

**Chair**

Aaron Hansen

**Vice Chair**

Vacant

**Commissioners**

Jason Ellingson

Kara Rodriguez

Henk Kruithof

Marvin Van Den Broek

Vacant

**Parks & Recreation**

**Director**

Duncan Chisholm

**CITY OF CORDOVA  
PARKS & RECREATION COMMISSION  
MEETING AGENDA**

**TUESDAY, APRIL 30, 2024. 6pm  
EDUCATION ROOM  
CORDOVA CENTER**

**REGULAR AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - a. Minutes from February 27, 2024, Regular Meeting.
- 4. PUBLIC BUSINESS FROM THE FLOOR**
- 5. GUEST SPEAKER – CHRIS MERTL, CORVUS DESIGN INC.**

City of Cordova Parks and Recreation Master Plan – Phase 1: Assessment Plan
- 6. REPORTS**
  - a. Director's Report
- 7. COMMISSION BUSINESS FROM THE FLOOR**
- 8. ADJOURNMENT**

You may submit written public comments via email to [parksandrec@cityofcordova.net](mailto:parksandrec@cityofcordova.net), mail comments to Dept. of Parks & Recreation, City of Cordova, PO Box 1210, Cordova, AK 99574, or deliver them to Bidarki Recreation Center directly. Written public comments must be received by 4:00 p.m. on the day of meeting.

**City of Cordova  
Parks & Recreation Commission  
February 24, 2024  
Cordova Center Community Rooms A & B**

**MINUTES**

**1. CALL TO ORDER**

The meeting was called to order at 6:02pm.

**2. ROLL CALL**

Present 6 – Commission member Kara Rodriguez  
Commission member Samantha Magallanes  
Commission member Henk Kruithof  
Commission member Marvin Van Den Broek

Apologies 2 – Commission Chair Aaron Hansen  
Commission Vice-Chair Dave Zastrow

Absent 1 - Commission member Jason Ellingson

Also present: P&R Director Duncan Chisholm  
Administration Clerk Pam Whitesell

**3. APPROVAL OF MINUTES**

**M/Kruithof S/VenDen Broek** to approve the minutes of 1.23.24.  
Upon voice vote, motion carried 4-0.

**4. PUBLIC BUSINESS FROM THE FLOOR**

Harrison and Agnus Cain addressed the Commission with comments regarding covered spaces in Cordova and admission fees.

**5. REPORTS**

a. Directors Report

Director Chisholm spoke to the Directors report. Topics covered included:

- Staffing update
- Operational projects at Bidarki Recreation Center which include installation of new volleyball nets/posts and repair of the Men's locker room and installation of an ADA shower stall.
- Progress on the transition to the CivicPlus Recreation Management software.

- b. RESOLUTION 2024-01. A Resolution of the Parks and Recreation Commission of the City of Cordova, Alaska recommending Planning & Zoning commission approval of the proposed rezoning of approximately 0.344 acres from Waterfront Commercial Park District to Parks and Open Space District, located at or near 118 Nicholoff way, as generally proposed.

**M/Van Den Broek S/Kruitoff** to approve Resolution 2024-01.

Vote on the motion: 4 yeas, 0 nays. MOTION CARRIED.

**6. COMMISSION BUSINESS FROM THE FLOOR**

*Van Den Broek* commented on ADA bathroom proposal. He is also impressed with Samantha's Hagerthy-Schneider efforts at Bob Korn Memorial Swimming Pool. *Kruitoff* spoke about the after-school program and pool liner installation.

Commission member Kruithof commented on the after-school program.

**7. ADJOURNMENT**

Director Chisholm adjourned the meeting at 6:57pm.

Approved:

\_\_\_\_\_  
Aaron Hansen, Chair

\_\_\_\_\_  
Duncan Chisholm, Director Parks & Recreation

DRAFT

City of Cordova

# Parks and Recreation Master Plan

ASSESSMENT PLAN



**City of Cordova**

**PARKS AND RECREATION MASTER PLAN**

**PREPARED FOR**

City of Cordova  
Parks and Recreation Department



**PREPARED BY**

Corvus Design  
Assisted by ECI, Inc. and Rain Coast Data



**ACKNOWLEDGMENTS**

The City of Cordova Parks and Recreation Master Plan was developed as a collaborative effort with the public, stakeholders, representatives from the Parks and Recreation Department, and the City of Cordova. It would not have been possible without the time and dedication from the many individuals who demonstrated their commitment to the parks and recreation facilities and guiding this process. A special thanks to Duncan Chisholm, Parks and Recreation Director, for his local insight and community vision.



**DOCUMENT DATE**

April 2024



# TABLE OF CONTENTS

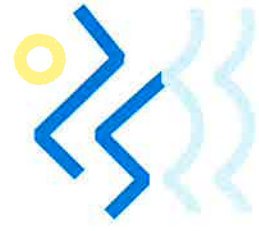
TO BE UPDATED AS DOCUMENT IS COMPLETED

Draft

Order #

# Start

1



**Project**

**Overview**



# 1.1 INTRODUCTION

## BACKGROUND

The City of Cordova, located on Orca Inlet within Prince William Sound in the Gulf of Alaska, is a small coastal fishing community with an approximate population of 2,600 year-round residents. During the summer, Cordova's population nearly reaches 5,000 due to the seasonal influx of seafood and visitor industry workers. Many come to the community for its outstanding beauty and access to recreation and use the city-operated recreation assets. Most of these are managed and maintained by the City of Cordova's Parks and Recreation Department.

The Department is responsible for managing and maintaining the City's parks and open spaces, recreation facilities, and pools and providing programs, services, and activities that enhance residents' lives and contribute to the health and wellness of the community. The facilities managed and operated by the Department include:

- Two playgrounds: Nettie Hansen Park and Noel Pallas Children's Memorial Playground, including the Pump Track;
- Two public parks: Hollis Henrich's Park and Breakwater Park;
- Two athletic fields: Cordova Municipal Park and Orca Inlet Recreation Area;
- One campground: Odiak Camper Park;
- Two natural parks and day-use areas: Nirvana Park and Flerning Split Recreation Area;
- One public-use cabin and recreation area: Eyak Lake Skater's Cabin;
- One swimming pool: Bob Korn Memorial Swimming Pool (25-yard, 6-lane indoor saltwater pool);
- One recreation center: Bidarki Recreation Center (Gymnasium, fitness/workout rooms, and locker/change rooms);

- One disc golf course: Meals Reservoir; and,
- Two trails: Breakwater Trail and Eyak Mountain Trail.

The Cordova School District operates two schools within Cordova: Mt. Eccles Elementary School and Cordova Junior/Senior High School. Both schools provide indoor gymnasium facilities, and Mount Eccles has a large community playground with covered equipment and a basketball court. The playground offers play opportunities for the community, primarily outside school operating hours. The schools significantly use the Bob Korn Memorial Swimming Pool and the City's athletic fields.

The USDA Forest Service also operates recreation facilities within the surrounding Chugach National Forest; however, most all are located well outside the community and include three public-use cabins. Given the use campgrounds, several day-use picnic areas, boat launches, and other fifteen recreation trails. Several trails, Crater Lake, Heney Ridge, Alice Smith, Power Creek, and Eyak River, are located within or just outside the community in the State of Alaska and the Eyak Corporation also offer remote and primitive camping opportunities outside town.

Located within Cordova is the Mount Eyak Ski Area, an alpine ski facility with a chair lift accessing 800 feet of vertical terrain and 30 trails and a rope tow on a beginner slope. The Sheridan Alpine Association operates the ski area through a cooperative agreement with the City of Cordova and a lease from the State of Alaska. The City does not operate this facility.

Like many communities throughout Alaska and the nation, the Department faces challenges operating and maintaining its facilities due to

staffing shortages, reduced budgets, and limited capital improvement funds. Additionally, the Department is seeing changes in the community related to recreation use, priorities, and the desired operation of its facilities. Other challenges are the large influx of summer seasonal residents who use the City's recreation facilities and place additional demand on these resources. The Department wants to ensure that the community and its neighborhoods have the appropriate level of service (LOS) for parks and recreation. Additionally, several critical recreation facilities are aging, require significant maintenance, may no longer meet community needs, and could become a liability. Recommendations for these recreation assets will guide the Department in prioritizing projects to best meet resident expectations within a small community with limited recreation funding and staffing. Additionally, understanding redundancy in existing facilities helps the City to prioritize the operations and financing of its assets. It guides the Department in modifying or disposing of recreation facilities if needed.

The City of Cordova desires to prioritize needs related to its parks and recreation assets through a public process guided by national parks and recreation standards. Identifying and prioritizing park and recreation improvements, supported by budgets and operational needs, will allow the City to meet Cordova's current and future recreation needs. Given the community's limited budget and resources and its many challenges, recommendations must be appropriate and achievable.

