



Agenda

Parks, Art, Recreation & Culture Advisory Commission Worksession

Thursday, February 15, 2024 at 4:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 941 7555 9714 Password: 963731

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

CALL TO ORDER, 4:30 P.M.

AGENDA APPROVAL

DISCUSSION TOPIC(S)

- A. Karen Hornaday Park Master Plan Update

COMMENTS OF THE AUDIENCE (3 minute time limit)

ADJOURNMENT

Next Regular Meeting is **Thursday, March 21, 2024 at 5:30 p.m.** All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



MEMORANDUM

Staff Report for Karen Hornaday Park Plan

Item Type: Informational Memorandum
Prepared For: Parks, Art, Recreation, and Culture Advisory Commission
Date: January 10th, 2024
From: Matt Steffy, Parks and Trails Planner

We have received the most recent draft from Corvus Design for the Karen Hornaday Park Master Plan revision. Commissioners should review the full plan and deliver any comments or questions to staff to relay to the contractor. There are a few specific components that the commission should review and discuss at this meeting. Staff will attend the meeting to facilitate the conversation. Feel free to reach out before the meeting with any questions!

Requested Reviews

1. Future of Upper Hornaday. There are three options presented for the future use of the campground area. Please review these options on page six of the attached draft entitled: "Campground Development Options."

- **Option 1: Retain Campground**
 - Existing campground is refurbished, and minor new elements are introduced.
- **Option 2: Retain Partial Campground / Reprogram Areas**
 - Reduce the size of the campground and repurpose part of the area for other recreation.
- **Option 3: Remove Campground / Reprogram Space**
 - Repurpose the entire area for other recreation.

2. Restroom locations .There are several options for restroom locations on page nine of the plan set. "Site Infrastructure Improvements," are potential restroom locations, which are designated by pink rectangles. Please review and discuss these options with staff and provide comment. Where do you think the restrooms should be placed to best serve the most park users or make the park most functional as a multipurpose park?

NEXT STEPS: Staff will work with the consultant to incorporate your comments. Conversation on the full draft plan will continue at the February meeting. When ready in the next 2-3 months, a revised draft can be hosted on the City website and staff will conduct public and user group outreach, in preparation of moving towards a PARCAC recommendation to Council.

RECOMMENDATION:

Provide comment and input on components of the plan at this draft stage.

Attachments:

Karen Hornaday Park Master Plan Revision DRAFT 01.08.2024

Karen Hornaday Park Program Development

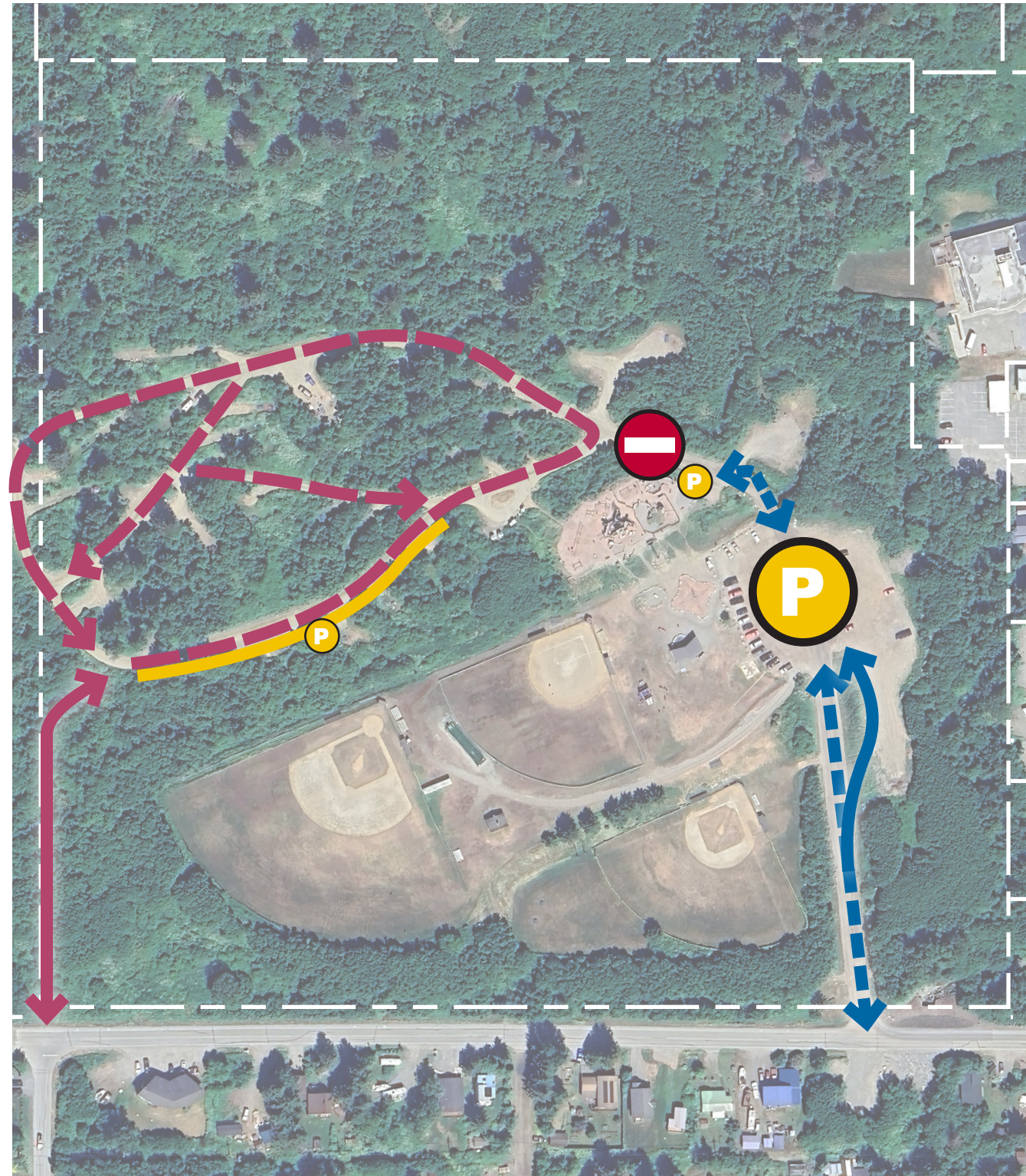


Site Analysis

- 1 » Review parking lot layout and access to supply +/-110 parking spaces. ADA parking for shelter and playground.
- 2 » Review slope on baseball fields and regrade as needed to provide positive drainage.
- 3 » T-Ball Field (a reminder this is here for this purpose)
- 4 » Review drainage issues north side of baseball fields.
- 5 » Review drainage issues north and south of pavilion.
- 6 » Review playground accessibility to improve accessibility to existing play structures and recommend new ADA accessible play features.
- 7 » Establish location for restroom building(s) with ADA accessible, family, and regular stalls. Quantity to be provided by City.
- 8 » Potential areas for parking.
- 9 » Renovate campground to accommodate desired uses, including leveling/expanding sites (tenting, single vehicle, camper, trailer), selective vegetation clearing, and trail connections. Mandatory operations and management plan prior to finalizing programming. Plan with beneficial off-season uses in mind.
- 10 » Existing trail connection with bridge.
- 11 » Expand trails, including potential loop(s) around campground and connect with existing trails.
- 12 » Review benefit of concession infrastructure. Whether supporting food trucks, or more permanent.
- 13 » Review existing utility connections and establish future needs for power, water, and sewer for restroom(s), campground, ballfields, and concession support. Correct issue for water valve in ballfield.
- 14 » Improve pedestrian access to the park with trail along access road and sidewalk connection on Fairview Avenue from Bartlett Street and Mullikin Street.
- 15 » Park management and user group storage facility.
- 16 » Potential overflow parking on one side of the road.
- 17 » Opportunity to collaborate with hospital for patient access to park, and potential park improvements related to their uses and needs (occupational and physical therapy, and access to greenspace and recreation)
- 18 » Disc golf use (can be seasonal)
- 19 » Review entry road configuration (to separate parking from access)
- 20 » Review feasibility for an alternative access route to existing campground area.

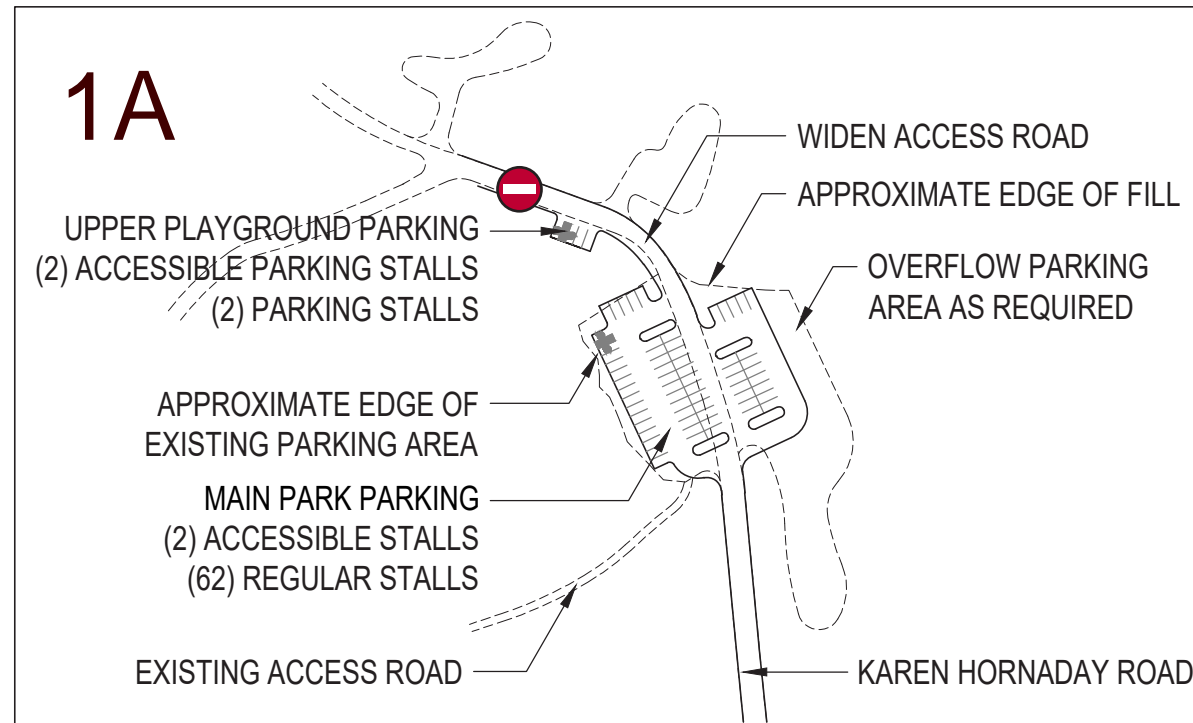
Karen Hornaday Park Site Access Option 1 (New Access Road)

REV: 2024-01-09



Site Access Diagram – Option 1

- New Route
- Existing Route
- Campground Traffic
- Park Traffic
- Comingled Traffic



Parking Option A - Calmed (Constrained by Existing Conditions)

