes large mature trees and creates a unique park setting not found elsewhere in Southeast Alaska. The park can be accessed via local neighborhood sidewalks or by vehicle. Visitors arriving by vehicle will have access to on-street parking with one dedicated ADA space, and a parking area located across Park Avenue at Walker Field. Tourists frequently traverse the park on their way to/from the Totem Heritage Center and Deer Mountain Hatchery.



City Park (looking south from Park Avenue)



Existing concrete sidewalk

Existing concrete walkways are in poor condition which do not allow for accessibility and could result in tripping hazards. Portions of the trails are gravel and do not meet accessibility requirements. The existing site furnishings should be replaced, including but not limited to surface mounted benches, bridge mounted benches, picnic tables, and litter bins.

OPPORTUNITIES

To maintain and improve accessibility in the park, existing concrete walkways should be repaired, gravel paths should be replaced with concrete walkways, new benches should have backs and arm rests, a picnic tables should be wheelchair accessible, and finally, benches and picnic tables should be located on accessible pads with accompanying accessible paths.

Plastic litter bins should be replaced with bear proof litter bins, existing light poles need to be repainted, and 2-3 new light poles should be installed between the park entrance on Park Avenue and the first bridge.

All wading pools and engineered creek edges should be improved for access and cleaning, and maintained on a regularly basis to ensure proper access and function. Concrete edging should be added to these areas to improve aesthetics and minimize maintenance. The rock bridge and similar surfaces should be re-grouted.

Vegetation thinning and select removal of native material along the Ketchikan Creek edge of the park would visually bring the creek into the park.

PARK IMPROVEMENTS

- » Replace concrete sidewalks (budget for FY 2023)
- » Replace gravel paths with paved walkways
- » Improve access, edge and surfacing of wading pools
- » New benches with back and arms
- » New lighting and repair of existing
- » Create accessible route and pad for picnic tables
- » Replace existing litter bins with bear proof litter bins
- » Install accessible bridges and walkways at all hardened trail locations
- » Vegetation thinning and select removal

OPERATIONS AND MAINTENANCE

This developed site is checked daily by staff during peak summer use months. Maintenance includes cleaning restrooms, walkways, water features, and regular trash and litter pick up. Large lawn areas require mowing, and garden beds require weeding during summer. In the winter, the site is checked three times a week. Restrooms are closed in the off-season, reducing maintenance time. The estimated annual staff time required to maintain is 652 hours/year. After the proposed improvements, the annual staff time would not significantly increase yearly staff time requirements. The proposed improvements may decrease daily maintenance time by addressing existing deficiencies.

2.2.3 LUND STREET PLAYGROUND

Existing Park Designation

■ Pocket Park

Recommended Park Designation

■ Neighborhood Park

EXISTING CONDITIONS

Lund Street Playground is a 0.39 acre park consisting of a swing and a small wooden play structure, which are located in separate areas with an approximately 8-foot elevation difference. A small area of open turf area is located adjacent to the swings in the upper play area. Equipment is aged and needs replacement. This playground is not accessible due to the gravel surfacing, elevation separation, and lack of parking. Due to the location and lack of site lighting, the lower play area has very poor visibility from the adjacent street. An existing picnic table is the only site furnishing.

Jim Creek runs adjacent to the property but cannot be seen due to the overgrown vegetation.



Playground view from Lund Street



Existing swing set

OPPORTUNITIES

The lower play area should be decommissioned to become a day-use area only with a covered picnic and creek viewing platform and site lighting to deter unwanted activity. The grade in the lower area could be brought up slightly to improve visual access. The upper park area could be regraded (will require bedrock removal) to allow for the installation of an accessible parking stall and new and more varied play equipment. An at-grade slide could take advantage of the existing elevation changes but would not be ADA accessible.

The existing chain-link fencing is in poor shape and should be replaced especially at grade changes, to protect access to Jim Creek, and to provide protection from the park and adjacent Lund Street.

PARK IMPROVEMENTS

- » Decommission existing play equipment and install new playground and safety surfacing at upper area
- » Install creek viewing platform for day-use with shelter and lighting
- » Install an accessible parking stall and accessible route to playground
- » Remove and replace rip-rap retaining wall
- » Vegetation removal and trimming
- » Replace existing fence with new black 4-foot tall chain link fence

OPERATIONS AND MAINTENANCE

The total estimated hours for regular maintenance at this facility is 84 hours/year. Proposed improvements would have a negligible impact on additional maintenance time.

2.2.4 GRANT STREET PLAYGROUND

Existing Park Designation

■ Neighborhood Park

Recommended Park Designation

■ Neighborhood Park

EXISTING CONDITIONS

Grant Street Playground is a 0.35 acre park providing play equipment designed for children ages 2-12 including new composite play structures, slides, swings, climbing structures, and spring riders. The equipment is new. Play surfacing consists of pea gravel which is not an ADA accessible material. This park does not meet ADA guidelines for accessibility as it can only be reached by stairs from either Grant Street or Pine Street, or via Edmonds Street which far exceeds the required 8.3% maximum slope. Site furnishings include picnic tables and benches, and fencing. Large unused portions of the park have pea gravel surfacing and are unprogrammed spaces.



Playground above from Grant Street



Existing playground and pea gravel surfacing

OPPORTUNITIES

Edmonds Street should be evaluated for potential vehicular access and parking within the park's fenced area (in unprogrammed area) to provide accessibility to the park by vehicle. The northwest portion of the park is currently unprogrammed and was originally planned for a basketball court. This area could be better served as a small fenced in dog area in the northeast corner of the parcel with dog amenities or installation of the basketball court. The site has some grade challenges related to accessibility that could be improved.

Pea gravel surfacing should be removed for all or portions of the park and replaced with an accessible playground safety surfacing to provide access to and around the equipment.

Future projects for consideration include adding a restroom and providing a shelter to cover a portion of the playground.

PARK IMPROVEMENTS

- » Install small fenced dog park in northeast corner

- » Replace all or portions of pea gravel with accessible rubber safety surfacing tiles for play equipment
- » Relocate equipment as necessary to improve accessibility
- » Verify opportunity for vehicle access and parking within
- » Improve visibility from Grant Street
- » Long term: add restroom and cover portion of playground

OPERATIONS AND MAINTENANCE

This facility's estimated annual maintenance time is 128 hours. Maintenance time is higher than most Borough playgrounds without restrooms or other amenities due to the large playground size, use of pea gravel surfacing, and uneven grade, which requires regular raking to maintain the pea gravel at adequate depths around the play equipment. This facility also has a high incidence of vandalism and equipment damage from its heavy use. Proposed improvements, notably replacing the pea gravel with a rubberized tile safety surface, will significantly reduce the annual maintenance burden.

2.2.5 TOTEM HERITAGE PLAYGROUND (TRIANGLE PARK)

Existing Park Designation

■ *Pocket Park*

Recommended Park Designation

■ *Pocket Park*

EXISTING CONDITIONS

Totem Heritage Playground (also known locally as Triangle Park) provides play equipment designed for children ages 2-12 including new composite play structures, slides, swings, climbing structures, and spring riders surrounded by chain link fence. Play surfacing consists of pea gravel which is not an ADA accessible material. Site furnishings include three benches, one plastic litter bin, and one dog bag dispenser. The playground has limited lighting at the Totem Drive entrance but no lighting in the eastern end.



Totem Heritage Playground



Totem Heritage Playground sign

An existing parking lot, with 11 parking stalls plus one dedicated ADA space, is located adjacent to the playground which serves both the playground and the Totem Heritage Center.

OPPORTUNITIES

This is a newer playground. Install a new lighting fixture in the eastern portion of the playground. Pea gravel surfacing should be removed and replaced with an accessible playground safety surfacing such as rubberized safety tiles.

PARK IMPROVEMENTS

- » Install new light fixture at the eastern entrance
- » Replace pea gravel with accessible playground safety surfacing

OPERATIONS AND MAINTENANCE

The estimated annual hours for regular maintenance at this facility is 92 hours. Proposed improvements through replacement of pea gravel with accessible rubber tiles will reduce yearly maintenance time.



Totem Heritage Playground

2.2.6 FUTURE DEVELOPMENT OPPORTUNITIES

MONROE STREET TOT LOT

Existing Park Designation

 *Pocket Park*

Recommended Park Designation

 *Pocket Park*

EXISTING CONDITIONS

Monroe Street Tot Lot is a 0.1 acre site which provides play equipment designed for children ages 2-5. The aging playground includes a tire swing, one slide, one spring rider, and an interactive panel game. Play surfacing consists of pea gravel which is not an ADA accessible material. Site furnishings include two benches, two plastic litter bins, and one dog bag dispenser. The playground is accessed via stairs from either 2nd Street to the north and Monroe Street to the north. This park does not meet ADA guidelines for accessibility due to its location and will not be achievable. While there is on-street parking, there is no dedicated parking for this park.

OPPORTUNITIES

Pea gravel surfacing should be removed and replaced with an accessible material such as rubber safety tiles. While the terracing limits accessibility to much of the park including the playground, it is a unique feature and provides the opportunity for individual seating and picnic spaces. The terracing could provide opportunities for an at-grade slide, but would not be ADA accessible.

PARK IMPROVEMENTS

- » Install 1-2 picnic tables on terraced areas
- » Replace pea gravel surfacing with accessible rubber tiles
- » Install new benches with backs and armrests

OPERATIONS AND MAINTENANCE

The estimated annual hours for regular maintenance at this facility is 76 hours. Proposed improvements would have a negligible impact on maintenance time due to its small size.

WHALE PARK

Existing Park Designation

 *Pocket Park*

Recommended Park Designation

 *Pocket Park*

EXISTING CONDITIONS

Whale Park is located in downtown Ketchikan between Mill Street, Mission Street, and Bowden Street. Whale Park is a 0.22 acre park comprised of asphalt walkways, landscape beds, custom “whale” benches, the Chief Kyan totem pole, an information kiosk, and a pole mounted clock. Parts of the park are overgrown and plant material is struggling due to poor soils and shade. Landscape beds are separated from the adjacent asphalt walkways with cedar round edging. Whale Park is adjacent to a 7 car parking lot with 1 dedicated ADA space. There are no bike racks in the park.

OPPORTUNITIES

Landscape beds need new planting soil and new robust ground cover to withstand foot traffic. To improve visibility into the site, selective tree trimming is necessary. The existing landscape edging (cedar rounds) should be replaced and the tops angled to discourage visitors from walking on them. The existing benches are unique and adding an arm rest to the middle of each bench will improve accessibility and discourage visitors from laying down. Bike racks are needed.

PARK IMPROVEMENTS

- » Install new edging, soil, plants and mulch to landscape beds
- » Vegetation trimming to improve visibility and reduce shade
- » Install bicycle racks and arm rests to existing benches

OPERATIONS AND MAINTENANCE

The park requires an estimated 110 hours/year of general maintenance and does not include additional desired garden bed labor, where one FTE could spend an extra 20-40 hours a week, resulting in an estimated total labor input of 430 hours/year. Improvements would reduce annual maintenance.

EAGLE AND TUNNEL PARKS

Existing Park Designation

 *Pocket Park*

Recommended Park Designation

 *Pocket Park*

EXISTING CONDITIONS

Eagle Park is located in downtown Ketchikan and receives a high concentration of visitation due to its proximity to the cruise ship docks. Eagle Park is comprised of open turf areas, benches, interpretive panel and a Tlingit eagle statue.

Tunnel Park is recreation land located downtown adjacent to the Water Street tunnel and Eagle Park. This park is located along a steep rock face, has no recreation facilities, and consists only of plantings on and around the rock face.

OPPORTUNITIES

Eagle Park: The turf areas in the northwest portion of the park can not be maintained due to the large amount of foot traffic and should be replaced with a mixture of boulders, shrubs, and perennials. The turf area around the eagle statue is also impacted by foot traffic and should be replaced with pavers. The existing interpretive sign is small and in a poor location and needs to be replaced.

Tunnel Park: An small private undeveloped lot is for sale within Tunnel Park and could be acquired by the Borough.

PARK IMPROVEMENTS

- » Install pavers to create plaza around statue
- » Replace turf areas with lower maintenance landscaping
- » Replace and relocate interpretive sign
- » Acquire private lot at Tunnel Park and add plantings

OPERATIONS AND MAINTENANCE

The park requires an estimated 110 hours/year of general maintenance and does not include additional desired garden bed labor. Improvements would reduce staff efforts.

FUTURE DEVELOPMENT OPPORTUNITIES

SCHOENBAR TRAIL PROPERTY

Existing Park Designation

■ *Natural Day-Use Recreation Area*

Recommended Park Designation

■ *Natural Day-Use Recreation Area*

EXISTING CONDITIONS

This 0.41 acre site is located between Schoenbar Road and Miller Ridge Road and includes the paved Schoenbar Trail. This lit urban trail links two neighborhoods and runs along Ketchikan Creek. Portions of the trail are accessible. Neighboring uses are encroaching on the trail property. There is a concern with safety due to homeless encampments on the adjoining slopes.

OPPORTUNITIES

The City will be installing wayfinding signage and public art as part of its Salmon Walk project. Providing trailheads, lighting, site furnishings, and making more of the trail ADA accessible would greatly enhance the user experience. Providing visual and physical access to the creek would allow controlled access with facilities to limit creek impacts. Schoenbar Trail could be extended to the Skateboard Park to create a continuous recreation corridor.

PARK IMPROVEMENTS

- » Install trailheads with furnishings and lighting; with wayfinding and interpretive signs (Salmon Walk)
- » Identify access points to creek, clear vegetation, provide controlled and monitored access via platforms and stairs
- » Improve trail to make ADA accessible and extend to Skateboard Park

OPERATIONS AND MAINTENANCE

The estimated hours for regular annual maintenance at this facility is 78 hours. Proposed improvements would increase visibility and pedestrian traffic through the property and reduce inappropriate use of the facility, which would offset the increased maintenance burden of added infrastructure.

SKATEBOARD PARK

Existing Park Designation

■ *Special Use Park*

RECOMMENDED PARK DESIGNATION

■ *Special Use Park*

EXISTING CONDITIONS

The Skateboard Park is located along Schoenbar Road across from Walker Field. This park consists of below-grade concrete bowls and half pipes for skateboarding. Concrete footings exist for the future installation of a roof system over the park. The engineering calculations used for the existing concrete footings is unknown. The only existing site furnishing is a bear proof trash can. There is no dedicated parking for this park, however adjacent parking is available. The park does experience vandalism due to its poor visibility.

OPPORTUNITIES

Installation of a roof system will improve the use and safety of the skateboard park by limiting rain, snow, and ice from creating hazards on the concrete surface and would result in increased use. Integrating lighting into the roof system and site will increase the year-round usability of the park and reduce inappropriate behavior. Provide new sidewalks, creek access, site furnishings, and landscaping.

PARK IMPROVEMENTS

- » Install roof structure with lighting
- » Install site furnishings, landscaping and Borough signage
- » Improve pedestrian access

OPERATIONS AND MAINTENANCE

This facility's required annual maintenance time is minimal due to its concrete construction and lack of amenities. The total estimated staff hours per year is 52. This facility does have a high incidence of vandalism, which can significantly increase staff time, however additional use and visibility from a lighted roof should reduce staff time.

BEAR VALLEY PARK RESERVE

Existing Park Designation

■ *Undeveloped Park*

Recommended Park Designation

■ *Pocket Park (long term)*

EXISTING CONDITIONS

This 1.17 acre site is located along Sesame Street in the Bear Valley Subdivision and is an undeveloped natural riparian area surrounded by a residential neighborhood.

OPPORTUNITIES

This open space runs through a small residential neighborhood and could be a pedestrian link towards the adjacent schools and aquatic center. As small pocket park could provide basic day-use facilities with a small tot-playground. Only a small portion of the park would require development and the remaining land left in a natural state. Given the scale of the neighborhood and adjacent recreation facilities, this is not an immediate need.

PARK IMPROVEMENTS

- » Trail system along creek
- » Small pocket park with basic day-use facilities (benches, picnic tables, litter bins) and small tot playground

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. Proposed improvements add an estimated 84 hours/year of regular staff maintenance time, assuming the installation of a Pocket Park with a playground and no restroom.

CARLANNA LAKE TRAILHEAD

Existing Park Designation

■ *Natural Day-Use Recreation Area*

Recommended Park Designation

■ *Natural Day-Use Recreation Area*

EXISTING CONDITIONS

This site is located at the northern terminus of Canyon Road and serves as a trailhead for Carlanna Lake Trail. The site currently consists of a gravel parking lot for approximately 10 vehicles. Site furnishings are older and need replacement.

OPPORTUNITIES

Minor improvements would enhance the area and user experience. Parking lot improvements and lighting would enhance the trailhead. The trailhead would benefit from lighting to limit vandalism and inappropriate behavior.

PARK IMPROVEMENTS

- » Replaces existing litter bin with bear proof litter bin
- » Borough signage should be installed at the road
- » Vegetation clearing and trimming to improve visibility and parking area
- » Include lighting

OPERATIONS AND MAINTENANCE

The Borough only maintains the parking area. Regular maintenance is primarily periodic litter removal from the site. The estimated total hours of annual maintenance is less than 52 hours. Proposed improvements would have no impact on the maintenance burden.

CITY PARK RESERVE (RAINBIRD TRAIL)

Existing Park Designation

■ *Undeveloped Park*

Recommended Park Designation

■ *Undeveloped Park*

EXISTING CONDITIONS

This 4.03 acre site is located at the eastern end of 5th Avenue, adjacent to 3rd Avenue and is part of Rainbird Recreation Area. The Reserve is undeveloped with the exception of the Rainbird Trail and the trailhead with its large paved parking lot. The trail is popular with locals and visitors and lacks appropriate wayfinding for those new to town. Portions of the trail surface require improvements including the crossing of several drainages.

OPPORTUNITIES

This is a steep natural wooded area where trail improvements would improve the user experience through trail surfacing improvements (in impacted areas), installing pedestrian bridges across drainages, providing scenic view areas, and signs and benches along the trail. The trailhead needs minor improvements through updating site furnishings and signage. Improvements should compliment the natural undeveloped park setting.

PARK IMPROVEMENTS

- » Develop scenic viewing opportunities along trail
- » Trail surfacing improvements
- » Bridges across drainages
- » Improved trailhead signs and site furnishings and added signs along trail

OPERATIONS AND MAINTENANCE

This site is not regularly maintained as it is not a developed Borough park. The proposed improvements would add little additional maintenance time to the Rainbird Trail system.

IDENTIFICATION OF NEW PARK SITES

Based on the Level of Service mapping on page 20, there is a need for parkland in the Newtown and Westend neighborhood. At present there is no identified Borough parkland that could meet this need. Work with the local neighborhood to either identify appropriate Borough lands or land acquisition from others (through possible partnerships) that would address these park and recreation needs.

Additionally there is community desire and an identified need for families that travel by cruise ship to the community to have access to a pocket park adjacent to the downtown waterfront and berths. The desire is to have a playground for visitors and locals, however available land downtown will be a challenge and there is no identified Borough parkland for this purpose. Work with the local neighborhoods to identify Borough lands (or partnerships) or acquire property as parkland that would address these long-term needs.

NEWTOWN AND WESTEND

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Neighborhood Park*

OPPORTUNITIES

The Westend neighborhood is not well-served by parks; save for Lund Street and Monroe Tot Lot (with limited recreation assets), despite its high population density in the Marine View and Tongass Towers. In addition, waterfront land and the neighborhood's steep slopes results in limited land available (and priced accordingly). There is the need to identify Borough lands that could be designated as parkland, other undeveloped lots, or platted undeveloped right-of-way available for a park in this area.

IMPROVEMENTS

- » Identify land and acquire as park
- » Install new playground for 2-12 years old
- » Covered shelter with picnic tables and benches
- » Other elements as parcel size allows

OPERATIONS AND MAINTENANCE

Proposed improvements for a new park would add 84 hours/year of regular staff maintenance time, assuming the installation of a neighborhood park with a playground and no restroom.

