



Municipality of Anchorage, Alaska
Parks & Recreation Department

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P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: March 5, 2015

To: Parks & Recreation Commission

Cc: Holly Spoth-Torres, Parks Superintendent

From: Tom Korosei, Park Planner

PRC 2015-10: Proposed Enclosure for an Equestrian Arena at

Project: Ruth Arcand Park

Background and Proposal Description

Equine Assisted Therapy Alaska (EATA), formerly the Rainbow Connection Therapeutic Horseback Riding Center, is preparing to resubmit plans for an 8640-square-foot structure to cover an arena at the Chamberlin Equestrian Center at Ruth Arcand Park. The arena is in a part of the Equestrian Center managed by the Anchorage Horse Council.

EATA provides programs of therapeutic and recreational horseback riding to children and adults with physical, cognitive, and psychosocial disabilities. The proposed structure would provide greater security and weather protection for year-round operation to better serve EATA's clients.

Plans for a covered arena were proposed in 2010 for a different site at the Center requiring more extensive site preparation. Construction at the location in this proposal would utilize an existing arena and require less site preparation. The structure would be the same as proposed before.

The design of the covered arena is an arched, steel-framed structure with fabric covering, 120 feet long, 72 feet wide, and 30 feet maximum height. The structure is a pre-engineered standard design from "Cover-All Building Systems, Inc." The color is white with green. Additional information is attached.

EATA has submitted these plans under a "Ground Lease" for operation of the Equestrian Center, authorized by voters and the Assembly in 2007 and executed in 2009. The lease established separate "Exclusive Use Areas" for Rainbow Connection and the Anchorage Horse Council and also provides for a "coverall indoor arena" for temporary use on an existing arena in the Equestrian Center. EATA and AHC have signed a Memorandum of Understanding to facilitate shared use of the existing arena site.

The lease provides that the Parks and Recreation Director may decide "as to the advisability of construction of such improvements." However, because of the change in location and scope, the Parks and Recreation Department requests Parks and Recreation Commission concurrence regarding the revised plans.

EATA has presented the revised plans to the Huffman-O'Malley and Abbott Loop Community Councils and indicates their support. The lease provides for a more extensive public process, depending on the scope of the project and potential impacts on the park and neighborhood. Staff understands that greater public involvement may be required if plans for the facility or operation expand or otherwise change significantly in the future.

Analysis

The Parks and Recreation Department believes that the current project as presented does not significantly change the type and level of use from current conditions. The Department believes that this proposal is substantially consistent with the existing park "Master Plan."

The Department understands that this project is a step towards building a permanent facility for the program. A more permanent-appearing structure may be desirable and more consistent with the durability and visual characteristics of most Municipal buildings; however, the proposed structure would provide a recognized public benefit.

Recommendation

The Parks and Recreation Department recommends that the Parks and Recreation Commission adopt the attached resolution in support of the proposed covered arena project at Ruth Arcand Park.

Attachments:

- Proposed Building Location and Drill Locations (for geotechnical analysis)
- Site Diagram Detail
- Typical building plans
- Aerial photo of Ruth Arcand Park showing proposed arena location
- Excerpts from Section 16 (Ruth Arcand Park) "Master Plan"

Cc: Rebecca Widmer, Executive Director, Equine Assisted Therapy Alaska



Municipality of Anchorage, Alaska
Parks & Recreation Commission

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PRC RES NO. 2015-07
Proposed Equestrian Arena Enclosure at Ruth Arcand Park

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, Equine Assisted Therapy Alaska is a non-profit organization that provides valuable services to citizens of Anchorage, and holds a lease allowing for development of improvements at Ruth Arcand Park to facilitate and enhance those services; and

WHEREAS, EATA has submitted plans generally consistent with the said lease and other plans, and supported in concept by Huffman-O'Malley and Abbott Loop Community Councils; now, therefore

BE IT RESOLVED that the Anchorage Parks and Recreation Commission recommends authorization for construction of a proposed enclosure for equestrian facilities at Ruth Arcand Park, generally as proposed, subject to the following condition:

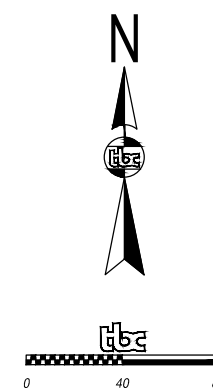
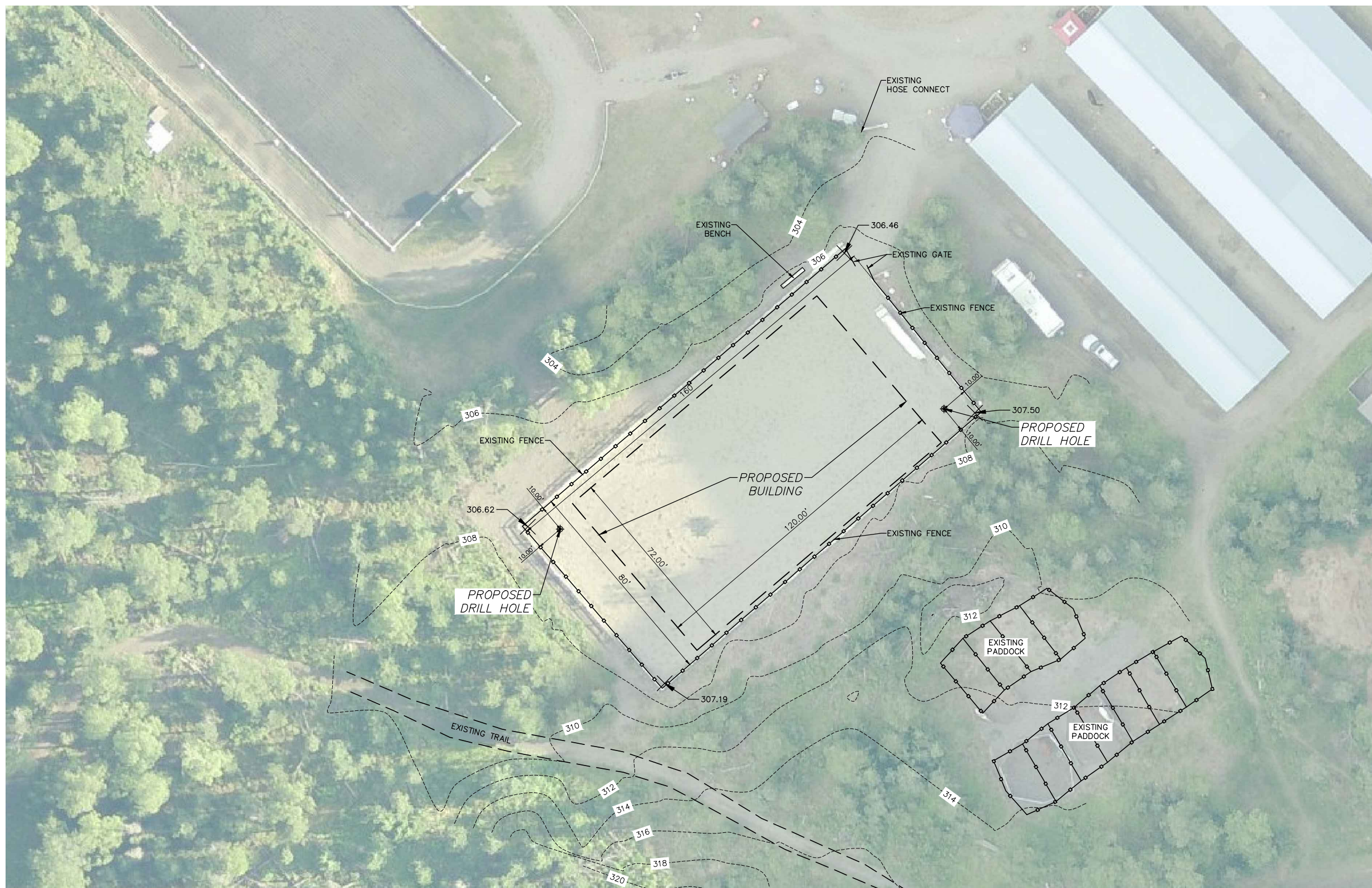
EATA shall obtain all additional approvals and permits necessary and required in conformance with applicable Municipal and other agency regulations.


PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 12th day of March, 2015.

Chair
Parks and Recreation Commission

ATTEST:

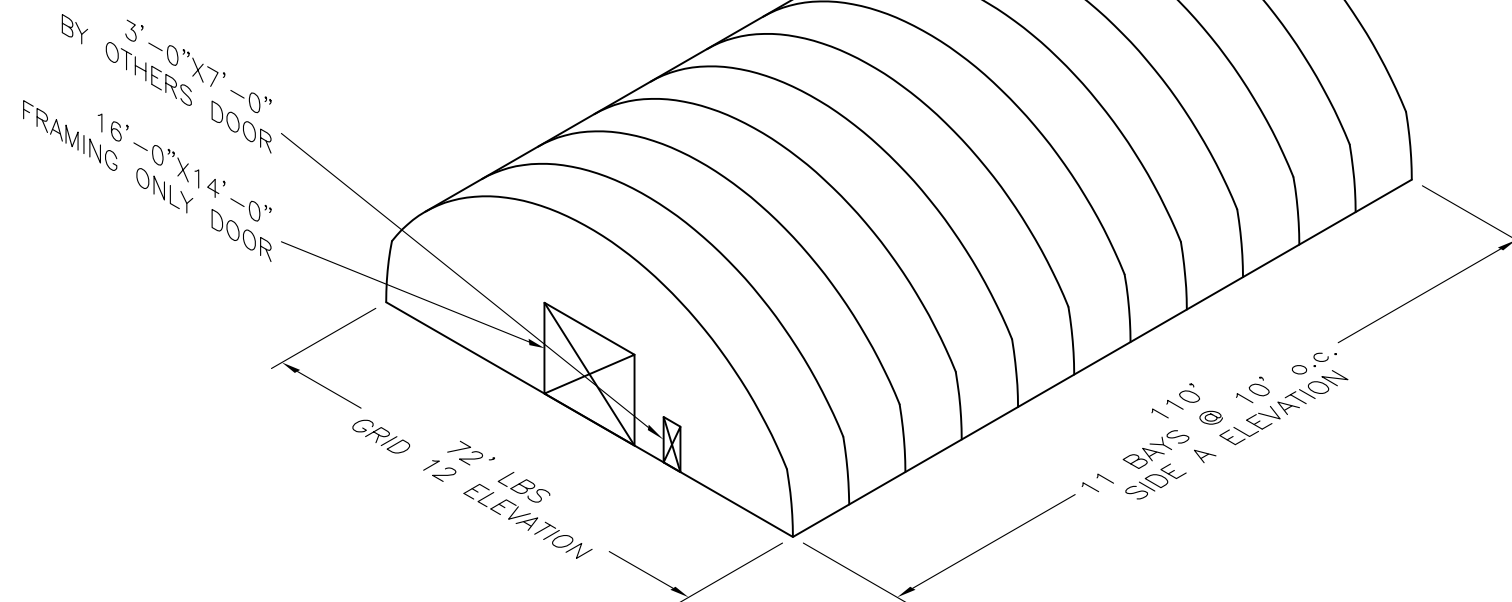
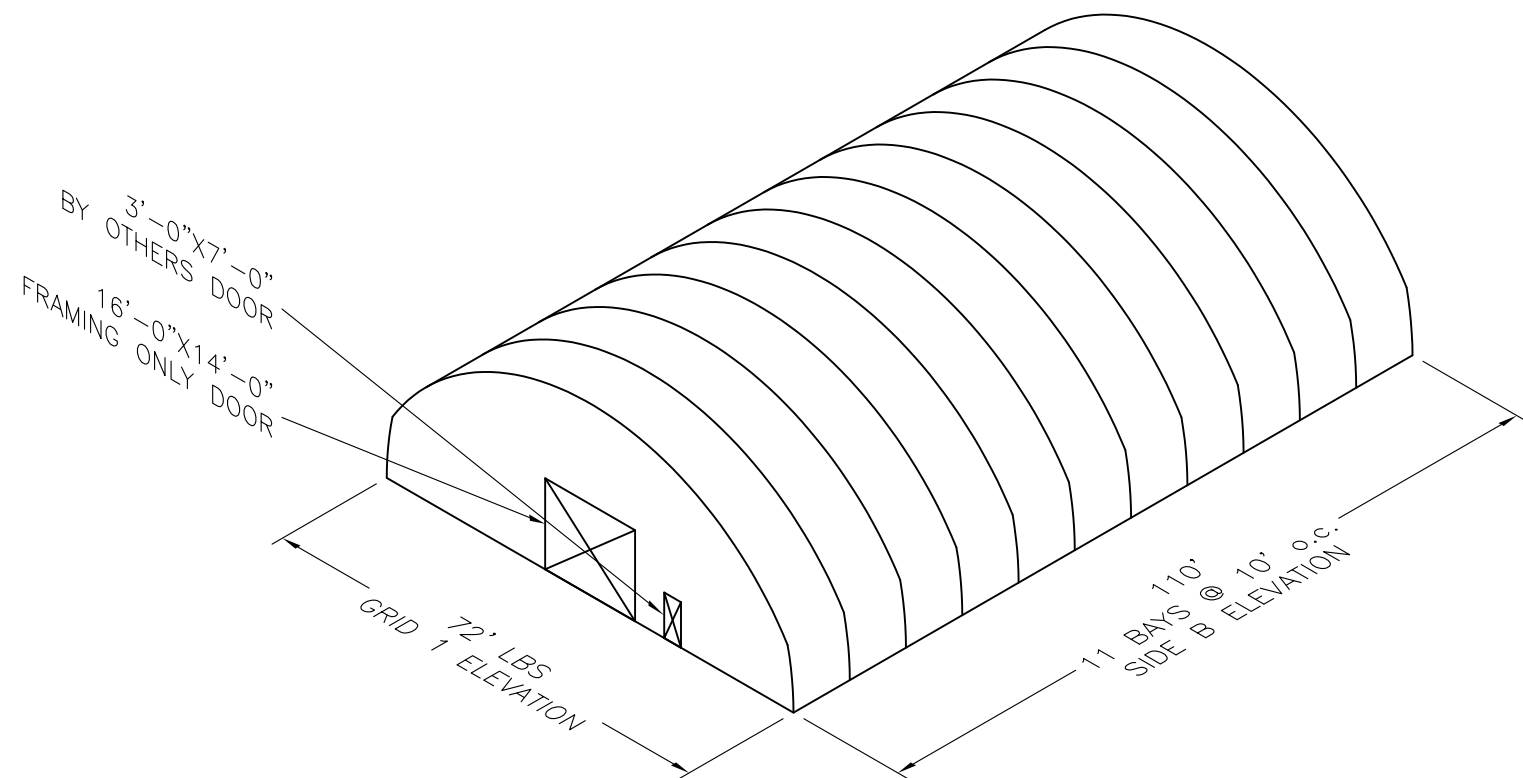
John Rodda, Director
Parks & Recreation Department



