



KAREN A. HORNADY HILLSIDE PARK MASTER PLAN



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*Healthy Parks
Healthy People*

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Xxxxxx 2014

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

“It takes a Community”

“Imagine the Possibilities”

ACKNOWLEDGEMENTS

Thanks to the Parks and Recreation Advisory Commission for their many hours of work in crafting a vision for Karen Hornaday Park, listening to the public, seeking out information, and setting high standards of quality. The Commission serves the interests of the community well.

Thanks to the Homer Playground Project for their incredible ability to bring the community together to embrace the park and a new playground. The community made it all possible through their generous donation of time, labor, materials, and funds.

Thanks to the Little League for their continued support in providing our youth with healthy and active activities, teamwork, social responsibility, and community values.

Thanks to the Friends of Woodard Creek for their persistent recognition of the stewardship responsibility to a healthy watershed and treating Woodard Creek as a valuable resource to be appreciated.

Thanks to the City of Homer Public Works Department – Parks Program for their many unsung acts of dedication to maintaining and operating the park with efficiency and innovation while faced with limited resources. Thanks to the Planning Department for creating a vision for a healthy community through a vibrant park system.

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

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*Implementation of
this plan requires a
commitment of
resources -
leadership, funding,
community
involvement, and
partnerships.*

SUMMARY

The Parks and Recreation Advisory Commission, in developing this master plan, took a critical look at existing conditions, not to find any fault, but to establish a vision for a standard of quality.

The plan can be implemented in phases with each phase building on the quality of the last phase. The plan seeks to achieve the following objectives to:

- ❖ Implement Phase II of park development.
- ❖ Develop a traffic and parking plan that accommodates park usage while providing pedestrian safety and access to park features.
- ❖ Instill pride in the park – create a park character through landscaping, signage, management of drainage conditions, and preventative maintenance of buildings and grounds.
- ❖ Provide for a Park Host adjacent to a new maintenance yard to serve as a gateway to the campground and day use area.
- ❖ Provide a comprehensive upgrade to the hillside campground.
- ❖ Provide for access for all abilities under the Americans with Disabilities Act (ADA).

- ❖ Capitalize on the outstanding community involvement by embracing volunteers and the Adopt-a-Park program.
- ❖ Embrace the stewardship of Woodard Creek; achieve restoration objectives of moving fill material away from the creek the north to re-establish a natural floodway overflow basin.
- ❖ Develop a trail roughly paralleling Woodard Creek and build future trail connections into the park and the community.

*Karen Hornaday
Hillside Park reflects
a majestic setting
and the development
of the park should
complement that
setting.*

*Park development
sets the aesthetic
character of the
park. Done with
quality, the
combination of
landscaping, trails,
parking, traffic flow,
pedestrian safety,
signage, and
stewardship of park
resources all project
an image of the park
being a special place.*

INTRODUCTION

This Master Plan provides a long range view (5-7 yrs.) for uses and activities at Karen A. Hornaday Hillside Park (KHP). The Master Plan carefully balances the current and future needs of the community, and serves as a guide for future development and improvements to the park.

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

The master plan will guide the City of Homer in:

1. Involving the community in an on-going discussion of important park issues, needs, and the future of the park to help identify potential solutions.
2. Compiling existing information about key resources (riparian buffers, wetlands, sensitive plant and animal species), geo-physical constraints (slope mapping, erosion prone areas, flooding, hydrology, sedimentation, off-site impacts to the park), and scenic resources.
3. Managing Woodard Creek as a key resource with watershed actions to protect, restore, and enhance the floodway and riparian resources.
4. Evaluating existing conditions of the park; condition assessment, deferred maintenance, life cycle (age of structures), maintenance demands, quality and design character, and whether facilities are meeting current needs.
5. Looking at existing recreational uses, recreational preferences, new approaches to providing recreation services, and develop site plans to implement development concepts.
6. Identifying partnerships and agreements within the City departments and within the community.
7. Establishing quality design standards for park development.

*Karen Hornaday
Park is truly a gift to
the people of Homer
and should be treated
with respect.*

MASTER PLAN SETTING

Vision Statement

Karen A. Hornaday Hillside Park will be managed as a high quality community asset.

The asset consists of the protection of key natural resources, providing appropriate recreation opportunities as expressed by the community, and funding a commitment for adequate park maintenance and security in a quality setting.

Purpose

A master plan is an important tool for the assessment of community values associated with a community's desire to have a viable park system.

Description and Location of Karen A. Hornaday Hillside Park

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

The park is located within a residential area and medical offices/hospital zone. The park has been developed with a mix of day use and overnight use. There are three sport fields – Little League baseball diamonds, a 31 unit rustic campground, and a children's playground with play structures.

There are no community trail connections, sidewalks, bike paths, or a trail connection to the hospital. Fairview Ave. has a designated bike lane.

Master Plan Process

The City of Homer Planning Department is responsible for developing the city's comprehensive plan and park plans. The city's comp plan, Chapter 7: Parks, Recreation & Culture, provides for a recreation needs assessment.

Questions remain as to priorities of the community and a commitment of seeking funding to achieve a vision of:

- A multi-use, multi-seasonal community recreation facility, offering programs for youth, adults, and seniors. Associated with the center could be a sports field complex.
- Implementation of (Chapter 5) Homer Non-Motorized Transportation and Trail Plan.
- The establishment of recreation service district or other funding mechanism(s) to fund a comprehensive park department.
- A commitment funding the Homer Educational and Recreational Center (HERC).

“Homer deserves a quality park system”

The master planning process involved a series of public meetings, work sessions, field trips, and analysis by the city planning department working with the Park and Recreation Advisory Commission (Park Commission).

The following public process was followed:

1. Initiation of a park master planning process by the Park Commission with agenda items and public notices.
2. Park Commission Public Work Session – Field trip to Karen Hornaday Hillside Park with mayor, city manager, and a representative from the city council, public works, and the public attending.
3. KHP Subcommittee Public Work Sessions with stakeholders and public.
4. Park Commission Draft Plan Review - Special Meeting.
5. Park Commission Development of budget priorities for adoption of Karen Hornaday Hillside Park master plan Phase II.
6. Karen Hornaday Hillside Park Master Plan draft revised update submitted to City Council – 2014.
7. Public Open House sponsored by Park Commission to review Final Draft of the master plan. Public and key stakeholders invited.
8. *Master Plan Adoption - regular public meeting of the Park Commission.*
9. *Master Plan Adoption – City Council.*

Issue Scoping from Master Plan Process

The master planning process is a valuable means of gathering community input and addressing ideas, concerns or questions. Not all issues can be addressed by the master plan and not all issues are compatible to each other.

The following issues were identified by the Park Commission, planning staff, and public.

Parking and Pedestrian Flow

- Current capacity for parking expansion, and condition of parking areas.
- Determination of a new alignment for the park entrance road and the ability to develop expanded parking, separate traffic flow from pedestrian movement.
- A count of 80 vehicles is considered peak use of the sport fields.
- Paving was considered but rejected by many – use recycled asphalt grindings as an alternative.

Sport Fields

- Adapt the lower outer field for T-ball. T-ball is currently played at Paul Banks Elementary School.
- Identified the need for a management agreement between the Little League and the City to define the condition, safety, maintenance, and scheduling of the sport fields and use of the snack shack.
- Consideration of future youth soccer fields.

Playground

- Review playground safety standards and implement regular inspections.
- Perform routine maintenance
- Encourage volunteer projects under the Adopt-a-Park program. Hold a discussion of the broader question of greater use of volunteers at the park.

Day Use

- Continue with progress on a comprehensive drainage plan; incorporate bio-swales to filter runoff water.
- Restore day use area with topsoil and grass seed.
- Enhance area with additional landscaping.
- Conduct condition assessment of restroom building, ADA access, winterization, upgrades.
- Work with HoPP on an additional play feature to be placed in the day use area.

Campground

- Establish a Park Host site and recruit host volunteers.
- Review existing campground condition: drainage, vegetation, level parking pads, site amenities such as fire ring, bench, table, tent pad.
- Upgrade to one flush quality restroom and pay shower facility.
- Consider camp firewood concession or provided by the City and sold by the camp host.
- Apply engineering standards to the camp road.
- Remove hazardous trees.

- Provide sites that meet ADA standards and City policy.
- Campsites that are used by RV's need to be designed to meet basic standards.
- Consider security measures – gate, police patrols, length of stay, how a site is used, maximum site occupancy, camp rules, eviction policy.
- Assess adequacy, condition, health and safety, and distribution of drinking water supply, trash containers or dumpster, restroom, fire.
- Address quality and adequacy of signage – regulatory, directional, information, interpretive, site numbering, and fee collection.
- Adopt a kiosk design for park information and community information.
- Consider future development for a row of Yurts or Cabins to accommodate family use.