DOWNTOWN WATERFRONT PARK

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Pocket Park (long term)*

OPPORTUNITIES

Ketchikan's downtown waterfront does not have a playground or other developed day-use recreation area that could be easily accessed by cruise ship visitors and locals that use or live downtown. Work with the City of Ketchikan for the possible development of a waterfront park. Adding a new park would create a new destination on (or adjacent to) its waterfront and provide youth and family recreation in this busy area. It is anticipated this would be a pocket park (but could be larger if a larger sized lot is secured) and would be a long-term priority as the larger area is already served by other parks and land availability will be a challenge. There is also the need for additional restrooms on the waterfront and depending location, could be included within the park. There is the need to identify Borough lands that could be designated as parkland, other undeveloped lots, or platted undeveloped right-of-way available for a park in this area.

IMPROVEMENTS

- » Identify land and acquire as park
- » Install new playground for 2-12 years old
- » Covered shelter with picnic tables/benches
- » Restroom building and other park elements (depending on location, need, and parcel size)

OPERATIONS AND MAINTENANCE

Proposed improvements would add 84 hours/year of regular staff maintenance time, assuming the installation of a pocket park with a playground and no restroom. If a restroom and other amenities are included, the annual required staff time will more than double due to the park's location and expected high use.

THIS PAGE INTENTIONALLY LEFT BLANK

2.3 SOUTH KETCHIKAN

SUMMARY

The South Ketchikan region consists of 7 neighborhoods (see image to right) which are all connected by the South Tongass Highway. These neighborhoods are currently served by 6 parks or recreation areas, Fawn Mountain Elementary School Playground, Forest Park Green Belts, Saxman Totem Park, Rotary Beach, Mountain Point Beach, and South Tongass Fire Station #4 (Kirk Young Playground). Four trails (Deer Mountain Trail, Joseph C. Williams Sr. Coast Trail, Whitman Trail, and Deer Mountain Silvas Lake Traverse Trail) are located within the South Ketchikan area.

The Forest Service provides hiking trails; however, no day-use recreation areas in this region. There are no State Park recreation assets in this region. Saxman provides an outstanding cultural park. The Kirk Young Playground needs immediate replacement. The South Ketchikan region is lacking in parks, playgrounds, and dedicated beach access. Many of these needs can be met through the development of existing Borough owned properties.

PUBLIC INPUT

2021 Survey: With only two playgrounds within the South Ketchikan area, these neighborhoods are being under served. The desire for a playground in the Forest Park neighborhood was expressed as a priority.

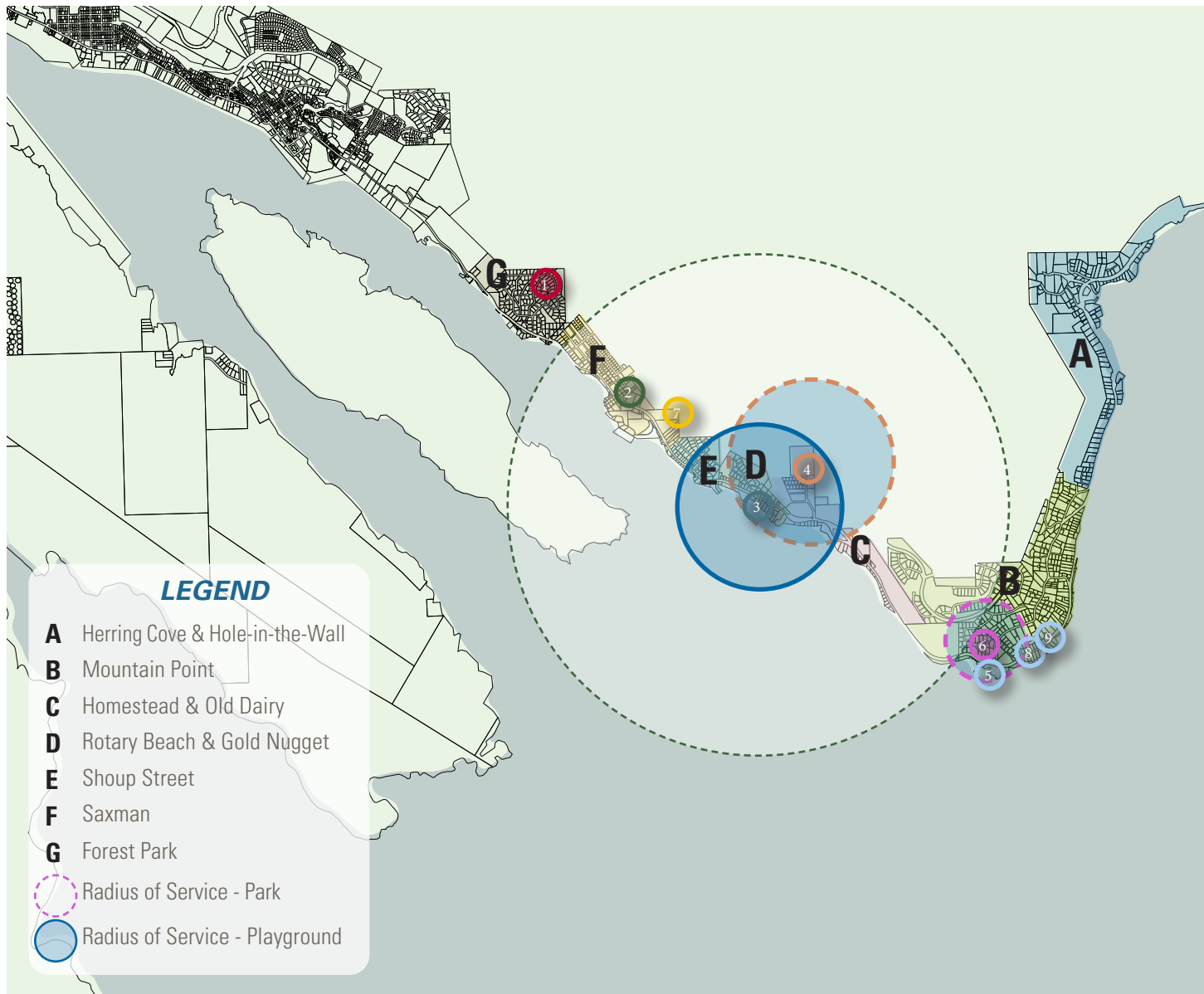
2022 Public Meeting/Survey: Participants shared similar desires with the priority to improve Rotary Beach for day-use and a new playground, provide day-use facilities at Mountain Point Beach, and a new park with playground and trails at the Forest Park WWTP site.

LEVEL OF SERVICE RECOMMENDATIONS

A new park and playground in Forest Park and Saxman would better serve the neighborhoods of South Ketchikan. Replace or develop a new playground in the Mountain Point neighborhood. There is also the long-term need in the Herring Cove area as supported by the map on the next page.



South Ketchikan Park Lands



ASSESSMENT

South Ketchikan is largely underserved by parks and playgrounds.

RECOMMENDATIONS

Provide one Neighborhood or Pocket Park with playground facilities in each of the following neighborhoods:

- » Forest Park
- » Saxman
- » Replace Kirk Young playground or new playground in Mountain Point neighborhood

Provide a Natural Day Use Recreation Area in:

- » Mountain Point
- » Herring Cove

Additional park improvements are outlined for each park on the following pages.



South Ketchikan Neighborhoods

2.3.1 ROTARY BEACH

Existing Park Designation

■ Community Park

Recommended Park Designation

■ Community Park

EXISTING CONDITIONS

Rotary Beach (aka Bugge's Beach) is a popular wooded park with access to the beach and used for swimming. The park includes a playground, a music area, both paved and gravel paths through the wooded area, benches, covered picnic shelters, and restrooms. The playground has several safety concerns and needs to be removed and replaced.

The park is mainly accessible by vehicles which are accommodated by two paved parking lots. The north parking area contains 15 stalls while the south parking area has 24 stalls and 1 dedicated ADA space.

OPPORTUNITIES

Borough park signage is needed at both parking areas. The curbed landscape area in the northwestern corner of the northern parking area should be minimized to accommodate approximately 5 new parking stalls including one dedicated ADA space. ADA accessible routes should be established from the parking lots to the beach.



Existing playground equipment



Potential location of relocated playground

The existing metal and plastic composite playground located in the southern portion of the site needs to be removed and replaced in a more visible location, and including accessible safety surfacing. A potential location for the playground is to the south of the music area where a fire ring and picnic tables are currently located. These site furnishings should be relocated to new day-use recreation area to the south.

The chain-link fence located between the restroom building and the ocean should be replaced and extended to the large red cedar. The existing service drive to the beach (approximately 12-15%) is not ADA accessible and a ADA compliant ramp running along the face of the south parking lot to the beach can meet this need.

There is an opportunity to provide a trail and basic day-use recreation facilities at the island in front of Rotary Beach that is already being used by the public but is not under Borough ownership. Borough ownership will be needed.

Selective vegetation removal and trimming should be considered throughout the park to improve views of the water from benches and picnic areas.

PARK IMPROVEMENTS

- » Relocate and replace existing playground
- » Install Borough park signage
- » Install fence between park and private property owner to the south to prevent user conflicts with private property
- » Reconfigure north parking area to increase parking and include dedicated ADA space(s)
- » Provide bike rack at north parking lot
- » Provide accessible route from north and south parking lot
- » Install covered shelters and develop day-use area to south
- » Replace and extend existing chain-link fence
- » Install accessible route from the south parking lot to the proposed accessible ramp
- » Vegetation removal and trimming to improve visibility
- » Install viewing platforms with site furnishings along beach trail at multiple locations
- » Acquire island (in front of beach) and provide a trail and basic day-use recreation facilities as a future project

OPERATIONS AND MAINTENANCE

This developed site is checked daily by staff during peak summer use months. Maintenance includes cleaning restrooms, shelter, and trails in addition to regular trash and litter pick up. In the winter, the site is checked three times a week. Restrooms are closed in the off-season, reducing maintenance time. The estimated yearly staff time required to maintain this park is 580 hours. Because this site is already developed and receives regular maintenance, the proposed improvements would not significantly increase yearly staff time requirements.

2.3.2 MOUNTAIN POINT BEACH

Existing Park Designation

■ Beach Access

Recommended Park Designation

■ Natural Day-Use Recreation Area

EXISTING CONDITIONS

Mountain Point Beach is a 3.39 acre parcel consisting of a 2-lane boat launch, a gravel parking lot with the capacity for approximately 25 trailers and 10 vehicles, and a vault restroom building. The existing gravel parking lot does not provide any dedicated ADA parking spaces, designated driving lanes, and parking stalls resulting in difficult access to the boat launch. Nearly all comments from the Recreation Master Plan Survey deal with the inadequacies of the City-operated, Mental Health-owned boat launch.

To the east of the parking lot is a wooded area that provides undeveloped beach access. The wooded area has several undeveloped social trails to the water and currently has poor visibility from the road due to the density of vegetation. This is not a declared recreation property per KGBC 11.50.

OPPORTUNITIES

Providing new day-use recreation is needed in South Ketchikan. A developed day-use area located in the wooded area to the east would provide facilities where people are already using this area. A hardened trail would reduce impacts to the site; with shelters and picnic areas providing views of the water. Selective vegetation management will increase the visibility into this area and to the water.

Paving and stripping all or a portion of the parking lot would improve boat launch access and circulation, as well as allow for dedicated ADA parking stalls both near the boat launch and the proposed day-use area. Coordinate improvements with the Port and Harbors Department. Other boat launch opportunities include improving site lighting, and adding a fish cleaning table (by others), and bear proof litter bins.



Mountain Point boat launch (looking west)

PARK IMPROVEMENTS

- » Continue public process for identifying desired improvements due to partnerships in management
- » Install hardened trail through existing wooded area to access beach
- » Install day-use facilities (picnic tables, fire rings, shelters and benches) in existing wooded area
- » Vegetation removal and trimming to improve visibility
- » Re-strip parking area and include dedicated ADA space(s)
- » Site lighting
- » Install bear proof litter bins
- » Consider long term vault toilet upgrades to include hook-up to sewer

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Proposed improvements would add 100 hours/year of regular staff maintenance time.



Mountain Point Beach

2.3.3 KIRK YOUNG PLAYGROUND

Existing Park Designation

■ Pocket Park

Recommended Park Designation

■ Pocket Park

EXISTING CONDITIONS

Kirk Young Playground is a small lot park located adjacent to the South Tongass Fire Station #4 in the Mountain Point neighborhood. The pocket park includes an aging playground, basic site furnishings, and paved parking. The site is adjacent to a steep slope. The playground is currently operated and maintained by the Fire Station and Rotary Club.

The metal and plastic composite playground is designed for 5-12 year old users and includes several locally made play elements. The safety surfacing is wood mulch with exposed playground concrete footings and bare ground showing. The playground is surrounded by a chain link fence that is too close to the equipment. This playground has numerous safety issues and needs to be closed, remediated, or removed immediately. This is not a declared recreation property per KGBC 11.50.

OPPORTUNITIES

A new playground is needed for ages 2-12 that would replace the existing equipment, better fit the site and require less safety surfacing. The addition of new site furnishings and an accessible path from the parking to the playground would be good improvements. Using a fire station theme would add interest. The Borough should consider taking ownership and maintenance responsibility for this park and playground. Should the Kirk Young Playground not be redeveloped in its current location a new playground would be needed in the Mountain Point neighborhood and a new site identified. Whether replaced in the same location or a new unidentified park, costs will likely be comparable to those necessary to upgrade this facility, minus any land acquisition costs.



Existing playground equipment

PARK IMPROVEMENTS

- » Remove playground and replace with new all ages equipment. Include accessible playground safety surfacing
- » Replace chain-link fence
- » Include accessible route from parking to playground
- » Include basic site furnishings

OPERATIONS AND MAINTENANCE

The Borough does not maintain this facility. Staff time currently utilized at this location is negligible. Proposed improvements add an estimated 84 hours/year of regular staff maintenance time if the Public Works Department was to take over management of this facility or if located in a new park.



Existing slide with exposed footing

2.3.4 FUTURE DEVELOPMENT OPPORTUNITIES

FOREST PARK (FORMER WWTP SITE)

Existing Park Designation

■ *Undeveloped Park*

Recommended Park Designation

■ *Neighborhood Park*

EXISTING CONDITIONS

This 0.34 acre site is the former location for a waste water treatment plant (WWTP) and is located in the Forest Park Subdivision. The site is a level gravel lot with a fence and is currently not being used. The site is largely below grade of the adjacent roadways and is adjacent to a creek and natural undeveloped greenbelt that runs through the neighborhood. An existing paved parking area for four vehicles is adjacent to the parcel. There is an existing sewer running through the north corner of the site that is slated for replacement. This will impact the project timeline for improvements. This is not a declared recreation property per KGBC 11.50.

OPPORTUNITIES

This is an ideal location for a neighborhood park at the entry of the neighborhood with good visibility. Surplus fill could be brought in to raise the elevation of the site and create an all ages playground with limited day-use facilities. The neighborhood roads do not have sidewalks and the park can be linked to greenbelt trails within the creek corridor that accesses the larger neighborhood. See Forest Park Greenbelt (next page). The existing paved area along Forest Park Drive could be expanded. The site access from Forest Park Drive South could provide additional parking.

PARK IMPROVEMENTS

- » Raise grade of site
- » Install playground for ages 2-12 designed for future installation of a covered playground
- » Install Borough park signage



Former WWTP site view from Forest Park Drive South

- » Small day-use area including picnic facilities
- » Expand existing parking area
- » Develop link to greenbelt trails (next page)

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Staff time currently utilized at this location is negligible. Proposed improvements would add 84 hours/year of regular staff maintenance time. A maintenance agreement with the Forest Park Service Area could reduce staff labor time at this facility.



Potential future parking area

FUTURE DEVELOPMENT OPPORTUNITIES

FOREST PARK GREENBELT

Existing Park Designation

 *Undeveloped Park*

Recommended Park Designation

 *Natural Day-Use Recreation Area*

EXISTING CONDITIONS

This combination of several parcels, totalling 6.65 acres, stretches throughout the Forest Park Subdivision. These parcels are currently undeveloped wooded sites but they do create a connection through the neighborhood and to the former WWTP site mentioned on the previous page recommended to become a Neighborhood Park.

OPPORTUNITIES

These undeveloped parcels offer the opportunity to create an accessible trail system though this neighborhood that minimized the conflict between pedestrians and vehicles due to a lack of sidewalks in this neighborhood. A paved path with lighting and benches would connect the neighborhood and provide access to the proposed park and playground at the former WWTP site.

PARK IMPROVEMENTS

- » Accessible paved trail connecting various parcels
- » Pedestrian scaled lighting along path
- » Small day-use areas including benches and picnic tables

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Staff time currently utilized at this location is negligible. Proposed improvements would add 52 hours/year or less of regular staff maintenance time. A maintenance agreement with the Forest Park Service Area could reduce staff labor time at this facility.

LIFT STATION #3 BEACH ACCESS

Existing Park Designation

 *Other Lands of Interest*

Recommended Park Designation

 *Beach Access (Improved)*

This 0.84 acre site is located along the Tongass Highway just west of mile 6 and is Borough property but not designated as parkland. The site consists of a gravel lot and a dilapidated set of concrete steps leading to the beach. The area is used for launching of kayaks and other small water-crafts and also for gathering beach logs used for fire wood. This is not a declared recreation property per KGBC 11.50.

OPPORTUNITIES

Borough signage should be installed at the road and the gravel parking lot improved by defining spaces/edges. The existing concrete steps should be replaced with another set of steps with railings or another form of beach access. Improve access for hand launching of small water craft. A small day-use recreation area (with shelter, picnic facilities, and vault toilet) may be considered as part of long-term planning for this site.

PARK IMPROVEMENTS

- » Establish as Borough parkland
- » Borough signage
- » Define parking lot
- » Improve water access
- » Canoe/kayak launch facility
- » Long term: Covered shelter with picnic tables/benches, restroom building, and Interpretive panels

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Staff time currently utilized at this location is negligible. Proposed improvements would add 52 hours/year or less of regular staff maintenance time.

SOUTH TONGASS WATERFRONT ACCESS

Existing Park Designation

 *Other Lands of Interest*

Recommended Park Designation

 *Beach Access*

This 0.43 acre site is located across from the intersection of Tongass Highway and Teddy Lane and is Borough property but not designated as parkland. The adjacent property to the east, which contains a structure that is currently encroaching this Borough property, is accessed through this property. There is currently no parking area on the property. This is not a declared recreation property per KGBC 11.50.

OPPORTUNITIES

This property should be retained as public land with access to the water. The Borough needs to resolve the encroachment issue. The existing vegetation should be trimmed or removed to improve views of the water. Improvements to this area should be considered long-term planning with the possible addition of a small parking area and trail to access the beach.

PARK IMPROVEMENTS

- » Establish as Borough parkland
- » Resolve encroachment issues
- » Small parking lot (long-term)
- » Trail to beach (long-term)

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Staff time currently utilized at this location is negligible. Proposed improvements would add 52 hours/year or less of regular staff maintenance time.

SHOUP STREET FORMER WTP SITE

Existing Park Designation

■ *Other Lands of Interest*

Recommended Park Designation

■ *Pocket Park (long term)*

EXISTING CONDITIONS

This 0.43 acre site is the former location for a water treatment plant and is located along Chacon Street at the northeast corner of a small residential neighborhood. The property is Borough property but not designated as parkland.

OPPORTUNITIES

This neighborhood is near Fawn Mountain School and its recreation facilities. Providing a trail link from the neighborhood to Fawn Mountain would improve access. A small pocket park could provide basic day-use facilities for the neighborhood. Given the scale of the neighborhood and adjacent recreation facilities, the pocket park is not an immediate need.