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																				EQUINE ASSISTED THERAPY ARENA			
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FIELD BOOKS		BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	SCALE HOR. 1"=40' VER. N/A	DATE: 12/2/2014 STATUS: ADMINISTRATIVE REVIEW	GRID: SW2435	SHEET 1 of 1				
DESIGN:					BASE	TBC		TELEPHONE	----														
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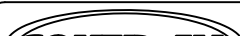


Site Diagram
Proposed EATA Arena
WCCEC Ruth Arcand Park



Main Cover: FR WHITE - 4mil
 Flaps: FR GREEN - 4mil
 Apron: FR GREEN - 4mil
 Curtain: FR WHITE - 4mil
 Endwall 1: HSS and Fabric FR WHITE - 4mil
 Endwall 2: HSS and Fabric FR WHITE - 4mil

PLEASE REFER TO FOLLOWING DRAWINGS
 FOR EXACT BUILDING DIMENSIONS

				3815 Wanuskewin Road Saskatoon, SK, Canada S7P 1A4 Ph: 306.657.2888 Fax: 306.657.2717 Website: www.coverall.net		DEALER ALASKA COVER-ALL LLC ANCHORAGE, AK		CUSTOMER: JEFF BRIGMAN ANCHORAGE, AK		PROJECT: ASSEMBLY RIDING ARENA ANCHORAGE, AK		
DETAILER:	DWG REV	REVISED BY: DESCRIPTION			DATE	This drawing is property of Cover-All Building Systems Inc. and reproduction in whole or in part without the expressed written consent of Cover-All Building Systems Inc. is prohibited. This drawing is not to scale unless otherwise noted.			DRAWING TITLE: PROJECT LAYOUT			
SS	1	RELEASED			26 MAY 08							
CHECKER:												
						PROJECT ID: 22428			ORDER ID:		DRAWING: FB-3	REV: 1



Rainbow Connection Exclusive Use Area (approx. 2.5 ac.)

Anchorage Horse Council Exclusive Use Area (approx. 25 ac.)

NOTE: Equestrian Use Area
acreages are approximate

William Clark
Chamberlin
Equestrian Center

Municipal Park
or HLB Property

Trail

Lease Area



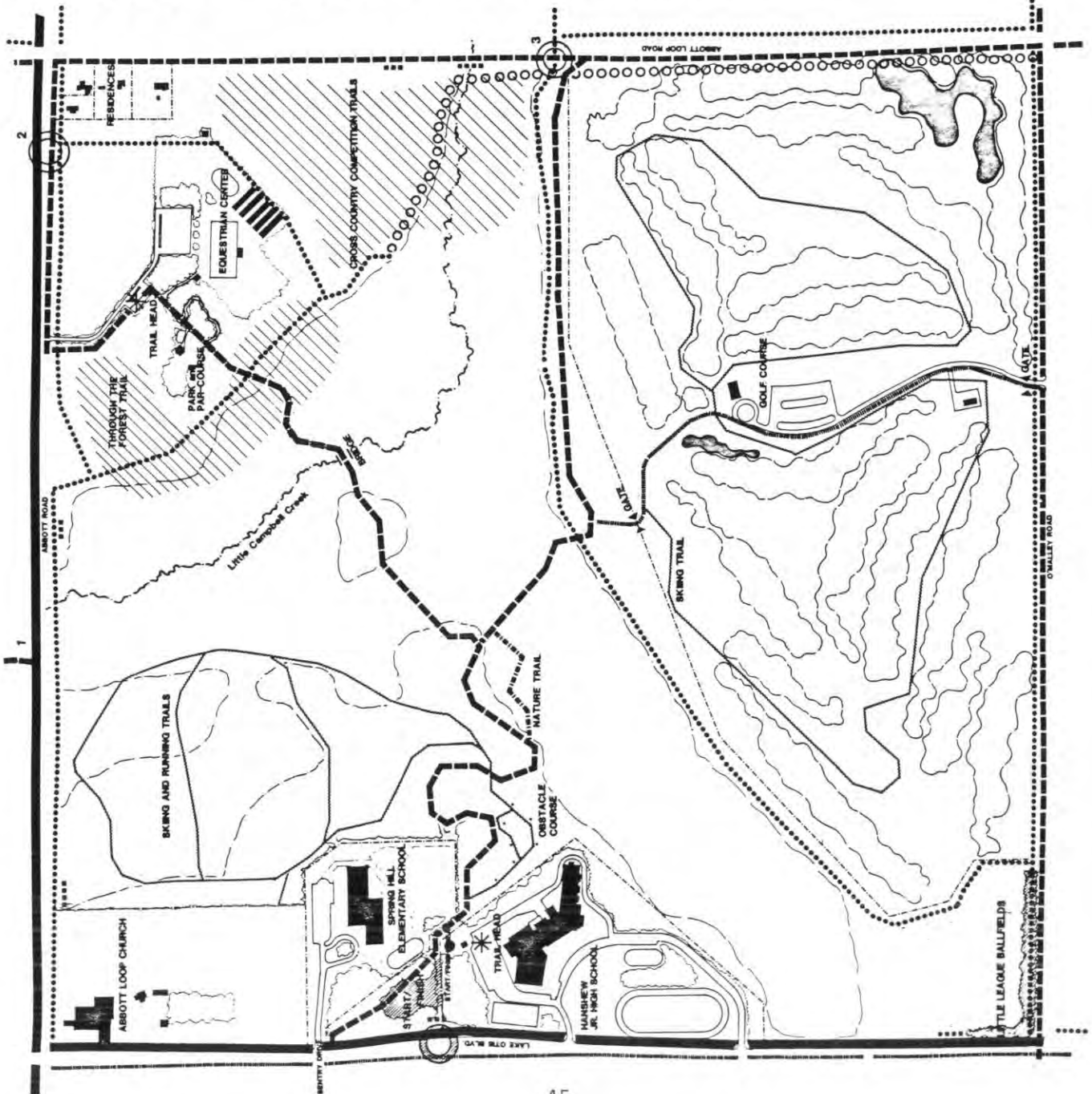
SECTION 16: TRAILS and RECREATION MASTER PLAN