## PROJECT OVERVIEW

The Department recognizes that this Parks and Recreation Master Plan provides a strategic framework for future decisions related to the City's parks and recreation and sets priorities for related capital projects. The most current plan, the "Parks and Recreation Commission Master Plan FY-2000," is nearly twenty-five years old and was designed to be a five-year vision that is no longer a relevant planning tool. Recommendations have been completed, not acted upon, or new issues (such as deferred maintenance or community prioritization) have resulted in the plan being outdated. Three critical issues have impacted the community related to public facilities and parks and recreation:

- The large influx of money as part of the settlement from the Exxon Valdez oil spill and also from higher funding of projects by the State of Alaska due to oil revenue funding that resulted in new community facilities that are now aging, and deferred maintenance is becoming an issue;
- Local budget constraints impact staffing, operations, and maintenance of parks and recreation facilities. Additionally, the City of Cordova does not generate a five- or ten-year Capital Improvements Plan that identifies priority projects and their funding and makes planning and financing challenging; and,
- Community needs and priorities related to parks and recreation have changed, and some facilities need to meet their full potential. With smaller local budgets, the Department wants to understand priorities, expectations of services, and the level of community support (including funding and paying fees) for the Department's recreation assets.

The Department is in critical need of a new Parks and Recreation Master Plan, and the 2019 Cordova Comprehensive Plan Update identifies this need and the following:

- Strategy #1: Expand and improve Cordova's indoor and outdoor recreation opportunities.
- Maintain and enhance Cordova's local parks and green spaces.

and improve indoor recreation facilities such as the pool and Bida Center.

This Parks and Recreation Master Plan includes assessing existing facilities, obtaining public input through public meetings and a community survey, making recommendations for future decisions related to the City's parks and recreation assets, and setting priorities for related capital projects. Public input will guide the recommendations in this document to understand community-wide neighborhood needs, expectations for the level of services provided, identification of possible partnerships, and knowledge that recommendations need to balance reasonable expectations and the commitment by the City for the operation, maintenance, and funding of these existing and new facilities and services. This master plan will:

- Inventory existing parks and recreation assets;
- Receive public input from a community-wide parks and recreation survey and a series of public meetings;
- Review related community plans, building condition assessments, and other plans related to Cordova's parks and recreation assets;
- Verify and identify levels of service appropriate for Cordova based on national guidelines, recreation trends, and local development patterns;

- Prioritize and make recommendations for park and recreation improvements, supported by costs; and,

• Validate these priorities through a public process that includes the City in the decision-making process to result in a community-supported plan that is realistic and achievable.

This plan considers parks and recreation facilities managed by other agencies (such as the Forest Service) to understand existing recreation assets but does not make recommendations for these, including federal and state agencies, the Cordova School District, the Eyak Corporation and the Mount Eyak Recreation Area (Ski Hill). Recommendations for trails are in the recently developed "2023 Cordova Comprehensive Trail Plan."

## 1.2 SUMMARY OF RECOMMENDATIONS

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THESE PAGES TO BE DEVELOPED BASED ON FINDINGS OF COMMUNITY SURVEY  
AND TEAM RECOMMENDATIONS

DRAFT

# Draft

# 1.3 PARK CLASSIFICATIONS

Park Classifications identify a park's primary uses, facilities, and typical service area within the community. These are derived from the 2000 Parks and Recreation Commission Master Plan and refined below as part of this master plan effort. The Radius of Service (ROS) provides the distance a typical user is expected to travel to access a specification park classification. Due to Cordova's somewhat linear development pattern along its waterfront (rather than typical urban cluster development), some flexibility is required in interpreting the ROS. Four park classifications for Cordova are identified in the 2000 Plan, with three additional classifications added to reflect Cordova's facilities. Although the 2000 Plan and its park classifications typical sizes differ from national standards, we also believe these are appropriate for Cordova's size and development patterns.

## Community Park

Community Park is the largest park (2 acres or larger), providing active and structured recreation for youth and adults and serving the whole community. It is generally 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 are not just large in size but also in the variety of facilities they offer. They are typically designed with a special use in mind, making them a popular destination. These uses can range from athletic fields and larger multi-family day-use facilities to festival spaces and all-ages playgrounds.

While indoor recreation facilities are not included, the parks do provide recommended amenities such as indoor bathroom facilities, lighting, and parking, all of which are accessible. Serving

a larger area and offering more facilities than Neighborhood Parks, Community Parks are a community asset. The recommended ROS is the entire community (1-3 miles). National standards call for Community Parks that range in size from 15 to 50 acres. However, due to available land area, smaller sites providing the facilities can be appropriate and is the case for Cordova.



Cordova Municipal Park - Community Park. Credit:CLL

## Neighborhood Park

Neighborhood Parks offer experiences for all ages and provide structured or unstructured play areas at the neighborhood scale. They tend to have fewer facilities and range in size from 0.5 to 2 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 parks that provide all the listed facilities may be classified as Neighborhood Parks. Neighborhood Parks typically serve a

neighborhood area and should be accessible by walking or biking from adjacent neighborhoods. Depending on the park's size, parking may or may not be available. The recommended ROS is 1/2 mile, with a walking distance of 5 to 15 minutes from residential areas. National standards indicate that community parks generally range in size from 5 to 10 acres; however, due to the available land as small as two acres in size may be appropriate for a neighborhood park.



Noel Pallas Memorial Playground- Neighborhood Park

## Pocket Park

Pocket Parks are small spaces typically consisting of less than one-half an acre and usually found in highly developed areas. They are generally single-use recreation areas on a small scale that include a plaza or green space with seating, limited day-use recreation facilities, or a single-age group playground. Depending on their location, pocket parks may or may not have parking and lighting. Due to their very limited facilities, they typically have a radius of service of 1/4 mile or less and can be accessed by foot or bicycle within 5 to 10 minutes.



**Nettie Hansen - Pocket Park**

### **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 acres, including large tracts of undeveloped preservation land.

These areas typically serve a large population and should include restrooms (vault toilets) and parking areas, as most visitors arrive by vehicle. Accessible trail routes connect the parking area to day-use recreation facilities, including covered and open picnic areas, fire pits, natural setting campgrounds, viewpoints, and access to natural amenities such as a lake, beach, or more extensive trail network. The recommended ROS for larger Natural Day Use Recreation Areas that can serve multi-families/groups is the entire community with smaller sites only able to serve a smaller group would have a ROS of 1 mile.



**Nirvana Park - Natural Day Use Recreation**

### **New Park Classifications**

#### **Recreation Facility**

A Recreation Facility provides a wide range of active and adaptive recreation activities for youth and adults, typically provided by City staff. These facilities are typically indoor and service the entire community. They are generally designed to be used by all age groups and physical abilities. The radius of service is the entire community.

This classification includes indoor recreation facilities (aquatic centers or gymnasiums). It could have supporting adjacent parkland that includes covered picnic areas, playgrounds, and multi-family day-use facilities and can consist of educational experiences. Paved parking and indoor bathroom facilities are required as most users arrive by vehicle. Provide good connectivity for bikes and pedestrians to adjacent neighborhoods. All facilities are to be fully accessible and typically illuminated.

For larger communities, recreation facilities are usually located in the Regional Park Classification on larger recreation/park sites. Cordova's recreation facilities are on single urban lots without other supporting recreation amenities.

#### **Special Use Park**

Special-use parks provide a specific recreation use not found elsewhere in the community. An example of a Special Use Park is the Meals Reservoir Disc Golf Course or Odiak Camper Park. With their particular single use, these parks are the only parks of this type within the City of Cordova. These parks usually provide amenities that serve the entire City and, aside from parking, may lack other park elements (e.g. vault toilets). The radius of service is the community as a whole.

#### **Undeveloped Parkland**

Undeveloped Parkland includes city-owned parkland that is intended to remain a public use area but needs to be developed and is without facilities. These areas include land for future development as a park when demand and funding are available or lands with permanent protection from development. Protected lands include wetlands, riparian corridors, archaeological areas, and other sensitive or high-value environmental lands. Undeveloped Parkland must be maintained to ensure good visibility and safety so they do not become a nuisance property. This park classification will only have a typical service area once developed.

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# FORM

2



**Facility**

**Assessments**



# 2.1 PARKS AND RECREATION ASSESSMENTS

## SUMMARY

Cordova currently manages the following parks and recreation assets that are included within this master plan:

- Two playgrounds: Nettie Hansen Park and Noel Pallas Children's Memorial Playground, including the Pump Track;
- Two public parks: Hollis Henrich's Park and Breakwater Park;
- Two athletic fields: Cordova Municipal Park and Orca Inlet Recreation Area;
- One campground: Odiak Camper Park;
- Two natural parks and day-use areas: Nirvana Park and Fleming Spit Recreation Area;
- One public-use cabin and recreation area: Eyak Lake Skater's Cabin;
- One swimming pool: Bob Korn Memorial Swimming Pool (25-yard, 6-lane indoor saltwater pool);
- One recreation center: Bidarki Recreation Center (Gymnasium, fitness/workout rooms, and locker/change rooms);
- One disc golf course: Meals Reservoir;
- Two trails: Breakwater Trail and Eyak Mountain Trail; and,
- Several undeveloped park parcels

A summary assessment of each is found on the following pages and located on the map to the right.

## PUBLIC INPUT

An evening public meeting was hosted with the community on February 22, 2024 to receive initial input on the facilities and needed improvements.

A summary of the public input is found in Chapter 3 and helped identify issues, needs and priorities for the recommendations found within this master planning document.