PARK IMPROVEMENTS

- » Establish as Borough parkland
- » Trail to Fawn Mountain School
- » Small pocket park with basic day-use facilities (benches, picnic tables, litter bins)

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Staff time currently utilized at this location is negligible. Proposed improvements would add 52 hours/year or less of regular staff maintenance time.

IDENTIFICATION OF NEW PARK SITES

SAXMAN COMMUNITY

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Neighborhood Park*

OPPORTUNITIES

Although Saxman is its own City government, the community is lacking appropriate playground equipment and a new Neighborhood Park in the community would help serve the greater region as well as the City of Saxman. Using a themed playground would integrate the park into the larger cultural park destination. Work with the City of Saxman for identifying a park site and possible partnerships in developing the park.

SAXMAN PARK IMPROVEMENTS

- » Playground for ages 2-12
- » Expanded trail and other recreation resources
- » Covered shelter with picnic tables/benches
- » Restroom building
- » Interpretive panels

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Proposed improvements would add 84 hours/year of regular staff maintenance time, assuming the installation of a Neighborhood Park with a playground and no restroom. The City of Saxman could assume all maintenance or a maintenance agreement with the City of Saxman could reduce Borough staff labor time at this facility.

HERRING COVE

Existing Park Designation

■ *Other Lands of Interest (Unidentified Site)*

Recommended Park Designation

■ *Day-Use Recreation Area*

OPPORTUNITIES

This neighborhood at the end of the South Ketchikan area is not served by any developed Borough parks. Herring Cove is a popular destination for recreation for both visitors and locals. This area is sparsely populated with recreation in the area almost exclusively bear viewing and fishing. The State is improving bear viewing from the Herring Cove Bridge and providing improved access to the beach, but no developed pedestrian access exists outward to the popular fishing opportunities at the point. There are no restrooms or other facilities to serve the anglers or visitors. Frequently, the adjacent private property is traversed and used as a toilet. Integrating a small day-use recreation facility with a restroom and trail within the natural setting with good visibility would help meet this long-term need. Effort will be required to identify Borough land or land for acquisition for this park.

HERRING COVE IMPROVEMENTS

- » Acquire LUA for DNR tidelands
- » Covered shelter with picnic tables/benches
- » Restroom building
- » Provide on-grade or elevated walkway along tidelands to fishing area with interpretive panels

OPERATIONS AND MAINTENANCE

This site does not receive staff maintenance as it is not a developed Borough park. Proposed improvements would add 90 hours/year of regular staff maintenance time.

THIS PAGE INTENTIONALLY LEFT BLANK



3

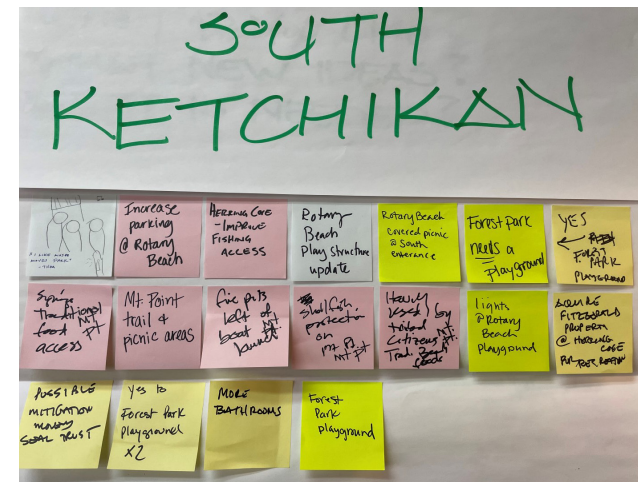
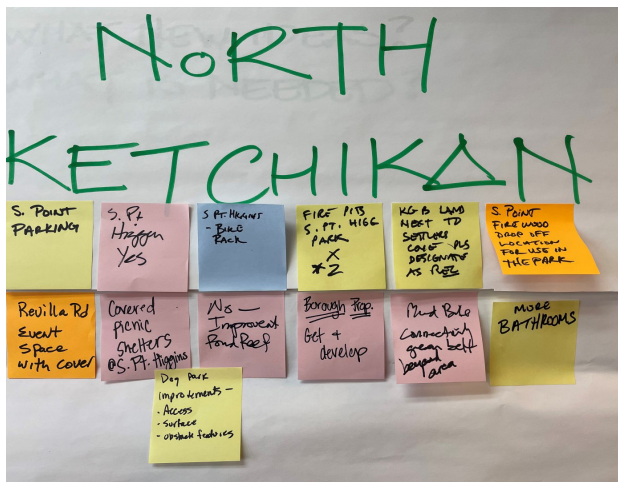
Priorities and Capital Improvement Costs

3.1 COMMUNITY ENGAGEMENT

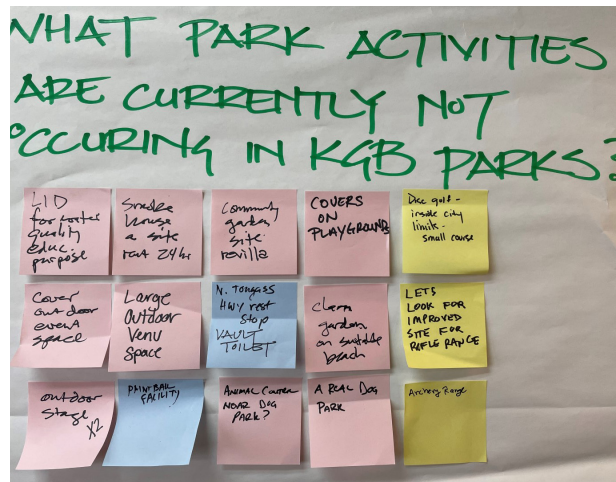
IN PERSON PUBLIC MEETING

A day-long community open house was held on November 12, 2022 at the Ketchikan Borough Building in order to gather comments from community members regarding the potential improvements outlined in the draft Parks and Playgrounds Master Plan. Participants reviewed the proposed park and playground improvements and were asked to verify and make additional recommendations for park improvements, identify new opportunities and activities they would like to see in Borough parks, and also provided public insight on the desired priorities. Participants were allowed to vote for three parks in North Ketchikan, four parks in Ketchikan City, and three parks in South Ketchikan that they feel should be prioritized over the others. In addition, the participants were directed to select the five parks that should be prioritized from ALL parks in ALL areas of Ketchikan.

In addition to the public open house, the project was also on display at the Ketchikan Aquatic Center for a week long period that allowed the public to provide their input digitally.



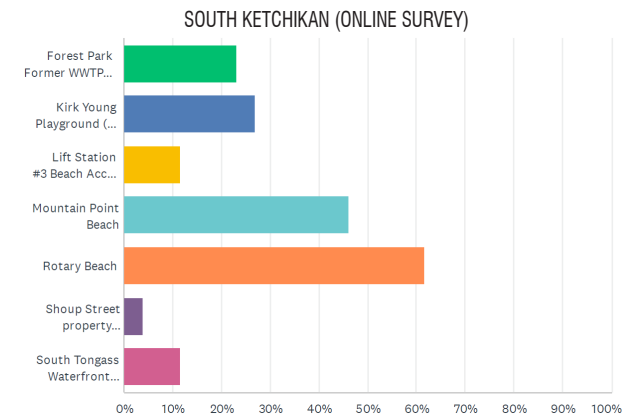
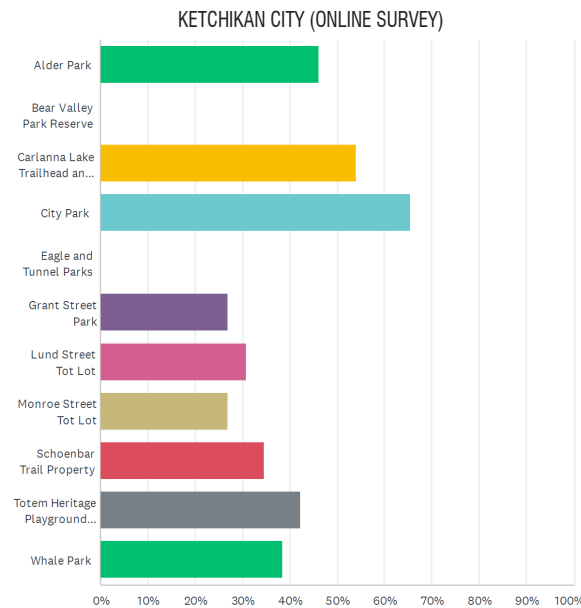
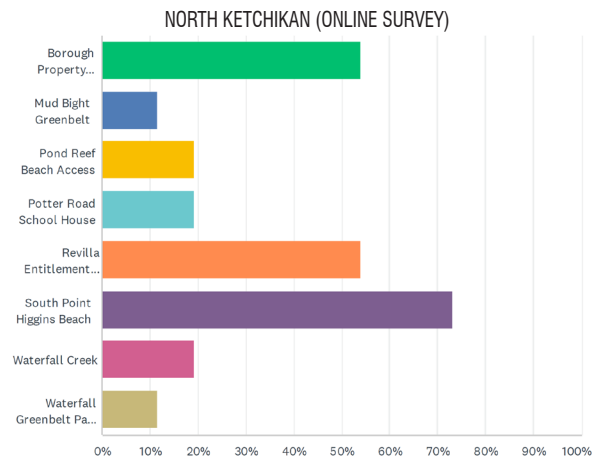
Identifying park priorities



Discussing potential improvements for North Ketchikan

PUBLIC INPUT AND SURVEY RESULTS

A week-long online survey was posted to provide an opportunity for those community members who were unable to attend the public meeting. The online survey was filled out by 26 community members who provided feedback and comments on the draft Parks and Playgrounds Master Plan. The results of the online survey were consistent with the in-person prioritization of parks from the public meeting and is summarized below.



RESULTS

Based on the online survey and the in-person results at the public meeting, the following indicates the community's prioritization for parks and playground improvements for each of the three regions. Final prioritizations will be determined by the Borough looking at community input, operations and maintenance, and funding amounts.

The three **North Ketchikan** parks that were prioritized by the public are **South Point Higgins Beach, Revilla Entitlement Lands, and the Borough Property Parcel adjacent to Settler's Cove.**

The four **Ketchikan City** parks that were prioritized by the public are **City Park, Alder Park, Carlanna Lake Trailhead, and Lund Street Tot Lot.**

The three **South Ketchikan** parks that were prioritized by the public are **Rotary Beach, Mountain Point Beach, and Forest Park WWTP site and greenbelt.**

HIGHEST BOROUGH-WIDE PRIORITIES

The public selected top ranked park and playground projects (in no order) throughout the entire Borough were:

- » South Point Higgins Beach
- » Borough Property (adjacent to Settler's Cove)
- » Revilla Entitlement Lands
- » City Park
- » Alder Park
- » Rotary Beach
- » Mountain Point Beach

3.2 IMPROVEMENT COST ESTIMATES

SOUTH POINT HIGGINS BEACH: CAPITAL IMPROVEMENT PROGRAM (BOROUGH)

Department: Public Works		Strategic Plan Goal: Community Health and Safety		Estimated Project Cost: Design Land/Right-of-Way Construction Management Construction Equipment Other Force Labor Contingency Project Total	60,000
Project Title: South Point Higgins Beach Outhouse and Parking		Outcome: f. Maintain facilities to meet programmatic needs.			
Description:		Strategic Plan Goal: Quality of Life			
		Outcome: a. Maintain safe and clean beach facilities			
Construction of an outhouse at South Point Higgins Beach and improvement to the parking area. Funds drawn from GF Capital in FY2022 were appropriated form ARPA funds.					
				60,000	

Source of Funds	Prior Years	FY 2022			Projected Requirements				Total Project
		Reappro- priated	New Funding	Fiscal Yr Total	Fiscal Year				
					2023	2024	2025	2026	
General Fund		60,000		60,000					60,000
North Tongass Service Area				-					-
South Tongass Service Area				-					-
Airport Enterprise Fund				-					-
Wastewater Enterprise Fund				-					-
Grants/Loans (Awarded)				-					-
Grants/Loans (Not Yet Awarded)				-					-
Rec CIP				-					-
Commercial Passenger Vessel Fund				-					-
Passenger Facility Charge (Airport PFC) Fund				-					-
School Bond CIP Fund				-					-
Sports Fields Bond Fund				-					-
Total	-	60,000	-	60,000	-	-	-	-	60,000

SOUTH POINT HIGGINS - PHASE I: RESTROOM, PARKING EXPANSION, ACCESSIBLE ROUTE					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
EARTHWORK					
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	Excavation for parking lot	CY	10	\$60	\$600
	Type II fill for trails	CY	22	\$125	\$2,778
PAVING					
	Asphalt Accessible Pedestrian Route	TON	13.00	\$300	\$3,900
	Gravel trails	CY	12.0	\$150	\$1,800
Subtotal					\$14,078

CONTINGENCIES: Design, Mobilization, OH&P, Survey		PERCENTAGE	
		30%	
		Subtotal	\$4,223

SITE FURNISHINGS					
	Picnic table	EA	2	\$2,000	\$4,000
	Bench	EA	2	\$1,800	\$3,600
	Bike Rack	EA	1	\$2,000	\$2,000
	Fire ring	EA	1	\$1,500	\$1,500
	Trash cans	EA	1	\$1,800	\$1,800
	Borough Sign	LS	1	\$5,000	\$5,000
	Information Kiosk	LS	1	\$15,000	\$15,000
Subtotal					\$32,900

PHASE I TOTAL	\$51,201
----------------------	-----------------

SOUTH POINT HIGGINS - PHASE II: NEW PARKING AREA, TRAILS, EXPANDED PICNIC AREA					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
EARTHWORK					
	Clearing and grubbing	LS	1	\$25,000	\$25,000
	Excavation for parking lot	CY	620	\$60	\$37,200
	Type II fill for parking lot	CY	1233	\$125	\$154,125
	Excavation for trails	CY	35	\$60	\$2,100
	Type II fill for trails	CY	70	\$125	\$8,750
	Vegetation Removal	LS	1	\$20,000	\$20,000
PAVING					
	Asphalt parking lot (18 vehicles)	TON	110	\$300	\$33,000
	Gravel trails	CY	33.0	\$150	\$4,950
Subtotal					\$285,125

CONTINGENCIES: Design, Mobilization, OH&P, Survey					PERCENTAGE	
					55%	
					Subtotal	\$156,819

SITE FURNISHINGS					
	Picnic table	EA	1	\$2,000	\$2,000
	Bench	EA	3	\$1,800	\$5,400
	Fire ring	EA	2	\$1,500	\$3,000
	Trash cans	EA	1	\$1,800	\$1,800
	Borough Sign	LS	1	\$5,000	\$5,000
Subtotal					\$17,200

PHASE II TOTAL	\$459,144
-----------------------	------------------

SOUTH POINT HIGGINS - PHASE III: SHELTER, ADDITIONAL TRAILS					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
EARTHWORK					
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	Excavation for trails	CY	11	\$60	\$660
	Type II fill for trails	CY	22	\$125	\$2,750
	Gravel trails	CY	11.0	\$150	\$1,650
FACILITIES					
	Covered shelter	EA	1	\$125,000	\$125,000
SITE FURNISHINGS					
	Picnic table	EA	2	\$2,000	\$4,000
	Bench	EA	2	\$1,800	\$3,600
	Fire ring	EA	2	\$1,500	\$3,000
	Trash cans	EA	1	\$1,800	\$1,800
Subtotal					\$147,460

CONTINGENCIES: Design, Mobilization, OH&P, Survey					PERCENTAGE	
					50%	
					Subtotal	\$73,730

PHASE III TOTAL	\$221,190
------------------------	------------------

GRAND TOTAL	\$731,535
--------------------	------------------

SOUTH POINT HIGGINS BEACH

PARK IMPROVEMENTS

- » Vehicular parking area with ADA spaces
- » Accessible pedestrian routes and trails
- » Restroom building (vault toilet is budgeted for completion in Fiscal Year 2023)
- » Covered shelters
- » Picnic tables and fire rings
- » Benches and site furnishings

PROJECT PHASING

- » Phase 1
 - Parking expansion
 - Restroom building
 - Trails
 - Bike rack, (2) picnic tables, (2) benches, fire ring and trash can (day-use site furnishings)
 - Signs and information kiosk
- » Phase 2
 - Parking lot for 18 vehicles
 - Expand trails
 - Additional day-use site furnishings
- » Phase 3
 - Day-use shelter
 - Expand trails
 - Additional day-use site furnishings
- » Subsequent Phases
 - Additional day use shelters, signage, trails, and day-use site furnishings

ALDER PARK: CAPITAL IMPROVEMENT PROGRAM (BOROUGH)

Department: Public Works		Strategic Plan Goal: Community Health and Safety			Estimated Project Cost: Design Land/Right-of-Way Construction Management Construction 260,000 Equipment Other Force Labor Contingency Project Total 260,000				
Project Title: Alder Park Lighting Replacement		Outcome: f. Maintain buildings to meet programmatic needs.							
Description:		Strategic Plan Goal:							
		Outcome:							
Replacement of trail lighting on the south end of Alder Park. Lights are original to the park - circa 1985 - and cannot be repaired properly as parts are no longer manufactured. Alder Park was constructed through the Land and Water Conservation Funds: 50/50 grant funding requests will be submitted should they come available.									
This project also includes annual appropriations for sidewalk replacement at a rate of 20% per year for the next five years. This is calculated to be some \$40,000 per year.									

