

MATANUSKA-SUSITNA BOROUGH PARKS, RECREATION, AND TRAILS ADVISORY BOARD

Chairperson – Chris Wilson – District 2
Vice Chair – Kenni Linden – At Large 3
Pat Owens – District 1
Jessica Kelsch – At Large 2

John Harris - District 3
Roy Wahl – District 4
James Jones – At Large 1
Sarah Gotschall – At Large 4

Cindy Bettine - District 5
Nickel LaFleur – District 6
Ruth Wood - District 7

AGENDA

**REGULAR MEETING
Lower Level Conference Room**

**June 27th, 2022
6:00 P.M.**

- I. CALL TO ORDER
- II. ROLL CALL – DETERMINATION OF QUORUM
- III. APPROVAL OF AGENDA
- IV. PLEDGE OF ALLEGIANCE
- V. MINUTES OF PRECEDING MEETING
 - A. May 23rd, 2022
- VI. BOROUGH STAFF REPORT
 - A. Hugh Leslie, Recreation & Library Services Manager
 - B. 2024 Arctic Winter Games
 - C. Gravel Pit at the Greenbelt
- VII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION – 3 minutes per person
- VIII. UNFINISHED BUSINESS
 - A. Mat-Su Disc Golf Association at Alcantra
 - B. Avigation Easement Report
 - C. Code of Ordinances for Parks and Recreation
- IX. NEW BUSINESS
- X. VOLUNTEER NOMINATIONS
- XI. CORRESPONDENCE
- XII. MEMBER COMMENTS
- XIII. NEXT MEETING
 - July 25th, 2022
- XIV. ADJOURNMENT

1 **MATANUSKA-SUSITNA BOROUGH**
2 **PARKS, RECREATION, AND TRAILS ADVISORY BOARD**
3

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4
5 **AGENDA**
6

7 **REGULAR MEETING**
8 **Lower Level Conference Room**
9

May 23rd, 2022
6:00 P.M.

10 I. CALL TO ORDER

11 Meeting called to order by Mr. Wilson at 6:12 pm.

12 II. ROLL CALL – DETERMINATION OF QUORUM

13 Members Present: Mr. Wilson, Mr. Jones, Ms. Kelsch, Ms. Gotschall, Ms. Bettine

14 Members Attending Virtually: Ms. Owens, Ms. LaFleur, Ms. Wood, Mr. Wahl

15 Members Absent: Ms. Linden, Mr. Harris

16 III. APPROVAL OF AGENDA

17 Motion: Ms. Wood moved to accept the agenda as amended, Ms. Kelsch, 2nd. All in
18 favor.

19 IV. PLEDGE OF ALLEGIANCE

20 Mr. Wilson led the pledge of allegiance.

21 V. MINUTES OF PRECEDING MEETING

22 A. April 25th, 2022

23 Motion: Mr. Jones moved to accept the minutes as amended, Ms. Kelsch, 2nd. All in
24 favor.

25 VI. BOROUGH STAFF REPORT

26 A. Hugh Leslie, Recreation & Library Services Manager

27 Mr. Leslie talked about needing a campground host for Mat-River Campground.

28 Mr. Leslie stated that Lazy Mountain Community Council donated \$50,000 for the
29 trailhead to put in a gate and lights.