Community Survey: TBD

## CORDOVA'S PARKS AND TRAILS

The map to the right shows the location of the Cordova managed parks and recreation facilities covered in this master planning effort.

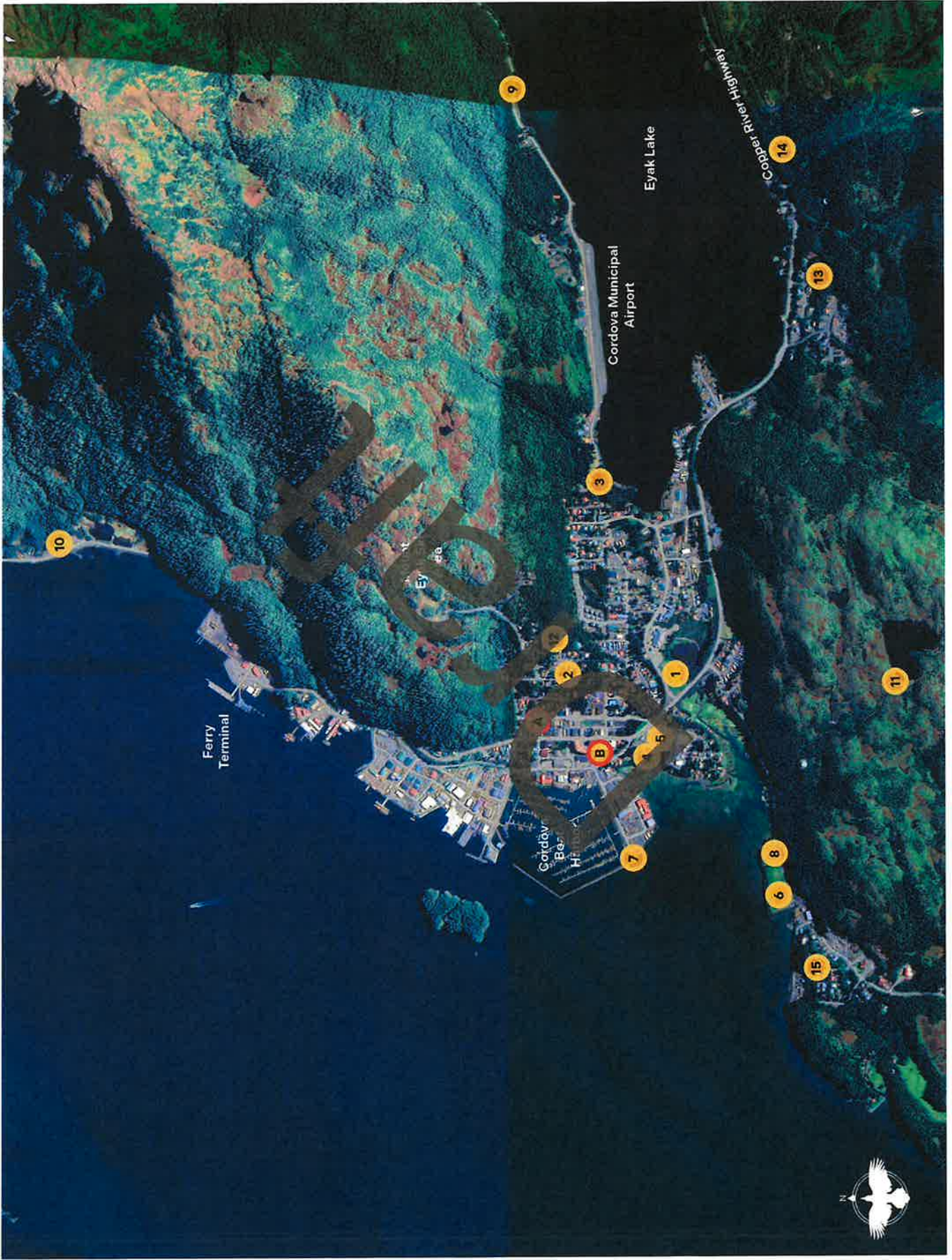
1. Hollis Henrich's Park
2. Nettie Hansen Park
3. Nirvana Park
4. Noel Pallas Children's Memorial Playground
5. Cordova Municipal Park
6. Orca Inlet Recreation Area
7. Breakwater Park and Trail
8. Odiak Camper Park
9. Eyak Lake Skater's Cabin
10. Fleming Spit Recreation Area
11. Meals Reservoir Disc Golf Course
12. Eyak Mountain Trail
13. Mount Eccles Estate Park (undeveloped)
14. Tract A of K&H LLC Subdivision (undeveloped)
15. Lot 1 East Hendricks Loop (undeveloped)

## CORDOVA'S RECREATION FACILITIES

- A. Bidarki Recreation Center
- B. Bob Korn Memorial Swimming Pool

Other community parks and recreation assets considered but are not included in recommendations:

- Mt. Eccles School playground and covered basketball court;
- Gymnasiums at Mt. Eccles Elementary and Cordova Junior/Senior High School;
- Fisherman's Memorial; and,
- State, Federal and Eyak Corporation recreation facilities.



## LEVEL OF SERVICE ASSESSMENT

Although Cordova's year-round population was 2,316 in 2023 (Source: City of Cordova), it grows significantly to nearly 5,000 in the busy summer. Summer is when most outdoor recreation occurs and creates the most significant community demand. For the recommendations, a community population of 5,000 is used to determine the level of service for the various recreation facilities. Cordova's future population is forecasted to decline slightly.

Level of Service (LOS) is a national standard of park types based on park size and how many park facilities a community should offer their residents, depending on the population. According to the 2023 Agency Performance Review by the National Recreational and Park Association (NRPA), for communities less than 20,000, a typical parks and recreation agency offers one park for every 1,225 residents (median), with 13.0 acres of parkland per 1,000 residents (median). Using these criteria, Cordova provides more than the median average for park facilities; however, the total acres of City parkland (approximately 40 acres) is below the recommended area for Cordova by approximately 20 acres. This is reflected in the smaller-than-typical park sizes in the community and described in the Cordova Park Classifications on the previous pages. The smaller park sizes are due to Cordova's urban development patterns and the smaller lot sizes that are typical in the community. Including the Mount Eyak Recreation Area (Ski Hill) and State and Federal agency recreation facilities would easily provide the outstanding acreage for the community, so this metric is being met by other agencies serving Cordova.

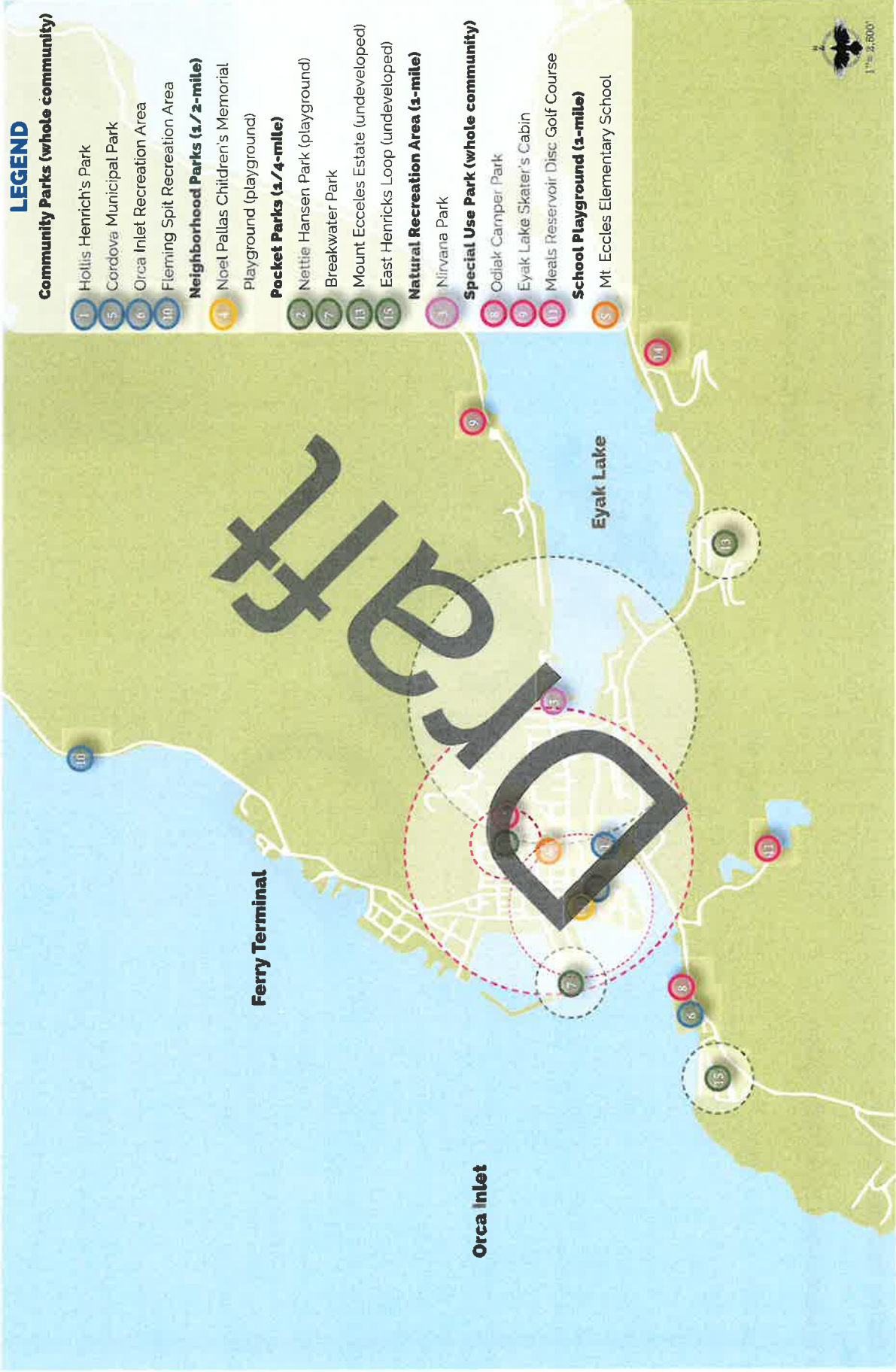
The report also summarizes the national average of **outdoor** parks and recreation facilities based on population. Again, using the median number of residents per facility for communities under 20,000, the following outlines national typicals that would be expected for Cordova. Recommendations shown below where sports activities can be combined into one facility (e.g., tennis and pickleball) are highlighted to reflect the community's small size and provide efficiency in management and operation.