Drainage and Vegetation

- Review drainage runoff pattern and develop drainage plan.
- Manage campground vegetation to open up scenic views, better light, visual security, and air flow for drying out sites.
- Restoration planting along Woodard Creek using native plants.
- Landscape along park entrance road and block 4-wheel drive damage.
- Recruit volunteers and Adopt-a-Park projects for vegetation management.

Woodard Creek Restoration

- Restore the natural flood over-flow basin on the north end and re-establish the riparian vegetation along Woodward Creek.
- Discontinue dumping of waste asphalt, debris, ditch dirt, and other material in the park.

Park Entrance Road

- Friends of Woodard Creek proposal to realign the park entrance road to remove extensive fill material and redefine parking areas using the displaced fill material.

Trails

- Develop a trail paralleling Woodard Creek.
- Develop trail connections – to the hospital, Reber trail, the neighborhood and high school.
- Explore a trail loop to the northern end of the park, around or through the campground.
- Develop an exercise loop trail around the sport fields.
- Create a pathway from Fairview Ave. to the ball fields utilizing an existing overgrown pathway by clearing Alders.
- Update Homer comp trails plan - Chapter 5. Follow trail standards and follow ADA guidelines - difficulty rating of a trail.
- Evaluate a future connection to ten acres of city owned land in the northwest corner of the park.

Aesthetics

- Continue improvements to the overall look of the park and condition of buildings and parking and grounds.
- Vandalism was a problem but the high playground usage has helped reduce indiscriminate, depreciative behavior.
- Park Host program could control late night park access with gate controls.
- Entrance to the park with high wall of fill material gives a tunnel feel. Provide options for the park entrance road.

Standards

- City must comply with the Americans with Disabilities Act (ADA) in the development and remodel of facilities and access to those facilities.
- Consider high quality design standards for parking areas, signage, landscaping, and facilities.
- Review standards for campground design.
- Follow safety standards for playground and hazard assessment of sport field usage.

Related Park Uses

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

SITE DEVELOPMENT GUIDELINES

When considering park development or resource protection, the Park Commission will apply site development guidelines.

- Develop quality standards for the park. Does the design lead to a quality product or a compromised inferior product?
- Examine existing park uses and adequacy of facilities. Are sport field conditions safe? Are buildings past their life expectancy and of poor quality with years of deferred maintenance or evidence of vandalism?
- How can the condition of existing parking be improved and addressed in adequate funding and maintenance?
- When working on a development project, how does the design provide for use of natural materials, incorporate artistic elements, capture Homer's character, capture the use of volunteers, and provide efficiency of maintenance?
- Trends in park use – what are the need indicators for the community?
- Trails connect the park to the community and provide an expanded use of the park.
- Trail connections from the park to the hospital, schools, and neighborhood will make Homer a trail friendly community.
- Karen Hornaday Park is part of a whole collection of recreation needs as expressed in a community recreation needs assessment plan.
- When upgrading the campground prioritize which sites to restore addressing uneven parking pads, lack of well-drained, level tent pads, slopes and drainage, vegetation management, tight turning radius, pull-through RV site, and other site conditions.
- Consider quality of the sites - eliminate or redesign unsuitable sites.
- Protection of Woodard Creek - the park is not a dumping ground for asphalt and debris or a City storage yard.
- Restoration of Woodard Creek should be a statement that the City is willing to do the right thing to protect important park and watershed resources.

MASTER PLAN IMPLEMENTATION

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

Parks have social, economic, environmental and community values.

It is the responsibility of the City Manager, Mayor and City Council to help define the quality of life of Homer by providing for a viable system of parks and park programs.

The Planning Department is responsible for setting quality standards for the park design and construction and analyzing the community recreation needs assessment.

The Public Works Department is responsible for quality construction standards, following site plans and ensuring efficient maintenance and operations.

The Police Department is critical to the safety and security of park users, assisting with youth programs, and providing guidance on park design for safety measures.

Critical to success is the community. It must express its commitment to funding its park system and adopt the park by participating in volunteer actions.

The master plan will not address daily operations, including:

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

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

Setting priorities for implementing the master plan should be a function of each of the city departments in their respective roles.

Priorities should be considered opportunistic since there are a variety of funding sources and partnership opportunities. Implementation happens when a commitment is made to find the resources.

EXISTING CONDITIONS

Site History

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

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

Peninsula Hospital construction in 1999 and 2007. The park entrance road is at a steep 12 percent grade.

In 1998, the City adopted a formal park plan in the form of a site plan of the park with site notes.

In 2009, the City adopted a master plan for the park with two alternative site plans – with the preferred site plan B-2. This master plan is an update to that plan.

Existing Conditions and Uses

Key Natural Resources

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

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

Recreation Facilities & Uses

An inventory of recreation facilities include:

1. Day Use Restroom and Picnic Shelter
2. Sport Field Snack Shack and Storage Units
3. Campground Restrooms and Campsites
4. Conex Storage Units
5. Playground and Sport Fields

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

Campground

The park campground is located on the hillside above the day use area with access through the day use parking area. The campground consists of 31 rustic sites with tent and RV camping. There is no electrical, water, or septic hookups at the sites. The campground is serviced by two vault toilets, a trash dumpster, and one water spigot. There is currently no Camp Host site. Fee collection is via a fee collection station with an 'Iron Ranger' self-service fee envelope with drop box deposit container. Fees (2013) are RV: \$15/day and \$189/14 days; Tent: \$8/day and \$100/14 days.

The campground sits on a steep hillside which creates a challenge to establish level parking pads. The majority of the parking pads are on a slope making it difficult to level an RV unit. Tent camping is on rough, poorly drained, often bare ground with no level tent pads.

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

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

Signage consists of a fee station bulletin board and some directional signage for traffic flow.

Campground usage (See Table 1) averages 33 per cent occupancy with an average of 43 per cent weekend usage. The majority of use is tent camping (81%) with most RV camping occurring on the Spit where there are level sites and access to services.

Park Access and Community Connections

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

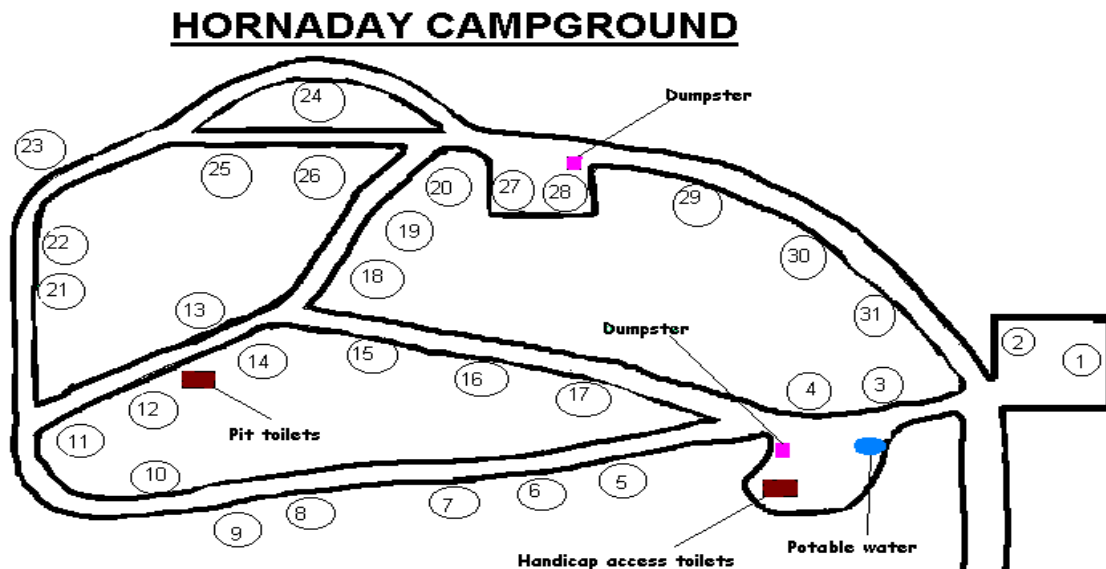
The park is currently not linked to the community trail system, bike pathways, or sidewalks. This linkage is an important consideration of the City's implementation of its trail plan. There are no internal trails in the park. Developing an internal loop trail system within the park and to the community should be part of the trail plan. The connection should tie to a wellness trail associated with the South Peninsula Hospital.

The park entrance has a quality sign but there is no landscaping or sign pedestal to provide a gateway look - inviting entrance and park character.