Source of Funds	Prior Years	FY 2023			Projected Requirements				Total Project
		Reappro- priated	New Funding	Fiscal Yr Total	Fiscal Year				
					2024	2025	2026	2027	
General Fund									
North Tongass Service Area									
South Tongass Service Area									
Airport Enterprise Fund									
Wastewater Enterprise Fund									
Grants/Loans (Awarded)									
Grants/Loans (Not Yet Awarded)						50,000			50,000
Rec CIP					40,000	90,000	40,000	40,000	210,000
Commercial Passenger Vessel Fund									
Passenger Facility Charge (Airport PFC) Fund									
School Bond CIP Fund									
Sports Fields Bond Fund									
Total	-	-	-	-	40,000	140,000	40,000	40,000	260,000

#3-ALDER PARK					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
DEMOLITION					
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	Remove Trees	LS	1	\$10,000	\$10,000
	Remove concrete sidewalks	LS	1	\$20,000	\$20,000
	Remove site furnishings	LS	1	\$1,500	\$1,500
EARTHWORK					
	Excavation for playground	CY	83	\$60	\$5,000
	Type II fill for playground	CY	83	\$125	\$10,417
PAVING					
	New concrete sidewalks	SY	67	\$125	\$8,333
	Asphalt subbase - playground	Ton	12	\$300	\$3,704
PLAYGROUND AND SURFACING					
	Install new playground for ages 2-5	LS	1	\$100,000	\$100,000
	Safety surfacing	SF	1000	\$45	\$45,000
	Concrete play curb	LF	180	\$26	\$4,680
	4-foot high chain-link fence	LF	125	\$100	\$12,500
				Subtotal	\$226,134
CONTINGENCIES				PERCENTAGE	
				38%	
				Subtotal	\$85,931
SITE FURNISHINGS					
	Replace Light fixtures	EA	16	\$3,000	\$48,000
	Benches	EA	5	\$1,800	\$9,000
	Bike Rack	EA	1	\$2,000	\$2,000
	Picnic table	EA	2	\$2,000	\$4,000
	Trash can	EA	3	\$1,800	\$5,400
	Outdoor adult exercise equipment	LS	1	\$50,000	\$50,000
LANDSCAPE IMPROVEMENTS					
	Landscaping	LS	1	\$10,000	\$10,000
				Subtotal	\$128,400
				Grand Total	\$440,465

ALDER PARK

PARK IMPROVEMENTS

- » Install playground equipment
- » Repair existing sidewalks
- » New site furnishings
- » New light fixtures
- » Outdoor adult exercise equipment on existing trail
- » Vegetation trimming and removal

PROJECT PHASING

- » Phase 1
 - Install playground equipment
 - Repair existing sidewalks
 - New site furnishings
 - Vegetation trimming and removal
- » Phase 2
 - New light fixtures
 - Outdoor adult exercise equipment

CITY PARK: CAPITAL IMPROVEMENT PROGRAM (BOROUGH)

Department: Public Works		Strategic Plan Goal: Community Health and Safety		Estimated Project Cost: Design Land/Right-of-Way Construction Management Construction120,000 Equipment Other Force Labor Contingency Project Total120,000					
Project Title: City Park Enhancements		Outcome: f. Maintain buildings to meet programmatic needs.							
Description:		Strategic Plan Goal: Quality of Life							
		Outcome: b. Maintain and enhance recreation facilities							
Work at City Park consisting of: - Sidewalk Replacement: Extensive spalling and differential settlement render the sidewalks unsuitable as a walking surface. (\$110,000) - Garbage Can Replacement: Removal of (6) plastic garbage cans, and installation of new decorative cans comparable to those installed at Whale Park. (\$10,000)									
Source of Funds	Prior Years	FY 2023			Projected Requirements				Total Project
		Reappro- priated	New Funding	Fiscal Yr Total	Fiscal Year				
					2024	2025	2026	2027	
General Fund									
North Tongass Service Area									
South Tongass Service Area									
Airport Enterprise Fund									
Wastewater Enterprise Fund									
Grants/Loans (Awarded)									
Grants/Loans (Not Yet Awarded)									
Rec CIP									
Commercial Passenger Vessel Fund			120,000	120,000					120,000
Passenger Facility Charge (Airport PFC) Fund									
School Bond CIP Fund									
Sports Fields Bond Fund									
Total	-	-	120,000	120,000	-	-	-	-	120,000

CITY PARK - PHASE I: SIDEWALK REPLACEMENT					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
DEMOLITION					
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	Demo gravel paths	LF	270	\$5	\$1,350
	Remove concrete sidewalks	LS	1	\$20,000	\$20,000
PAVING					
	Concrete sidewalks	LS	1	\$90,000	\$90,000
	Concrete pad for benches and picnic tables	SY	40	\$125	\$5,000
	Concrete sidewalk to replace gravel trail	SY	53	\$125	\$6,667
	Concrete caps along creeks/ponds	LF	2000	\$40	\$80,000
	Repair wading pool	LS	1	\$42,000	\$42,000
LANDSCAPE IMPROVEMENTS					
	Landscaping	LS	1	\$10,000	\$10,000
				Subtotal	\$260,017
CONTINGENCIES: Mobilization, Design, OH&P, Contingency				PERCENTAGE	
				37%	
				Subtotal	\$96,206
PHASE I TOTAL					\$356,223

CITY PARK - PHASE II: LIGHTING UPGRADE					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
DEMOLITION					
	Remove existing light fixtures	EA	22	\$500	\$11,000
SITE FURNISHINGS					
	Light fixtures	EA	24	\$5,000	\$120,000
	Conduit for new lighting	LF	200	\$100	\$20,000
	Install new pole bases	EA	2	\$2,500	\$5,000
				Subtotal	\$156,000
CONTINGENCIES: Mobilization, Design, OH&P, Contingency				PERCENTAGE	
				50%	
				Subtotal	\$78,000
PHASE II TOTAL					\$234,000

CITY PARK PHASE III: BRIDGE REPLACEMENT					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
DEMOLITION					
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	Demo bridge and site furnishings	LS	1	\$10,000	\$10,000
SITE FURNISHINGS					
	Timber bridge (5) Bridges - average 6.5' in width	LF	100	\$1,500	\$150,000
LANDSCAPE IMPROVEMENTS					
	Landscaping	LS	1	\$10,000	\$10,000
				Subtotal	\$175,000
CONTINGENCIES: Mobilization, Design, OH&P, Contingency				PERCENTAGE	
				45%	
				Subtotal	\$78,750
PHASE III TOTAL					\$253,750

CITY PARK: FURNISHING REPLACEMENT					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
	Benches	EA	6	\$1,800	\$10,800
	Picnic table	EA	4	\$2,000	\$8,000
	Information Kiosk	LS	1	\$15,000	\$15,000
	Signage Each entry	LS	3	\$3,500	\$10,500
				Subtotal	\$44,300
ANNUALIZED COST					\$8,860
GRAND TOTAL					\$888,273

CITY PARK

PARK IMPROVEMENTS

- » Replace concrete sidewalks (budget for Fiscal Year 2023).
- » Replace 273 LF of gravel paths with 4' wide paved walkways
- » New benches with back and arms
- » New lighting
- » Repair wading pond and streambanks
- » Create accessible route and pad for picnic tables
- » Replace existing litter bins with bear proof litter bins
- » Install accessible bridges and walkways at all hardened trail locations
- » Level out area northwest of wading pond, bring grade up to cover roots
- » Vegetation management

PROJECT PHASING

- » Phase 1
 - Selective replacement of concrete sidewalks
 - Concrete cap atop wading pond
 - Create accessible route and pad for picnic tables
 - New benches with back and arms
 - Replace existing litter bins
- » Phase 2
 - New lighting and electrical systems
- » Phase 3
 - Replace bridges throughout, with new concrete abutments. Widen main bridges around fountain and retain benches.

ROTARY BEACH: CAPITAL IMPROVEMENT PROGRAM (BOROUGH)

Department: Public Works		Strategic Plan Goal: Community Health and Safety			Estimated Project Cost:			
Project Title: Rotary Beach Playground Replacement		Outcome: a. Maintain facilities to meet programmatic needs.			Design			
Description:		Strategic Plan Goal: Quality of Life			Land/Right-of-Way			
		Outcome: f. Maintain safe and clean beach facilities			Construction Management		160,000	
					Construction			
					Equipment			
					Other			
					Force Labor			
					Contingency			
					Project Total		160,000	

ROTARY BEACH - PHASE I: PLAYGROUND REPLACEMENT						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Remove playground equipment	LS	1	\$5,000		\$5,000
	EARTHWORK					
	Excavation for Playground	CY	139	\$60		\$8,333
	Type II fill for Playground	CY	139	\$125		\$17,361
	PLAYGROUND AND SURFACING					
	Concrete Blocks	SF	204	\$100		\$20,400
	Concrete walkway	SY	74	\$125		\$9,306
	Asphalt subbase - playground	TON	23	\$350		\$8,050
	Playground equipment (2-12)	LS	1	\$150,000		\$150,000
	Safety surfacing	SF	1800	\$45		\$81,000
	Concrete play curbs	LF	190	\$26		\$4,940
	SITE FURNISHINGS					
	Benches	EA	2	\$1,800		\$3,600
	Trash can	EA	1	\$2,000		\$2,000
	LANDSCAPING IMPROVEMENTS					
	Vegetation removal and trimming	LS	1	\$10,000		\$10,000
	MISCELLANEOUS					
	4-foot high chain-link fence	LF	250	\$100		\$25,000
				Subtotal		\$343,840

CONTINGENCIES: Mobilization, Design, OG&P, Contingency, Survey				PERCENTAGE	
				37%	
				Subtotal	\$127,221

PHASE I TOTAL	\$471,061
----------------------	------------------

ROTARY BEACH - PHASE II: NEW ACCESSIBLE RAMPS AT NORTH AND SOUTH						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	EARTHWORK					
	Type II Fill for ramp	CY	237	\$125		\$29,630
	Excavation for concrete pads	CY	53	\$60		\$3,167
	Excavation for walkway	CY	76	\$60		\$4,583
	PAVING					
	South concrete ramp	SY	88	\$125		\$12,250
	North concrete ramp	SY	84	\$125		\$10,500
	Retaining wall for north ramp	SF	220	\$100		\$22,000
	Ramp handrail	LF	350	\$100		\$35,000
	Concrete Pads	SY	18	\$125		\$2,199
	LANDSCAPING IMPROVEMENTS					
	Vegetation removal and trimming	LS	1	\$10,000		\$10,000
	MISCELLANEOUS					
	Borough signage	EA	2	\$5,000		\$10,000
	Information Kiosk	LS	2	\$15,000		\$30,000
				Subtotal		\$169,329

CONTINGENCIES				PERCENTAGE	
				50%	
				Subtotal	\$84,664

PHASE II TOTAL	\$253,993
-----------------------	------------------

ROTARY BEACH - PHASE III: NORTH PARKING AREA ACCESSIBLE RAMP						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Excavation for parking lot	SY	12	\$60		\$720
	Type II Fill for parking lot	CY	12	\$125		\$1,500
	PAVING					
	Expand asphalt parking lot (4 vehicles)	TON	12	\$300		\$3,600
	Concrete Curb for parking lot	LF	64	\$125		\$8,000
	LANDSCAPING IMPROVEMENTS					
	Vegetation removal and trimming	LS	1	\$10,000		\$10,000
	MISCELLANEOUS					
	Concrete Block Border Wall	SF	4900	\$100		\$490,000
				Subtotal		\$513,820

CONTINGENCIES				PERCENTAGE	
				55%	
				Subtotal	\$282,601

PHASE III TOTAL	\$796,421
------------------------	------------------

ROTARY BEACH - FUTURE PHASES						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Island Acquisition or LUA from DNR	LS	1	\$200,000		\$200,000
	Trail to island	LF	450	\$200		\$90,000
	FACILITIES					
	Covered shelter at Lagoon Seating Area	EA	1	\$125,000		\$125,000
	Timber viewing platform at island	SF	2000	\$200		\$400,000
	LANDSCAPING IMPROVEMENTS					
	Vegetation removal and trimming	LS	1	\$10,000		\$10,000
				Subtotal		\$825,000

CONTINGENCIES				PERCENTAGE	
				70%	
				Subtotal	\$577,500

FUTURE PHASES	\$1,402,500
----------------------	--------------------

ROTARY BEACH: FURNISHING REPLACEMENT						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	Benches	EA	7	\$1,800		\$12,600
	Picnic table	EA	6	\$2,000		\$12,000
	Trash can	EA	3	\$1,800		\$5,400
				Subtotal		\$30,000

ANNUALIZED COST	\$6,000
------------------------	----------------

GRAND TOTAL	\$2,953,975
--------------------	--------------------

ROTARY BEACH

PARK IMPROVEMENTS

- » Replace and relocate existing playground
- » Install Borough park signage
- » Install fence between park and private property
- » Reconfigure north parking area to increase parking
- » Provide accessible routes from north and south parking lots to beach
- » Install covered shelters and develop day-use area
- » Replace and extend chain-link fence
- » Replace existing ramp with accessible ramp
- » Vegetation removal and trimming
- » Provide a trail and basic day use recreation facilities at the island

PROJECT PHASING

- » Phase 1
 - Remove existing playground and install new at south beach
 - Install Borough park signage
 - Install fence between park and private property owner to the south
 - Replace and extend chain-link fence
 - Provide new accessible ramp to 2022 day use area

» Phase 2

- Install accessible ramps

» Phase 3

- Reconfigure north parking area to increase parking
- Install accessible ramp

» Future Phases

- Install covered shelters and develop day-use area
- Provide a trail and basic day-use recreation facilities at the island

LUND STREET PLAYGROUND: CAPITAL IMPROVEMENT PROGRAM (BOROUGH)

Department: Public Works		Strategic Plan Goal: Community Health and Safety			Estimated Project Cost: Design 15,000 Land/Right-of-Way Construction Management Construction 50,000 Equipment 100,000 Other Force Labor 15,000 Contingency 20,000 Project Total 200,000				
Project Title: Lund Street Playground Upgrades		Outcome: e. Ensure playgrounds meet national stds f. Maintain buildings to meet programmatic needs g. ADA Upgrade							
Description:		Strategic Plan Goal: Quality of Life							
		Outcome: b. Maintain and enhance park facilities							
Extensive upgrades needed throughout Lund Street Park. Playground equipment located on the lower level is in decent condition, but the site lacks an overall cohesive accessibility plan.									
Dates of work are to follow the City of Ketchikan's Dunton Street Trestle Replacement.									
Source of Funds	Prior Years	FY 2023			Projected Requirements				Total Project
		Reappro- priated	New Funding	Fiscal Yr Total	Fiscal Year				
					2024	2025	2026	2027	
General Fund									
North Tongass Service Area									
South Tongass Service Area									
Airport Enterprise Fund									
Wastewater Enterprise Fund									
Grants/Loans (Awarded)									
Grants/Loans (Not Yet Awarded)								92,500	92,500
Rec CIP							15,000	92,500	107,500
Commercial Passenger Vessel Fund									
Passenger Facility Charge (Airport PFC) Fund									
School Bond CIP Fund									
Sports Field Bond Funds									
Total	-	-	-	-	-	-	15,000	185,000	200,000

LUND STREET TOT LOT - PHASE I: CREATE ACCESSIBLE PLAYGROUND						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
DEMOLITION						
	Demolish playground equipment	LS	1	\$5,000	\$5,000	
	Remove pea gravel surfacing	CY	111	\$28	\$3,111	
	Remove bedrock	LS	1	\$20,000	\$20,000	
	Remove rock retaining wall	LS	1	\$20,000	\$20,000	
EARTHWORK						
	Excavation for playground	CY	112	\$60	\$6,720	
	Type II fill for playground	CY	112	\$125	\$14,000	
	Concrete Block Wall	SF	416	\$100	\$41,600	
PAVING						
	Asphalt subbase - playground	TON	13	\$300	\$3,900	
	Asphalt parking lot (1 vehicle)	TON	7	\$300	\$2,100	
PLAYGROUND AND SURFACING						
	Install new playground for ages 2-5	LS	1	\$100,000	\$100,000	
	Safety surfacing	SF	1000	\$45	\$45,000	
	Concrete play curb	LF	180	\$26	\$4,680	
MISCELLANEOUS						
	Concrete steps	EA	30	\$1,000	\$30,000	
	Handrails	LF	120	\$35	\$4,200	
	4-foot tall chain-link fence	LF	200	\$100	\$20,000	
LANDSCAPE IMPROVEMENTS						
	Landscaping	LS	1	\$10,000	\$10,000	
				Subtotal	\$330,311	
CONTINGENCIES				PERCENTAGE		
				45%		
				Subtotal	\$148,640	
SITE FURNISHINGS						
	Picnic Table	EA	1	\$3,500	\$3,500	
	Bench	EA	1	\$1,800	\$1,800	
	Trash can	EA	1	\$1,800	\$1,800	
				Subtotal	\$7,100	
				PHASE I TOTAL	\$486,051	
LUND STREET TOT LOT - PHASE II: JIM CREEK ENHANCEMENTS						
DEMOLITION						
	Remove timber steps	LS	1	\$1,000	\$1,000	
	Remove chain-link fence	LF	50	\$100	\$5,000	
EARTHWORK						
	Concrete Block Wall	SF	120	\$100	\$12,000	
	Type II fill	CY	204	\$125	\$25,556	
SITE FURNISHINGS						
	Picnic Table	EA	1	3500	\$3,500	
	Bench	EA	2	\$1,800	\$3,600	
	Trash can	EA	1	\$1,800	\$1,800	
MISCELLANEOUS						
	Install timber platform adjacent to Jim Creek	LS	1	\$45,000	\$45,000	
	4-foot tall chain-link fence	LF	75	\$100	\$7,500	
				Subtotal	\$104,956	
CONTINGENCIES				PERCENTAGE		
				45%		
				Subtotal	\$47,230	
				PHASE II TOTAL	\$152,186	
LUND STREET TOT LOT - FUTURE PHASE: DAY USE SHELTER WITH LIGHTING						
SITE FURNISHINGS						
	Lighting fixture	EA	2	\$15,000	\$30,000	
	Picnic Shelter	EA	1	\$150,000	\$150,000	
				Subtotal	\$180,000	
CONTINGENCIES				PERCENTAGE		
				60%		
				Subtotal	\$108,000	
				FUTURE PHASES	\$288,000	
				GRAND TOTAL	\$926,237	

LUND STREET PLAYGROUND

PARK IMPROVEMENTS

- » Decommission existing play equipment
- » Install new playground at upper area
- » Install timber platform, picnic shelter, and lighting adjacent to Jim Creek
- » Vegetation removal and trimming to improve views of Jim Creek
- » Replace existing fence
- » Install an accessible parking stall

PROJECT PHASING

- » Phase 1
 - Remove existing play equipment
 - Install new playground and safety surfacing at upper area
 - Replace existing fence
 - Install parking
- » Phase 2
 - Replace rip-rap wall with concrete block retaining wall
 - Install creek viewing platform and lighting adjacent to Jim Creek
 - Vegetation removal and trimming
- » Phase 3
 - Install covered picnic shelter at Jim Creek
 - Install lighting

REVILLA ROAD ENTITLEMENT LAND-PHASE I (Dog Park and Day-Use)						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Clearing and grubbing	LS	1	\$5,000		\$5,000
	PAVING					
	Gravel parking lot (8 vehicles)	TON	80	\$120		\$9,600
	Gravel parking lot (20 vehicles)	TON	200	\$120		\$24,000
	Gravel trails	CY	139	\$150		\$20,833
	FACILITIES					
	Bathroom (vault toilet)	EA	1	\$120,000		\$120,000
	Covered shelter	EA	2	\$125,000		\$250,000
	SITE FURNISHINGS					
	Picnic table	EA	4	\$2,000		\$8,000
	Bench	EA	10	\$1,800		\$18,000
	Trash can	EA	3	\$1,800		\$5,400
	Borough Sign	LS	1	\$5,000		\$5,000
	Information Kiosk	LS	1	\$15,000		\$15,000
	MISCELLANEOUS					
	Dog park (surfacing, fence & equip)	LS	1	\$100,000		\$100,000
	Community garden	LS	1	\$25,000		\$25,000
	LANDSCAPING IMPROVEMENTS					
	Vegetation removal and trimming	LS	1	\$25,000		\$25,000
	Lawn Establishment	LS	1	\$10,000		\$10,000
				Subtotal		\$640,833
CONTINGENCIES						
				PERCENTAGE		
				70%		
				Subtotal		\$448,583
				Grand Total		\$1,089,417

REVILLA ROAD ENTITLEMENT LAND

PARK IMPROVEMENTS (PHASE 1)

- » Developed dog park
- » Community gardens
- » Restroom building (vault toilet)
- » Parking improvements
- » Trails
- » Day-use recreation shelter with site furnishings
- » Signs and information kiosk

POTTER ROAD SCHOOLHOUSE PLAYGROUND						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Clearing and grubbing	LS	1	\$50,000		\$50,000
	PAVING					
	Gravel parking lot (8 vehicles)	TON	80	\$120		\$9,600
	Gravel trails	CY	24	\$150		\$3,556
	EARTHWORK					
	Excavation for playground	CY	278	\$60		\$16,667
	Type II fill for playground	CY	93	\$125		\$11,574
	FACILITIES					
	Bathroom (vault toilet)	EA	1	\$60,000		\$60,000
	PAVING					
	Asphalt subbase - playground	TON	50	\$300		\$15,000
	PLAYGROUND AND SURFACING					
	Install new playground for ages 2-5	LS	1	\$125,000		\$125,000
	Safety surfacing	SF	2500	\$45		\$112,500
	Concrete play curb	LF	180	\$26		\$4,680
	SITE FURNISHINGS					
	Picnic table	EA	2	\$2,000		\$4,000
	Bench	EA	2	\$1,800		\$3,600
	Trash can	EA	1	\$1,800		\$1,800
	Borough Sign	LS	1	\$5,000		\$5,000
	Information Kiosk	LS	1	\$15,000		\$15,000
				Subtotal		\$437,976
CONTINGENCIES						
				PERCENTAGE		
				70%		
				Subtotal		\$306,583
				Grand Total		\$744,560