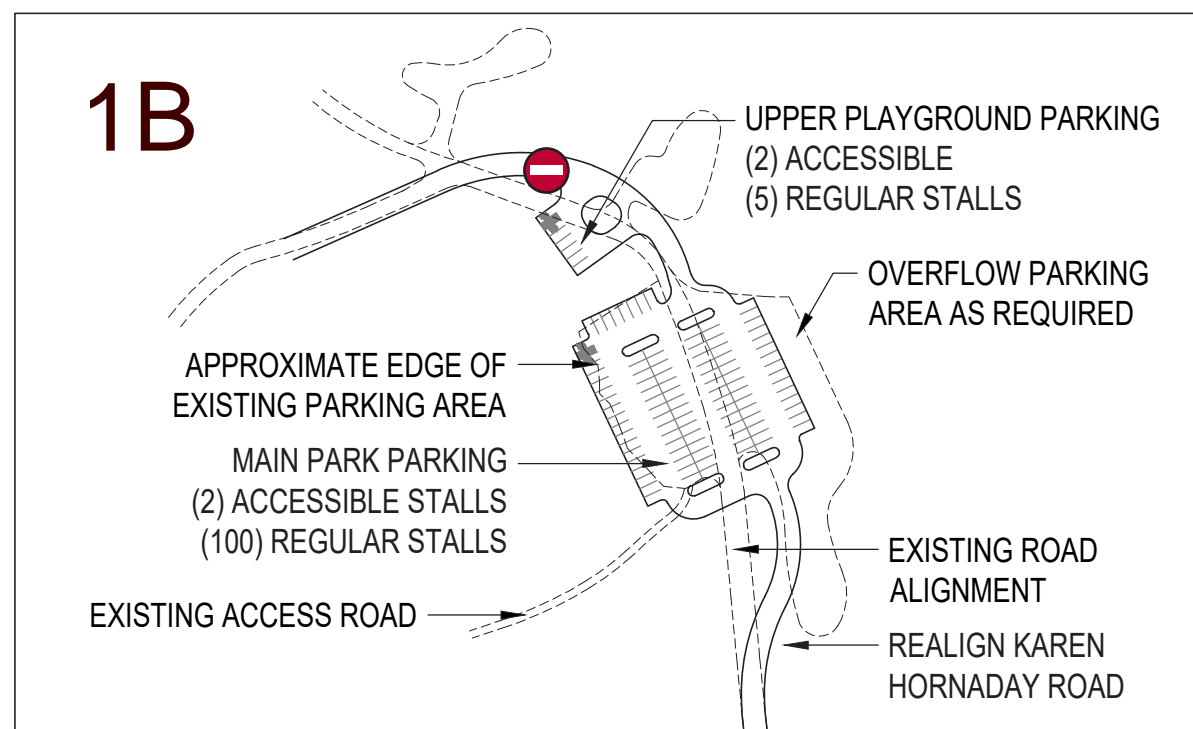
This option is based on staying within existing conditions, except for provision of a new western access road.

Benefits

- Separates park and campground traffic
- Uses existing road alignment
- Fits within existing parking and fill area
- Offsets parking access to slow traffic
- Provides overflow parking

Negatives

- Limited parking expansion
- Dead end when gate closed



Parking Option B - Calmed (Expanded with New Road Realignment)

This option expands beyond existing conditions, and provides a new western access road

Benefits

- Separates park and campground traffic
- Provides approx. 109 parking
- Offsets parking access to slow traffic
- Direct playground parking is separated from main access road
- Playground parking provides turnaround when road is closed

Negatives

- Overflow parking is less convenient
- Requires relocation of the existing net climber and memorial garden.
- Encroaches on creek in northeast

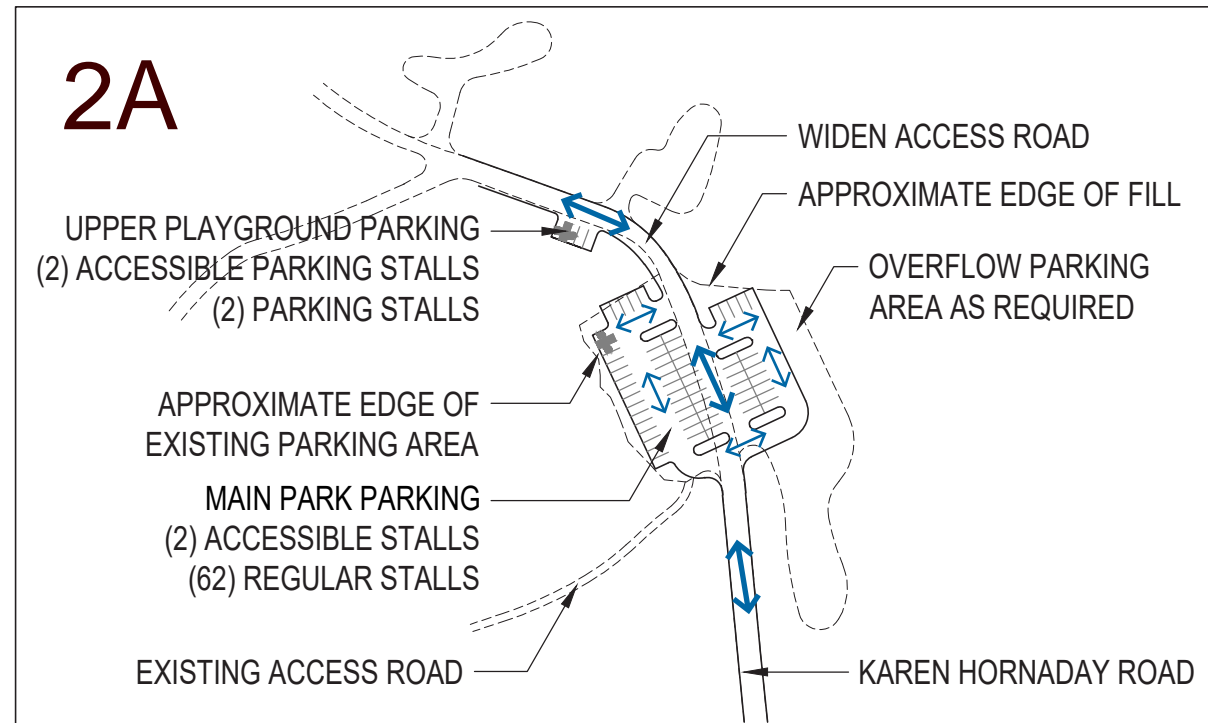
Karen Hornaday Park Site Access Option 2 (Traffic Calm)

REV: 2024-01-09



Site Access Diagram – Option 2

- New Route
- Existing Route
- Campground Traffic
- Park Traffic
- Comingled Traffic



Parking Option A - Calmed (Constrained by Existing Conditions)