30 Mr. Leslie stated that the Knik Cleanup was a success.

31 Mr. Leslie stated that a new Ice Rink Manager was hired.

32 B. 2024 Arctic Winter Games

33 No updates.

34 C. Gravel Pit at the Greenbelt

35 Ms. Owens stated that the meetings continue.

- 36 VII. PERSONS TO BE HEARD / AUDIENCE PARTICIPATION – 3 minutes per person
37 None.
- 38 VIII. UNFINISHED BUSINESS
- 39 A. Susitna Basin Recreation Rivers
- 40 Ted Eishied talked about the Susitna Basin Recreation Rivers Board and presented a
41 slideshow.
- 42 B. Mat-Su Disc Golf Association at Alcantra
- 43 Ms. Bettine stated that she would like to see no parking signs along the roadway.
- 44 Ms. Owens will work on a resolution for the support of the Disc Golf expansion.
- 45 C. Avigation Easement Report
- 46 Mr. Leslie stated he attended a meeting where he presented all the questions from the
47 board. They are talking about selectively removing trees as they penetrate the
48 airspace.
- 49 D. Code of Ordinances for Parks and Recreation
- 50 IX. NEW BUSINESS
- 51 X. VOLUNTEER NOMINATIONS
- 52 XI. None.
- 53 XII. CORRESPONDENCE
- 54 XIII. None.
- 55 XIV. MEMBER COMMENTS
- 56 Mr. Wilson – Busy evening, thank you for attending.
- 57 Ms. Owens – Would like to nominate Mike Danz and Brian Largent as volunteers.
- 58 Ms. Kelsch – No comment.
- 59 Ms. Gotschall – No comment.
- 60 Mr. Wahl – No comment.
- 61 Mr. Jones – There is a 30” public access easement that goes to the hay flats and Winnie
62 Lake on South Santana Drive and South Willsite Road that was blocked by the neighbor
63 who also posted no trespassing signs.
- 64 Ms. Bettine – Would like to nominate Kathy Cramer from Big Lake as a volunteer.
- 65 Ms. LaFleur – No comment.
- 66 Ms. Wood – Mark and the ski club have done a great job on clearing the tree damage on
67 the trails. Would like to see signage encouraging others to stay off the trails while in
68 breakup.

69 XV. NEXT MEETING

70 • June 27th, 2022

71 XVI. ADJOURNMENT

72 Motion: Mr. Jones moved to adjourn the meeting, Ms. Bettine 2nd. All in favor. Meeting
73 adjourned at 7:50 pm

74

75

76 XVII.

Chris Wilson, Chairperson

77

78 XVIII. ATTEST:

79

80 XIX.

81 XX.

82 XXI. Alyssia Jones, Recreation and Library Services Administrative Specialist

83 XXII.

T2 Iris Transaction Summary 06/20/2022 8:00 AM AKDT

Date/Time: 06/12/2022 12:00:00 AM to 06/18/2022 11:59:59 PM AKDT

Ticket #: All

Organization: Matanuska-Susitna Borough

Coupon Code: N/A

Pay Station: All Pay Stations

Transaction Type: All

Stall Number: N/A

Plate Number: N/A

Grouping: Location

Location: Jim Creek

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	229	\$2455.00	Revenue	0	\$0.00	Total Transactions		229
Revenue	0	\$0.00	Revenue	229	\$2455.00	Test Transactions	0	\$0.00	Total Collections	229	\$2455.00
Change Issued	0	\$0.00							Revenue	229	\$2455.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Location: West Butte

Group Summary

CASH			CREDIT CARD			PATROLLER CARD			TOTAL		
Total Collections	0	\$0.00	Total Collections	410	\$2050.00	Revenue	0	\$0.00	Total Transactions		410
Revenue	0	\$0.00	Revenue	410	\$2050.00	Test Transactions	0	\$0.00	Total Collections	410	\$2050.00
Change Issued	0	\$0.00							Revenue	410	\$2050.00
Refund Tickets	0	\$0.00									
Total Refunds	0	\$0.00									
Excess Payment	0	\$0.00									
Attendant Deposit	0	\$0.00									

Overall Summary

CASH		
Total Collections	0	\$0.00
Revenue	0	\$0.00
Change Issued	0	\$0.00
Refund Tickets	0	\$0.00
Total Refunds	0	\$0.00
Excess Payment	0	\$0.00
Attendant Deposit	0	\$0.00