POTTER ROAD SCHOOLHOUSE PLAYGROUND

PARK IMPROVEMENTS

- » Playground and safety surfacing
- » Restroom building (vault toilet)
- » Parking improvements
- » Park site furnishings
- » Signs and information kiosk

GRANT STREET PLAYGROUND: SURFACING UPGRADE						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Remove pea gravel surfacing	CY	407	\$28		\$11,407
	EARTHWORK					
	Backfill	CY	97	\$60		\$5,811
	PAVING					
	Asphalt subbase - playground	TON	68	\$300		\$20,370
	PLAYGROUND AND SURFACING					
	Relocate & Reset Play Equipment	LS	1	\$10,000		\$10,000
	Safety surfacing	SF	5500	\$15		\$82,500
	MISCELLANEOUS					
	Dog park (fence and equip)	LS	1	\$20,000		\$20,000
				Subtotal		\$150,089
CONTINGENCIES				PERCENTAGE		
				38%		
				Subtotal		\$57,034
				Grand Total		\$207,123

TOTEM HERITAGE PLAYGROUND: SURFACING UPGRADE						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Remove pea gravel surfacing	CY	67	\$28		\$1,867
	PAVING					
	Asphalt subbase - playground	TON	40	\$300		\$12,063
	PLAYGROUND AND SURFACING					
	Safety surfacing	SF	3250	\$15		\$48,750
				Subtotal		\$62,680
CONTINGENCIES				PERCENTAGE		
				33%		
				Subtotal		\$20,684
				Grand Total		\$83,364

WHALE PARK						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	SITE FURNISHINGS					
	Install arm rests to existing benches	EA	5	\$500		\$2,500
	Bicycle rack	EA	2	\$2,000		\$4,000
	LANDSCAPE IMPROVEMENTS					
	Soil and plant material	LS	1	\$10,000		\$10,000
	Replace timber round edging	LS	1	\$7,500		\$7,500
	Vegetation removal and trimming	LS	1	\$5,000		\$5,000
				Subtotal		\$29,000
CONTINGENCIES				PERCENTAGE		
				16%		
				Subtotal		\$4,640
				Grand Total		\$33,640

GRANT STREET PLAYGROUND

PARK IMPROVEMENTS

- » Remove pea gravel surfacing
- » Relocate select pieces of play equipment
- » Install accessible rubber safety surfacing tiles
- » Install small dog park

TOTEM HERITAGE PLAYGROUND

PARK IMPROVEMENTS

- » Remove pea gravel surfacing
- » Install accessible rubber safety surfacing tiles

WHALE PARK

PARK IMPROVEMENTS

- » Install site furnishings
- » Landscape bed improvements

EAGLE AND TUNNEL PARKS						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Land Acquisition	LS	1	\$80,000		\$80,000
	Demo turf areas	SF	800	\$2		\$1,600
	Remove concrete paving	SY	80	\$30		\$2,400
	SITE FURNISHINGS					
	Bench	EA	1	\$1,800		\$1,800
	LANDSCAPE IMPROVEMENTS					
	Concrete pavers and base	SF	400	\$30		\$12,000
	Plant material	LS	1	\$15,000		\$15,000
	Vegetation removal and trimming (Tunnel Park)	LS	1	\$5,000		\$5,000
	Timber round edging	LS	1	\$7,500		\$7,500
	MISCELLANEOUS					
	Interpretive sign panel	LS	1	\$3,500		\$3,500
				Subtotal		\$128,800

CONTINGENCIES				PERCENTAGE	
				16%	
				Subtotal	\$20,608

Grand Total	\$149,408
--------------------	------------------

EAGLE AND TUNNEL PARKS

PARK IMPROVEMENTS

- » Land acquisition
- » Install paver plaza
- » Landscape bed improvements
- » Site furnishings and interpretive panel

SCHOENBAR TRAIL PROPERTY						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Remove existing asphalt path	SY	42	\$10		\$420
	Tree trimming and removal	LS	1	\$25,000		\$25,000
	Clearing and grubbing	LS	1	\$5,000		\$5,000
	PAVING					
	Install culvert, fill and pavement	LS	1	\$125,000		\$125,000
	EARTHWORK					
	Excavation	CY	22	\$60		\$1,333
	Type II Fill	CY	22	\$125		\$2,778
	SITE FURNISHINGS					
	Signs and wayfinding	LS	1	\$15,000		\$15,000
	Trash can	EA	2	\$1,800		\$3,600
	WATERFRON ACCESS					
	Timber Platform and stairs	EA	2	\$30,000		\$60,000
	Bank repair	LS	1	\$20,000		\$20,000
	Rip Rap	LS	1	\$10,000		\$10,000
				Subtotal		\$268,131

CONTINGENCIES				PERCENTAGE	
				60%	
				Subtotal	\$160,879

Grand Total	\$429,010
--------------------	------------------

SCHOENBAR TRAIL PROPERTY

PARK IMPROVEMENTS

- » Trail and drainage improvements
- » Creek access, stairs and platform
- » Site furnishings and wayfinding
- » Vegetation management

SKATEBOARD PARK						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	PAVING					
	Concrete sidewalk	SY	19	\$125		\$2,315
	SITE FURNISHINGS					
	Light fixture	EA	3	\$15,000		\$45,000
	LANDSCAPE IMPROVEMENTS					
	General landscaping	LS	1	\$10,000		\$10,000
	MISCELLANEOUS					
	Concrete steps (water access)	EA	30	\$1,250		\$37,500
	Borough signage	EA	1	\$7,000		\$7,000
	Roof structure	LS	1	\$450,000		\$450,000
				Subtotal		\$551,815
CONTINGENCIES				PERCENTAGE		
				43%		
				Subtotal		\$237,280
				Grand Total		\$789,095

SKATEBOARD PARK

PARK IMPROVEMENTS

- » Roof structure
- » Lighting
- » Sidewalk improvements and water access
- » Borough signage
- » Landscaping

CARLANNA LAKE TRAILHEAD						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	DEMOLITION					
	Tree trimming and removal	LS	1	\$15,000		\$15,000
	EARTHWORK					
	Type II fill surfacing for parking	CY	111	\$25		\$2,778
	SITE FURNISHINGS					
	Trash can	EA	1	\$1,800		\$1,800
	Light Fixture	EA	1	\$1,000		\$1,000
	MISCELLANEOUS					
	Information Kiosk	EA	1	\$15,000		\$15,000
				Total		\$35,578
CONTINGENCIES				PERCENTAGE		
				35%		
				Subtotal		\$12,452
				Grand Total		\$48,030

CARLANNA LAKE TRAILHEAD

PARK IMPROVEMENTS

- » Parking lot improvements
- » Site furnishings
- » Lighting
- » Information kiosk

RAINBIRD TRAIL IMPROVEMENTS						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Clear and Level	CY	111	\$60		\$6,667
	Trail Construction	LF	7000	\$40		\$280,000
	Timber Bridges	LF	150	\$1,500		\$225,000
	SITE FURNISHINGS					
	Picnic Table	EA	2	\$2,000		\$4,000
	Bench	EA	2	\$1,500		\$3,000
	MISCELLANEOUS					
	Borough signage	EA	2	\$5,000		\$10,000
	Information Kiosk	EA	2	\$15,000		\$30,000
				Total		\$558,667
CONTINGENCIES				PERCENTAGE		
				33%		
				Subtotal		\$184,360
				Grand Total		\$743,027

CITY PARK RESERVE (RAINBIRD TRAIL)

PARK IMPROVEMENTS

- » Trail improvements
- » New pedestrian bridges
- » Viewing areas with site furnishings
- » Borough sign and information kiosk

MOUNTAIN POINT BEACH						
ITEM	DESCRIPTION		UNIT	EST QTY	UNIT PRICE	COST
	EARTHWORK					
	Clearing and grubbing		LS	1	\$10,000	\$10,000
	Type II fill for pads and trails		CY	222	\$125	\$27,778
	FACILITIES					
	Covered shelter		EA	2	\$125,000	\$250,000
	SITE FURNISHINGS					
	Picnic table		EA	3	\$2,000	\$6,000
	Bench		EA	5	\$1,800	\$9,000
	Fire ring		EA	3	\$1,500	\$4,500
	Fish cleaning table		EA	1	\$5,000	\$5,000
	Borough signage		EA	1	\$5,000	\$5,000
	LANDSCAPING IMPROVEMENTS					
	Landscaping		LS	1	\$10,000	\$10,000
					Total	\$327,278
CONTINGENCIES					PERCENTAGE	COST
	Mobilization				10%	\$32,728
	Design & Engineering				20%	\$65,456
	Contractor Overhead				10%	\$32,728
	Construction Contingency				20%	\$65,456
	Survey				10%	\$32,728
					Total	\$229,094
Grand Total					\$556,372	

MOUNTAIN POINT BEACH PARK IMPROVEMENTS

- » Continue public process for identifying desired improvements due to partnerships in management
- » Install hardened trail through existing wooded area to access beach
- » Install day-use facilities (picnic tables, fire rings, shelters and benches) in existing wooded area
- » Vegetation removal and trimming to improve visibility
- » Re-strip parking area and include dedicated ADA space(s)
- » Site lighting
- » Install bear proof litter bins
- » Consider long term vault toilet upgrades to include hook-up to sewer

FOREST PARK (FORMER WWTP SITE)						
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST	
	EARTHWORK					
	Type II Fill for parking lot	CY	24	\$125	\$3,009	
	Type II Fill for playground	CY	593	\$125	\$74,074	
	PAVING					
	Asphalt parking expansion	TON	8	\$300	\$2,470	
	Asphalt subbase - playground	TON	16	\$300	\$4,750	
	Vehicle barrier along road	LF	100	\$50	\$5,000	
	PLAYGROUND AND SURFACING					
	Playground equipment	LS	1	\$400,000	\$400,000	
	Safety surfacing	SF	4000	\$45	\$180,000	
	Concrete play curb	LF	240	\$26	\$6,240	
	SITE FURNISHINGS					
	Bench	EA	2	\$1,800	\$3,600	
	Picnic table	EA	1	\$2,000	\$2,000	
	Trash can	EA	1	\$1,800	\$1,800	
	Lighting fixture	EA	2	\$15,000	\$30,000	
	Borough signage	EA	1	\$5,000	\$5,000	
	LANDSCAPE IMPROVEMENTS					
	General Landscaping	LS	1	\$10,000	\$10,000	
	MISCELLANEOUS					
	4-foot tall chain-link fence	LF	200	\$100	\$20,000	
	Concrete steps	EA	10	\$1,000	\$10,000	
	Handrail	LF	60	\$35	\$2,100	
				Total	\$717,943	
CONTINGENCIES				PERCENTAGE	COST	
	Mobilization			10%	\$71,794	
	Design & Engineering			10%	\$71,794	
	Contractor Overhead			10%	\$71,794	
	Construction Contingency			20%	\$143,589	
	Survey			10%	\$71,794	
				Total	\$430,766	
Grand Total				\$1,148,709		

FOREST PARK (FORMER WWTP SITE) PARK IMPROVEMENTS

- » Raise grade of site
- » Install playground for ages 2-12 designed for future installation of a covered playground
- » Install Borough park signage
- » Small day-use area including picnic facilities
- » Expand existing parking area
- » Develop link to greenbelt trails (next page)

KIRK YOUNG PLAYGROUND					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
	DEMOLITION				
	Remove playground equipment	LS	1	\$10,000	\$10,000
	Remove chain-link fence	LF	200	\$100	\$20,000
	Remove shredded bark surfacing	CY	69	\$5	\$347
	Clearing and grubbing	LS	1	\$5,000	\$5,000
	EARTHWORK				
	Type II fill for playground	CY	139	\$125	\$8,333
	PLAYGROUND AND SURFACING				
	Playground equipment	LS	1	\$300,000	\$300,000
	Safety surfacing	SF	2000	\$45	\$90,000
	Concrete play curb	LF	240	\$26	\$6,240
	SITE FURNISHINGS				
	Bench	EA	2	\$1,800	\$3,600
	Picnic table	EA	1	\$2,000	\$2,000
	Trash can	EA	1	\$1,800	\$1,800
	Borough signage	EA	1	\$5,000	\$5,000
	MISCELLANEOUS				
	4-foot tall chain-link fence	LF	200	\$100	\$20,000
				Total	\$452,321

CONTINGENCIES				PERCENTAGE	COST
	Mobilization			10%	\$45,232
	Design & Engineering			10%	\$45,232
	Contractor Overhead Contingency			20%	\$90,464
	Construction Contingency			20%	\$90,464
	Survey			10%	\$45,232
				Total	\$316,624

Grand Total	\$768,945
--------------------	------------------

LIFT STATION #3					
ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	COST
	EARTHWORK				
	Type II fill for parking	CY	111	\$125	\$13,889
	FACILITIES				
	Bathroom facility	EA	1	\$120,000	\$120,000
	Covered shelter	EA	1	\$125,000	\$125,000
	SITE FURNISHINGS				
	Picnic table	EA	1	\$2,000	\$2,000
	Bench	EA	2	\$1,800	\$3,600
	Trash can	EA	1	\$1,800	\$1,800
	MISCELLANEOUS				
	Concrete steps	EA	20	\$1,000	\$20,000
	Handrail	LF	120	\$35	\$4,200
	Borough signage	EA	1	\$5,000	\$5,000
				Total	\$295,489

CONTINGENCIES				PERCENTAGE	COST
	Mobilization			10%	\$29,549
	Design & Engineering			20%	\$59,098
	Contractor Overhead			10%	\$29,549
	Construction Contingency			20%	\$59,098
	Survey			10%	\$29,549
				Total	\$206,842

Grand Total	\$502,331
--------------------	------------------

KIRK YOUNG PLAYGROUND PARK IMPROVEMENTS

- » Remove playground and replace with new all ages equipment. Include accessible playground safety surfacing
- » Replace chain-link fence
- » Include accessible route from parking to playground
- » Include basic site furnishings

LIFT STATION #3 PARK IMPROVEMENTS

- » Establish as Borough parkland
- » Borough signage
- » Define parking lot
- » Improve water access
- » Canoe/kayak launch facility
- » Long term: Covered shelter with picnic tables/benches, restroom building, and Interpretive panels

3.3 FUNDING SOURCES

BOROUGH FUNDING

CAPITAL IMPROVEMENT PROGRAMS

A capital improvement program (CIP), or capital investment plan, is a plan for capital expenditures of a government to be incurred each year over a fixed period of future years. While policy guidelines vary, capital projects are generally expenditures for infrastructure, buildings and facilities, equipment, and land that are generally expensive (over a certain dollar amount), non-recurring, and have a useful life expectancy of more than one year. Large projects like park acquisition, trail construction, and other recreation projects that require borrowing of funds can often be included in the Borough's CIP. Local government capital funds may be used as a match to apply for federal or state grants.

RECREATION CAPITAL PROJECTS FUND

The Borough collects a ½ percent sales tax for the Recreation Capital Improvement Projects (CIP) Fund. For fiscal year 2024, it is estimated that the fund balance will be approximately \$1.6 million, however the fund is encumbered with the debt service for the athletic fields and aquatic center projects. It is anticipated that the fund will be a source of funding for the planned expansion of the recreation center. It is recommended that the fund maintains a balance to cover a minimum of two years of debt service.

COMMERCIAL PASSENGER VESSEL FUND (CPV)

CPV funding has been utilized in the past for park projects and operations that can be directly associated with cruise ship passenger use. Park facilities on the downtown waterfront or adjacent to the cruise ship berths used by passengers would be eligible. Also park assets regularly visited and used by passengers would also be eligible and could include City Park and the larger proposed network of downtown parks linked by the Salmon Walk. The Borough is anticipating an increase in CPV funds due to the new Ward Cove dock, located outside of City limits. Some of these

funds could be used to develop the Revilla Road property and other park infrastructure near Ward Cove if a justifiable connection can be made. There are some limitations on how these funds could be used; however, this is one funding source expected to substantially increase.

GENERAL FUND

The General Fund finances basic maintenance and operations and is not a consideration for funding major park projects. It is a consideration for funding staffing increases that may be needed if some new parks are built or expanded as outlined in the Plan.

BONDS

Local governments can finance large capital recreation projects by seeking approval from citizens to approve debt financing through a bond referendum or vote. Bonds are most useful for long-term debt for large capital projects. Recreation projects that benefit the community have been funded before. In 1994 Ketchikan voters approved a \$7.5 million General Obligation Bond for constructing and equipping an indoor recreation center. In 2009, voters approved another general obligation bond not to exceed \$23.5 million for constructing and equipping a new aquatic center. The bond for the aquatic center was passed with the understanding it would be paid for by the local recreation sales tax.

GRANT FUNDING OPTIONS

COMMUNITY DEVELOPMENT BLOCK GRANT

Administration: Department of Urban Housing and Development (HUD). Alaska Community Development Block Grant (CDBG) Program Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs.

Funding type and range: Single-purpose project grants up to \$850,000

Eligibility: For public facilities and planning activities. Non-profits may apply as co-applicants.

Timing: In a typical year, applications are distributed in late fall, and awards are made the following spring.

The CDBG is "a flexible program that provides communities with resources to address a wide range of unique community development needs." The amount for CDBG funding for a particular area is determined by HUD using a number of factors, including population growth and poverty level. Federal regulations require at least 51 percent of the population that benefits from funded projects or activities be low and moderate income.

Within Alaska, the CDBG provides funding annually to all Alaska communities, aside from Anchorage, for community development, which includes public facilities, and planning to address "issues detrimental to the health and safety of local residents and to reduce the costs of essential community services." Additionally, the funding may be used to fund Special Economic Development activities that result in job creation for low and moderate income people.

COMMUNITY DEVELOPMENT BLOCK GRANT - CARES ACT (CDBG-CV)

Administration: Department of Urban Housing and Development (HUD). Alaska Community Development Block Grant (CDBG) Program Department of Commerce, Community, and Economic Development Division of Community and Regional Affairs.

Funding type: Single-purpose project grants

Eligibility: For housing, job creation, public service, or access to new or significantly improved infrastructure. Non-profits may apply as co-applicants.

Timing: Applications are distributed to municipalities in late fall, and awards are made the following spring.

Congress provided \$5 billion in the Coronavirus Aid, Relief, and Economic Security (CARES) Act for the CDBG program to states, metropolitan cities, urban counties, and insular areas to prevent, prepare for, and respond to Coronavirus.

At least 70 percent of every grant must be expended for activities that benefit low- and moderate-income persons by providing housing related activities, public improvement and facilities, economic development and general administration and planning activities. At the publishing of this plan, it is unknown if this program will continue.

LAND AND WATER CONSERVATION FUND GRANT PROGRAM

Administration: Department of Interior, National Park Service (NPS).

Funding type and range: Grants that require a 50% match. Grant amounts may vary by grant cycle. In 2022 the minimum grant award was \$25,000 (project at least \$50,000), and the maximum was \$250,000 (project at least \$500,000).

Eligibility: State, regional, or local governments with the legal authority to provide park and recreation services on public lands.

Land and Water Conservation Fund (LWCF) is a 50/50 matching and reimbursable program. Eligible project types are identified and prioritized in the Statewide Comprehensive Outdoor Recreation Plan (SCORP). Over 300 LWCF grants have been awarded in Alaska, including projects for developing or improving local parks and playgrounds. August 2020 the Great American Outdoors Act fully and permanently funded this program.

A community can generate the match through a number of ways, including cash or documented in-kind labor, goods and services, volunteer time, or donations.

FEDERAL LANDS TO PARKS PROGRAM

Administration: Department of Interior, National Park Service (NPS)

The Federal Lands to Parks Program helps communities to acquire, reuse and protect surplus federal properties for local parks and recreation. States, counties, and communities may acquire federal land and buildings no longer needed by the federal government at no cost on condition they are protected for public parks and recreation. Since its inception in 1949, this program has transferred about 184,000 acres of land to state and local governments for parks and recreation use.