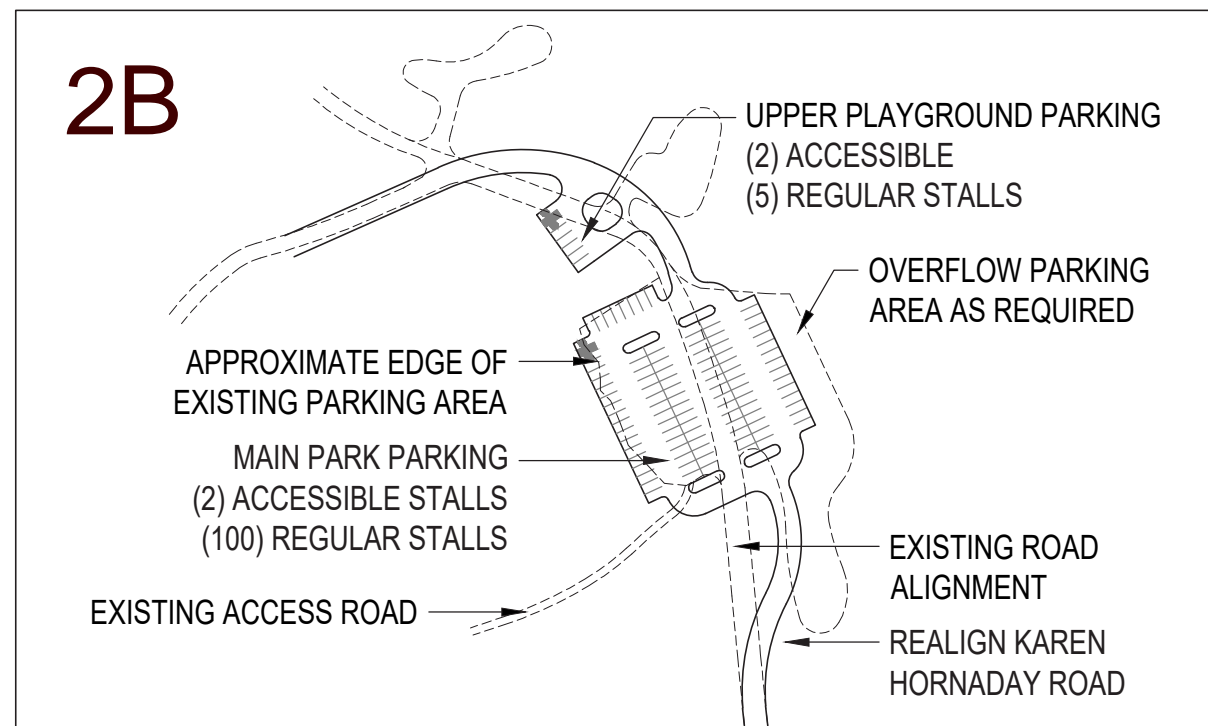
This option stays within the constraints of the existing conditions.

Benefits

- Uses existing road alignment
- Fits within existing parking and fill area
- Offsets parking access to slow traffic
- Provides overflow parking

Negatives

- Limited parking expansion
- Pedestrians required to cross main expected campground vehicle route
- Direct playground parking backs into road



Parking Option B - Calmed (Expanded with New Road Realignment)

This option maximizes parking and decreases speed entering the parking lot.

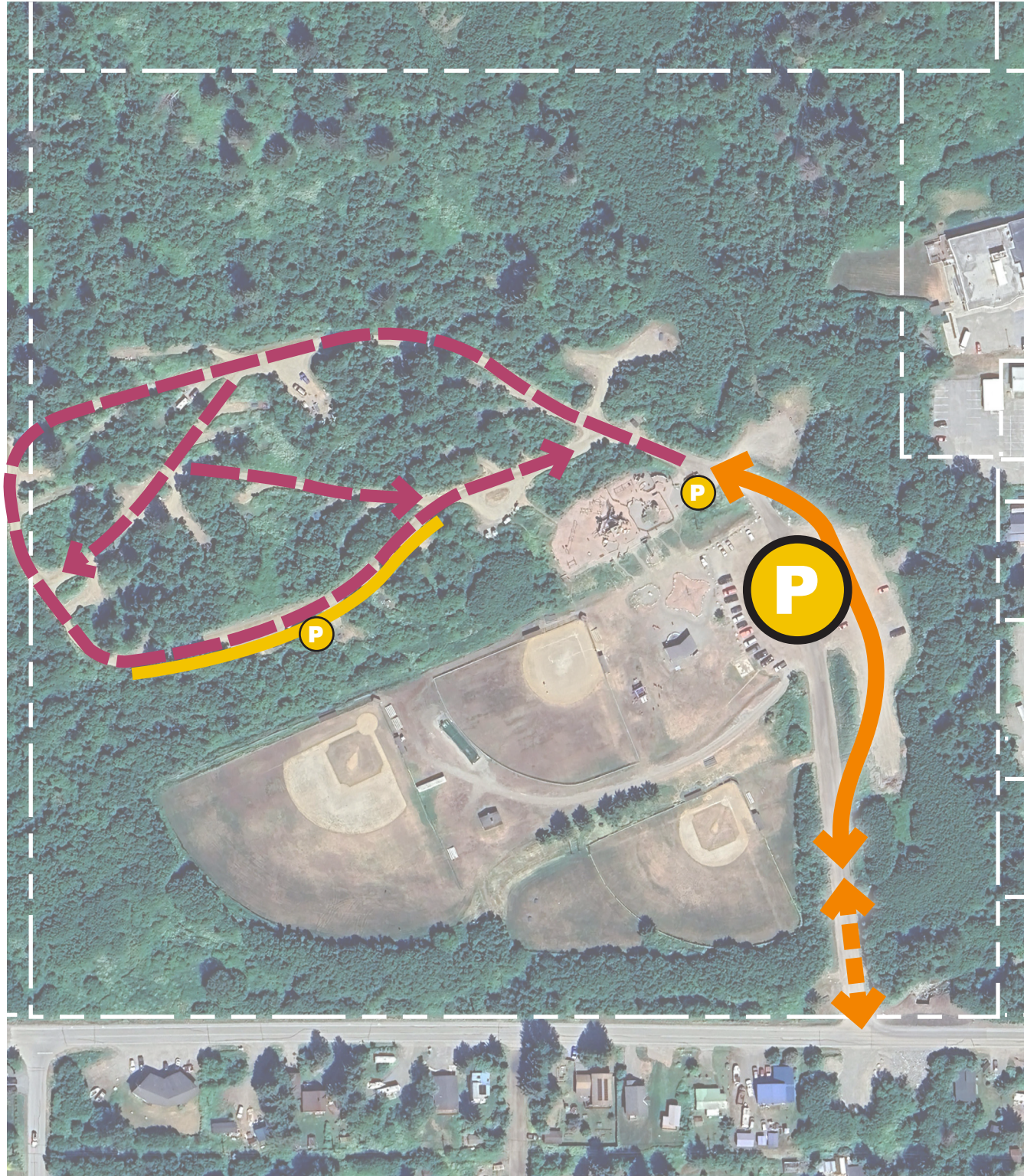
Benefits

- Separates park and campground traffic
- Provides approx. 109 parking
- Offsets parking access to slow traffic
- Direct playground parking is separated from main access road
- Main expected campground vehicle route is pushed east