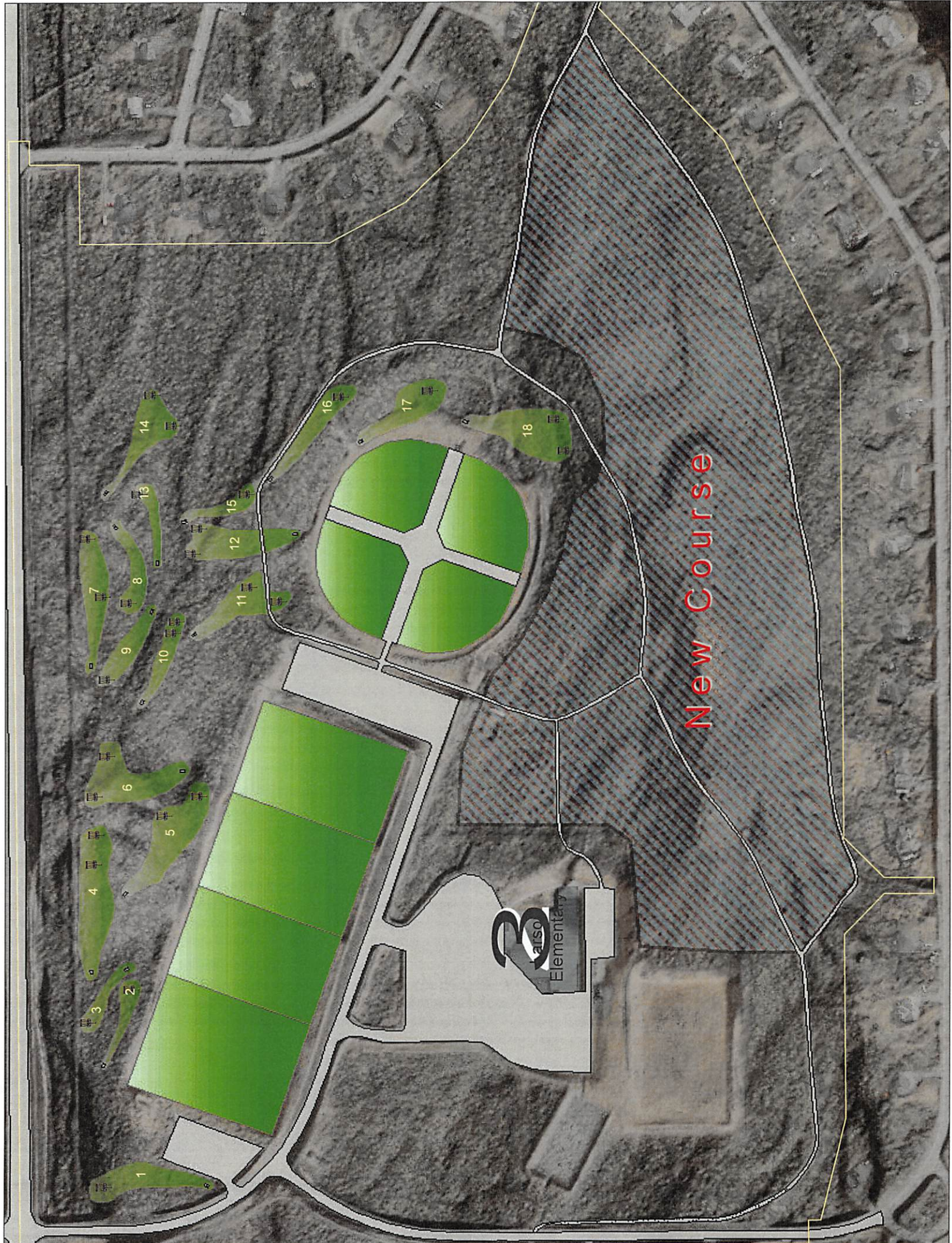
CREDIT CARD		
Total Collections	639	\$4505.00
Revenue	639	\$4505.00

PASSCARD		
Total Collections	0	\$0.00
Revenue	0	\$0.00

PATROLLER CARD		
Revenue	0	\$0.00
Test Transactions	0	\$0.00

SMART CARD		
Revenue	0	\$0.00
Recharges	0	\$0.00

TOTAL		
Total Transactions		639
Total Collections	639	\$4505.00
Revenue	639	\$4505.00



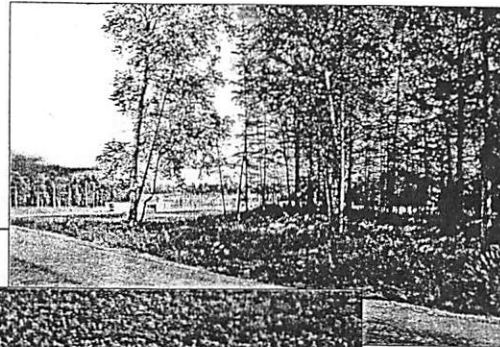
New Course

3
Larso
Elementary



Prepared for:
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, Alaska 99645

October 2002



Alcantra Park & Recreation Facility

Master Plan
Update Report



Prepared by:
Land Design North
510 L Street, Suite 101
Anchorage, Alaska 99510

Alcantra Park

Master Plan Update Report

Project Summary

The Alcantra Park is the centerpiece of a 320-acre development through a joint private and public partnership to provide a unique mix of residential homes, schools and community park facilities on Borough owned lands. This innovative approach to transferring public lands to the private sector has resulted in the construction of high quality homes as well as providing much needed community facilities for the fast growing region.