Facility	Facilities per 1,000	Number in Cordova	Deficit/Surplus
Playgrounds	1 per 2,014	3 (includes school)	Met (after school hours)
Totlots	1 per 1,166	2 (includes school)	Met (after school hours)
Basketball courts*	1 per 3,714	1 (includes school)	*See note below
Baseball-youth	1 per 2,114	1	Slight deficit
Baseball-adults	1 per 2,271	1	Met
Softball-youth	1 per 5,888	1	Met
Softball-adults	1 per 5,079	1	Met
Rectangular fields (multi-purpose)	1 per 1,119	0	Deficit of 1
Multi-use courts (tennis and pickleball)	1 per 4,868	0	Deficit of 1
Swimming pool	1 per 8,045	0	Threshold not met
Multi-purpose synthetic field	1 per 9,518	0	Threshold not met
Ski park	1 per 10,726	1	Met (minimal facility)
Dogparks	1 per 11,100	0	Threshold not met

\*The two schools and the Bidarki Recreation Center all provide indoor basketball courts and these indoor facilities are preferred due to Cordova's climate.

## RADIUS OF SERVICE ASSESSMENT

Each Park Classification has its own Radius of Service (ROS) as identified in national park standards that indicate the distance from a park that the park typically serves. (i.e. How far will people travel to a specific park and the facilities and amenities it offers). Like many coastal Alaskan communities, the ROS does not consider the development constraints of a community like Cordova, as most development occurs within 1/4 to 1/2 mile of the coastline in a somewhat linear fashion rather than cluster development found in the Lower 48. Some assumptions were made to provide appropriate ROS for Cordova and its development patterns, which were found in the 2000 Plan and carried forward into this master planning effort. The map to the right shows the current ROS for Cordova and its various parks and recreation facilities. The following pages include a detailed assessment of each park and its classification.



# CORDOVA MUNICIPAL PARK

## Existing Park Designation

Community Park

## Recommended Park Designation

### EXISTING CONDITIONS

Cordova Municipal Park is adjacent to the Cordova Junior/Senior High School and Noel Pallas Children's Memorial Playground. It creates a park campus environment and is a significant park and recreation destination within the community. Located near downtown Cordova, this 2-acre park includes a gravel ballfield with a 200-foot foul line providing play for 16" slow pitch (softball) or baseball for Little League or Bronco League play. Full fencing, dug-outs, metal bleachers for public viewing, and a scoreboard support field use. During summer, the field gets heavy use for practice and scheduled games by youth and adults, and use is often not scheduled in advance, with the Department creating challenges for management and scheduling. The gravel surfacing places an additional maintenance burden on the Department and Little League users, and some concerns are about safety during games.

Comfort facilities include a plumbed restroom with two sides and a concession facility for basic food sales. Located in a single timber structure, the comfort facilities are only open during summer and include a storage area for field maintenance equipment. The building needs structural, accessibility, and aesthetic improvements.

Parking is limited, and there is no dedicated parking lot, with users parking along the driveway or at the neighboring school. The current conditions need to meet the demand for parking. Accessibility challenges exist between the parking and access to the field, and there are no designated accessible parking stalls. The facility is not illuminated. The tight layout with informal

parking surrounding the field and the adjacent playground can create some safety issues related to foul balls and general multi-use congestion in a tight configuration. The facility is not used or maintained in winter.

### OPPORTUNITIES

This field should focus on youth play and do it well rather than trying to accommodate all baseball and softball uses. Upgrades to the dug-outs and providing covered seating for the public would significantly improve the user experience. Accessible parking upgrades and dedicated accessible parking stalls are also needed. Restricting parking along the park perimeter and driveway and providing regulatory signage for designated parking would reduce congestion. A better design of the park perimeter would improve access to the field. Restrooms, concession shack, and storage improvements are needed but are likely a lower priority. By planting perimeter trees, site improvements could improve safety issues related to foul balls. Big ticket opportunities could include field lighting to extend the season and hours of use (and help with visibility on darker rainy days) and installing artificial turf. These are significant cost items.

Due to the facility not being used in the winter, finding a winter use for this field could extend recreation opportunities in the community. Installation of an ice rink on the existing field could be accommodated, and as use becomes more popular, installing improved facilities that include dasher boards and temporary lighting would improve use and experience. A challenge is the location and the slightly warmer microclimate in the park. Opening the restrooms in the winter (would require upgrades) or providing portapotties would facilitate winter use of the ice rink and the neighboring playground.

### PARK IMPROVEMENTS

XXXXXX

### OPERATIONS AND MAINTENANCE

XXXXXX



# EYAK LAKE SKATER'S CABIN

## Existing Park Designation

Special Use Area

## Recommended Park Designation

### EXISTING CONDITIONS

Eyak Lake Skater's Cabin is a popular day-use beach area with a city-managed public-use rental cabin. Located just north of downtown on the north shore of Eyak Lake and accessed by Lake Avenue, the site is approximately 1/3 acre. This site has direct vehicle access, with an unorganized parking lot for approximately six vehicles along the road adjacent to the cabin and recreation area.

The site includes a timber 16'x20' single-story heated rental cabin, accessible vault toilet, fire ring, picnic facilities, and electrical power to the site and cabin. The cabin and beach day-use area are located approximately 6 feet below the parking area. They are accessed by deteriorating stairs and do not have an accessible route to the cabin or beach recreation area.

The cabin is used for overnight camping, special events (weddings), and other general purposes. It can sleep up to eight and includes a wood stove for heat and electricity for lighting. The timber structure does not have a foundation. The cabin has an aging metal roof; the most recent improvements were completed in 1993. It is aging and impacting user experiences. The 2022 Condition Assessment indicated that the cabin should be condemned and removed due to structural issues, the general age of the structure, and the costs to renovate. The vault toilet was recently installed and is in good condition but may be located within the State right-of-way.

The site includes one interpretive panel, an offshore floating swimming platform, picnic tables, trash cans, and a fire ring. All day-use recreation facilities, including the stairs, access trail, and site

furnishings, are nearing the end of their useful life cycle.

User conflicts have occurred when the cabin is rented, and others wish to use the beach day-use facilities, especially on warm summer days. The beach is a popular swimming and picnic location, but the small site size creates congestion for more than one user group at a time.

An informal Swimmers' Beach was recently established immediately north of the cabin with its access trail, trailhead kiosk, life jackets, and limited day-use amenities. Many of the improvements are failing due to the steep slopes and erosion impacting the trailhead. The area receives limited use, is out of sight from the roadway (creating safety issues), and has many beach access challenges, including accessibility.

### OPPORTUNITIES

The day-use rental cabin and beach have the potential to be expanded to provide increased capacity to meet community needs for swimming and picnic activities. With the expedited removal of the rental cabin, a new day-use shelter could be located in its place (with an accessible route to parking and beach) that would better support the day-use recreational activities of the site and better incorporate Swimmers' Beach. A new rental cabin could be constructed in a new waterfront location elsewhere within the City with road access that would reduce conflicts and provide a better and expanded user experience.

Should the community prefer a new public rental cabin be constructed on-site, a slight change in location should be considered. A formal day-use recreation site plan should be developed that allows shared use by reorganizing the site, incorporating Swimmers' Beach, and expanding facilities.

## PARK IMPROVEMENTS

XXXXXXXX

## OPERATIONS AND MAINTENANCE

XXXXXXXXXXXXXX



# FLEMING SPIT RECREATION AREA

## Existing Park Designation

Community Park

## Recommended Park Designation

### EXISTING CONDITIONS

The Fleming Spit Recreation Area is approximately two miles north of downtown on New England Cannery Road and past the ferry terminal. Located on Orca Inlet, this waterfront recreation area includes 13.5 acres along the roadway and is popular for salmon fishing, viewing marine-based wildlife, and enjoying spectacular scenery. The larger recreation area includes two developed areas that need to be better connected, except by vehicle access.