Table 1: Campground Usage

KAREN HORNADAY PARK CAMPGROUND USAGE - 2007 Season						
	MAY	JUNE	JULY	AUG	SEPT	TOTAL
RV	16	65	106	44	17	248 19%
TENT	67	297	359	280	78	1081 81%
TOTAL	83	362	465	324	95	1329
% OCCUP.	34%	39%	48%	34%	10%	33%
Weekend % Occup.	52%	46%	63%	42%	12%	43%
Total Revenue	\$ 1,208	\$ 5,469	\$ 7,668	\$4,272.50	\$ 1,070	\$ 19,687.50
Note: Partial opening in May - 8 days / Weekend = Fri. & Sat. 2008 Season of use data not fully available but use was down about 20%						

KAREN HORNADAY PARK CAMPGROUND USAGE - 2013 Season						
	MAY	JUNE	JULY	AUG	SEPT	TOTAL
RV						
TENT						
TOTAL						
% OCCUP.						
Weekend % Occup .						
Total Revenue						



There is no park host prominently located in the park as a means of surveying and greeting visitors to the park. A camp host can provide information services, collect fees, sell firewood, serve as emergency service contacts, and provide other customer service safety and security needs.

Parking and Day Use

The day use area of the park consists of a picnic shelter, picnic tables, BBQ unit and a small grass play field leading to three fenced ball fields. The day use area has had a serious drainage problem with standing water and wet conditions. Much of the drainage has been addressed but additional drainage work is needed before installing new topsoil and grass seed.

Parking conditions are unstructured on the east side with no defined parking, simply an open dirt/gravel area. The parking area on the west side has had site improvements and functions well.

The park entrance road splits the pedestrian and traffic flow resulting in unsafe conditions.

Landscape Setting and Character

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

The modification of the topography and landscape of the park has disrupted the natural drainage system.

Drainage at the park is dependent on man-made influences such as drainage ditches or culverts.

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

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

The landscape character of the park is important to the park experience.

Designing for a visually pleasing entrance, landscaped

parking, utilizing open space for trails/benches for viewpoints, enhancing campsites by filtered views, and restoring the beauty of the riparian/floodway character of Woodard Creek should be incorporated into design concepts.

Woodard Creek Watershed

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

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

The increase in impervious surfaces from road building, land development, adjacent hospital development, and placing of massive amounts of fill

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

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

The stream profile of Woodard Creek within Karen Hornaday Hillside Park is heavily modified from a history of extensive fill material being deposited within the park (See Appendix B). The fill material has slopes of over 12 per cent along Woodard Creek and the park entrance road.

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

At the north end, a natural stream overflow discharge area has been nearly filled in with the result impacting the floodway by not allowing the stream to discharge its energy into an overflow basin.

Geoff Coble, hydrologist, conducted a field reconnaissance (Appendix C) and found the fill material accelerates stream flow, further incises the stream bed, and impacts downstream hydrology.

Fig. 1 Woodard Creek Watershed

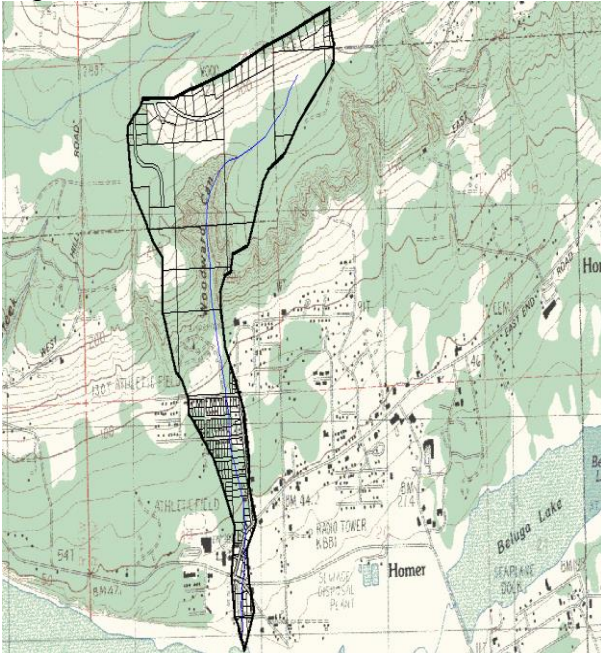
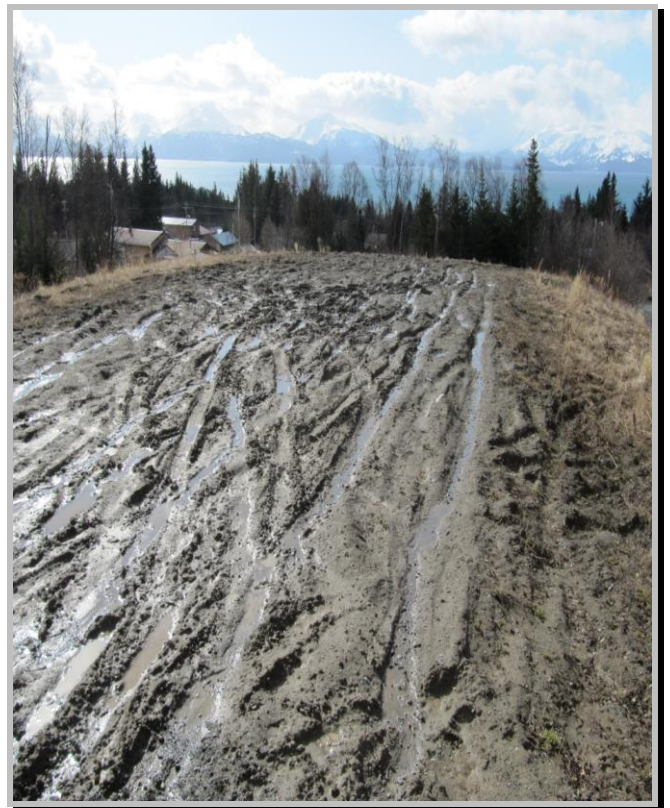


Fig. 2 Fill Material / Sedimentation



PARK AND RECREATION TRENDS AND NEEDS

- A. Recreation Participation and Preferences
The city's comprehensive plan does not currently include a recreation needs assessment / park-wide master plan. The process should analyze recreation participation rates over time.
- Are recreation needs being met through adequate facilities and programs?
 - Are the current conditions adequate to meet standards?
 - What compatible recreation uses are not presently well represented – such as an internal community-wide park trail system and trail linkages.
 - What are the recreation preferences now and in the future and where in the community are they best served.
 - What partnerships and innovative strategies can be used to fund and operate recreation services?
- B. Park development must meet the requirements of the Americans with Disabilities Act (ADA) by providing universal access to all persons. Design facilities to maximize access. Designing for access is not a constraint but an opportunity.
- C. Provide parks for the pursuit of recreational activities, natural area protection, scenic values, and as special places is part of the quality of life. Parks are a critical community resource in providing outlets for youth activities and youth programs leading to civic involvement, pride in community, special affinity for protecting resources, and a deterrence from depreciative behavior.
- D. Trends in camping influence the management and use of the KHP campground. The trend is to Yurts/Cabin clusters for family camping. Walk-in tent sites and group tent areas provide an alternative camping need.
- E. Day use, close to home activities is becoming the trend. Places to bird watch, walk a nature trail, enjoy a view or picnic, utilize open space for structured and unstructured play activities, multi-use sport fields, and children's discovery areas or playgrounds are increasingly important recreation needs.
- F. A network of local and regional trails is voiced as a high priority by Homer area residents. Trail planning for dedicated trails, easements, rights of way, bicycle pathways, and neighborhood connections is an important part of community development codes and ordinances.

LAND USE SUITABILITY

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

Protection and Restoration

Riparian and Wetland Areas:

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

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

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

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

Low Intensity Use

Transition Areas/Habitat Buffers and Trail Corridors: May allow for low-impact usage, vegetative management

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

High Use / Site Modification

Existing disturbed areas, not part of a restoration area.

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

The designation of a park by land use zoning, code, regulation, or policy is a reflection of community values.

The protection of park values and their enhancement is a commitment to be shared by generations to come.

PHASE I ACHIEVEMENTS

Since the master plan was adopted in 2009, the City, through creative funding and partnerships, has achieved much success in polishing the jewel called Karen Hornaday Park!