FEDERAL LANDS ACCESS PROGRAM (FLAP)

Administration: Federal Highway Administration (FHWA).

Funding type and range: Grants require a minimum 20% match. This percentage can be higher (sliding scale), depending on the amount of publicly owned Federal land in the state. Grant amounts vary by grant cycle. In FY 2020 the program had a budget of \$270 million.

Eligibility: State, regional, or local governments with the legal authority to manage transportation facilities including trails and other corridors.

Timing: The next request for proposals for the Alaska FLAP will likely be in 2025 or 2026.

The Federal Lands Access Program was established to improve transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The FLAP supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators. Approximately \$69.5 million in FLAP funds have been obligated in Alaska.

COMMUNITY FACILITIES DIRECT LOAN AND GRANT PROGRAM: ALASKA

Administration: USDA, Rural Development Program

Funding type and range: The program offers three funding sources; low interest direct loans, grants, or a combination of the two. Federal share for grants is up to a maximum of 55 percent for communities with a population of less than 12,000. Program is open year round.

Eligibility: Federal, state, and local land management agencies, Tribes, and non-profits with legal agreements.

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service and does not include private, commercial or business undertakings. Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses that could include parks and playgrounds.

RECREATIONAL TRAILS PROGRAM

Administration: Federal Highway Administration (FHWA).

Funding type and range: Federal share is up to 80 percent with Federal agencies able to provide additional Federal funds up to 95 percent. Grant amounts vary by each state and develops its own procedures to solicit projects from project sponsors, and to select projects for funding.

Eligibility: Federal, state, and local land management agencies and non-profits with legal agreements.

Federal transportation funds benefit recreation including hiking, bicycling, in-line skating, equestrian use, cross-country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving, or using other off-road motorized vehicles. Projects can include repair of existing trails, new trails, and acquisition of easements or property for trails. The Bipartisan Infrastructure Law of 2021 reauthorized the RTP through fiscal years 2022-2026.

THE SKATEPARK PROJECT GRANTS

Administration: The Skatepark Project

Funding type and range: Grants of \$1,000 to \$300,000.

Eligibility: Provided to non-profit organizations and state or local agencies, including public schools.

Timing: Letters of Inquiry year-round and has quarterly award cycles.

The Skatepark Project is dedicated to promoting the construction of new, quality skateparks located in under-served communities throughout the United States. The Skatepark Project primarily supports projects that can demonstrate a strong grassroots commitment, particularly in the form of planning and/or fundraising by local skateboarders and other community groups. Priority is given to projects that are designed to increase equity in under-served areas, are built from concrete by experienced skatepark contractors and include local skaters in the planning, fundraising and design process.

KABOOM COMMUNITY BUILT PLAYSPACE GRANTS

Administration: KABOOM!

Funding type and range: Funding for design, planning, equipment and community-build. Amount varies depending on project. Applicant is required to provide a portion of funding for purchase of play equipment.

Eligibility: Provided to non-profit organizations and state or local agencies, including public schools.

Timing: On-line application with extended open periods and award cycles.

Since 1996, KABOOM! has collaborated with partners to build, open or improve more than 16,700 playgrounds across the country. Projects are community-driven and include playgrounds, adventure courses, and multi-sport courts with a minimum of 2,000 square feet of improvements.

The land manager is required to complete site preparation and demonstrate a community need for the playground. Community-Built Playspace grants are limited only to certain cities or areas for each funding cycle. At this time, Alaska is not one of the listed states for grant funding.

MEET ME AT THE PARK PLAY SPACES GRANT PROGRAM

Administration: National Recreation and Parks Association (NRPA) and The Walt Disney Company.

Funding type and range: One-time grants for \$30,000.

Eligibility: Local parks and recreation agencies and non-profits with park/playground management responsibilities.

Grant funding is available to provide communities with increased access to inclusive play spaces for children in under-served communities. Agencies with the most innovative, scalable and impactful project ideas will receive grants. In less than three years, the program has reached more than 1 million children and families in 39 states across the United States. In all, grants totalling \$2.3 million facilitated new projects benefiting 75 parks nationwide. This project met its goal in 2020 and was considering re-authorization but was delayed due to the pandemic. This project is currently not accepting applications for this program. A program announcement is expected in 2023.

RASMUSON FOUNDATION GRANTS

Administration: Rasmuson Foundation

Funding type and range:

Tier 1 Grants: This program primarily supports capital projects and technology upgrades and have included the funding of parks and playgrounds. More than 200 requests are received each year with a rolling open application period. The maximum Tier 1 amount is \$25,000, and the average amount awarded is \$16,700.

Tier 2 Grants: Grants of more than \$25,000 for large capital (building) projects, projects of demonstrable strategic

importance or innovative nature that address issues of broad community or statewide significance. Tier 2 proposals are considered twice a year, normally in June and November.

Eligibility: Alaska based 501(c)(3) non-profits or local or tribal government.

The Rasmuson Foundation promotes civic responsibility and individual philanthropy amongst Alaskans; economic possibilities for Alaskans; educational opportunity for Alaskans; healthy Alaska families; quality health care for Alaskans; strong leaders; vibrant arts and culture in Alaska. The Foundation has been a strong supporter of parks, trails, and playgrounds projects in the past. The Borough recently received a Tier 2 grant for the Dudley Field Improvements.

CORPORATE GRANTS

A variety of corporations provide money for community projects including parks and playgrounds. Amounts typically range from \$500 to 5,000. Corporations include WalMart, Kroger, Bank of America, Wells Fargo, and others and typically need to have a local presence in Ketchikan for consideration.

PLAYGROUND EQUIPMENT MANUFACTURER GRANTS AND PROMOTIONS

Various playground equipment manufacturers will occasionally hold promotional events where grants or discounted equipment is available to applicants. These tend to be revolving opportunities with specific application periods and are often not regularly scheduled. Many manufacturers have e-mail lists to receive product updates and promotional offers.

OTHER FUNDING OPTIONS

LOCAL BUSINESSES AND ORGANIZATIONS

Local businesses and community service organizations have long supported parks and recreation in Ketchikan. Recent local funding includes the Rotary Club and several businesses who have provided and sponsored sports equipment. Local service clubs have successfully funded and provided labor for the repair and installation of new playgrounds and park improvements throughout Alaska. Volunteer groups that include local groups (Boy Scouts, labor unions, and others) as well as the many cruise ship operators often provide volunteer hours by their crew (and sometimes funding) to the port of calls for community projects.

PARK FOUNDATION

The creation of a local Park Foundation non-profit as a 501(c)(3) would allow residents to advocate for and raise funds for parks and playground improvements in the community. Park Foundations have been established in Juneau and Anchorage, with other communities in the process or about to receive their non-profit status from the IRS.

COMMERCIAL USE PERMIT

Several cruise ship ports in Alaska have a local commercial use permit that allows a business (tour operator) to conduct a commercial enterprise on locally managed parklands that includes parks, trails, and recreation facilities. In addition to collecting fees that typically go towards the operation and maintenance of the facilities, the permit sets rules and regulations to preserve and maintain the public assets for all users, preserve the recreational experience, consider impacts upon other users and neighboring property, and ensure public safety on parklands.

THIS PAGE INTENTIONALLY LEFT BLANK



4

Additional Recommendations

4.1 STANDARDS FOR SITE FURNISHINGS

INTRODUCTION

The Borough desires to have standard park site furnishings identified for inclusion in their parks and playgrounds. Standardized products allows for visual cohesiveness, the ability to have replacements available, and simplifies maintenance. There are two park environments (urban parks and natural/day-use parks) within the Borough's park inventory and where appropriate furnishings are identified for each of these environments.

BENCHES

Benches should have backs and arms and an ergonomic design that provides good support and facilitates ease of sitting down and getting up. This is important to provide comfortable accessible seating, use by the elderly, and use by people with physical limitations. Benches should be durable and easily maintained. A standard bench provides consistent aesthetics, and simplifies maintenance. A model with free-standing, surface-mounted, or embedded attachment options allows flexibility in use.

Materials should be quick drying and material color should be chosen to match natural wood such as cedar or brown, black or other play elements.

Though all furnishings should be standardized throughout Borough facilities, exceptions should be made to specific natural areas where synthetic materials are not appropriate given the setting; however, when possible the same manufacturer should be used for these park fixtures. In these locations special attention should be given to match the natural surroundings and aesthetic of the park.

CRITERIA SUMMARY:

- » Accessibility (backs and arms, ergonomic)
- » Comfort (metal or composite slats)
- » Durability (low maintenance)
- » Design (consistent/subtle)
- » Attachment (free-standing or surface-mount)

BENCH TYPES

Urban Parks and Playgrounds

Benches should be a metal, poly-coated expanded, mesh backing with powder coated components.

- » Manufacturer: Pilot Rock
- » Model: Riverview Bench



Pilot Rock Riverview Bench

Natural/Day-Use Parks

Benches should be black powder coated metal hardware with synthetic (recycled plastic) wood components. Wood materials should be phased out and replaced with synthetic wood materials as a direct replacement. Natural wood may be used under special circumstances.

- » Manufacturer: Pilot Rock
- » Model: Contour Park Bench



Pilot Rock Contour Park Bench



Landscape Forms Glide Bench



Belson Palisade Bench

PICNIC TABLES

Picnic tables should provide a comfortable sitting and table height, and be of a design to integrate a wheelchair user at the table. Picnic tables should be durable and easily maintained. Standardized picnic tables should have consistent aesthetics, and should simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. When not permanently attached, picnic tables should include a method to anchor them.

CRITERIA SUMMARY:

- » Accessibility (wheelchair access and mobility-friendly)
- » Comfort (metal or composite seating)
- » Durability (low maintenance)
- » Design (consistent/subtle)
- » Attachment (free-standing with anchoring method or surface-mount)

PICNIC TABLE TYPES

Urban Parks and Playgrounds

Picnic tables should be a metal, poly-coated expanded, mesh and should be black colored powder coated metal or other color to match other park elements.

- » Manufacturer: Pilot Rock
 - Model: UT Series Picnic Table - Using Expanded Steel
- » Manufacturer: Belson Outdoors
 - E-Series Rectangular Picnic Table

Natural/Day-Use Parks

Picnic tables should be synthetic (recycled plastic) wood components with black powder coated metal hardware. Wood materials should be phased out and replaced with synthetic wood materials (recycled plastic) as a direct replacement.

- » Manufacturer: Pilot Rock
 - Model: UT Series Picnic Table - Using Recycled Plastic



Belson E-Series Rectangular Picnic Table



Belson Recycled Plastic A-Frame Picnic Table

BIKE RACKS

Bike racks should provide two points of contact with bicycles for stability. Bike racks should be located adjacent to the primary walkways leading to a building, playground, or facility entrance.

A standard bike rack should have consistent aesthetics, and simplify maintenance. A model with surface-mounted or embedded attachment options allows flexibility in use.

CRITERIA SUMMARY:

- » Durability (low maintenance)
- » Design (consistent/subtle, or unique in special locations)
- » Attachment (surface-mount or embedded)
- » Special Criteria (two points of bike contact, branding)

BIKE RACK TYPES

Urban Parks

Bike racks should be powder coated metal either locally fabricated or pre-manufactured. Colors can be selected to match other park elements.

- » Manufacturer: Belson Outdoors
- » Model: Orion Bike Rack (single) or Bike Coil (multiple)

Natural/Day-Use Parks

Bike racks should be powder coated metal either locally fabricated or pre-manufactured. The use of black allows the racks to blend into the surrounding landscape.

- » Manufacturer: Belson Outdoors
- » Model: Inverted U



Belson Orion bike rack with round tube and lean bar



Belson Orion bike rack with round tube and lean bar



Belson Coil bicycle rack



Belson Inverted U Commercial Bike Rack

LITTER BINS

The minimum size of a litter receptacle to be 50 gallons. Litter bins must meet ADA accessibility and be bear and raven proof. Powder coated bins provide longevity and ease of maintenance and cleaning. Black colored bins allow the furnishing to blend into the surrounding landscape. Wood slats can be added to the litter bins to add aesthetics. If a facility recycles, a minimum of two receptacles are to be provided (trash and recycling).

Litter receptacles should only be used in locations where they will be regularly maintained and in close proximity to gathering areas, park access points, and where they can be easily accessed by Borough staff. Standard litter receptacles should have consistent aesthetics, and simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. Litter bins

CRITERIA SUMMARY:

- » Bear and raven proof
- » Durability (low maintenance)
- » Locking trash can door
- » ADA accessibility
- » Design (consistent/subtle)
- » Attachment (free-standing or surface-mount)

LITTER BIN TYPES

Urban Parks

- » Manufacturer: BearSaver

- Model: CE Series

Natural/Day-Use Parks

- » Manufacturer: Pilot Rock

- Model: BPRT1 Bear Resistant Trash Receptacle



BearSaver CE Series



Pilot Rock Model BPRT1 Bear Resistant Trash Receptacle

GRILLS AND FIRE RINGS

Powder coated grills and fire rings provide longevity and ease of maintenance and cleaning. Black colored grills and fire rings allow the furnishing to blend into the surrounding landscape. It is recommended that stainless steel fire rings be used when a facility is adjacent to saltwater.

CRITERIA SUMMARY:

- » Durability (low maintenance)
- » ADA accessibility
- » Design (consistent/subtle)
- » Attachment (free-standing or surface-mount)
- » Movable grill for cleaning and varied use

GRILL AND FIRE RINGS TYPES

Urban Parks

- » Manufacturer: Pilot Rock

- Model: ASW-20 Series Accessible Grills

Natural/Day-Use Parks

- » Manufacturer: Pilot Rock

- Model: FS-30 Accessible Campfire Ring



Pilot Rock Model ASW-20 Series Accessible Grill

4.2 STANDARDS FOR PLAYGROUND SAFETY SURFACING

Safety surfacing absorbs impact in order to reduce the risk of serious injury or death from falls on a playground. The typical minimum area of safety surfacing under or around play equipment (fall zone) is 6 feet in all directions, but needs to be verified by the play equipment manufacturer.

Safety surfacing options include poured-in-place rubber (PIP), rubber tiles, synthetic turf (with impact mat below), recycled rubber mulch, engineered wood fiber, bark mulch, wood chips, and sand. PIP, tiles, and synthetic turf are considered unitary surfacing as they create a contiguous flat surface and are fully accessible. All other materials are considered “loose” surfacing and are not fully accessible. The initial cost of unitary surfacing is higher than loose surfacing but requires much less maintenance over their life. Loose material has a higher maintenance requirement to ensure the required minimum depths as use and children kick, throw, or otherwise relocate the material, and natural materials decompose over time. The types of safety surfacing should be standardized for all facilities throughout the Borough for ease of installation and replacement, including School District playgrounds.

Recommended playground safety surfacing is recycled rubber tiles as they require little maintenance, are easy to repair (tile replacement), and allow for some flexibility and expansion from temperature changes. Ideally the entire playground area should have rubber tiles for complete accessibility and creating an inclusive playground. Rubber tiles can be installed over an aggregate, asphalt, or concrete base. A concrete base is preferred but most expensive, and gravel the least desirable but most economical.

Rubber tile manufacturers and products to consider include:

- » GT Impax Interlocking Rubber Tiles
- » sofSurfaces - duraSafe Rubber Playground Tiles

Coordinate the installation and thickness/depth of all safety surfacing needed for each playground with the manufacturer.

Table 2. Minimum compressed loose-fill surfacing depths

Inches	Of	(Loose-Fill Material)	Protects to	Fall Height (feet)
6*		Shredded/recycled rubber		10
9		Sand		4
9		Pea Gravel		5
9		Wood mulch (non-CCA)		7
9		Wood chips		10
* Shredded/recycled rubber loose-fill surfacing does not compress in the same manner as other loose-fill materials. However, care should be taken to maintain a constant depth as displacement may still occur.				

Where financial restrictions do not allow for the complete installation of rubber tiles throughout, rubber mulch could be used in portions of the playground. At a minimum, use rubber tiles to provide accessible routes to all playground equipment as recommended by play equipment manufacturer.



Rubber tile safety surfacing

Manufacturers and products to consider for rubber mulch include:

- » GT Impax Loose Fill
- » SpectraTurf Loose Rubber Mulch



Shredded rubber mulch safety surfacing

4.3 SIGN STANDARDS

All Borough parks and playgrounds should have at least one park identification sign visible at the primary park entrance and/or parking area.

Borough park identification signs should be constructed per the detail to the right and include.

- » Mounted on 4X4" or 6X6" treated posts, 3' from ground level
- » Made from red or yellow cedar 2x boards
- » State facility name and 'Ketchikan Gateway Borough'. Facility name and Ketchikan Gateway Borough may be on two separate panels
- » Lettering shall be routed with sign machine. Lettering for facility name to be 4" block lettering, 'Ketchikan Gateway Borough' to be 2" block lettering
- » Lettering shall be painted with black exterior grade paint
- » Sign to be sanded and finished with exterior grade clear polyurethane finish, marine epoxy or equivalent
- » Sign boards to be attached to posts with galvanized carriage bolts, two per end, counter sunk.

Information kiosks are to be located in locations where historic or cultural information needs to be displayed related to the park or in locations where wayfinding is needed (trailheads and larger parks). These should be standard for all Borough facilities to create visual continuity. Currently Alaska State Parks has a standardized kiosk at numerous sites throughout the Borough on their sites and these visually compliment the Borough park identification signs.

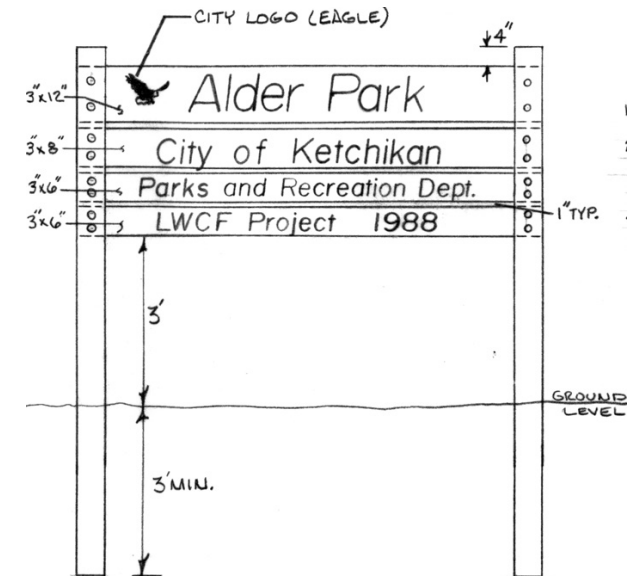
- » Use Alaska State Parks Type A kiosk as the standard for Borough kiosks
- » Mounted on 6X6" treated posts, 2' from ground level
- » All wood should be red or yellow cedar
- » Kiosk roof constructed of wood framing and metal roofing.



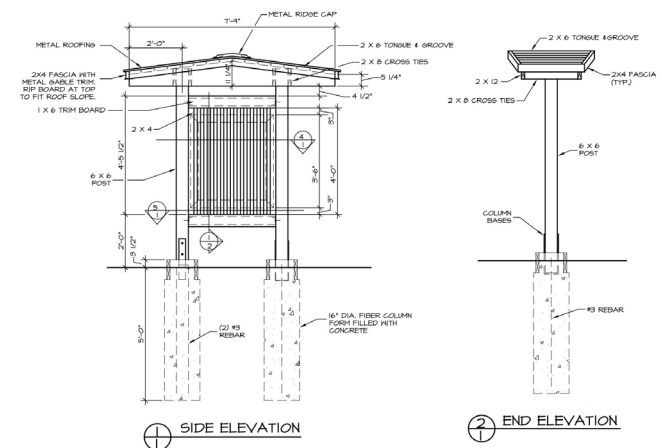
Borough Park Sign (Neighborhood Park)



Borough Park Sign (Pocket Park)



Borough Sign Detail Drawing (circa 1988)



Alaska State Parks Type A Kiosk

THIS PAGE INTENTIONALLY LEFT BLANK







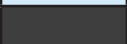

5

Appendix






5.1 PARKS AND PLAYGROUNDS AT A GLANCE

The following matrices provide a quick reference to the facilities and amenities found within each developed Borough park. This inventory also indicates the condition and if any concerns are present for each of the park facilities and amenities.





























































MATRIX LEGEND

	Conditions are acceptable. Maintenance is advised to maintain this level
	Has deferred maintenance needs. Maintenance is advised to restore to Green.
	Significant condition concerns. Maintenance is advised to improve to Yellow or achieve Green.
	Not present, but desired. Identified as a desired park improvement.
	Not present.
	Needs to be verified.