Negatives

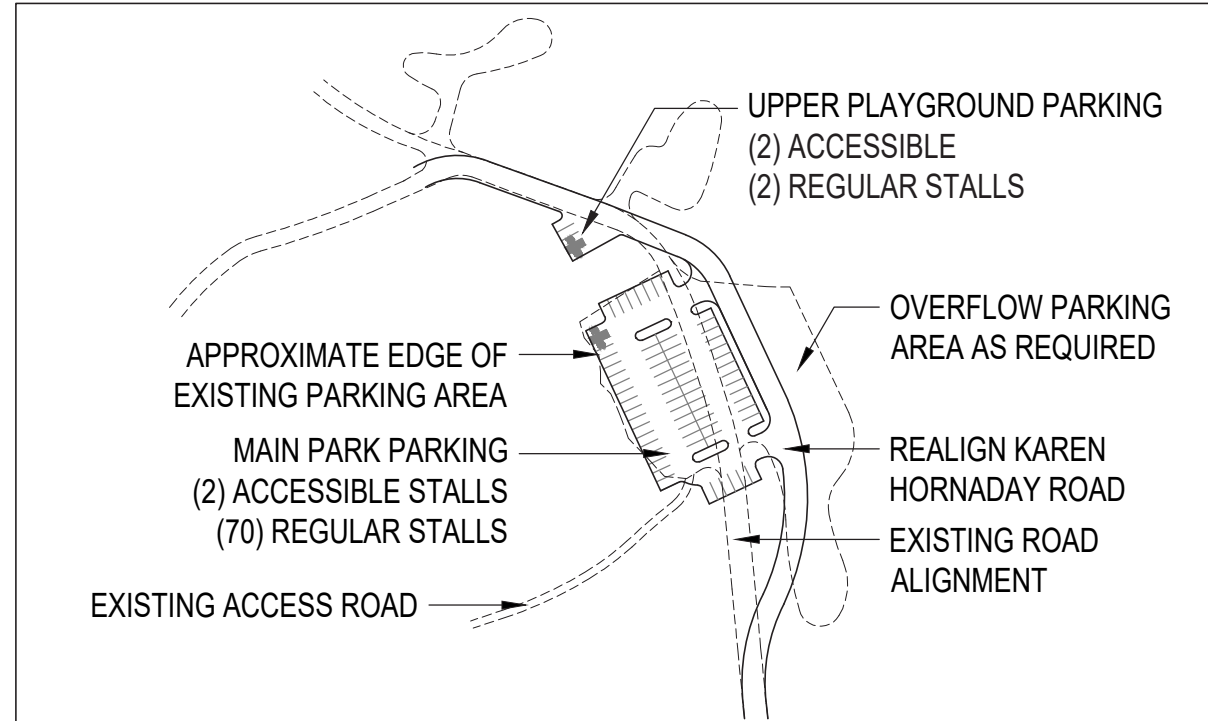
- Overflow parking is less convenient
- Requires relocation of the existing net climber and memorial garden.
- Encroaches on creek in northeast

Karen Hornaday Park Site Access Option 3 (Road Separation)



Site Access Diagram – Option 3

- New Route
- Existing Route
- Campground Traffic
- Park Traffic
- Comingled Traffic



Parking Option C - Separated from Road

This option separates the access road from the parking area while still expanding parking quantities.

Benefits

- Separates park and campground traffic
- Additional overflow parking accessible for events
- Provides overflow parking

Negatives

- Encroaches on creek in northeast
- Direct playground parking backs into road



Karen Hornaday Park Campground Development Overview

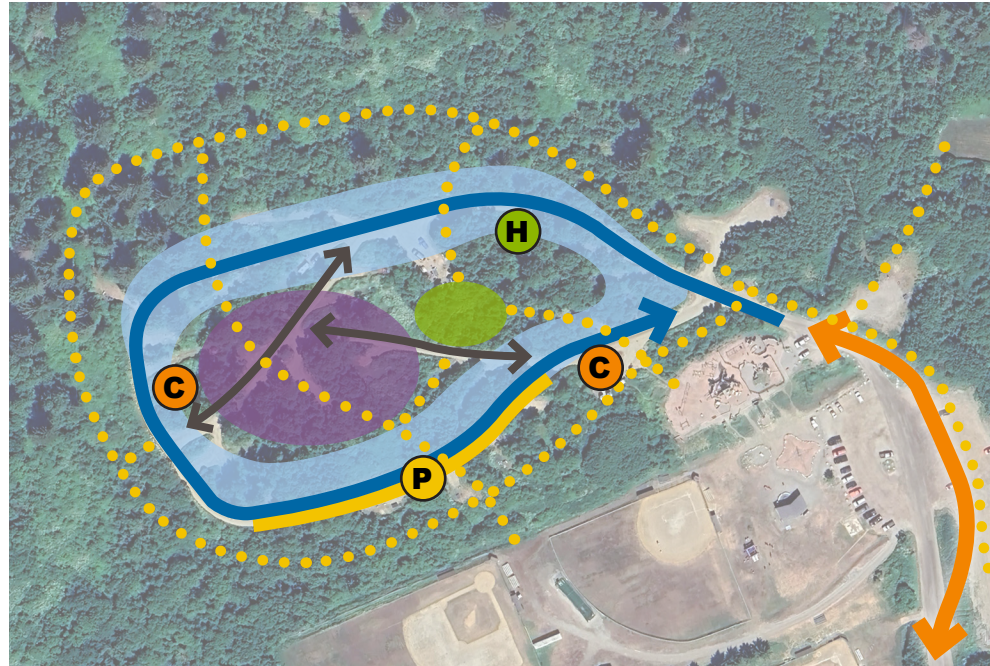
REV: 2024-01-09

CITY OF HOMER Campground



- 1 Explore the feasibility of installing a loop trail around the campground and connecting with existing trails
- 2 Disc golf use (seasonal)
- 3 Review feasibility for an alternative access route to existing campground area.
- 4 Opportunity to collaborate with hospital for patient access to park, and potential park improvements related to their uses and needs (occupational and physical therapy, and access to greenspace and recreation)
- 5 Renovate campground to accommodate desired uses. Mandatory operations and management plan prior to finalizing programming. Plan with beneficial off-season uses in mind.