There are limited improvements to the north in Shelter Cove, including large unorganized gravel parking along the roadway, a covered fish cleaning station (with water and fish waste chute), and limited site furnishings. These are within the State right-of-way and the City holds an encroachment permit for these improvements. A second fish cleaning station is expected to be installed next to the existing station in 2024.

A second developed area is near the Prince William Sound Science Center and includes the fish ponds, beach access stairs, and a restroom. The restroom is failing and needs replacement. Nearby is the kayak launch, which is often exposed to rough weather and sea conditions. Fishermen typically fish from it.

The developed sites are largely unorganized gravel lots within the larger undeveloped recreation area. During the peak of the fishing season, the recreation area is very congested, with overflow parking along the roadway, people waiting to use the fish cleaning station, and people walking along the road. Fish waste is an issue that needs to be addressed.

### OPPORTUNITIES

The Fleming Spit Recreation Area has the potential to serve the demands experienced during the busy summer season better, with the development of the area as a day-use recreation area with the needed facilities for summer fishing and year-round enjoyment. Keeping fishing activities in one location (near the science center) and expanding day-use recreation to the north at the existing fish cleaning station goes a long way to limit conflicts in uses, disperse congestion, and provide the desired improvements.

At the south-developed area, the existing access, a new restroom with improved signage (wayfinding and regulatory) and limited seating to allow viewing of activity is needed. Expanding and organizing parking with roadway signage is also needed.

At the north end, additional fish cleaning stations, restrooms, and day-use parking amenities such as picnic facilities, shelters, and BBQ grills will provide the desired park amenities however it will need to be developed in conjunction with the encroachment permit within the State right-of-way. Separate fish cleaning from day-use activities, improvements beyond a gravel-surfaced parking lot could go a long way to match the exceptional surrounding natural beauty. Expanding and organizing parking with roadway signage is needed.

Including a non-motorized trail along the waterfront would remove pedestrians from the road and connect these facilities, including the neighboring Prince William Sound Science Center, fishing access points, and the ferry terminal. Providing viewing areas, interpretive panels, and wayfinding along the route would also provide educational opportunities for visitors and youth.

Smaller, organized parking lots along New England Cannery Road at key water access points

and viewpoints will disperse use and reduce safety conflicts. Highway signage for parking and the kayak launch should also be provided. These may require permits with the State within the right-of-way.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

XXXXXXXXXX



# HOLLIS HENRICH'S MEMORIAL PARK

## Existing Park Designation

■ Community Park

## Recommended Park Designation

### EXISTING CONDITIONS

Located next to downtown Cordova and its gateway, this 11-acre park includes a large three-acre general-use turf area overlooking a natural pond below (Odiak Lagoon). The upper grassed area was the community's former landfill site.

The lower portion of the park with the pond includes approximately 300 linear feet of elevated timber boardwalk (Odiak Lagoon Trail) and trail network connecting to the neighboring Cordova Community Medical Center, Long Term Care Facility, and part way to the upper grass area. A timber gazebo, seating and tables, and interpretive panels are located along the boardwalk and are popular for walking and viewing the many birds that visit the pond. The elevated boardwalk is showing signs of structural failure. It needs repair in some sections where the helical piers appear to be subsiding, resulting in the settling of the boardwalk structure. The pavilion is in fair condition but receives little use.

The large turf area is in good condition and slopes towards the pond, but it requires significant maintenance and has drainage issues (wet, waterlogged soils). The turf area is the largest in Cordova and is used for community celebrations and gatherings. It includes a large park sign and ship's anchor and provides exceptional views towards Eyak Lake and the mountain beyond. Beyond community events, the large turf area is underutilized but used as a valued snow dump in winter. The park also includes a restroom building and two horseshoe pits.

### OPPORTUNITIES

The park has the potential to become the community's large event space for festivals and special events such as the Copper River Salmon Jam, Fourth of July, and other activities requiring general use space. Replacing portions of the turf with a sizeable centralized plaza could facilitate the installation of tents, a stage, and other event facilities and reduce the burden of turf grass maintenance. A large pavilion could house a stage or provide general-use covered space for picnic tables when events are not being hosted. Providing expanded restrooms and setting aside additional space for porta-potties would meet demand for more significant events. Maintain turf in areas for general park activities such as kicking a ball or playing frisbee and make drainage improvements to improve use and reduce maintenance. Park lighting would allow extended use beyond the summer months, providing BBQ facilities and sitting areas, horseshoes (improving lighting) and cornhole, would make the park more attractive for use. Limiting vehicle access to the grass and festival space will be needed.

Completing the loop trail from the upper grass (festival) space, the lower existing boardwalk with additional interpretive panels and benches would create a looped walking destination. The elevated boardwalk should be improved, and the need for the gazebo as it ages should be evaluated.

Improved park signage and site features within the park and along Copper River Highway/First Street would create a 'gateway' park environment.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# MEALS RESERVOIR DISC GOLF COURSE

## Existing Park Designation

Natural Day-Use Recreation Area (Special Use)

## Recommended Park Designation

### EXISTING CONDITIONS

Meal's Reservoir Park is a large 60-acre tract of undeveloped parkland accessed via the water tower and reservoir maintenance road, a steep and rugged single-lane gravel road, or the Meals Reservoir Trail. The parkland is undeveloped, except for the trail and the initial installation of an 9-hole disc golf course north of the reservoir. The disc golf course is located 0.5 miles via the gravel maintenance road or 0.75 miles via the trail. Most users park at the bottom of the access road in a small parking lot and walk up to the course. Limited trailhead parking is available for those who walk up the trail and park at the trailhead adjacent to Whitshed Road. The Meals Reservoir Trail is muddy and wet and requires resurfacing with aggregate.

The golf course is currently being maintained by a local group of enthusiasts and is free to the public. The course is expected to be transferred to the Department.

### OPPORTUNITIES

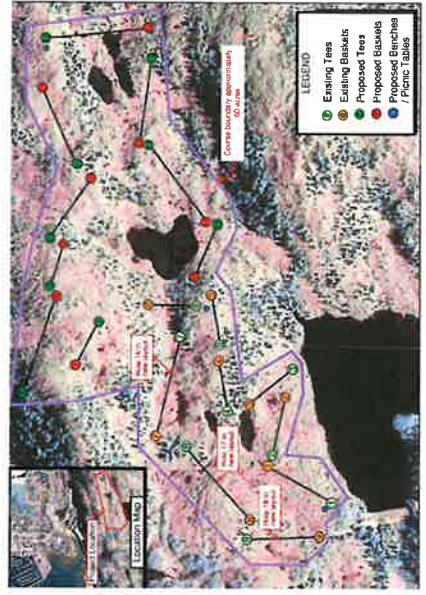
The park is in the permitting stage to be developed into a formal 18-hole disc golf course with permanent tees, targets, and signs. Many courses are being developed with two or more sets of tees to better serve the different skill levels of players in the community and create a player base. Adding formal trails and site furnishings as part of the course layout will minimize maintenance and impacts on the landscape. Including accessible holes at the beginning of the course will allow those with mobility issues to use them. Improvements and expansion of the existing parking areas at the access points will significantly enhance the experience for hiking up.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# NETTIE HANSEN PARK

## Existing Park Designation

■ Pocket Park

## Recommended Park Designation

### EXISTING CONDITIONS

Nettie Hansen is a small (4,500 square foot) pocket park in the residential neighborhood along Browning Avenue. The park includes a composite playground for 5-12-year-old users that is in good condition and includes accessible components. The composite structure is powder-coated metal with metal and plastic roto-moulded components. Play activities include a slide, climbers, and a variety of height platforms. Safety surfacing is comprised of a combination of rubber tiles and loose shredded rubber mulch. A portion of the playground is located too close to the adjacent retaining wall (Source: City of Cordova) with the wall being within the required clear use zone for the playground.

The park is cut into a hillside and includes a stone-filled gabion basket retaining wall to the west and north sides. The wall is in fair-good condition. A timber fence along the retaining wall's west face prevents park users from entering the neighboring residential property. The park does not have dedicated parking (although on-street parking is allowed), and due to its hillside location, accessibility to the park itself is limited.

The park includes a free-standing BBQ grill, picnic table, and trash can. These are in poor to good condition. The park does not have a secure fence around its perimeter despite having residential streets on two sides. The park has unique guardrails that attempts to act as a fencing on two sides but is not secure. Fencing is scheduled to be installed in 2024. The park is not specifically illuminated but has some spillover from the adjacent street lights.

### OPPORTUNITIES

The park meets the needs of a pocket park and serves the needs of the residential neighborhood. The existing gabion retaining walls limit expansion opportunities for the play equipment or new larger-space components (such as swings) to be installed without significant costs. Smaller footprint equipment or new elements added to the composite structure may present opportunities to expand play activities but this should only occur after the encroachment of the wall with the clear use zone is resolved by relocating or removing play elements those use zone encroaches into the gabion wall. Installation of safety surfacing throughout the playground would reduce maintenance efforts and increase accessibility.

Providing a dedicated accessible parking stall within the park with an accessible route to the playground would make the park accessible and complement the existing highly accessible playground structure.