The Master Plan represents an integration of the site existing development with the remaining natural areas to develop park facilities to serve the regional needs of the surrounding communities. This comprehensive approach will provide much needed recreation facilities while preserving the natural character of the site for park visitors and surrounding residents. It is intended that this Master Plan together with the Capital Improvement Cost Estimate be used as a guide to the logical growth and development of park and recreation facilities for all park visitors and residents within the Core Area to enjoy.

While the primary function of the park is to meet the needs of the organized athletic community we have also identified areas of passive recreational opportunities using the natural qualities present within the park site. The recreational activities are grouped around the central athletic field complex and parking area. Visitor services facilities are oriented to meet the needs of multiple tournament events as well as the needs of passive park users. Family picnic areas and nature trails frame the area providing facilities for both athletic events as well as less organized functions. Trails provide for a quiet stroll in the woodlands or cross-country skiing in the winter as well as links to surrounding schools and residential neighborhoods.

A major portion of the park is left natural to provide natural screening between activities and residents as well as the opportunity to observe nature and wildlife. Finally the

development of a maintenance shop, vehicle storage, nursery and green house has been identified to provide for the long term maintenance of the park and surrounding borough owned facilities.

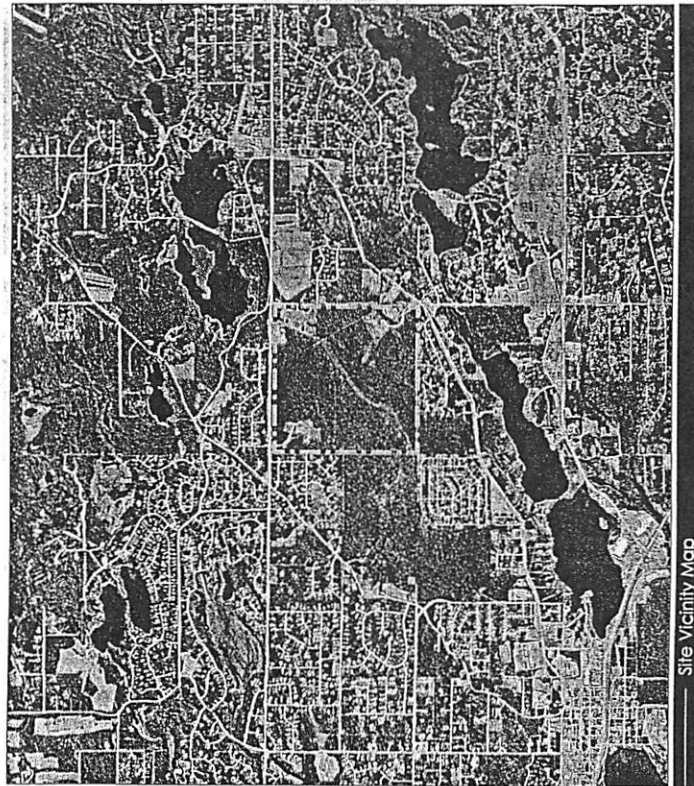
a subsurface of glacial deposit gravels. A low bog area is located within the park area along the southern boundary. The high point of the site is directly south of the parking lot with commanding views to all directions.

Site Location

The park is located on a 320-acre parcel of land within the Matanuska-Susitna Borough Core Area approximately four miles east of Wasilla and nine miles west of Palmer in the Tanaina Community District. The site is located on Seldon Road to the north and Seward Meridian Road to the east. The primary parkland is approximately 137 acres of the 320-acre parcel. The park is adjacent to Alcantra Middle School along the eastern border and Ron Larson Elementary School along the southwest boundaries.

Site Description

The site consists of a mix of rolling terrain with a steep bluff running along the south boundary of the site from east to west. The forest cover is a mix of mature birch and spruce with understory vegetation of low shrubs including alder, willow, low bush cranberry and roses. Views from the site offer excellent vistas to surrounding mountain ranges including the Talkeetna Mountains to the north and the Chugach Mountains to the east and south including Pioneer Peak to the southeast. The soils are well drained with



Existing Development

Through joint partnership much of the site has been or is in the process of being developed. Roads are completed and paved to the subdivision, school sites and park athletic fields. Utilities including electricity and well have been installed. The following is a short description of development to date within the 320 acres.

Residential Subdivision:

Private development of single-family homes on approximately 90 acres of land wraps around two sides of the park providing for a total of 83 home lots. Initial development of 63 homes has been completed and the final phase is now under way and should be completed by next summer.

Teeland Middle School:

Located on the north-eastern edge of the parcel the 40-acre site provides classrooms, gymnasium, auditorium/recreation activity room as well as outdoor athletic facilities for baseball, soccer, basketball and tennis. Parking is located around the site as well as trails providing connections to surrounding facilities and neighborhoods.