Campground Use Diagram

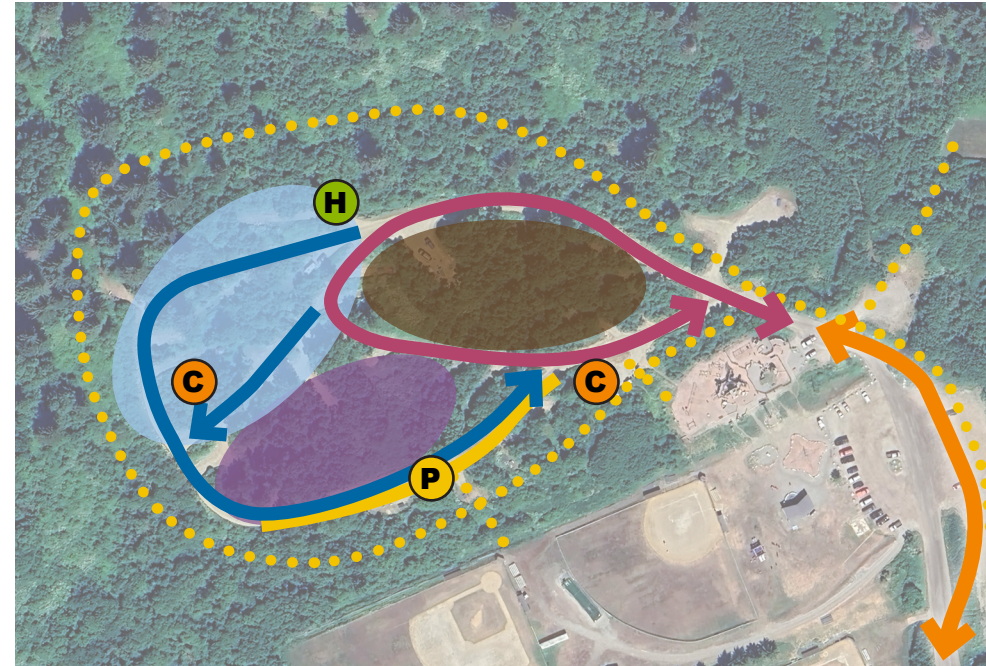
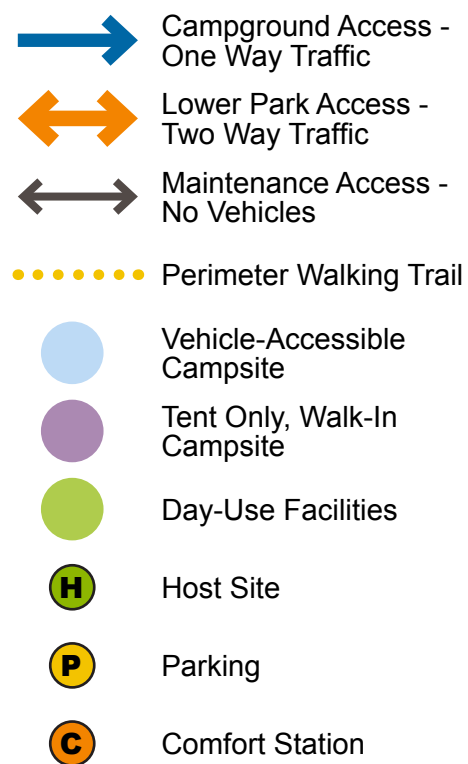


Option 1: Retain Campground

Same campground configuration with additional parking on the south, upgraded sites and access, implemented management and maintenance plan, improved trails and access, and a day-use area for the campground.

Proposed Improvements

- One-way road access with back in vehicle-accessible campsites
- Designated tent only campsites
- Day-use area with a proposed pavilion, picnic tables, and open play/campground event area
- Designated park host campsite
- Implemented management and maintenance plan
- Seasonal bathroom facilities (comfort station)
- Additional parking for campground or Karen Hornaday Park use
- Improved trail connectivity with a perimeter loop trail

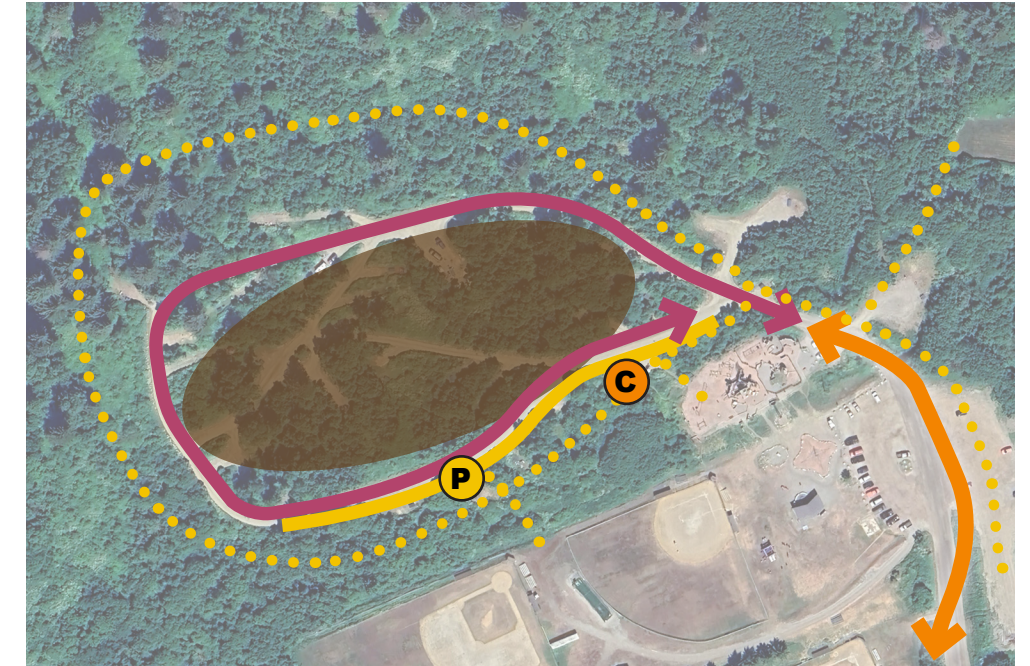
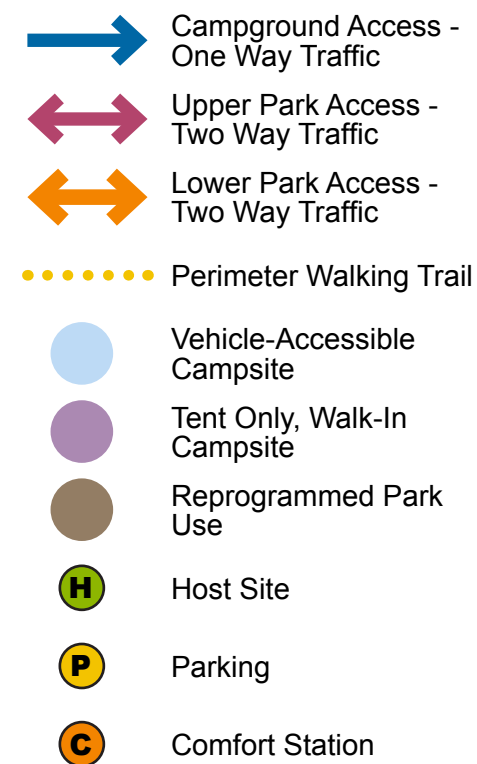