New site furnishings would improve the user experience.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# NIRVANA PARK

## Existing Park Designation

- Natural Day-Use Recreation Area

## Recommended Park Designation

### EXISTING CONDITIONS

Nirvana Park is a 1.7-acre natural area park located on Eyak Lake. This densely wooded park includes day-use recreation facilities, a creek flowing through the site, and a large portion of the park consists of a cemetery with Alaska Native gravesites. Many of these are marked, while many more are likely unmarked.

Nirvana Park is Cordova's oldest park, and historic images of the park show many artistic/fantastic elements developed in the 1930s by local businessman Henry Feldman. His artwork included elaborate carved wood branch structures that included gazebos, bridges, gateways, burl wood sculptures and other features. The park also had water fountains, pools, and other unique features that gave the park a very artsy feel. These are no longer present in the park.

The park includes a formal gravel parking lot for approximately eight vehicles and a porta-potty within a covered structure at the park entrance, which is in good condition. A centralized fire pit with a concrete pad and benches within the park is in fair condition. A covered picnic area once existed in the park. A trail system connects these elements and runs throughout the park. The trail system includes a partially hardened aggregate trail (approximately 2-3 feet wide) with many undulations due to underlying tree roots and terrain and is inaccessible. The trail is in fair condition and includes interpretive panels. The trail accesses some marked gravesites (likely many unmarked), then crosses the creek with a metal bridge and accesses the spit and Eyak Lake. The bridge structure along the creek edge needs

improvement due to creek bank erosion, and the metal bridge is aesthetically out of place with the rest of the park. The trail is popular with dogwalkers.

Critical to any park development is understanding and working with the Eyak people to determine the appropriate path forward to respect and protect the Alaska Native gravesites found within the park. This may include identification of graves, and modifying or removing existing uses in identified sensitive areas.

### OPPORTUNITIES

Nirvana Park has the opportunity to be an outstanding natural setting for a day-use cultural area; however, developing a park strategy that respects the existing gravesites is essential before making any improvements.

Working in partnership with the Eyak people, appropriate opportunities for the park need to be defined and respectfully avoided (and possibly remaining sensitive park facilities) must be coordinated and agreed upon. A passive cultural/interpretive site would be explored to tell the rich stories of the Eyak people and their life history within Cordova. It may be determined that no new development is appropriate (only maintenance of existing gravesites), and the only site improvements include interpretive panels asking users to be respectful and learn about the Eyak people and the history of Nirvana Park.

In areas not identified as sensitive and agreeable to partners, providing improved day-use recreation would restore this site's previous facilities and use. Restoring the historic pavilion (in storage) and re-installing it over the fire pit would meet community needs for covered areas and bring historic elements back to the park. The vault toilet should be upgraded to a plumbed restroom facility if park improvements are made. Activities

should focus on passive recreation.

Trails may need to be reconfigured to avoid sensitive areas, and if agreeable, connecting to the spit and Eyak Lake is desirable. Trails should be accessible and hardened, whether new or improving existing trails. The bridge may need to be replaced or relocated. If possible, matching the fantastical-style bridge with carved branches (and structurally sound engineering) would help restore some of the park's history.

Selective thinning would benefit the forest, improve forest health, bring more light into the park, and improve overall park aesthetics. The City is working with the Alaska Department of Natural Resources to assess and inventory the trees in the park.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# NOEL PALLAS CHILDREN'S MEMORIAL PLAYGROUND

## Existing Park Designation

■ Neighborhood Park

## Recommended Park Designation

### EXISTING CONDITIONS

Noel Pallas Playground is a recently improved playground with a pump track and remnants of a former skate park, adjacent to Cordova Municipal Park. The park is roughly 9,000 square feet in size. This park is a Neighborhood Park, but in reality, it is part of a larger parks and recreation complex that includes the adjacent ballfield. The playground consists of a tot lot with equipment for 2-5-year-olds and a larger composite play structure for children aged 5-12. The composite structures are powder-coated metal with both metal and plastic roto-moulded components. Several stand-alone elements (monkey bars, arc climber) provide additional play, and the playground includes a large, unprogrammed central gravel surfaced space for general play. The playground consists of tot swings and belt swings that are nearing the end of their life and should be replaced. Beyond the swings, the equipment is in good condition, and recent improvements to the safety surfacing includes the installation of rubber safety tiles and loose rubber mulch. The playground has accessibility challenges due to the raised edging around the surfacing. The playground contains benches, music play, trash cans, and signs within a perimeter fence. This playground is the community's most popular and is heavily used during ballgames at the neighboring park.

Adjacent to the playground and outside the fenced area is the Orca Inlet Pumptrack, designed to be used for all skill levels of BMX cyclists and rollerbladers. The pump track is an exceptional starter facility that is well-designed, constructed of durable materials, and in good condition. There are issues with the facility installed on a slight

slope and not being level, which impacts use. Unfortunately, the facility gets little use, largely due to the sport's lack of popularity in Cordova and its limited size.

Next to the Pump Track is left over equipment from a skatepark however the area is unskateable due to having a road-topped surface.

Noel Pallas Playground does not have any covered facilities, is not lit (some light spills over from adjacent streetlights), and does not have designated parking. Users typically park along the roadway that intersects the playground and neighboring ballfield. There is no dedicated accessible parking and no accessible route from parking to the playground or the pump track.

### OPPORTUNITIES

Overall, the playground meets community needs and is good shape. Improving accessibility within the playground with a more durable safety surfacing (like or similar) will also create the maintenance of the surfacing. Replacing the swing with new ones will create a complete playground and meet many needs. Covered seating will improve comfort. Providing designated parking, including an accessible route to park amenities, is needed.

Work with youth to understand the need for the pump track and if this facility is still a recreation need. Understand if expanding to include a small terrain skate/bike park would result in more use of the pump track and new terrain park. If made a priority, leveling improvements to the pump track should be made to increase use.

Consider if and how Municipal Park and Noel Pallas could be combined to create a larger parks and recreation complex where shared facilities benefit both parks and users. If desired, create an overall park complex plan through a site master planning effort to address needs and improve accessibility and user experiences.

## PARK IMPROVEMENTS

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## OPERATIONS AND MAINTENANCE

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# ODIAK CAMPER PARK

## Existing Park Designation

- Special Use Area

## Recommended Park Designation

### EXISTING CONDITIONS

Odiak Camper Park, located on Whitshed Road, is a city-managed, fee-based recreation vehicle (RV) camper park. The 2.4-acre site is a seasonal facility used primarily by summer commercial fishermen. The park includes approximately 12 RV spaces with electricity at each site and centrally located water spigots. It has a single park dump station with all park utility services over thirty years old and experiencing significant deferred maintenance issues. The camper park is a large gravel lot with a centralized grass area and stalls around its perimeter, providing good views of Orca Inlet. Vehicle access and RV stalls are controlled with large boulders, and the layout creates many conflicts with existing service pedestals, making the RV stalls unusable. In the center of the park is a timber restroom facility with men's and women's restrooms, showers, and a storage room. The building has reached the end of its useful life and needs to be replaced. Next to the restroom building, the park has two parking stalls, including one accessible stall.

A fence and metal access gate run along the park's edge with Whitshed Road. Lighting is limited to the exterior of the restroom structure. The camper park includes one basketball hoop over a gravel court, a variety of picnic tables, and large dumpsters. The playground was recently removed due to safety issues. The decline of facilities within the camper park has resulted in many users not taking pride in the facility and inappropriate behavior, illegal dumping, and other actions that further deteriorate the park facilities and environment.

The 2000 Parks and Recreation Commission Master Plan indicated that the existing facility was inadequate and not meeting current needs, and these conditions continue today. In 2024, Corvus Design was contracted to develop a master plan and cost estimate for improving Odiak Camper Park, and that project is running in parallel with this effort.

### OPPORTUNITIES

A seasonal RV park in Cordova, Alaska, with a town that provides the necessary services for the community's transient residents needs. Creating a clean, efficient, and quality facility should encourage users to take better care of it and, therefore, reduce the Department's maintenance. New services, a new park layout, and landscaping would significantly improve the site.

Creating shared facilities such as public restrooms with picnic tables, Orca Inlet Recreation Area and increase the area's use. A new playground could meet similar shared use for the camper park and neighboring athletic field, and linking the two parks with a waterfront trail would attract more users to the area and hopefully deter any negative behavior that this area sometimes receives.

A covered picnic shelter at the camper park would provide RV park users with a centralized area to socialize outside during inclement weather.

### PARK IMPROVEMENTS

XXXXXXXXXX

### OPERATIONS AND MAINTENANCE

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# ORCA INLET RECREATION AREA

## Existing Park Designation

Community Park

## Recommended Park Designation

### EXISTING CONDITIONS

Orca Inlet Recreation Area is a large 7-acre park with a full-sized baseball diamond, grass open space (called "Multi-Purpose Field"), and a parking lot. Located on Whitshed Road, the park is approximately one mile from downtown. The park, situated on the old community dump, has been capped and is experiencing some settlement and drainage issues. It has outstanding views of Orca Inlet and the community.