Ron Larson Elementary School:

Located in the southeastern portion of the site these 30 acres provide classrooms, parking, outdoor play field, playground, paved surface area for basketball and trail connections.

Alcantra Athletic Field Complex:

Located in the central portion of the site these facilities comprise the majority of the regional park facilities to meet the needs for active outdoor recreation. Construction now underway is expected to be completed and ready for play during the 2003 summer season and includes the following:

Soccer Fields:

Four regulation soccer fields have been developed along the western boundary of the park with terraced seating between each field with fencing and irrigation.

Baseball Fields:

Four regulation Little League baseball fields have been

developed in the central portion of the park with dug outs, fencing and irrigation.

Parking Lot:

A paved asphalt parking lot for 148 vehicles has been completed with striping, guardrails and wheel stops. All fields and parking are handi-cap accessible.

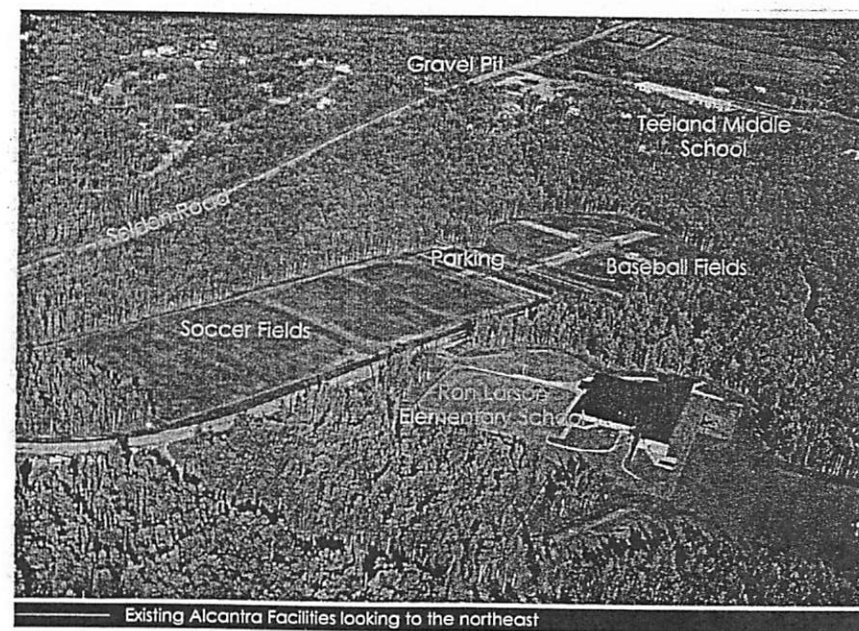
Trails: A paved double loop trail system has been completed that provides for a 1 KM trail around the baseball field and a 2 KM trail around the subdivision buffer zone. These trails provide links to the elementary and middle schools as well as the surrounding residential neighborhoods.

Water Well:

A 310-foot well is located on the high ground in the central part of the park to the south of the athletic fields and parking lot. The well has a 12-inch line with a capacity of 160 GPM to provide water for irrigation of the fields. The well has power and will require a pump house to be developed as part of the park development plan.



Alcantra Park and the surrounding area



Existing Alcantra Facilities looking to the northeast

Park Development Plan

The development of the Alcantra Park Master Plan for the extra 137 acres of parkland should continue under an organized and logical structure to meet the long term needs of the community while balancing budget constraints and concerns of the citizens. The primary function of the Alcantra Park is to provide for the regional needs of the surrounding core area with an emphasis on organized athletic leagues and tournaments including soccer and baseball.

The development of the park is based on needs outlined in the Mat-Su Borough Parks, Recreation and Open Space Plan dated June 2001. With the rapid population growth over the last 20 years the Borough has not been able to meet the growing demand of the population for active recreation. Needs identified in the PROS indicate a shortage of athletic fields as shown in the table below.

Need for Soccer and Baseball Fields in Core Area

Fields	Additional Fields Needed		
	Existing	2001 Need	2020 Needs
Little League	8	+10	+19
Soccer	10	+8	+17

Project Goals:

The following goals outline the projects long-term intent and include:

- Provide for the long-term active sports and recreation needs of the regional community.
- Protect the natural features of the site and maintain ample buffer zones between community facilities and private residents.
- Provide for the passive recreation enjoyment of all residents through picnic, walking and nature observation.