Municipality of Anchorage
Capital Projects Office
Anchorage, Alaska



TRAILS MASTER PLAN ELEMENTS EXISTING LANDUSE

	BICYCLE-PEDESTRIAN TRAILS		TRAIL DEVELOPED ONLY WHEN CROSSING IS CONSTRUCTED
	PEDESTRIAN TRAILS		TRAIL HEAD
	CROSS COUNTRY RUNNING/SKING TRAILS		WILDERNESS OBSTACLE COURSE
	PRIMARY EQUESTRIAN ACCESS TRAIL		SECONDARY EQUESTRIAN ACCESS TRAIL
	NATURE TRAIL		INTERIM EQUESTRIAN TRAIL
	ACCESS CONTROL MEASURES		GRADE SEPARATED CROSSING
	EXISTING G.L. CROSSINGS		1 - 1st - 1st/2nd G.L. Crossing
	PARK AND START/FINISH AREA		2 - 2nd - 2nd/3rd G.L. Crossing
	SPECIAL EQUESTRIAN TRAIL AREA		3 - 3rd - 3rd/4th G.L. Crossing
	EXISTING BFE/PEDESTRIAN TRAIL		ANCHORAGE WETLANDS BOUNDARY
	EXISTING UNIMPROVED TRAILS		
	FACILITIES (Existing buildings, roads, parking and those being built)		
	GOLF COURSE WATER FEATURES		
	PROPERTY LINE		