COMMUNITY PARKS

PARK NAME	BOROUGH SIGNAGE	ON-SITE PARKING	OFF-SITE PARKING	LIGHTING	RESTROOM FACILITY	PLAYGROUND (2-5)	PLAYGROUND (5-12)	SAFETY SURFACING	COVERED SHELTER	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	AQUATICS	OPEN SPACE	NOTES
CITY PARK																
ROTARY BEACH																

NEIGHBORHOOD PARKS

PARK NAME	BOROUGH SIGNAGE	ON-SITE PARKING	OFF-SITE PARKING	LIGHTING	RESTROOM FACILITY	PLAYGROUND (2-5)	PLAYGROUND (5-12)	SAFETY SURFACING	COVERED SHELTER	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	AQUATICS	OPEN SPACE	NOTES
ALDER PARK																
GRANT STREET PARK																
BEAR VALLEY PARK PARCEL																
FOREST PARK FORMER WWTP SITE																

POCKET PARKS

PARK NAME	BOROUGH SIGNAGE	ON-SITE PARKING	OFF-SITE PARKING	LIGHTING	RESTROOM FACILITY	PLAYGROUND (2-5)	PLAYGROUND (5-12)	SAFETY SURFACING	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	NOTES
POTTER ROAD SCHOOL HOUSE													
MONROE STREET TOT LOT													
LUND STREET TOT LOT													
EAGLE PARK													
TOTEM HERITAGE PLAYGROUND													
TUNNEL PARK													
WHALE PARK													
KIRK YOUNG PLAYGROUND													
GRANT STREET TOT LOT													

SPECIAL USE PARKS

PARK NAME	KGB PROPERTY	BOROUGH SIGNAGE	ON-SITE PARKING	OFF-SITE PARKING	LIGHTING	RESTROOM FACILITY	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	NOTES
SKATEBOARD PARK	Yes										

NATURAL DAY USE RECREATION AREA

PARK NAME	KGB PROPERTY	BOROUGH SIGNAGE	DEDICATED PARKING	COVERED SHELTER	LIGHTING	RESTROOM FACILITY	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	NOTES
SCHOENBAR TRAIL PROPERTY	Yes										
SOUTH POINT HIGGINS BEACH	Yes										
CARLANNA LAKE TRAILHEAD	Yes										
RAINBIRD TRAIL	Yes										

BEACH ACCESS AREA

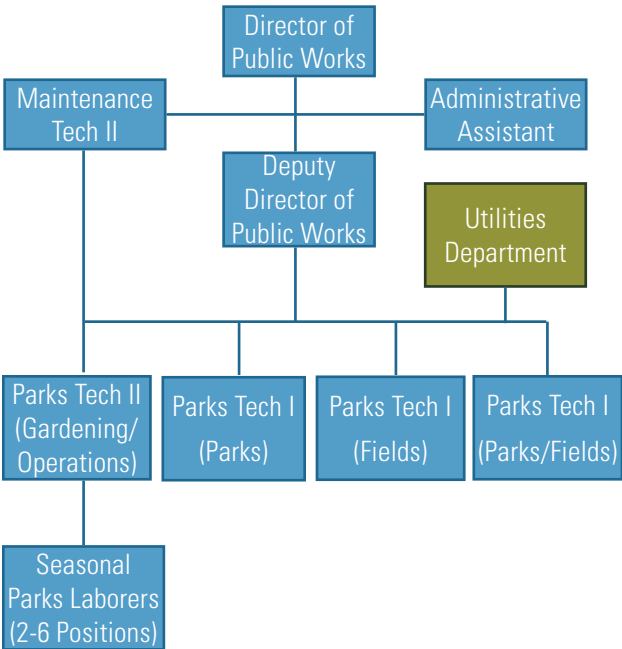
PARK NAME	KGB PROPERTY	BOROUGH SIGNAGE	DEDICATED PARKING	COVERED SHELTER	LIGHTING	RESTROOM FACILITY	PICNIC TABLES	BENCHES	BIKE RACKS	LITTER BINS	NOTES
BOROUGH PROPERTY PARCEL	Yes										
MOUNTAIN POINT BEACH	Yes										
LIFT STATION #3 BEACH ACCESS	Yes										
SOUTH TONGASS WATERFRONT ACCESS	Yes										
POND REEF BEACH ACCESS	Yes										

THIS PAGE INTENTIONALLY LEFT BLANK

5.2 OPERATIONS AND MAINTENANCE

BOROUGH PARK AND FIELD STAFF

Park and field facilities are managed by the Ketchikan Gateway Borough's Public Works Department, who are responsible for the daily operations and maintenance of these assets. Below, outlines the staffing and lines of command for the Borough's Public Works Department and their park and field staff.



Ketchikan Gateway Borough Public Works staff is responsible for maintaining and operating Borough outdoor parks, playgrounds, and field facilities. The current park and field maintenance staff is four full-time employees (FTE): One Parks Technician II and three Parks Technician I positions. During the summer, the full-time staff is supported by an additional 2-6 seasonal part-time employees (PTE). Staffing for the seasonal positions varies yearly, depending on budget and available labor pool. One Maintenance Technician II, whose primary duties are Borough building and facility maintenance, supports parks staffing when needed, providing skilled labor and carpentry skills for park-related projects. (see attached staffing chart)

Parks staff is also responsible for preparing and maintaining the Borough's six ballfields, garden beds, hanging baskets, and beatification assets, along with general maintenance tasks unrelated to park and field operations. During the summer, 1 FTE (Parks Tech II) is dedicated to landscaping, hanging baskets, and maintaining other beatification assets, allocating tasks to Park Tech I's, and supervising temporary, seasonal staff. 1 FTE (Parks Tech I) is dedicated to Parks maintenance, 1 FTE (Parks Tech I) is dedicated to fields preparation and maintenance, and 1 FTE (Parks Tech I) is divided between parks, beatification, and fields based on need. Ideally, full-time staff would be supported by two to six seasonal parks employees whose primary function is unskilled parks labor and assisting with more skilled work under the direction of full-time staff.

In the summer, seasonal park laborers check and clean park facilities. This daily work occurs seven days a week, requiring at-least two seasonal employees. If seasonal positions are not adequately filled, essential parks janitorial functions fall on the full-time staff, reducing their availability to do proper operations and preventative maintenance of Borough facilities. Summer park operations are greatly impacted by seasonal staff quality and quantity. The Borough should consider options to create more consistent seasonal staffing,

thereby providing a higher level of service to the public for parks. Improved park maintenance and cleanliness are a community priority, as identified in the 2021 community survey and outreach as part of this project.

OPERATIONS AND MAINTENANCE BACKGROUND

Parks and playgrounds require a high level operations and maintenance (O&M). The goal of park maintenance is to ensure that parks serve the needs of the public and are safe. Poor maintenance contributes to the public perception of lack of safety and that the facility has minimal supervision. Parks and playgrounds that are not well maintained become a liability and become a location for inappropriate users and uses. Appropriately maintained parks and playgrounds ensure they are clean, safe, operational, and creates a positive user experience. O&M includes, but is not limited to, inspecting, cleaning, and making good playgrounds and park furnishings, mowing grass, clearing garbage, snow removal, horticultural practices for landscaped areas, cleaning of restrooms, the pumping of vault toilets, and ensuring facilities are in a safe working condition for public use. Appropriate levels of staffing (with the right training and knowledge) and appropriate funding are critical to parks meeting the needs of the public and are safe environment for the public.

PLAYGROUNDS

Currently for Borough managed playgrounds, O&M includes daily trash and grounds pickup, semi-annual equipment cleaning, safety surfacing distribution of pea gravel, and brush clearing. Annual work includes playground equipment repair/touch-up, bin board and fence repairs. Bin boards and signage is replaced every 5– 10 years. Each year, the Borough typically sets aside up to one week for a maintenance crew to make repairs on it playground equipment, most of which is identified during the facility run and addressed thereafter.

PARKLANDS

Current efforts for parks include daily trash and grounds pickup, leaf blowing/trail clearing (snow removal in winter), and restroom stocking. Lawnmowing is required every two weeks through the summer (minimum). Semi-annual work includes equipment cleaning and brush removal throughout parks. Annual work includes equipment repair/touch-up, restroom winterizing/dewinterizing, lights repairs, facility painting and repair, and small tree removal, trail cleanup, hardening, and repair, wood structure (e.g. bridge and stairs) repair, fence repair, and other amenities. Annual planting bed cleanup and replanting is required, with weeding conducted continuously through the planting season. Large tree removal and arborist work occurs every five years (if regularly maintained), with signage replacement every 5 to 10 years.

RESTROOMS

Restrooms are very maintenance intensive, in addition to which they need to be winterized and de-winterized each year which requires 1-2 weeks for one staff to accomplish all Borough parks and fields, with inevitable associated miscellaneous work. Vault toilets can require to be pumped up to twice a year at a pumping and disposal fee of \$1,400 annually per restroom. They typically require daily inspection and restocking, and more frequently for high-use restrooms.

TREE REMOVAL

Tree removal/arborist work typically ranges from \$5,000 to \$20,000 per park facility, with frequency dependent on the facility size and type. A typical playground may need tree removal once per ten years, while larger parks with extensive plant materials like City Park or Alder Park receives this work once every five years. When regular tree maintenance work does not occur on schedule, costs for this work is generally much greater.

BEAUTIFICATION

Beautification of landscaped areas is effectively a full time job for at least one Parks Tech I or II from April through September. This work includes maintaining the planter beds and hanging baskets, purchasing plants, mowing lawns, and fertilizing. The effort also includes managing temporary staff to keep the program moving forward and keeping them on task.

CURRENT GENERAL MAINTENANCE TIME PER FACILITY

Each park and field requires a minimum time on site for general maintenance that includes trash and site clean up, janitorial services (restrooms), and visual inspections of the facilities. Facilities are serviced five days a week

from April and September, seven days a week from May through August, and three days a week from October to March. In addition to the time on site, the linear nature of Ketchikan requires significant driving time to and from each park asset. The further out from downtown the more travel time required. The chart below shows the duration in hours to perform general maintenance at each facility and does not include landscaping, park or facility repairs, field or playground maintenance, or travel time.

FACILITY	SUMMER			WINTER			TOTAL TIME
	TIME/FACILITY	DAYS	TIME	TIME/FACILITY	DAYS	TIME	
Weiss Field	0.5	183	91.5	0.25	78	19.5	111
South Point Higgins	0.25	183	45.8	0.25	78	19.5	65.25
Alder Park	0.75	183	137	0.5	78	39	176.3
Houghtaling Field	0.5	183	91.5	0.25	78	19.5	111
Dudley Field	0.75	183	137	0.5	78	39	176.3
Monroe Street Tot Lot	0.25	183	45.8	0.25	78	19.5	65.25
Eagle Park	0.25	183	45.8	0.25	78	19.5	65.25
Grant Street Playground	0.25	183	45.8	0.25	78	19.5	65.25
Lund Street Playground	0.25	183	45.8	0.25	78	19.5	65.25
Valley Park Field	0.25	183	45.8	0.25	78	19.5	65.25
Walker field	1	183	45.8	0.5	78	39	222
Whale Park	0.25	183	183	0.25	78	19.5	65.25
Esther Shea Field	1	183	45.8	0.5	78	39	222
Rotary Beach	1	183	183	0.75	78	39	222
Totem Heritage Playground	0.25	183	45.8	0.25	78	19.5	65.25
Schoenbar Trail	0.25	183	45.8	0.25	78	19.5	65.25
Skate Park	0.25	183	45.8	0.25	78	19.5	65.25
City Park	0.75	183	137	0.5	78	39	176.3
Total Time	8.5			6			2,069

PROPOSED IMPROVEMENTS AND STAFFING REQUIREMENTS

Any consideration of improving, expanding, or building new park facilities must assume additional staffing will be needed to maintain them. The improvements and estimated staff hours required for each park and playground are listed in the document within each park recommendation under ‘operations and maintenance.’ These hours are the minimum to provide the facility’s general maintenance services, including trash collection, janitorial services at restrooms, and visual observation of the facility.

As part of the community survey and public input collected from this project, the public indicated that Borough parks and playgrounds need a higher level of maintenance than currently provided. The hours listed only represent the current level of service, and if desired to meet community needs, additional staff time is required.

The following table outlines the minimum general maintenance to service current and proposed new facilities and improvements. Numbers shown represent annual hours per facility. These numbers do not reflect hours for landscaping and beautification, hanging baskets, building and structures maintenance, cleaning and painting, sweeping and power washing, labor for skilled maintenance and repair, seasonal commissioning and shutdown, playground and field preparation and maintenance, travel time, and other work. The table also does not include the day to day janitorial requirements for field facilities, which accounts for an additional 1,000 hours/year. Some improvements at existing facilities may reduce maintenance time, including from the replacement of pea gravel surfacing with rubber tiles at playgrounds.

FACILITY	TIME (HOURS ANNUALLY.)	
	CURRENT	PROPOSED
South Point Higgins	78	234
Revilla Road	0	800
Borough 18 Mile	0	28
Potter Road	0	174
Waterfall Greenbelt	0	84
Waterfall Creek	0	52
Pond Reed Beach Access	0	52
Mile 10	0	84
Mile 14-15	0	84
Mud Bight	0	162
Alder Park	466	492
City Park	652	652
Lund Street Playground	84	84
Grant Street Playground	128	100
Totem Heritage Playground	92	84
Monroe Street	76	76
Whale Park	430	390
Eagle Park	116	96
Schoenbar Trail	78	78
Bear Valley Park	0	84
Carlanna Lake Trailhead	52	52
City Park Reserve	0	0
Skateboard Park	52	52
Waterfront Park	0	168
Westend Park	0	84
Rotary Beach	580	580
Mountain Point Beach	0	100
Kirk Young Playground	0	84
Forest Park Playground	0	84
Forest Park Greenbelt	0	52
Lift Station #3	0	52
South Tongass Waterfront	0	52
Shoup Street Park	0	52
Saxman Playground	0	174
Herring Cove	0	90
Total Time	2,884	5,566

THIS PAGE INTENTIONALLY LEFT BLANK

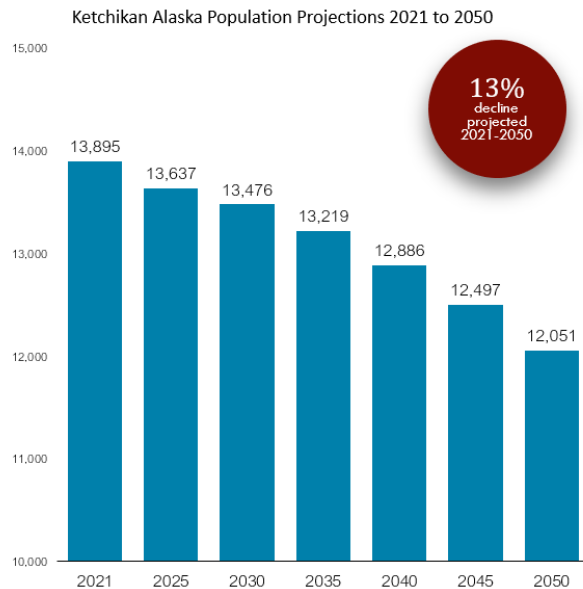
5.3 DEMOGRAPHICS AND TRENDS

POPULATION PROJECTIONS

Ketchikan's population peaked in 1995. Over the next decade, Ketchikan lost 10% of its population due to the loss of the timber industry, hitting bottom in 2004 with 13,242 residents. Ketchikan's population is expected to experience sustained decline through 2050, at a higher rate than previously projected. The Alaska Department of Labor and Workforce Development released updated population projections for Alaska in June of 2022.

According to these estimates, between 2021 and 2050, the community is expected to lose 13% of its population.

These numbers must be understood as projections should indicators continue along their current paths. Much can and will change between now and 2050.



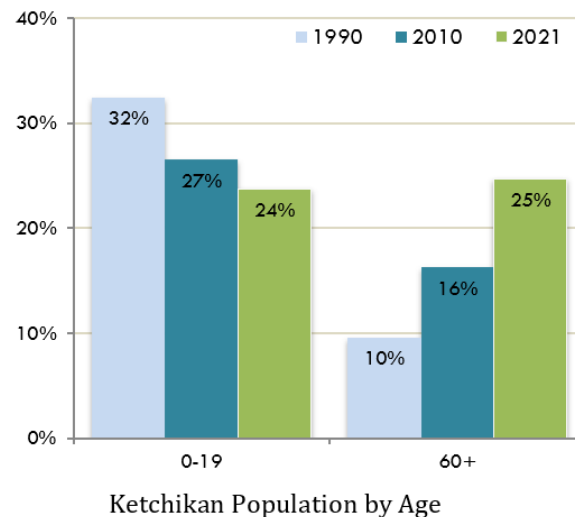
1. Alaska Department of Labor and Workforce Development.

AGE

Between 2010 and 2021, the Ketchikan population increased by 3%, or 418 residents, according to the latest numbers, which were shaped by the 2020 US Census findings. During that period, those under the age of ten decreased by 15% (-262), while those aged ten to nineteen fell by 1% (-20), and those in their 20s fell by 7%, for a loss of 125 people in this age category. Those in their 30s grew by 23%, while those in their 40s and 50s fell by 18% (-777). Those under the age of 20 represented one-third of the population in 1990, and 24% of the population in 2021.

On the other end of the age spectrum, those aged 60 and older grew by 56%, for an increase of 1,233 older residents, who are aging in place in Ketchikan. This 60+ age group was 10% of the Ketchikan population in 1990 and grew to 25% of the population in 2021.

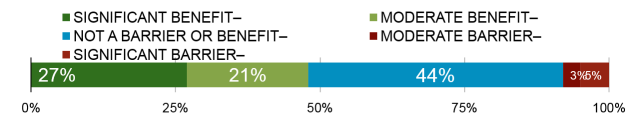
The median age in 2021 was 39.9.



2. State of Alaska, Department of Labor and Workforce Development, Research and Analysis.

HOW DOES RECREATION IMPACT YOUR KETCHIKAN BUSINESS

Approximately half of Ketchikan business leaders say Ketchikan's local recreation opportunities are a benefit to their businesses, including 27% that call it a "significant benefit." While 8% called recreation opportunities a barrier to their business, 44% said it was neither a benefit or a barrier.



THE VISITOR INDUSTRY

Although Ketchikan's population is expected to slowly decrease, the community's popularity as a cruise ship port is expected to increase. In 2020, prior to the pandemic, just over 1.2 million cruise ship passengers visited Ketchikan during the summer months. With impacts from the pandemic expected to diminish and the development of the new cruise ship port at Ward Cove, visitations are expected to return to pre-pandemic levels and grow in the coming years. Additionally, the age of cruise ship passengers is decreasing and has become more popular for families, including children. These visitors use the parks, playgrounds, and trails within the Borough. Those that receive higher use include City Park, Totem Heritage Playground, Whale Park, and Eagle Park. With the expected increase in cruise ship passengers with families, the demand for convenient parks, playgrounds, and trails is expected to increase. Tour operators are interested (and expected to increase use) for visitors to access the Borough's parks, playgrounds and trails. The new Ward Cove port will create new demands in this area for parks and recreation opportunities in an area with limited Borough recreation facilities.