Significant Achievements Include:

1. **New Innovative Playground -**
Partnership with the Homer Playground Project (HOPP) to develop a community build playground. An investment of over \$250,000 in funds raised plus significant donations; over 600 volunteers participated; and a unique playground built in one-week. The playground is full of smiling faces every day.
2. **Improved Sport Fields –**
Partnership with the Little League resulting in new infields, dugouts, improved safety, turf, drainage, and a significant contribution to the youth of Homer.
3. **Improved Parking –**
No longer do park visitors to the day use area have to park in the mud. Good design included excavated material, new gravel, and defined parking spaces.
4. **Rehabilitation –**
The park restroom has received needed maintenance and it was goodbye to the red shed that was sinking in the mud.
5. **Park Pavillion –**
The day use area will be graced with a new park picnic pavilion to accommodate community events and group activities.
6. **Landscaping –**
Thanks to a partnership with HOPP, Center for Coastal Studies and interested volunteers, a \$25,000 US Fish & Wildlife Service grant was awarded to develop thematic ‘learning landscape’ beds.
7. **Uniform Signage –**
The Park Advisory Commission has partnered with the Public Arts Committee to develop a park system-wide sign design with implementation priorities.
8. **Land & Water Conservation Grant (LWCF) –**
The City applied for a LWCF grant, committing a \$75,000 cash match (\$150,000 total grant) and was the top state-wide priority to receive the LWCF award. Work will commence in 2014-15 to include; Campground improvements (level tent pads, gravel road, drainage, ADA sites) create a new camp host site. Sport field improvements (trail along north side of sport field, drainage, service road, new picnic site).
9. **Park Operations –**
The Park Advisory Commission has facilitated significant new programs and actions to include;
 - Adopt-a-Park Program
 - Camp Host Program
 - Park Regulations
 - Volunteer Work Parties
 - Community Outreach

When a group of moms get together, it's probably best to listen”

State Senator Peter Micciche

PHASE I ACHIEVEMENTS PICTORIAL - Before & After



Phase I Achievements (cont'd.)



PHASE II COMPLETE THE VISION

Goals

The goals for Karen A. Hornaday Hillside Park are:

- A. Embrace Phase II priorities.
- B. Provide recreation opportunities and experiences appropriate for the park's resources and landscape conditions.
- C. Tackle, in a comprehensive way, drainage solutions.
- D. Establish quality design guidelines to match the park to its majestic setting.
- E. Provide improved community trail linkages.
- F. Provide a facelift to the campground and explore new design features.
- G. Define park entrance road access and parking.
- H. Continue to embrace community partnerships and involvement of volunteers.
- I. Incorporate natural materials, artistic elements, and follow sustainability principles.

PHASE II PRIORITIES

Phase II priorities are expressed by the units that make up the park:

- ❖ Park Entrance Road and East Side Parking
- ❖ Day Use Area / Playground
- ❖ Sport Fields
- ❖ Campground
- ❖ Trails / Signage
- ❖ Resource Stewardship / Landscaping
- ❖ Partnerships
- ❖ Park Operations / Administrative

Phase II priorities are the outcome of the 2009 master plan, updated public input, funding opportunities, city-wide recreation needs assessment, and the direction of the Park Advisory Commission working with the City.

The ordering of priorities within and between park units shall be deliberated by the Park Commission based on funding opportunities and sequence of development.

Park Entrance and East Side Parking Improvements

- ❖ Engineering feasibility and cost estimate for realigning the park entrance road using site plans A and B-2 as a guide.
- ❖ If park entrance road re-alignment is feasible and cost-effective then move fill material in to existing road corridor.
- ❖ If park entrance road realignment is not feasible or cost-effective then upgrade the existing park entrance road, establish a separated pedestrian pathway, enhance landscaping, and install new park entrance signage.
- ❖ Depending on park entrance road alternative, grade, level, and gravel cap a new east side parking area.
- ❖ Establish trail connections to Fairview Ave. and the hospital.
- ❖ Control off-road traffic.
- ❖ Install gate for camp host control of after-hour usage.

Day Use Area

- ❖ Complete drainage work.
- ❖ Install new picnic pavilion and enlist volunteers for added amenities not included in the contract.
- ❖ Explore extension of water and electricity to the pavilion.
- ❖ Move existing picnic shelter to an area between the sport fields then rehab the shelter (new roof, repairs).
- ❖ Implement LWCF grant work – trail along sport field, service road, drainage.
- ❖ Till compacted soil, remove rocks, grade and level; install 8 inches of new quality top soil and seed.
- ❖ Evaluate the feasibility and cost of an irrigation system.
- ❖ Working with HOPP, install a new play feature.
- ❖ Conduct condition assessment of the day use restroom and develop prioritized list of refurbishment needs, upgrades, and service efficiencies.

Playground

- ❖ Organize volunteer work parties, enlist Adopt-a-Park, schedule routine maintenance, conduct safety inspections.
- ❖ Monitor/ and address drainage of playground slope, drainage ditch and area around slide.
- ❖ Fill in hole under slope slide.
- ❖ Place drain rock along water play feature and sand at the base with drainage pipe.
- ❖ Till, place top soil, seed and landscape, install jute mat as needed on the slope.

- ❖ Complete landscape beds with thematic interpretive signage. Explore creating a wetland habitat to the west of the playground.
- ❖ Develop a natural play area maze, Alder tunnel/arches, and play stations in the Alder area north of the playground.
- ❖ Incorporate natural play features into the playground – discovery and imagination play items in the store area, building items in the large sand pit, and artistic items in select locations.
- ❖ Establish ADA parking and review access to the playground, add new features when possible.

Sport Fields

- ❖ Implement LWCF grant – trail on north side of ball fields, drainage, service road, picnic area between ball fields.
- ❖ Review need for event vendor and special use parking between ball fields, including ADA parking.
- ❖ Conduct annual safety inspections.
- ❖ Maintain and restore infield surfacing and outfield turf.
- ❖ Investigate feasibility and cost of a field irrigation system.
- ❖ Replace snack shack – consider location near new picnic shelter.
- ❖ Accommodate Scottish Highland games.
- ❖ Determine best home for Concert on the Lawn and a use agreement for contribution to park improvements, and turf management.

Campground

- ❖ Implement LWCF grant – level tent pads with improved drainage, ADA sites, gravel roadway, create camp host site (with water, elec.).
- ❖ Establish comprehensive campground drainage plan.
- ❖ Prioritize tent sites for phased improvements.
- ❖ Improve selected RV pull-through sites.
- ❖ Vegetation management for filtered views, air flow, sunlight to dry out sites, remove hazard trees.
- ❖ Explore redesign of sites 1 & 2 as small group sites.
- ❖ Explore walk-in camp sites on city land to the west.
- ❖ Assess growing trend to rental cabins/Yurts for family camping. Selected sites for added value.
- ❖ Implement sign plan.
- ❖ Created a new visitor orientation kiosk – sheltered roof overhang, fee station, information boards, water, firewood bin, screened dumpster, landscaping.
- ❖ Replace vault toilet at fee station with flush restroom and two unisex shower rooms. Explore concrete, low maintenance, vandal resistant modular style e.g. CXT modular.
- ❖ Replace upper loop pit toilet with a new modular vault restroom.
- ❖ Provide trail connections to the day use area / playground and trail connections to adjacent city land.

Trails

- ❖ Implement LWCF grant – trail on north side of ball fields and new picnic area.
- ❖ Extend north side of ball field trail to a loop exercise, dog walking trail around the ball fields with a connection to Fairview Ave.
- ❖ Tie the park into a network of neighborhood trails – a ‘safe routes to schools’ program, connect to Fairview Ave. and Reber trail, connect to the hospital (wellness programs) and to the city center.
- ❖ Establish a separated pedestrian pathway along the park entrance road (current road location or its realignment).
- ❖ Develop a pathway along Woodard Creek and a bridge/trail connection to the hospital and adjoining neighborhood.
- ❖ Develop trail signage.
- ❖ Review city land to the west of the park for trail development.
- ❖ Purchase private land to the north of the park and convert cut face access road in to a viewpoint trail and habitat corridor.

*Trails connect people
to their community
and their
environment.*

*A cost-effective
investment.*

Signage

- ❖ Implement a phased sign plan based on design standards (Public Arts Committee).
- ❖ Design a new park entrance sign with a distinctive gateway look and artistic features.
- ❖ Review routes of travel signage to the park and all internal park signage.
- ❖ Provide 'safe trails to schools' signage and other trail connection signs.
- ❖ Develop a signage layout for visitor orientation, welcoming, fee station, park rules, and info. On local attractions at a newly designed campground kiosk.
- ❖ HOPP and the Little League have recognized their donors. Consider a park donor board as part of the new picnic pavilion to recognize community contributions to the park.

Partnerships

- ❖ Enter in to an operating agreement with the Little League.
- ❖ Build park benefits from park events, e.g. Concert on the Lawn, Scottish Highland Games.
- ❖ Implement Park Host and Adopt-a-Park programs.
- ❖ Work with local schools and other entities on youth involvement programs. Explore links to music and arts, environmental education, special events, and community service.
- ❖ Work with the South Peninsula Hospital on a trail connection and wellness program.