Equestrian Center

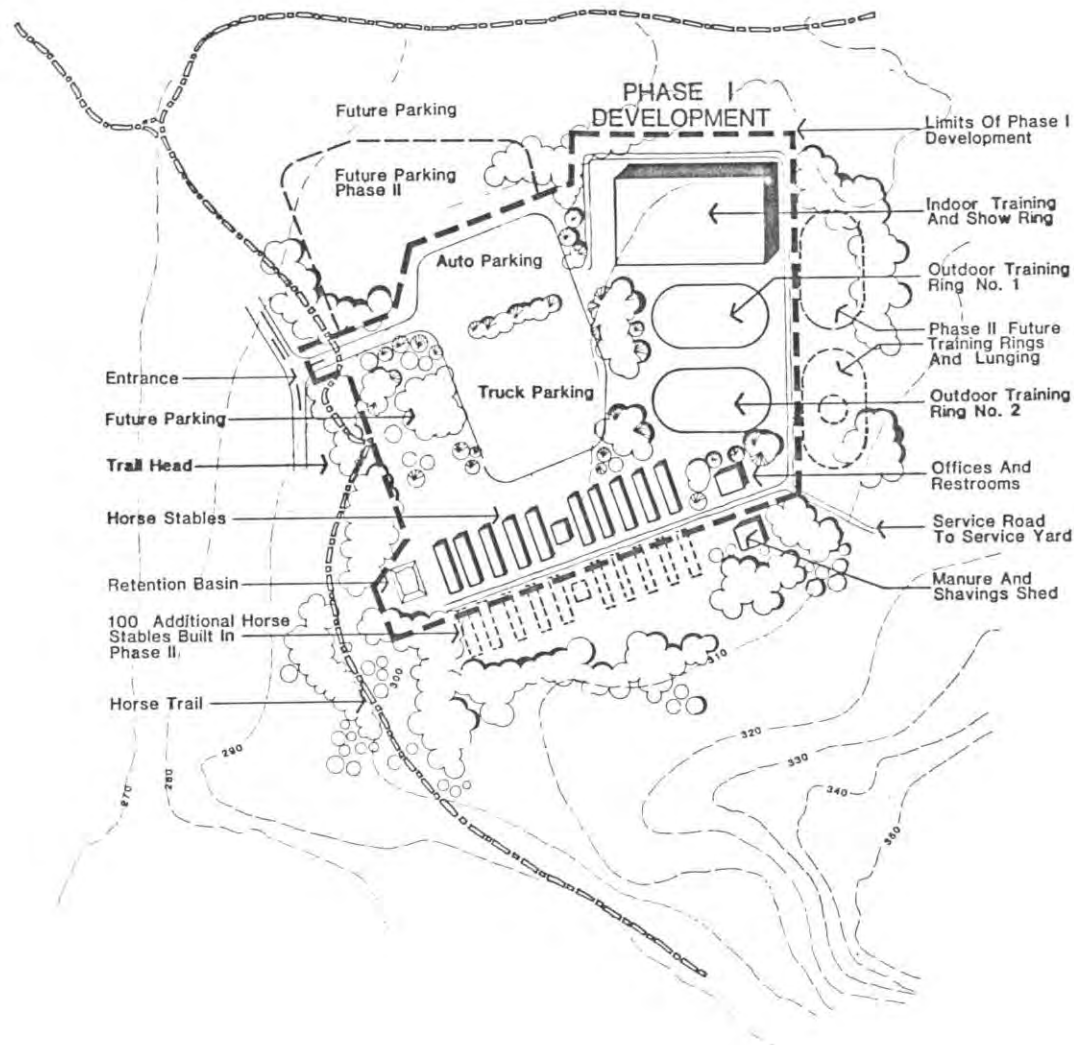
The Section 16 equestrian center has been programmed to respond to the demand for equestrian training facilities in Anchorage, a need which is currently not being adequately satisfied by any other facility. In addition, the creation of the equestrian center will play an important part in the development of the show horse industry in Alaska, which currently appears to be operating below its potential. The equestrian center will also function as a major access point to the system of equestrian trails in the southeast portion of Anchorage.

To accommodate these needs, the emphasis in planning has been to create a facility catering primarily to horse training, showing clinics, competitions and other similar equestrian events, and not specifically to provide for the long term stabling of horses (Figure 7). The long term stabling of horses would limit the equestrian center's ability to satisfy its basic training and showing mission.

A secondary objective in the program of the equestrian center has been to establish a facility which is extremely functional, reasonably easy to maintain, and architecturally compatible with the overall naturalistic design concept of the park. In addition, the initial increment of construction has been sized to accommodate expected usage over the next five years with sufficient expansion space being

Section 16 Master Plan Development Part II

Equestrian Center Site Plan



Scale: 1"=100'
100'

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Anchorage, Alaska 99501
307 278-4218

allowed additional phases of construction in the future.

Indoor Show/Training Ring

The Indoor Show/Training Ring Building is to be the major building within the Equestrian Center providing an indoor all weather, year round facility for show and training purposes. The building shall be approximately 55,000 square feet in area (approximately 180' x 310') containing one 120' x 240' metal 4' high fenced ring, restrooms, several offices and a small snackbar. Spectators shall enter the building from the parking lot end, while horses and riders enter from the opposite end. Portable bleachers shall be provided on each side of the ring to accommodate 500 people, with space to eventually seat 1,600 people.

The building could be of pre-engineered steel construction with no interior columns, and a concrete slab floor covered with a minimum 12" deep special earth mixture surface in the ring. Radiant heating, ventilation, a public address system zone, and high quality lighting are to be provided. The building should have a sloped roof, should conform with park building design criteria, and should be insulated. A portion of the roof should overhang the equestrian entrance end of a building providing some protection for waiting riders. Adjacent to the building will be several warm up and training rings. Truck access shall be provided on all sides of this building.

Outdoor Warm Up/Training Ring

Adjacent to the south side of the indoor show/training ring building there is to be a 120' x 240' metal-ringed warm up and training ring. The fencing shall be 5' high to accommodate livestock for an occasional rodeo event in the adjacent building. The surface of the ring shall be a special mixture of granular material to provide an ideal training surface which will also be somewhat resistant to freezing. The ring shall have subsurface drainage capability, night lighting as a training ring, and shall have public address capability.