NATIONAL TRENDS IN RECREATION USE

Outdoor recreation became more valuable to people during the pandemic, which was reflected in the perception of the importance and benefits of access to the outdoors. The emergence of COVID-19 created a heightened awareness of the role of getting outside and recreating in mitigating the impacts of COVID-19 on health and well-being. Studies indicate that the pandemic increased demand for parks and open spaces and an interest for outdoor recreation. Increased reports of the perceived importance of outdoor recreation to reduce stress have also been noted.

The Outdoor Foundation's 2021 Annual Report states:

- » In 2020, 53 percent of Americans ages 6 and over participated in outdoor recreation at least once, the highest participation rate on record. Due to COVID-19 outdoor spaces became places of refuge to safely socialize, improve physical and mental health, connect with family and recover from screen fatigue.
- » In 2020, 7.1 million more Americans participated in outdoor recreation than in the year prior. For those in urban environments, local parks and trails were essential.

A good indicator is visits to National Parks. In 2021, the National Park Service received 297 million recreation visits, up 60 million visits (25.3%) from 2020. Numbers from 2022 are not yet available but are expected to be even higher especially with National Parks lifting many of its COVID-19 restrictions.

NATIONAL TRENDS IN PARKS RECREATION

The NRPA looks annually at trends in parks and recreation nationally. Topics that relate to Ketchikan include:

Technology: Technology present parks and open spaces with opportunities and challenges. The use of electric mobility devices (e-scooters, e-mountain bikes, etc.) have opened

	# OF PARKS	ACRES OF PARKLAND	# OF PLAYGROUNDS
NRPA Criteria	1 Park per 2,323 Residents	10.4 Acres per 1,000 Residents	1 Playground per 3,607 Residents
NRPA Recommendation	3.44	83.2	2.2
Current KGB Parks and Parklands (including beaches)	9 (this does not include playgrounds)	45.4 (includes parks and fields) *This total does not include parks or recreation facilities by Federal, State, and City	4

new recreation opportunities and provides new opportunities for beginners, elders, and/or people with disabilities. Users are also expecting and want improved wireless connections for their mobile devices in parks.

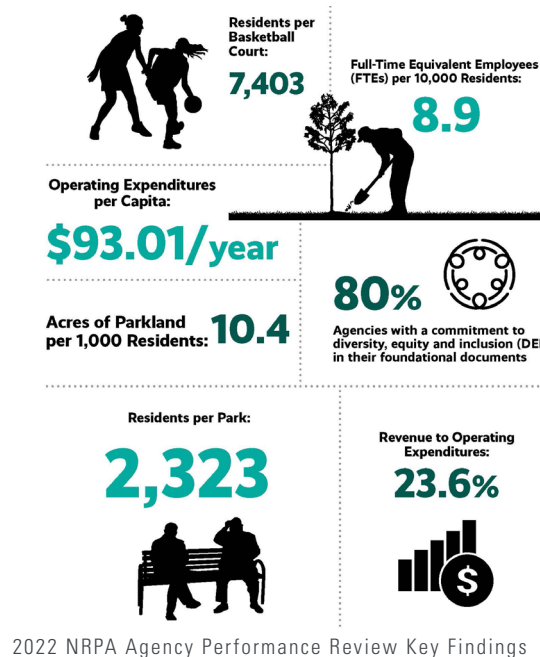
Dog Parks: These are one of the fastest growing types of parks in the country, as the United States has more than 90 million dogs as pets. Larger dog parks have become popular park destinations.

Climate Change: Parks and trails are being impacted by climate change. It is fair to assume that local impacts would primarily related to maintenance and operations changes; with impacts in our region less related to heat and drought and more likely impacted by more powerful storm events.

The NRPA reports that walking in a park or trail setting is the most popular recreation activity with a participation rate of 84%.

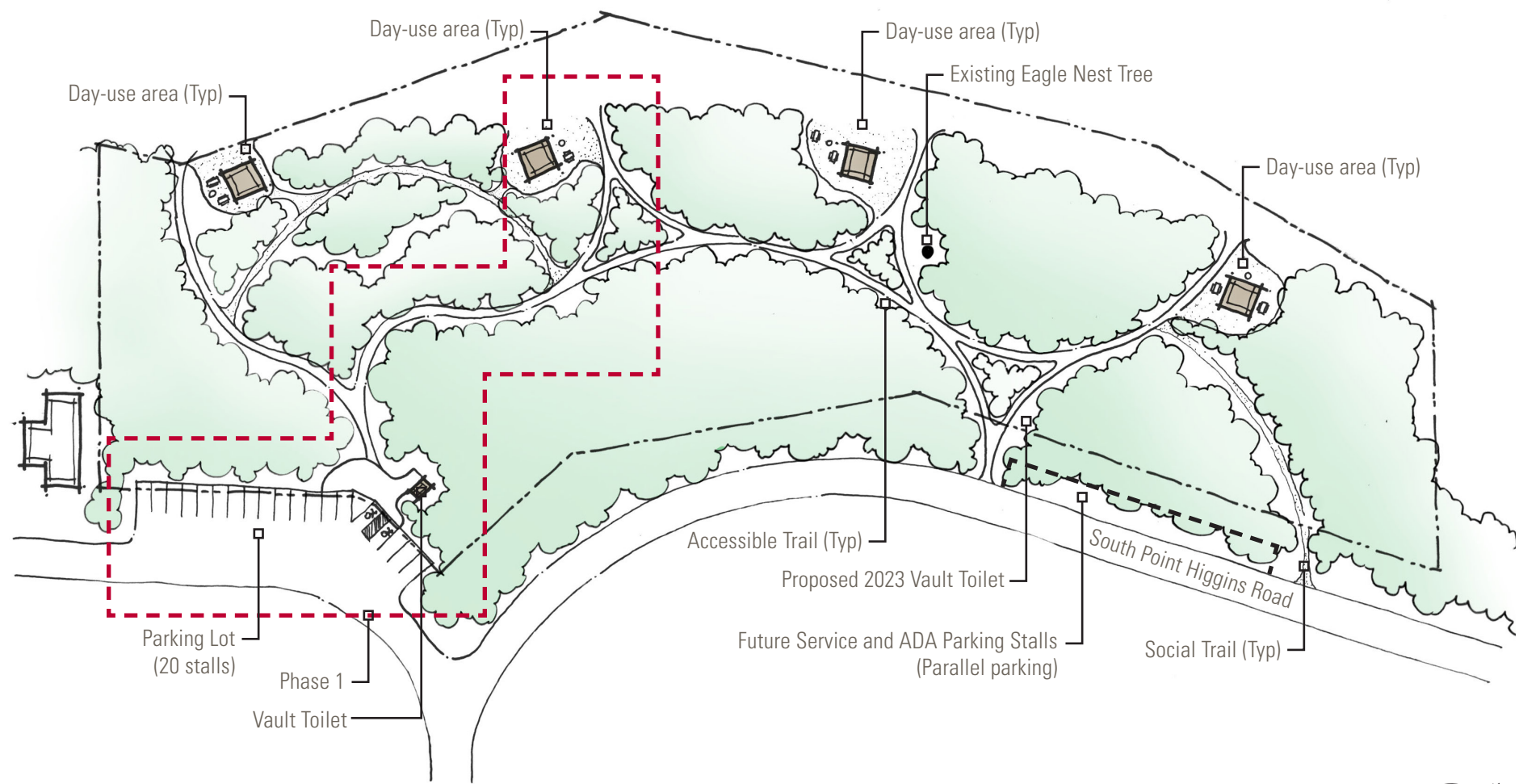
NATIONAL STANDARDS FOR PARKS AND PLAYGROUNDS

According to the National Recreational and Park Association (NRPA), a typical parks and recreation agency should offer one park for every 2,323 residents served with 10.4 acres of parkland per 1,000 residents. Using this criteria, Ketchikan is providing more than enough parklands and playgrounds to service its residents (see table above). However, due to the lower density and linear development pattern of Ketchikan, these criteria, are not ideal for Ketchikan. Similarly, the Radius of Service (ROS) used in national standards do not take into consideration the developmental constraints of a place like Ketchikan. Because the majority of development in Ketchikan occurs within 1/4 to 1/2 mile of the shoreline, some assumptions had to be made to provide appropriate ROS for Borough Parks and Playgrounds. It is recommended that the Borough participate in a NRPA Agency Performance Review to better identify the best practices to serve the community.

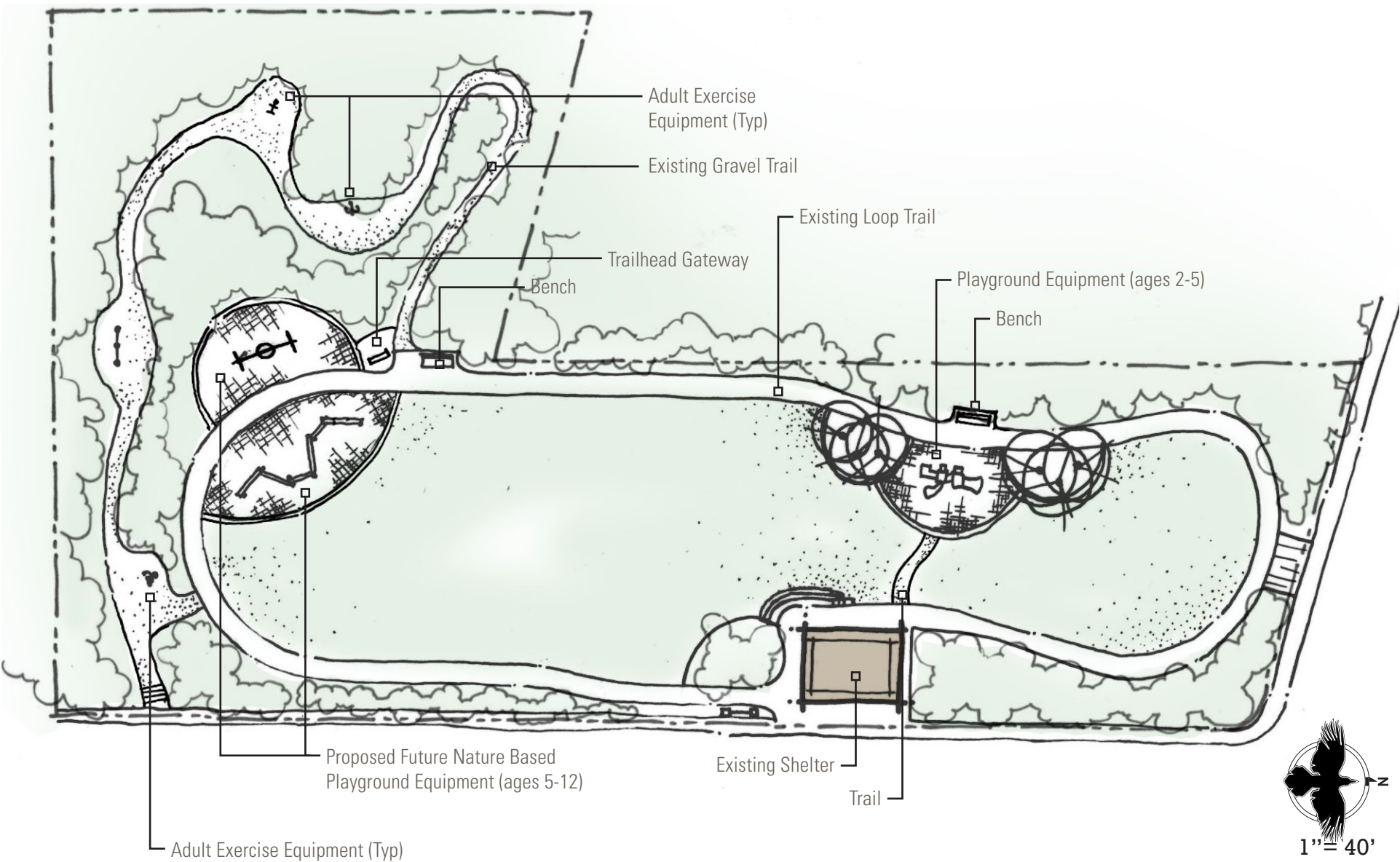


5.4 AREA SPECIFIC CONCEPTUAL MASTER PLANS

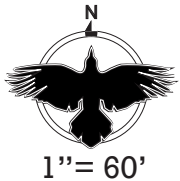
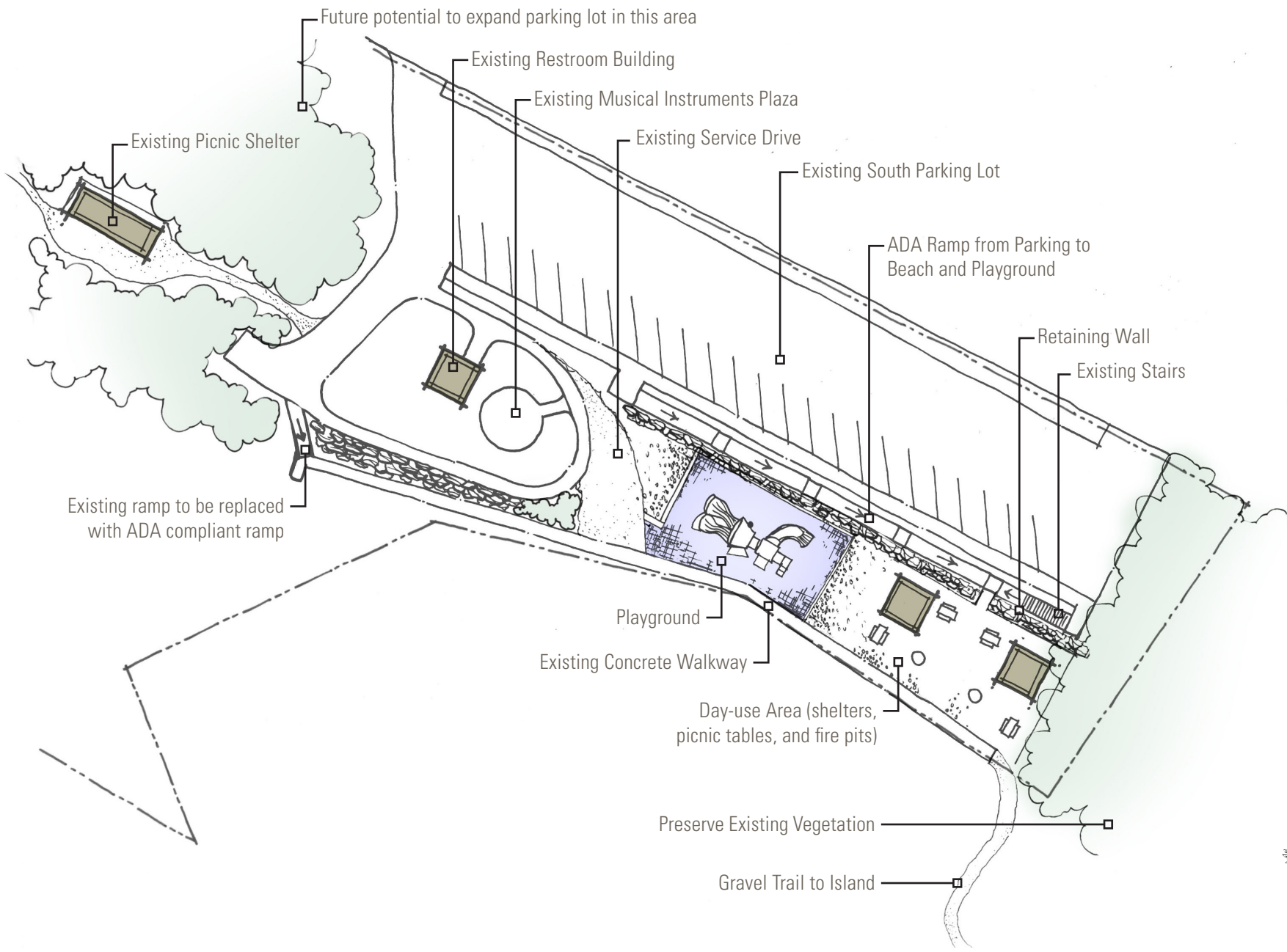
SOUTH POINT HIGGINS BEACH



ALDER PARK



ROTARY BEACH



5.5 FEDERAL, STATE, AND CITY PARKS SUMMARY

Beyond the Ketchikan Gateway Borough Public Works Department and the Borough School District, the Forest Service, State of Alaska, and Cities operate recreation facilities within the Borough. These agencies provide valued recreation facilities that contribute to the overall recreation experience of Ketchikan. It is not the intent for the Borough to duplicate these facilities and experiences, rather to compliment and provide services in the urban and semi-remote environments. A summary of existing facilities and planned improvements are outlined below.

USDA FOREST SERVICE

The Forest Services' Ketchikan-Misty Fiords Ranger District manages a significant number of recreation facilities within the Borough. Most of these include trails, recreation cabins, and remote recreation facilities that are not on the road system and do not provide traditional park facilities. The Ward Lake Recreation Area provides a variety of semi-remote recreation facilities that are well used by residents and visitors. Forest Service recreation areas on the road system or accessed from, include:

- » Lower Silvis Lake Picnic Site
- » Deer Mountain Shelter Site
- » Ward Lake Recreation Area (including several campgrounds, day-use facilities and trails)
- » Connell Lake Recreation Area
- » Last Chance Recreation Area

The Forest Service's focus on their recreation facilities on the road system are maintaining existing facilities and extending and upgrading trails to create a better looped system within the Ward Lake Recreation Area. The USFS is also planning for the construction of several new recreation cabins in the Ward Lake Recreation Area (Signal Creek and Perseverance Lake), and another at Upper Silvis Lake. Planning has been completed at the Shelter Cove Recreation Area (west side of Carroll Inlet) with the intent to construct new day-use facilities, trails, and recreation cabin(s) within the next five years.

ALASKA STATE PARKS

Alaska's Department of Natural Resources-State Parks operates eight parks within the Borough. The first five of these State Parks are remote (off the road system) with minimal day-use facilities in an undeveloped setting. Refuge Cove, Settlers Cove and Totem Bight are all on the Ketchikan road system and provide well developed day-use, and multi-day use recreation facilities. These three sites are popular recreation use areas for the community and visitors.

- » Betton Island State Marine Park
- » Black Sands Beach State Marine Park
- » Dall Bay State Marine Park
- » Grant Island State Marine Park
- » Grindall Island State Marine Park
- » Refuge Cove State Recreation Site
- » Settler's Cove State Recreation Site
- » Totem Bight State Historical Park

State Parks has identified the desire for a new public use cabin, day-use shelter, trail improvements, and a kayak/boat launch at Settler's Cove. Desired improvements at Totem Bight include sewer extension, pole restoration, creating an accessible route through the park, and vegetation management. New vault toilets and signage are also desired at the various Marine Parks. For all these desired improvements the timing is unclear due to funding limitations. State Parks' focus is on operations and maintaining existing facilities.

DEPARTMENT OF TRANSPORTATION

The State of Alaska, also operates two trails within their right-of-ways.

- » Joe C. Williams Senior Coastal Trail
- » Bike Path Refuge - Whipple Creek

CITY OF KETCHIKAN OPERATED PARKS

The City of Ketchikan operates the following park facilities and programs:

- » Port Berth Planters for Beautification
- » Marine Access at Boat Launches
- » Fishing at Herring Way/Ketchikan Creek
- » Married Man's Trail
- » KPU Beautification
- » Bar Harbor Walkway
- » Totem Heritage Center
- » Waterfront Promenade
- » Carlanna Creek
- » Silvis Lake

CITY OF SAXMAN OPERATED PARKS

At the heart of the community and a major tourism destination is:

- » Saxman Cultural Park

The City of Saxman recently completed planning for the expansion of its cultural park including the development of new cultural/interpretive opportunities, recreation trails, and its waterfront.

THIS PAGE INTENTIONALLY LEFT BLANK