Resource Stewardship / Landscaping

- ❖ Remove fill material at north end of Woodard Creek to establish a floodway overflow basin.
- ❖ Remove fill along Woodard Creek (depending on park entrance road option adopted).
- ❖ Establish a riparian buffer zone along Woodard Creek, plant native vegetation for biodiversity. The park is designated a 'Birding Hot Spot.'
- ❖ Remove hazard trees – leave selected snags for habitat.
- ❖ Landscape to enhance the total park experience – scenic views, entrance road, day use area, planting beds.
- ❖ Control invasive species.
- ❖ Develop best management practices to minimize erosion, sedimentation, and drainage problems in any park development project.

Stewardship is an individual and collective expression of a deeply held value of the importance of parks to the quality of our life.

PHASE II PICTORIAL



Complete day use improvements – top soil, grass seed, HoPP play feature

Selected Phase II Priorities of Work to Be Done



Comprehensive Campsite Improvements



LWCF grant implementation – trail around ball fields and drainage.



Design Camp Welcome Center



Relocate existing picnic shelter to area between ball fields



Replace snack shack



Develop sign plan



Remove Conex storage units. Develop new design for the site; options:
A new fenced maintenance storage yard and structure or Host site or trail head or campsite



Develop Engineering Design Option for entrance road, east side parking, separated pedestrian pathway



Park Operations / Administrative

- ❖ Address deferred maintenance needs, expanded recreation services, declining quality of trail maintenance, vandalism, and increased shoulder season and off season demands through adequate park staffing.
- ❖ Establish an annual capital improvement and reduction of deferred maintenance budget for parks – city budget and state funding.
- ❖ Strategize with Economic Development on enterprise funds, dedicated funding, service district, and sources of funding for parks.
- ❖ Fund and implement a recreation needs assessment – with attention to a vision for a community recreation center, new trail connections, existing trail upgrades, sport field demands, youth programs and partnerships.
- ❖ Provide adequate security to the park through partnerships with the police department, the community, campground host and by physical means such as gates.
- ❖ Designate city land to the west for park purposes.
- ❖ Acquire private land to the north for a habitat corridor, and rehab the existing steep slope cut face road to a viewpoint trail.
- ❖ Enter into an agreement with the State Dept. of Natural Resources for state land within the Woodard Creek watershed for watershed protection.

A community is only as great as its park system. Funding for parks is a core community value.

DEVELOPMENT CONCEPTS

Establish Development Concepts

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

Development concepts include:

- The park is on a slope and future development must address drainage controls. Future development should improve drainage within the park, and also keep flooding impacts downstream from getting worse.
- The park has been a community asset since the 1940's. Planning and park development should be designed for the long term.
- New construction or reconstruction projects should start when there is sufficient funding to do a reasonably complete job. This park is too important and too highly used to gradually complete necessary improvements.
- Recruit a campground host, to discourage vandalism and improper behavior.

- Approximately 80-100 parking spaces are needed to meet the needs of the three ball fields, day use area and playground.
- The city should retain the 10-acre parcel to the northwest of the park for watershed protection, natural area values, and trail use.
- Acquire private land to the north to preserve green space as part of the community goal of having interconnected green spaces and trails.
- Implement actions of the climate change and sustainability plans.

Approaches:

Hire a landscape architect to develop design standards, drainage plans; identify site constraints; identify recreation uses and adequacy of existing facilities; and examine the role of the campground and options for its re-design or alternative uses. Site plans would be drawn up for proposed developments identified as part of a community involvement process.

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

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

Parking Plan Concepts

Two concept site plans adopted in the 2009 master plan are presented in this plan – Site Plan A (Fig. 2) and Site Plan B-2 (Fig. 3) to address parking, traffic and pedestrian flow, landscaping, separation of maintenance and day use functions, identification of a Park Host site, placement of a new restroom building and movement of fill material away from Woodard Creek.

The concept plans need to be further developed with more detailed site measurements, topo survey, drainage plan, and engineering drawings for construction including quantities and materials.

Both Site Plan A and Site Plan B are meant as guides to further detailed site analysis and exploring design options. The site plans were developed as a visual portrayal of the more detailed Phase II development priorities within this master plan.

Any future engineering work or landscape design work will further advance the site plan option chosen, modify it, and provide the detail necessary for a feasibility analysis and cost analysis.

Figure 3: Site Plan A



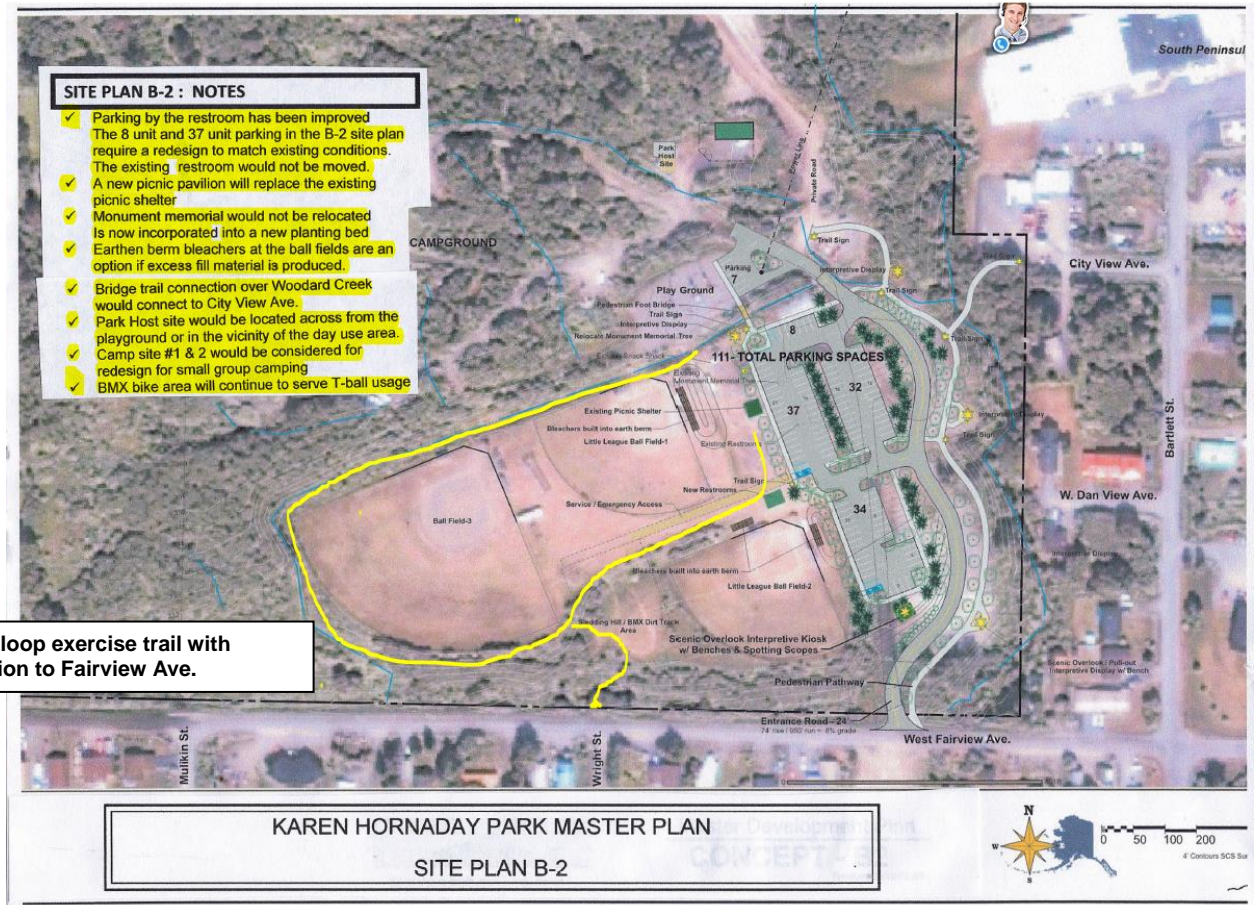
KAREN HORNADAY PARK MASTER PLAN

SITE PLAN A

SITE PLAN A : NOTES

- ✓ A new picnic pavilion will replace the existing picnic shelter
- ✓ Existing picnic shelter will be relocated to an area between the two upper ball fields.
- ✓ A new trail will extend along the north side of the upper ball fields and is proposed to be extended as a loop exercise trail around the ball fields
- ✓ Bridge trail connection over Woodard Creek would connect to City View Ave.
- ✓ Park Host site would be located across from the playground or in the vicinity of the day use area.
- ✓ Camp site #1 & 2 would be considered for redesign for small group camping

Figure 3: Site Plan B-2



Restoration of Woodard Creek

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

South End Fill Material Restoration

Analyze three restoration options for the southern end and east side parking:

1) Limited Fill Relocation Option A: Remove approximately 3,100 cubic yards of fill to create a 3:1 slope, stabilize the fill bank, terrace for parking. Place fill material along lower ball field for parking. Modify and move the existing entrance road to accommodate a separated pedestrian pathway and landscaping.