The focal point of the recreation area is the full-sized baseball field that includes full perimeter fencing and limited dug-out and viewing bleacher facilities that are not covered. The field is comprised of turf and sand/gravel surfacing and is in fair condition but the surfacing has the same safety and maintenance concerns as Cordova Municipal Park. Unique to the field is the home plate, and the public bleachers are located in the southwest corner of the park, well away from the parking area and with limited public space for viewing games, making it a less user-friendly sports viewing environment. The perimeter of the park creates some layout constraints. There is no lighting or scoreboard associated with the field. The baseball field gets little adult baseball use and is primarily used for Little League and informal youth soccer, but lacks formal soccer amenities. The fenced ballfield is a popular location to run dogs (although prohibited) and, unfortunately, experiences significant impacts from dog nuisances left behind on the field.

The large multi-purpose field is also under-programmed, used by dog owners (allowable), and experiences issues due to dog nuisances. The

turf is in fair condition and suffers from drainage issues. It is separated from the parking with a split rail fence and boulders to keep vehicles off the grassed area. The grassed area includes trash cans, signage, a large flagpole, and a few disc golf baskets placed around its perimeter. The parking lot is a gravel lot with a capacity for approximately 20 vehicles.

The park is located at the base of Mount Eccles, which shades the site in winter. The results in the park being colder than other community parks, experiencing more wind and snow, lingering longer on the ground in the spring season.

### OPPORTUNITIES

The large, flat, open site presents the park to becoming a multi-field facility that meets the needs of baseball, football, and soccer. Before making any sports field commitments, it is critical to understand the level of support for these sports and only make investments if the community prioritizes them. When youth league and softball needs met at Municipal Park, this facility should focus on larger field play for adults (but can also be used for softball and other league play). Due to the limited population, one multi-use field with overlapping sports fields makes the most sense for the community if the need is identified. Rotating the field for the public viewing (bleachers near home plate) is near the parking with adequate gathering space will significantly improve the user experience. The field or grassed area could also meet winter's needs for an outdoor ice rink. It is better suited due to the colder winter temperatures the park experiences; however, it could also limit use due to being colder and windier in winter and a less centralized location than Municipal Park.

There is a need for a fenced dog park in the community, and providing one (not a sports field) could be accommodated within the park. Sharing

recreation facilities with the adjacent Odiak Camper Park (restrooms, playground) would benefit both. Covered day-use, including picnic facilities, would attract more users to the park.

Orca Inlet Recreation Area could also be considered the community's primary gathering space for events such as the Salmon Copper River Salmon Jam, the Fourth of July, and other activities requiring general-use space. If located here rather than Hollis Hendrich's Park, a large pavilion, stage, and gathering space could host these events in this park.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# BREAKWATER PARK AND TRAIL

## Existing Park Designation

■ Pocket Park

## Recommended Park Designation

### EXISTING CONDITIONS

Breakwater Park is a small waterfront park of 24,675 square feet located at the end of Nicoloff Way, adjacent to the harbor. Its development came about as a recommendation from the 2000 Plan and has not been fully developed. A conceptual plan was developed in 2023 to guide its development, but it has not been implemented.

The existing park is a turf area with benches, picnic tables, interpretive panels, trash cans and includes the community's Veterans Memorial. It is a popular location to watch sunsets, marine wildlife, and harbor activity and is used to walk dogs. It is also a social gathering location for cannery workers. The park is subject to abuse, with trash left throughout and dog nuisances despite local and departmental efforts to keep the park clean.

The park serves as the trailhead for the Breakwater Trail, and parking is included as part of the larger adjacent harbor parking. The park is often wet and requires drainage improvements, and the turf area needs to be in better condition. Site furnishings are in good condition, but the interpretive panels need to be replaced.

The Breakwater Trail is a level trail that extends part way along the breakwater and is often muddy and rutted.

### OPPORTUNITIES

The 2023 conceptual plan for the park includes a covered picnic area, new site furnishings, and interpretive panels, which would all improve the park and its function.

Additional signage, larger capacity trash cans, and designated social areas separated from the trailhead would help reduce conflicts. A defined park and trailhead with hardened surfaces would create a better user experience. New parking back from the park edge to create a trailhead park entry and additional open space. Interpretive signs and further management and maintenance would make the park more user-friendly and clear. Developing partnerships with the cannery could assist in the maintenance of the park.

The trail could be raised, hardened, and extended the entire length of the waterfront, making it a fully accessible waterfront trail. There are plans as part of the Seward Harbor Waterway project (due for completion in summer 2024) for a walking path along the wholo way to Railroad Avenue, extending the trail along the face of the Cordova boat harbor and connecting to the Fisherman's Memorial would create an extended accessible waterfront trail and remove pedestrians from Nicoloff Way. Site furnishings along the route would improve user experiences, and interpretive panels could tell the story of Corova's fishing fleet and seafood industry.

### PARK IMPROVEMENTS

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### OPERATIONS AND MAINTENANCE

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# UNDEVELOPED/UNPROGRAMMED PARK OPPORTUNITIES

## MOUNT ECCLES ESTATES PARK

### Existing Park Designation

Undeveloped Parkland

### Recommended Park Designation

#### EXISTING CONDITIONS

This is a small park of 2,500 square feet located in the Mount Eccles Estate neighborhood, approximately 2-1/2-miles from downtown off Copper River Highway. This was a developed pocket park in a residential neighborhood until heavy snowfall in 2012 destroyed the playground equipment. The park is currently undeveloped without amenities and has become overgrown due to lack of use and maintenance.

#### OPPORTUNITIES

This undeveloped park could be re-activated through the installation of a neighborhood scale playground and small day-use recreation area. One of the challenges is the low use this park may receive; however, there are few other parks in the immediate area. Developing a maintenance/management agreement with the neighborhood could help with parks upkeep.

#### PARK IMPROVEMENTS

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#### OPERATIONS AND MAINTENANCE

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## TRACT A OF K&H LLC SUBDIVISION

### Existing Park Designation

Undeveloped Parkland

### Recommended Park Designation

#### EXISTING CONDITIONS

This small undeveloped wooded parkland is located at approximately 2.8 mile Copper River Highway. It is located near a creek that includes the Meson Falls and a 0.5 mile social trail leading from the Highway to the falls. There are no formal trails and facilities.

#### OPPORTUNITIES

This parcel has the opportunity to support the trailhead with vault toilets and picnic facilities for hiker use. Development could be completed in partnership with Forest Service. This site would be a high priority for park development.

#### PARK IMPROVEMENTS

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#### OPERATIONS AND MAINTENANCE

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## LOT 1 (AREA 2), EAST HEINRICHS LOOP

### Existing Park Designation

Undeveloped Parkland

### Recommended Park Designation

#### EXISTING CONDITIONS

This is an undeveloped park on East Heinrichs Loop Road and a residential subdivision called Whiskey Ridge. The parkland is a natural wooded site without park amenities. The residential neighborhood is relatively small and is within 1/4-mile of Orca Inlet Recreation Area.

#### OPPORTUNITIES

This undeveloped park could become a small pocket park that serves the residential neighborhood and could include a tot-lot and limited day-use recreation facilities. One of the challenges is the small service area and that Orca Inlet Recreation Area is not far away. This site would be a low priority for park development.

#### PARK IMPROVEMENTS

XXXXX

#### OPERATIONS AND MAINTENANCE

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# BIDARKI RECREATION CENTER

## Existing Park Designation

- Recreation Facility

## Recommended Park Designation

### EXISTING CONDITIONS

The Bidarki Recreation Center, located on Council Avenue, is centrally located in Cordova and downtown. Built in 1936, the building is set at the edge of the sidewalk and property lines, conducive to other buildings along the avenue and surrounding streets. The 12,500 square-foot, two-story building consists of the Cordova Parks and Recreational Department offices, workout equipment on the lower level, a multiuse court on the second floor, and additional fitness equipment on a mezzanine above the second floor. Since 1936, the building's interior has been reconfigured many times, including being used as the community fire hall, council chambers, and other uses before becoming the recreation center.

Entry into the building is by a ramp and landing, and a small arctic entry circulates into a hallway to the offices, gym, and stairs to the second floor. The gym on the lower level, with access from the sidewalk, consists of a multi-level space with properly arranged equipment and two main egress doors. The multiuse court on the second floor has a stained plywood wainscot, windows providing good daylighting and expansive views of the mountains beyond, and a wood floor, which was replaced in 2016. The court is primarily used for basketball and volleyball, and racquetball teams. A mezzanine above the court is equipped with cardio machines and is physically separated by a transparent curtain to deflect balls from landing on the mezzanine.

During the site visit, the team received input from P&R staff and confirmed comments from the condition assessment performed in 2023 of the following conditions/deficiencies:

- Fair condition of the interior finishes.
- Fair to poor condition of the locker rooms.
- Foundation beams below the locker rooms cracking. Repairs were in process during the visit.
- Exterior window trim is failing and in need of replacement.
- ADA accessibility is not adequate from the exterior of the building.
- ADA accessibility is limited throughout the building.
- No bleachers on the mezzanine of second floor.
- Limited to no staff for supervision over facility.
- The fuel tanks are too close to building per current code.