Option 2: Retain Partial Campground / Reprogram Areas

Maintain vehicle accessible sites on the northwest of the campground and tent only sites on the southwest with an implemented management and maintenance plan. Reprogram the eastern portion of the site based on community need and feedback.

Proposed Improvements

- Two-way road access with access to the reprogrammed park space
- One-way road access with back in vehicle-accessible and designated tent only campsites
- Area available for reprogramming
- Designated park host campsite
- Implemented management and maintenance plan for the campground
- Seasonal bathroom facilities (comfort station)
- Additional parking for campground or Karen Hornaday Park use



Option 3: Remove Campground / Reprogram Space

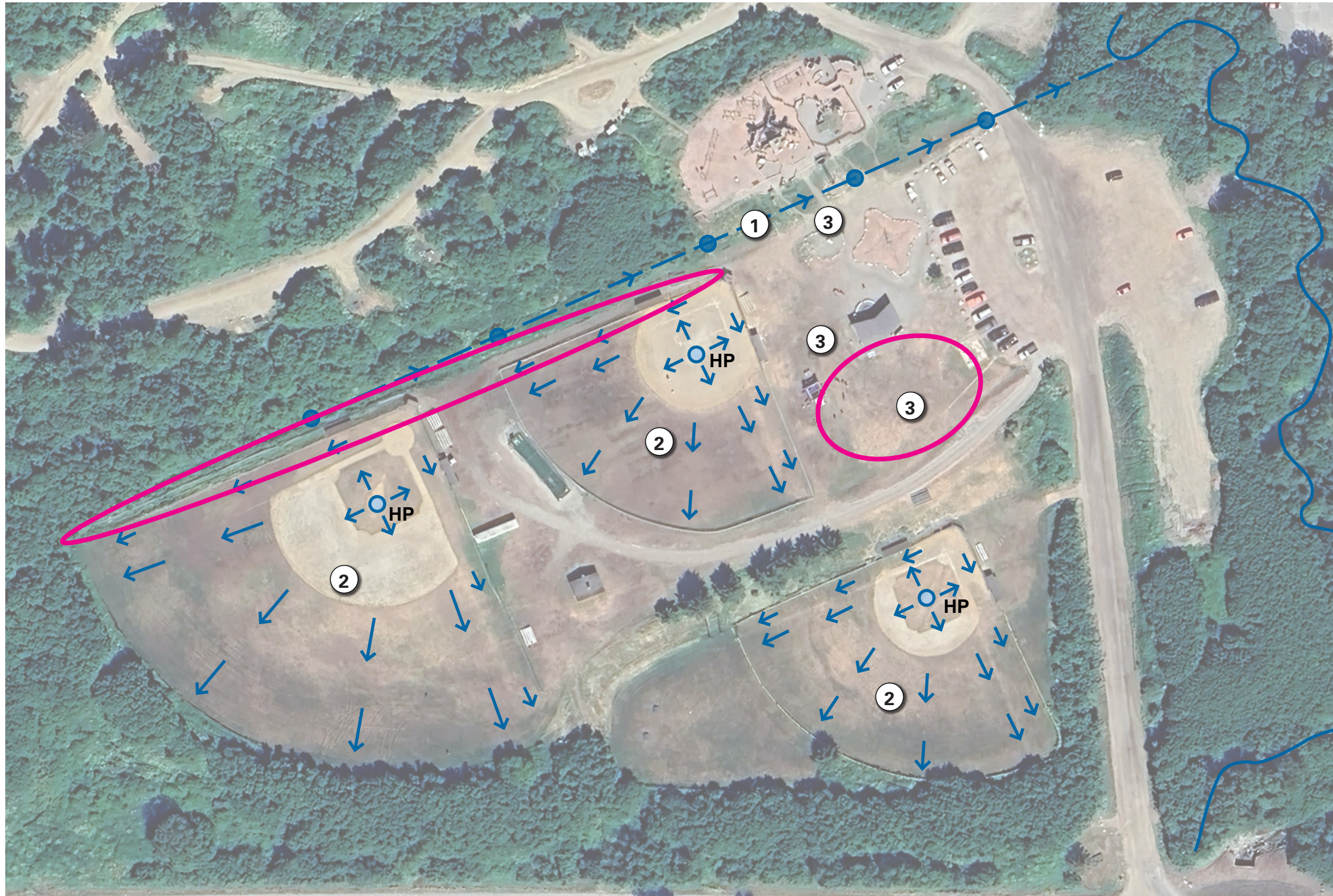
Fully remove campground facilities and reprogram site based on community need and feedback.