2) Relocate Park Entrance Road Option B: Relocate fill material to fill in existing entrance road gap; create parking adjacent to the lower ball field. Realign entrance road. Establish trail along Woodard Creek with trail connections. Enhance riparian vegetation along W. Creek.

3) No Fill Removal Option C: Grade, level, and terrace the east side for parking. Entrance road is upgraded with separated pedestrian pathway and landscaping. Enhance the riparian buffer along Woodard Creek and construct a pathway on the top of the slope.

Preferred Option: Design Details

The preferred option should be based on engineering design work to include survey, grade, quantities, locate of utilities, and feasibility/cost analysis of various design options.

The advantage of a 'Road Realignment' Option A, either entirely or modified is the improvement in pedestrian safety and better control of drainage. Locating east side parking to the west of a new entrance road would help separate day use traffic from campground traffic.

Under the 'Limited Fill Removal' Option A, excess fill material removed could be used for a public project or sold.

Under the 'No Fill Removal' Option C, emphasis would still be placed on upgrading the existing entrance road – roadway surfacing, drainage, aesthetics, landscaping, and a separated pedestrian pathway.

North End Fill Material Restoration

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

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

Woodard Creek Trail Concept

The design for the removal of fill material from the northern and southern areas would accommodate the construction of a trail roughly paralleling Woodard Creek.

The Woodard Creek trail would follow the design standards in the City's trail plan as a level 1 or 2 trail of 4-6 foot width with wood chip surfacing.

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

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

Day Use Design

Sport Field Concession Stand:
Replace existing Little League 'snack shack.' For efficiency of scale, ease of placing utilities, greater security, and shared functions, examines the cost of combining with the picnic area between the two upper ball fields.

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

The existing day use restroom should be examined for life cycle cost. A new modular style restroom building could be designed with unisex units, energy efficiency, ease of winterization, security and vandal proof materials.

Develop Trail Plan with Linkages to the Community

Future upgrades to Fairview Avenue and gas line or utility work should consider a safe bicycle lane and pedestrian access to the park. If the lower T-ball field is developed then improve a trail connection to Fairview Ave; install a culvert crossing the ditch, trim back the alders, and bring in gravel or wood chips for the trail surface as needed.

Campground Design and Management

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

Conduct engineering design work to map road conditions, slopes, uneven parking pads, tight turning radius, difficulty of backing an RV into a site, clearances, and other site conditions.

- New site design with alternatives to existing camping facilities (e.g., group use camp, youth camps, Yurt/Cabin cluster, re-design for RV's – pull thrus).

Establish annual recruitment for a campground volunteer host. The City now has volunteer management policies, forms, recruitment processes, liability protection, and management procedures. What is lacking is a recruitment strategy.

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

Safety and Vandalism

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

Park Buffer and Resources

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

Resolve encroachment of park campground onto private land – obtain an easement.

Explore feasibility of a willing seller approach to acquiring adjacent

private land to restore the cut bank roadway affecting the watershed.

Examine city zoning and code for watershed protection priorities.

Enter in to an agreement with the State to ensure long-term protection of 40 acres of State land as part of Woodard Creek watershed.

The land is presently classified 'Public Recreation' by the state.

MASTER PLAN SEQUENCE

The sequence for completing the priorities of Phase II will follow funding opportunities, public commitment, volunteer actions, and submission of a capital budget and other funding sources.

Major Sequences:

- A. Construct New Picnic Pavilion and recruit volunteers to add amenities.
- B. Implement LWCF Grant – (See Appendix D for a synopsis of details).
- C. Install New Play Feature in Day Use Area (HOPP). Rehab playground slope.
- D. Engineering Studies – Park entrance road, parking and drainage plan.
- E. Complete Day Use Development – drainage, till compacted soil, add top soil, grass seed, landscaping.
- F. Condition Assessment of Existing Restroom.
- G. Sport Field Usage replace snack shack, infield and turf management, and other amenities.
- H. Entrance Road & West Side Parking - Fund final preferred option.
- I. Trail Development – trail elements may be incorporated into other sequences.
- J. Campground – devel. a site plan - continue improvements.

Table 2: Master Plan Sequence – Completion of Phase II Work

Sequence	Task	Rank	Notes
A	Install New Picnic Pavilion Relocate old picnic shelter		Funded & bid awarded Aug. 2013
	Recruit volunteers and funding to add amenities to unfunded pavilion items		Drainage, site work, plaza, fire ring, benches, artistic and natural materials
B	Implement LWCF Grant Work (See Appendix D for details) Need to prioritize details		Funded fall of 2013 Work to begin 2014-15
C	Install New Play Feature in Day Use Area. Seed playground slope, fill hole under slide, drain rock at water feature add natural play elements throughout		Homer Playground Project
D	Engineering Studies – Park entrance road, parking and drainage plan		Feasibility and cost analysis to reach a decision on entrance road options
E	Complete Day Use Development		Identify remaining elements
	drainage		
	till compacted soil, 8" top soil, grass seed		
	landscaping enhancements		
F	Condition Assessment and Functionality of Day Use Restroom		Life cycle cost, repair vs replace, efficiencies
	Replace or refurbish day use restroom		
G	Sport Field Usage		Little League fundraising and identification of priorities
	replace snack shack		explore mobile unit & location
	safety needs, turf and infield repairs		
	irrigation system		
H	Entrance Road and East Side Parking		Option analysis from engineering studies (D)
	Fund and implement preferred option		
I	Trail Development		Internal park trail devel. and trail connections to the community
J	Campground Improvements		Major campground facelift
	Hire landscape architect to develop comprehensive campground site plan		roadway, site layout, drainage, signage, services, cabin/yurt, group site, walk- in sites, kiosk, restroom, dumpster, park host, security, landscape mgm't., innovations.

**Table 3: Master Plan Sequence Phase II
– Work Plans for Karen Hornaday Park**

Target Date	Task	Strategy for Success
Before Jan of each yr.	Set Priorities for Master Plan Implementation – Proactive involvement in each sequence of park development	Develop capital budget submission Work with partners, recruit volunteer coordinators, Adopt-a-Park, work sessions with Public Works and public outreach Strategic Plan
Feb. each yr.	Develop priorities for Adopt-a-Park program, volunteer projects, special events, and recruit for Park Host	Set direction for proactive community involvement
Each Spring	Recruit for a ‘volunteer – volunteer coordinator.’	Volunteer to assist with organizing park volunteer projects, approach groups to take on projects, and leaders to organize special projects
Each Fall	Advocate for park staffing and operating budget, begin identification of capital budget, communicate value of parks	Communicate with the community on park success stories and the vision for Karen Hornaday Park
Winter	Partnerships and Grass Roots Efforts Economic Development and Parks Youth Programs – provide for indoor recreation needs Park System – a vision for the community	Recreation Needs Assessment Trails to be funded under HART and other sources Community Recreation Center Land Acquisition Agreements with partners
On-going	Karen Hornaday Park as an example of community involvement and quality development Parks are an important part of the City’s comprehensive plan and what makes Homer an attractive investment	Set high standards for design Follow sustainability principles and climate action plan Create a parks and recreation department with funding and staffing and a park maintenance facility
	Resource Stewardship	Woodard Creek Watershed restoration and acquisition of upper watershed land
	Community Trails	Tie Karen Hornaday Park into a comprehensive community trail system
	Sport Fields	Fulfill need for additional land for sport fields within Homer
	Indoor Recreation	Need for a community recreation center
	Funding	Always opportunistic
	Universal Access	ADA compliant

SUSTAINABLE PARK ACTIONS

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

Some actions that can help achieve sustainability goals are:

Waste Reduction

- establish recycling stations - facilitate recycling at the park
- use post-consumer waste paper products, chlorine free
- use biodegradable garbage bags and other biodegradable products
- provide biodegradable dog waste collection bags or recycled plastic newspaper or plastic bags
- use mowers with mulch cutters or compost grass clippings
- use of salvaged/recycled/sustainably harvested material
- design park facilities for dimensional lumber to reduce waste
- use recycled asphalt grindings for parking and road surfacing
- organize litter patrols and clean up days

Energy & Water Conservation

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

Carbon Emission Reduction

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

Eliminate Hazardous Materials

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

Stewardship of Park Resources

- plant native or naturalized trees and shrubs to restore Homer's only urban stream – Woodard Creek, establish a minimum 50 foot vegetative buffer
- protect riparian and upland wetlands
- provide for slope protection – natural jute mat covering and silt fencing, when re-contouring the slopes and fill material along Woodard Creek.
- re-establish the natural floodway overflow capacity for Woodard Creek in the northern end of the park
- establish bio-swales as a part of the drainage plan for the park

- control invasive species that threaten the biodiversity of the park, follow the principle of 'early detection, early removal'

Visitor Services and Involvement

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

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WYOMING
STATE OF WYOMING
County of _____

1 give, assign and right of way hereto granted and agrees to
2 pay any damage or damages of any kind which may arise to the
3 property, premises or rights of Grantor arising from the Grantor's
4 use, occupation, and possession of the rights hereto granted.
5 The Grantee further agrees to indemnify and hold harmless the
6 Grantor from any claims for personal injury or other damages of
7 any kind or sort which may arise from the usage of any portion of
8 the easement granted herein.