### OPPORTUNITIES

Based on interviews with the Parks and Recreation staff as well as the initial public meeting, the recreation center is a well-utilized space by many community members and for recreational team sports. All efforts should be made to continue the successful operation of this facility while providing the level of service desired by the community.

Although ample space exists for fitness equipment, the egress and level changes within create awkward arrangements for circulation and placement of equipment. Additionally, the entry and office configuration could be more efficiently planned to provide a more fluid path in this area and reduce congestion points. Reviewing this with the overall community use of amenities in the building would give insight into the proper allocation of funds related to community engagement. The men's locker room subfloor had some water damage and needs replacement. Further engagement with the staff to review options for improvements to the interior finishes should be reviewed as there are inconsistent floor, wall, and ceilings throughout. Additionally, older community members have little access to most of the equipment and facilities within, so providing accessible routes throughout would encourage use by more of the residents.



**FACILITY IMPROVEMENTS**

○XXXXX

**OPERATIONS AND MAINTENANCE**

XXXXX

**Drift**

# BOB KORN MEMORIAL SWIMMING POOL

## Existing Park Designation

Recreation Facility

## Recommended Park Designation

### EXISTING CONDITIONS

The Bob Korn Memorial Swimming Pool is located on an elevated lot on Railroad Avenue, below the Cordova Center, and connected to First Street via a pedestrian staircase.

The Bob Korn Memorial Swimming Pool is a city-owned and operated recreational facility built in the early 1970s with a 25-yard, 6-lane indoor saltwater pool. The pool also has two change rooms, a small administrative office, a small lobby, storage, and a mechanical room. The facility is open year-round to the public and offers lap swim, family swim, and recreational swim, and is available for event rental. Conversations with the Parks and Recreation Department indicate that the pool averages approximately 100 swimmers daily and provides recreation for many residents of all ages. It also provides a space for team sports with a strong youth swim team through the Cordova Iceworm Swimming Club.

The building is well maintained but shows some wear on exterior finishes due to the age of the building and environmental conditions. Building and maintenance projects have been conducted at the facility, but much of the facility appears original. There are plans to improve ventilation throughout the building to reduce the heating/cooling deficiencies mentioned below. This summer, the City is replacing the pool liner, and upon its removal, the City will have the opportunity to view the condition of the pool tank, which has not been observed since it was constructed. Any major issues with the pool tank discovered by this work could be significant enough to close the pool until additional funds are found to repair the pool tank.

Additional conditions/deficiencies discussed as well as documented in the Coffman report include:

- Heating system is not properly working.
- Heating costs are a major cost for the building.
- The boiler and domestic water tanks were replaced around 2010.
- Little to no seating on the pool deck.
- Lobby provides no waiting area with seating.
- Electrical room missing proper door hardware.
- Fire alarm panels are in a corrosive environment, limiting the life of the system.
- Boiler not firing properly and requires annual re-ignite.
- Changing pool filters is a time-consuming process.
- Lockers are rarely used by the community.
- The muriatic acid used for the cleaning system can be dangerous.
- The fuel tank is close to building per current code.
- Roof is leaking in one location.
- There is a little room to provide proper training lifeguards and other safety courses.
- Finishes need repair at previous location of pool leak.
- The parking lot and access to the facility are not ADA accessible and accessibility deficiencies are also found within the interior of the building.
- Shower heads are too low.

### OPPORTUNITIES

The swimming pool facility is a well-appreciated and well-used amenity by the community. All efforts should be made to continue the successful operation of this facility and find opportunities to reduce the operation and maintenance of the facility while providing the level of service desired by the community. Designing and constructing a better accessible route from the parking lot is needed to provide access to all ages and groups. Reviewing the number of lockers in the shower rooms and reconsidering the use of the space could offer more opportunities for other uses, such as relocating stored items in the lobby for more seating space. Additionally, reviewing the visitors' use of the space throughout the day to better understand viewer habits and needs could inform the program on where and how much seating is required to serve the staff and community better. The layout should be reviewed with an overall strategy for programs for the facility (including training). Staff recommended CO2-based cleaning for pools instead of muriatic acid to reduce safety risks and provide an automatic pool blanket to reduce heat loss.



**FACILITY IMPROVEMENTS**

oxxxxxx

**OPERATIONS AND MAINTENANCE**

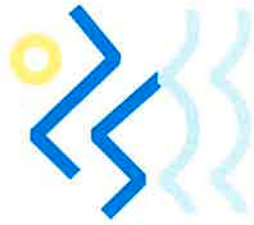
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**Priorities and Capital**  
**Improvement Costs**



# Parks & Recreation Commission Agenda Item #6A

**On Agenda:** 4/30/2024

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**ITEM TITLE:** Director's Report

**SUBMITTED BY:** Duncan Chisholm

**INFORMATION**

**MOTION**

**RESOLUTION**

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**







Director Duncan Chisholm to give a verbal report to the Parks & Recreation Commission.

**SUMMARY STATEMENT:**





Director Duncan Chisholm will give a verbal report to the Commission to include Quarter 1 report, department staffing updates and an update on projects.

# Parks and Recreation Performance Summary: Quarter 1, 2024

## Key performance indicators.

Measure Type	Service Area	Performance measure	FY23 Benchmark	Q1 FY24	Q2 FY24	Q3 FY24	Q4 FY24	Total YTD	Indicator
Output	Recreation	Number of visits to Bidarki Recreation Center.	19,482	4,446 <sup>1</sup>				4,446	
Output	Pool	Number of visits to Bob Korn Memorial Swimming Pool.	10,479	3,696 <sup>2</sup>				3,696	
Outcome	Department wide	Annual Survey: Quality of Parks & Recreation facilities. % Excellent or Good.	NEW MEASURE						
Output	Recreation	Total number of registrations on recreation programs.	NEW MEASURE	24				24	
Output	Pool	Total number of registrations on pool programs.	NEW MEASURE	117				117	
Output	Pool	Total number of times lifeguard intervention was required by users of the Pool.	NEW MEASURE	0				0	



Measure Type	Service Area	Performance measure	FY23 Benchmark	Q1 FY24	Q2 FY24	Q3 FY24	Q4 FY24	Total YTD	Indicator
Output	Recreation	Total number of hours rented at Bidarki Recreation Center.	NEW MEASURE	29				29	
Output	Pool	Total number of hours rented at Bob Korn Pool.	NEW MEASURE	401 <sup>3</sup>				401	
Output	Odiak Camper Park	Total number of nights used.	NEW MEASURE						
Output	Eyak Lake Skater's Cabin	Total number of nights used.	NEW MEASURE	43				43	

**Notes**

<sup>1</sup> 4,028 member visits & 418 daily visits.

<sup>2</sup> 1,185 member visits & 2,511 daily visits.

<sup>3</sup> 200hrs School Swim Program, 185hrs Iceworm Swim Team & 16hrs other



= on target



= in progress



= not on target

# Quarter 1 Highlights

## Department Administration

- Recruitment for a new Recreation Coordinator has begun. The position will remain open until filled. Unfortunately, this has meant a halt to recreation programming activities.
- The department's new registration system CivicPlus Recreation Management is in the final phases of development and will be moving into implementation in early Q2. This system will allow us to take online registration and payment for programs, memberships and facility rentals.
- The Cordova Comprehensive Trails Plan is in its final stage of drafting. This project with support from National Park Service Rivers, Trail and Conservation Assistance Program has been ongoing since 2021. The draft plan is expected to be released for public comment in early Q2.
- An initial public workshop was held for the Parks and Recreation Master Plan on February 21. The workshop was run by our consultants Corvus Design, LLC. Approximately 30 members of the public attended. The next stage of the project is to finalize a draft assessment of our facilities and then conduct a public survey to gather further feedback and input from the community. This is scheduled for May 2024.

## Bidarki Recreation Center

- A new volleyball net system has been ordered using grant funding from Rasmuson Foundation. The new system includes portable poles that are mounted into the gymnasium floor. Installation is expected in Q2.
- A new NordicTrack elliptical was donated to the Recreation Center from the Cordova Family Resource Center.
- Work has been begun on fixing the floor girder cracks.
- An indoor soccer program for Grades 1-3 was held on Mondays from 1/8– 1/29 and for Grades 4-6 on Wednesdays from 1/10 – 1/31.
- Six teams participated in the Iceworm Basketball Classic which was held at CHS gymnasium.

## Bob Korn Memorial Swimming Pool

- The After School at Pool program was offered on Fridays for grades 1-8 from January through March.
- Swim lessons began for Baby Sea Otters (Parent and Child) and Salmon Fry (Preschool level 1). Feedback from parents has been very positive.
- Work continues with Renosys Corporation for the pool liner replacement project. The project is currently in the CAD design stage. The target for installation is mid-July.

## Parks

- Winter maintenance and snow removal have continued throughout the quarter.
- The vacant position of Laborer/Maintenance Worker 1 has been filled.
- An additional tent platform was constructed at Odiak Camper Park during a break in the snowy weather. The park now has four tent platforms.
- Draft concept designs have been received from Corvus Design, LLC for a redevelopment of Odiak Camper Park. Further work is required in conjunction with the Parks & Recreation Commission to review the concepts and select a preferred option for public consultation.