Proposed Improvements

- Two-way perimeter road access
- Additional roads to be decommissioned or improved as reprogramming requires
- Additional parking for campground or Karen Hornaday Park use
- Perimeter trail connecting to Karen Hornaday Park and the hospital



Karen Hornaday Park Drainage Improvements



Drainage Improvements Diagram

- 1 Existing storm drain w/ (5) inlets. Was a french drain installed as per the previous recommended solution?
- 2 Regrade existing baseball diamonds to ensure positive drainage and mitigate standing water. Slope recreation fields 1% to 2% maximum.
- 3 Regrade areas around playground and shelter to ensure positive drainage and mitigate standing water. Soft surface areas to be graded at 2%.

This sheet is in-progress. The general intent is to ensure that level areas have good drainage, and any drainage swales are effective in collecting and removing water.

Areas within purple circles are noted as being damp/wet during desired periods of use.

**Matt: are these areas correct, or missing any?*

Karen Hornaday Park Playground Accessibility Upgrades

REV: 2024-01-09

CITY OF HOMER Play Accessibility



Accessibility Upgrades Diagram

This sheet is in-progress. The general intent is to provide accessibility to and within the playground, and to increase the quantity of fully accessible play features. Accessible routes to north and south should be provided. Restroom type and location is also a factor that is important for the playground.



1 Replace play components with accessible play feature(s)

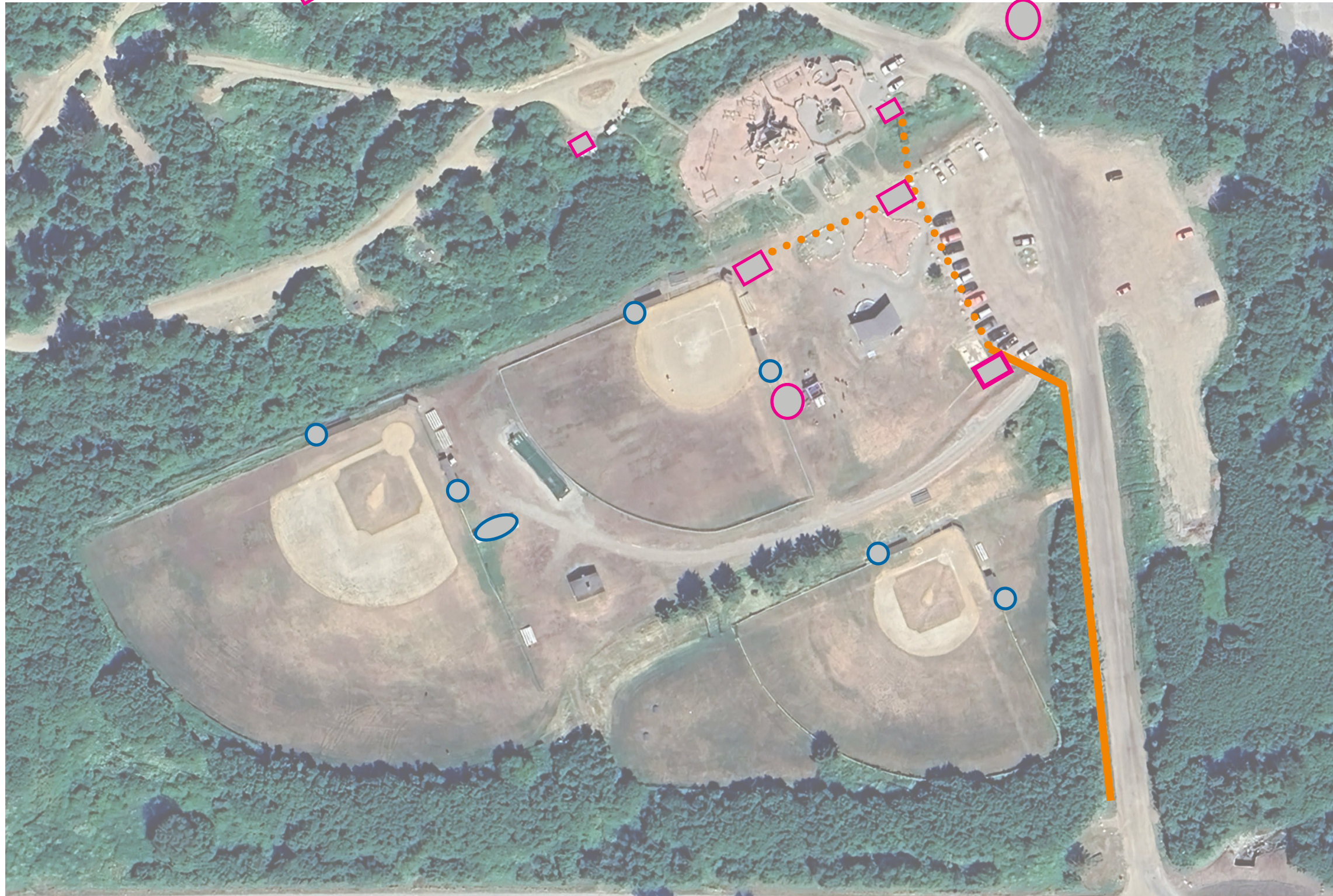


2 Create accessible pathway to connect accessible playground features

3 Provide ADA accessible routes to playground, campground, and washroom

Karen Hornaday Park Site Infrastructure Improvements

REV: 2024-01-09



Establish location for restroom building(s) with ADA accessible, family, and regular stalls. Quantity to be provided by City.

Expand trails, including potential loop(s) around campground and connect with existing trails.

Review benefit of concession infrastructure. Whether supporting food trucks, or more permanent.

Review existing utility connections and establish future needs for power, water, and sewer for restroom(s), campground, ballfields, and concession support. Correct issue for water valve in ballfield.

Park management and user group storage facility.

Opportunity to collaborate with hospital for patient access to park, and potential park improvements related to their uses and needs (occupational and physical therapy, and access to greenspace and recreation)

This sheet is in-progress. The general intent is to include utility infrastructure (electric, water, sewer) to support site needs. Small square rectangles show where restroom facilities are wanted/needed, and the three larger rectangles show range of potential locations for a larger restroom facility.

Note: Restroom discussions are ongoing, and may include seasonal trailer-based facilities.