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

12 This shall be an easement of perpetuity and shall run
13 with the land and may be transferred in favor of my successor in
14 interest of the Grantee, including but not limited to the benefit
15 of the heirs, administrators, executors and assigns of the parties
16 herein.

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

19
20
21
22
23
24

CITY OF BOULDER
[Signature]
Sergeant Major
GRANTEE
COUNTY CLERK, WYOMING

25
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31

STATE OF ALASKA } ss.
THIRD JUDICIAL DISTRICT }

THIS IS TO CERTIFY that on the 28th day of May
1971, before me, the undersigned, a Notary Public in and for the
State of Alaska, duly commissioned and sworn as such, personally
appeared *Mrs. [Name]* known to me to be the

NOTARY PUBLIC

WITNESSES:
[Blank space for witnesses]
[Blank space for witnesses]

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

Compiled by Beth Cumming - August 18, 2008

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

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

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

Afterthought: the flooding of 1975 may have caused some of the "mess".

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

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

1970's and continuing. Jim Preston, former State Range Conservationist for what was then called, "Soil & Water Conservation Service", says, "Woodard Creek in what is now Karen Hornaday Hillside Park naturally was broader and shallower than what you see today. Its flow was in a slower, more relaxed, more non-erosive natural character. Woodard Creek was manipulated and changed over the years. This resulted in a narrowing and restrictive effect, causing

the creek to become faster and more erosive, (digging itself deeper/ undercutting banks, etc.) When that 25-50 year flood comes along this narrowing and restriction becomes chaotic and disastrous and very damaging."

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

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

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

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

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

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

Winter, 2007. Hundreds more loads of fill added to the main parking lot, still under construction, taking it from its previous (though apparently not documented) intention of being terraced to a more horizontal arrangement and

making lower parking area impossible to be accessed directly from the road. The apparent reason for this change was that it is very costly to get rid of fill and the location was close to Spruceview Avenue construction and to South Peninsula Hospital east wing excavation.

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

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

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

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

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

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

WOODARD CREEK HYDROLOGICAL FIELD RECONNAISSANCE REPORT

PREPARED FOR: Friends of Woodard Creek

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

The effect of placing fill material along Woodard Creek has caused encroachment on the Woodard Creek drainage and stream movement/overflow. It is clear from housing, hospital fill, paving projects and culverts that Woodard Creek has been defined already with increased stream velocity and incising of the stream bed.

Further encroachment of this floodplain will cause erosion of the fill material. On the north this means exposure of construction debris in an area that still retains some natural overflow function.

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

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

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

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

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

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

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

APPENDIX D: LAND AND WATER CONSERVATION GRANT SYNOPSIS OF DEVELOPMENT FUNDED in 2013 - Work to Start in 2014-15

Project Description for Karen A. Hornaday Hillside Park

Improvements: Expanding access to the park's features, drainage work, and campground improvements.

Land and Water Conservation Fund Request: \$75,000

Through a legislative grant, fundraising, City match, and volunteer labor, many Phase 1 improvements detailed in the Karen A. Hornaday Hillside Park Master Plan, adopted in 2009, have been made. In 2012, over 500 volunteers came together and built a state-of-the-art playground. The City also upgraded the northern parking lot with gravel and drainage improvements in 2012 and Homer Little League built new dugouts and repaired the fence along the field. Construction will begin in 2013 on a picnic pavilion and refurbished day use area. The community is anxious to continue working on the Master Plan and making improvements to the Karen Hornaday Park with the help of a LWCF grant.

The proposed project will feature cost effective solutions to enhance the accessibility of recreational opportunities, open up new sections of the park, make the campgrounds more hospitable, and greatly improve safety. Major elements to be funded include:

Expand Access to the Park's Features:

- 1. Establish a Trail on Northern Side of Ball Fields from Parking Lot:**
Currently there is no established access from the northern parking lot to the back ball field. Pedestrians who try to access the field on the North side are pushed up between the fence and the ditch, leaving little room to pass. This project would make an ADA accessible path to the rear ball field wide enough for construction equipment to travel to perform regular maintenance. Clear, unobstructed access to the rear field will benefit teams who use the field for games, practice and their fans. Additionally, the improved accessibility will enhance the many community events hosted at the rear field, such as the Highland Games, Concert on the Lawn, picnic goers and general park users.
- 2. Extend Southern Access Road from Parking Lot to Rear Ball Field:** Park users have worn a dusty path in the grass on the south side of the park between the access road to the first ball field ends and the rear field. The dust turns to mud with any amount of rain or during spring breakup, making the attractions difficult to get to. This project would extend the road so vehicles could drive to the second ball field to drop off equipment, picnic supplies, or grandparents to see the big game. This is also the route special events use to bring in their equipment. One such event, the community music festival Concert on the Lawn attracts hundreds of festival goers, vendors, and musicians.



Hundreds of people enjoy Karen Hornaday Park for events like the Concert on the Lawn, pictured left. ADA and vehicle access to this part of the park will increase the demographic that is able to take part in these community activities.

3. **Establish a Day Use Area between the Ball Fields:** Currently there is a nice grassy area between the two ball fields at Karen Hornaday Park that is underutilized due to lack of facilities. This project proposes to move an existing picnic shelter from the current day use area (where a new shelter will be installed this summer) to this spot, creating a second day use area with better access to the back field. This will allow more families, fans and picnic goers to enjoy Karen Hornaday Park when the front day use area is full or if they want to be closer to the second field. The extension of the southern access road and the northern trail will make the new day use area ADA accessible.



This project will move this day use shelter between the two fields opening up a new day use area. The City will build a new picnic shelter at the current day use site the summer of 2013 with existing funds.

Drainage Improvements:

4. **Drainage work on the side of the Ball Fields:** During break up when softball and baseball teams begin their season the ball fields are mud pits

with uneven frost heaves and large bald spots due to the snow melt and rain water that drains from the hillside above the park. This project would clear the north side of the fields of bushes and debris, deepen the ditch, and install a storm drain manhole to facilitate drainage and allow grass to grow on the fields. Not only will this help the softball and baseball teams that play on the field, it will make the many events that are held there more enjoyable. If the fields dry out earlier in the season due to better drainage, more activities will be able to be held there increasing opportunities for recreation and sport.



This picture shows how the poor drainage at Karen Hornaday Park affects the ball fields. This project would clear and deepen the ditch and install storm drains to help with drainage.

5. **Establish Positive Drainage at the Campground:** The Karen Hornaday Park Campground consists of 31 campsites cut into a hillside. This makes for excellent views, but a lot of soggy sites and drainage issues with the combination of snow melt, rainwater, and natural springs all draining down the hillside and through the campground. At the beginning of the summer camping season, the City has to rope off multiple sites because they are simply too wet to camp at. Drainage improvements will allow the campground to open at full capacity earlier, make the stay more pleasant and dry for campers, and keep the road, driveway and pad improvements from eroding. Establishing positive drainage will also divert runoff from the ball fields located below the campground.

Campground Improvements:

The Karen Hornaday Park Campground has been a popular spot for visitors since it was built in the 1960s, however it has received little improvement since then. The tent sites are lumpy and the parking pads have no gravel, making for an uneven and muddy surface much of the year. There are no designated sites for a camp host or guest with ADA accessibility requirements. The access road is difficult to maneuver during Homer's mud season. This project will make the Karen Hornaday Park Campground a more hospitable and comfortable place for visitors, especially those with disabilities.

6. **Leveling Sites and Adding Gravel:** The 31 tent sites and parking pads will be leveled and gravel added. This will allow an RV to comfortably park in a spot and a tent camper to get a good night's sleep on a level surface. The access road to the campground will be capped with gravel to make it passable by a variety of vehicles and easier to navigate on foot between facilities.