Outdoor Show/Training Ring

This ring is located adjacent to the outdoor warm up and training ring and shall be similar to that ring, except the fencing shall be 4' high. Night lighting shall be for both show and training levels, and will have portable bleachers for 200 people.

Lunging Ring

A small (60' diameter) metal fenced lunging ring with surface similar to the training ring is to be provided. The ring fence shall be 4' high and no night lighting is to be provided.

Stables

In the initial increment of construction, 100 steel 10' x 10' back-to-back box stalls in five

buildings are to be built. (Space for a minimum of 400 stalls are to be provided.) A prefabricated metal stable system is suggested since several manufacturers are available. All surfaces in the stable are to be either painted or galvanized steel. Roofs shall be pitched at approximately 4 to 12, and all walls are to be supported on concrete footings. Walls and the roof are to be insulated, but natural ventilation space is to be provided at eaves.

The stable buildings are to be unheated and without automatic waterers or tack rooms. Each stall is to be lighted and water service is to be available conveniently adjacent to the stables. The floorings of the stalls shall be removable rubber mats over gravel.

Support Buildings

A small (900 square feet) support building, with restrooms, small equipment storage, electrical switching gear, vending machines, and a small office, is to be built at the southeast corner of the center. This building should be of concrete block construction with roof form and materials matching stables. The office is to be used in connection with the training rings and stables, but it is to be a minor space, with the main equestrian center office being located in the Indoor Show/Training Ring Building.

Manure/Shaving Storage

Two 20' x 20' spaces with concrete subflooring and 5' tall concrete block walls, creating

spaces for bulk storage of manure and bulk wood shavings. These structures shall have three solid walls and shall be roofed with a roof structure matching the stables.

Horse Washing Building

30' x 30' concrete block building with roof structure matching stables, to be used for horse washing and grooming.

Site Development/Parking

Approximately 15 acres of wooded area must be cleared in preparation for the first phase of development of the equestrian center construction. Eventually, when totally built out, the equestrian center will cover about 21 acres. Site clearing for the Equestrian Center is to be done in a sensitive manner and final design shall provide for the retention of an extensive amount of the existing trees which are to remain undisturbed in scattered areas around the equestrian center. The grading of the site is to be limited to that which is required for building and ring pads and there should be no attempt to create large areas of cut and fill. The gentle sloping character of the existing site can accommodate the planned facility with relative ease.

It is recommended that the cleared area around buildings and other facilities within the equestrian center be finished with a 4" to 6" layer of granular surface such as gravel or decomposed granite. The parking areas should be

paved with asphalt paving eventually, although initially they too can be surfaced with rock base material or gravel. Initially a parking area of 3 acres will be provided which can eventually be expanded to about 6 acres. The area of parking is included within the area of clearing mentioned above.

It is assumed that the initial 3 acre area of parking will accommodate about 60 trucks with horse trailers and about 150 cars or some combination of the two. The parking lot is to be designed in such away that there will be designated areas for cars and trucks, the truck area being generally adjacent to the trail head, the barns and the training rings. The car parking area shall be nearer to the Indoor Show/Training Building. Some minimal night lighting of the parking lot and vehicular access way shall be provided.

Site drainage shall be generally surface flow. Within the show/training and stable area, surface flow should be towards the service driveway, which can act as a paved water collector which can take water to a retention basin within which solids in the water can settle out and water can percolate into the ground. A small diameter storm drain with drop inlets should be provided under the service driveway. This technique should satisfy State and City Water Quality Control Standards. Parking lot water and roof drainage water will be concentrated and allowed to drain directly towards the creek to the south and west.

Site Circulation

The equestrian center plan is organized in such a way that public access comes from the parking lot side to the west. Service and equipment access is to come from the east (park service yard) and will circulate on the "L" shaped service driveway which passed along the back side of the Indoor Show/Training Ring Building, training rings and through the center of the stable complex.

All the site areas surrounding the show and training rings, the indoor show and training ring building, and the stables will accommodate equestrian movement in whatever pattern is needed to support the anticipated usages. Trailer, truck and car movement will take place in the parking lot and controlled truck circulation can occur in the stable area. Generally speaking, it is anticipated that many, but not all, horses that arrive by truck or trailer will be unloaded in the parking lot and be walked to the stable or training ring area.

Utilities

Electric, water, sanitary sewer, phone and gas utility connections will be required for the Equestrian Center. Gas consumption will be for radiant heating and a minor amount of cooking in the Indoor Show/Training Ring Building. This need can probably be easily satisfied with tank service. The sewer service, emanating mostly from the Indoor Show/Training Ring Building

restrooms, can connect to a future trunkline to be built along the creek to the south. Water, telephone and electrical service will come from Abbott Road to the north. All service is to be underground and within the equestrian center proper. All utility backbones are to run under the service driveway.