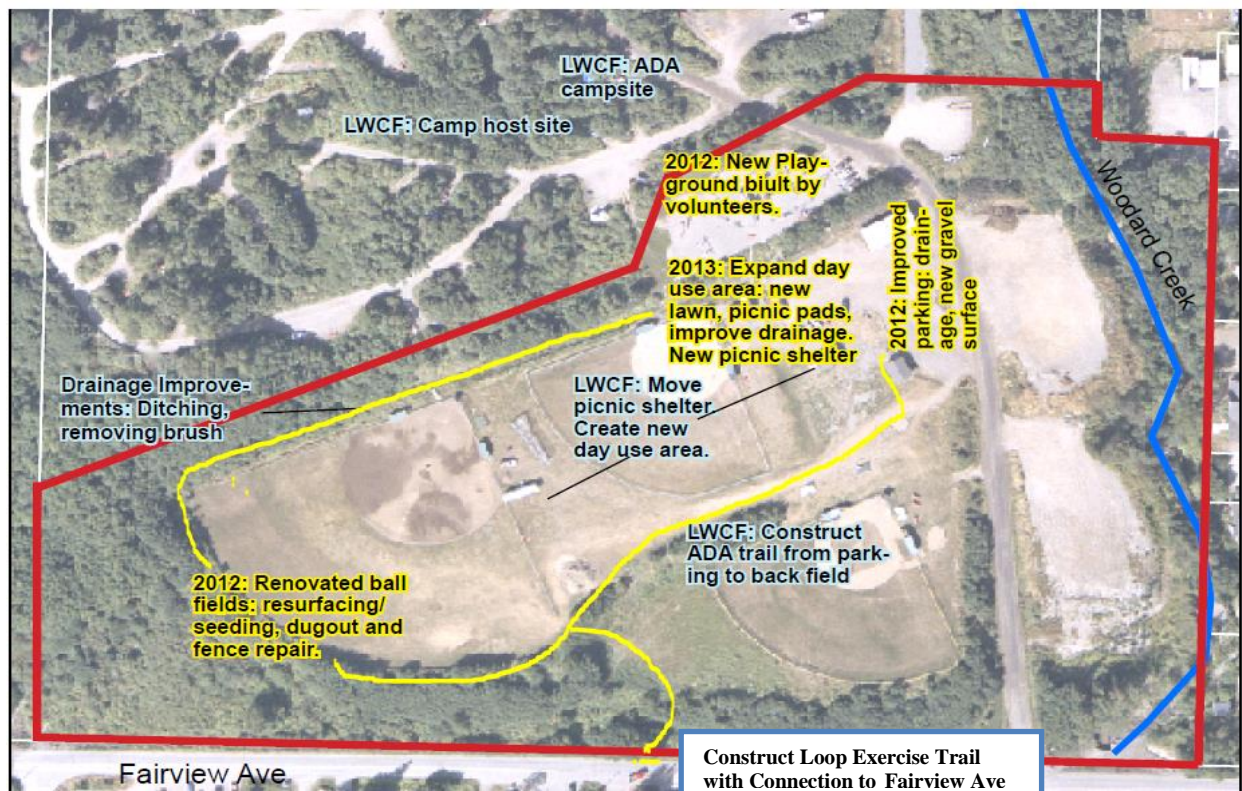
Though taken in winter, this picture shows the lack of gravel and a level tent platform at camp sites.

7. **Establish ADA Accessible Sites:** This project will open the jewel of Homer, Karen Hornaday Campground, and the spectacular views it provides to a new population with designation of two (or more) ADA accessible sites. Sites will be renovated with a parking pad wide enough for a van or RV equipped with a wheelchair ramp, a tent site with plenty of floor space, and clean ground to maneuver, as well as a picnic table that can comfortably accommodate a wheel chair. The entire campground site will have a minimal slope and a hard surface that is easy to navigate.
8. **Create a Camp Host Site:** This project will create a camp host site at the Karen Hornaday Park. A site needs to be developed that has maximum visibility of the park and is accessible to all campers. Site development would include bringing electricity to the site, providing a level tent and RV pad, a picnic table, fire ring, and adequate space for a long-term visitor. After a lot of input from the public and the Parks and Recreation Commission, the City Council established a campground host program in 2012 (see appendix C.5. Resolution 12-021). A camp host will provide a friendly face to help other campers navigate the park. It will also greatly increase the safety of the park, and discourage after-hours, underage drinking and other questionable behavior. The newly built playground is the pride of Homer, but was vandalized shortly after its completion. A host would keep an eye on the park and notify the police of any illicit behavior, protecting the public investment that is Karen

Karen A. Hornaday Hillside Park Improvements: Project Schedule

Grant award	August 2013
Award design contract.....	August 2013
Preliminary design complete	October 2013
Review by LWCF grant administrator.....	November 2013
Final design complete	December 2013
Bid documents complete	January 2014
Review by LWCF grant administrator.....	January 2014
Bids opened	February 2014
Construction contract awarded.....	March 2014
Contract signed/Notice To Proceed issued	March 2014
Construction initiated.....	May 2014
Construction complete.....	August 2014
Inspection by LWCF grant administrator	September 2014

LWCF Project:



REFERENCES OF ACTIONS TAKEN

I. Resolution 12-019

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, hereby approves the Karen Hornaday Park Project Budget by allocating funds as follows:

- \$50,000 for preliminary engineering to include road realignment, a bridge over Woodard Creek and drainage improvements (Ordinance 11-22)
- \$5,000 for drainage improvements (Ordinance 11-22 and Resolution 11-006)
- \$50,000 for ball field improvements (\$10,000 Ordinance 11-22 and \$40,000 Resolution 12-019)
- \$55,000 for playground improvements (\$5,000 Ordinance 11-22 and \$50,000 Ordinance 12-06)
- \$55,000 Northern parking lot improvements (Resolution 12-019)
- \$90,000 Improvements to day use area (Resolution 12-019)

Total Budget: \$305,000 (\$250,000 from Legislature and \$55,000 from Council)

PASSED AND ADOPTED by the Homer City Council this 12th day of March, 2012.

II. Resolution 13-006

WHEREAS, The Land and Water Conservation Fund grant proposed project includes improving drainage to the ball fields and campground, developing pedestrian access to the rear ball field, refurbishing the campsites by leveling tent/parking pads, installing signage, improving the campground access road, creating at least one ADA accessible site and developing a camp host site.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby expresses its support for a Land and Water Conservation Fund grant application of \$75,000 and authorizes the City Manager to submit the appropriate documents.

BE IT FURTHER RESOLVED that the Council expresses its commitment to provide a cash match of \$75,000 to meet the grant match requirements.

PASSED AND ADOPTED by the Homer City Council this 14th day of January, 2013.

III. Homer Playground Project (HOPP)

- Ordinance 12-06 \$50,000 in funding awarded
- Resolution 12-099 MOU for future management
- Memorandum 12-057 Risk Management for HOPP Build Week
- Resolution 11-064 MOU Operating Agreement with City, Homer Foundation and HOPP
- Ordinance 11-27(A) Appropriating \$5,000 to HOPP to support community effort to create a new playground

IV. Memorandum 12-085

- Acceptance of US Fish & wildlife Service (USFWS) Learning Landscape Grant of \$25,000

V. Memorandum 12-039 Woodard Creek Bridge

References (cont'd.)

- VI. Resolution 11-052 (A)
 - Establishing an Adopt-a-Park Program
- VII. Resolution 12-021
 - Approving a Campground Host Program
- VIII. Ordinance 12-24(A)
 - Adopting City Code 1.16.040 and 19.0 Park and Recreation Facilities to provide regulations for use of city parks and penalties for violations

Section 2. HCC Chapter 19.20, Parks and Recreational Facilities, is adopted to read as follows: Chapter 19.20 PARKS AND RECREATIONAL FACILITIES

Sections:

- 19.20.010 Definitions.
- 19.20.020 General Rules.
- 19.20.030 Park Closure.
- 19.20.040 Park Use Agreements.
- 19.20.050 Campground Host Program.
- 19.20.060 Regulations.
- 19.20.070 Remedies and Penalties.

- IX. Homer Non-Motorized Transportation and Trails Plan (2004)
<http://www.cityofhomer-ak.gov/planning/homer-non-motorized-transportation-and-trails-plan-2004>
- X. Resolution 13-078(S)(A)
Propose Projects that Utilize the Funds in Excess of \$3 Million Dollars in the HART Fund for Consideration of the Homer City Council
- XI. Homer Accelerated Roads and Trails (HART) Policy Manual
<http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/HART.PDF>
- XII. Climate Action Plan
http://www.cityofhomer-ak.gov/sites/default/files/fileattachments/climate_action_plan.pdf
- XIII. Homer Playground Project
<http://www.homerplaygroundproject.org/>
<http://homertribune.com/2012/05/karen-hornaday-park%E2%80%99s-transformation-shows-cooperation/>
<http://homertribune.com/2012/02/council-listens-to-town-mothers/>
- XIV. Friends of Woodard Creek – Power Point Presentation to Park Comm.
<https://blu175.mail.live.com/default.aspx#!/mail/ViewOfficePreview.aspx?messageid=0249f5e5-7669-11e0-a4d9-00215ad71368&folderid=69eec57d-4224-4cd3-a135-427199d0afb8&attindex=0&cp=-1&attdepth=0&n=542981801>

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