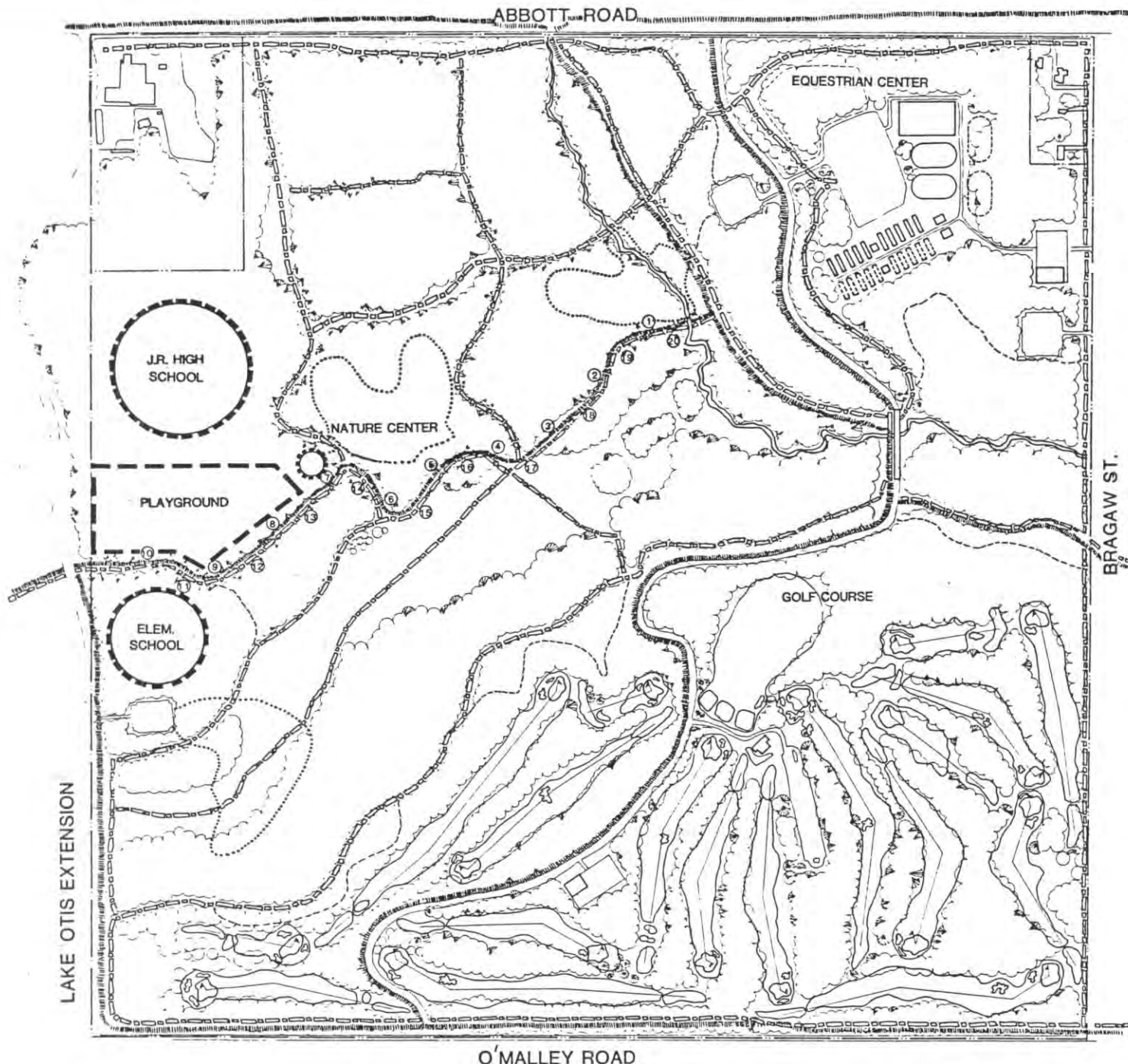
Communication within the equestrian center is complex, particularly during a large show. It is recommended that an overall site public address system be established with zones covering the indoor arena, each of the two outdoor rings, the stable area and the truck portion of the parking lot. Pay phones should be provided at the Indoor Show/Training Ring Building, Support Building and in the stable area. Call boxes with access to the office should also be provided adjacent to pay phones and one each at each outdoor training ring.

Service Yard

Although there will be manure and shaving holding facilities in the equestrian center, a service yard for the equestrian center alone is not planned. Instead, the equestrian center is to be serviced from the park service yard immediately adjacent. All manure pickup and shaving delivery is to be through the service yard and not through the interior of the park. No bulk feed storage is planned, since it will not be the responsibility of the equestrian center to feed any of the horses. Space for individuals to store small amounts of feed, hay, etc., will be provided in the stable area.

Section 16 Master Plan Development Part II

Park Development Site Plan



- EQUESTRIAN TRAIL
- BIKE AND PEDESTRIAN TRAIL
- NATURE WALK
- PARCOURS STATIONS



Scale: 1"=200'

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Figure 25