- Strengthen the connections to surrounding neighborhoods, schools and parks and provide links to regional trail systems.
- Provide support facilities for organized athletic events and tournaments (concessions, parking, picnic shelters, and maintenance).
- Improve the area wide maintenance of Parks and Recreation facilities by the development of a centralized maintenance facility

Master Plan

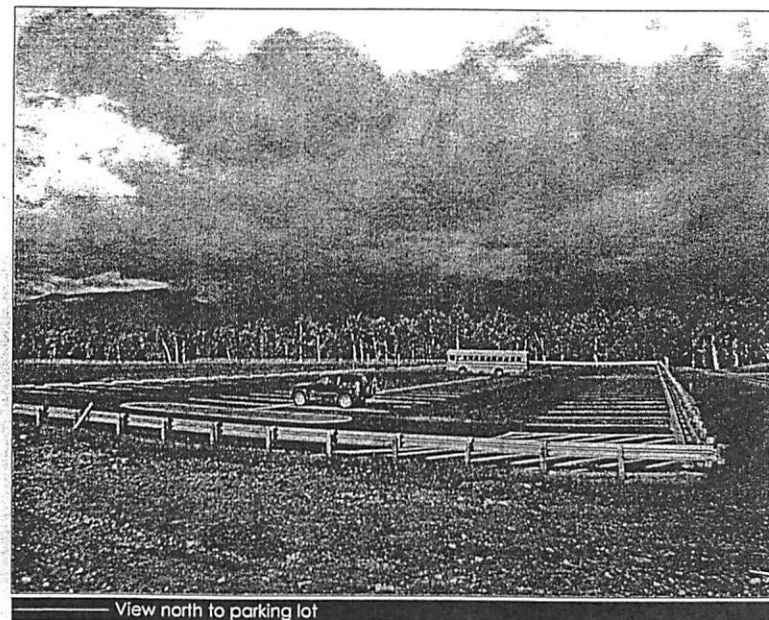
The Master Plan illustrated on Map L1 provides a graphic representation of the future development of the park and all its facilities. The following design concepts provides an overview of each of the proposed development options.

Parking and Entrance Facilities: Entry to Alcantra Park is along North Winona Street past the Ron Larson Elementary School. The entry road and parking lot provide the visitor with the first experience to the park and should help reinforce a positive image of the facility while helping to provide for safe orientation at arrival. Signage at the entrance off of Seldon Road should provide for general orientation to the school, subdivision and the park. A dedicated park entry sign should be located on the south side of the entry road once past school property. The sign should include the park name and identify borough ownership.

The parking lot provides for 148 parking spaces including 8 for ADA accessible parking. The trail starts at the parking lot and links to the soccer fields and baseball

fields as well as to the 3 KM of interior nature trails. The north end of the parking lot has been identified as the location for the concessions and maintenance facility with the picnic pavilion and playground located to the south edge of the parking lot.

The current arrival to the parking lot is dominated by the guardrail that wraps around much of the lot and blocks pedestrian access to the site except at a central location to the soccer and baseball fields. In order to provide a better sense of arrival for the visitor and to allow vehicles and pedestrians to access the site safely a pedestrian drop-off zone to the picnic pavilion along the entry drive (Map L-2) should be provided. The site has a 3-4 foot elevation change between the parking lot and the proposed picnic area. A bus and auto drop off zone is



provided to assist visitors using the picnic and playground facilities. The elevation change is linked by a set of steps and ramps that form a landscape feature greeting the arriving visitor.

Concessions and North Picnic Area: One of the primary needs of the athletic community is the development of active recreation fields and support facilities. Tournament play brings a number of visitors to the valley along with the economic benefits associated with increased visitation. The development of concession stand with restrooms and maintenance facilities is a high priority of the park (Map L-3). The plan provides for food sales, outdoor seating and restrooms in the upper level with maintenance facilities in the lower level. A small picnic area and shelter is located to the north set in the woods to serve league and tournament play.

Concessions & Restrooms: Two options have been developed for the concession and restroom facilities. Option One (L-4) provides for a large concession area with outdoor patio seating. The basement level provides both maintenance storage as well as a small caretakers office. Option Two (L-5) has a smaller concession area with no outdoor seating space but provides indoor seating and observation areas. Both options provide for vehicle drop-off at the parking lot and for access to the lower level for maintenance vehicles and lawn equipment. The following is a summary of the square foot provided by both options:

	option 1	option 2
Overall Building Space	3,000 sf	3,000 sf
First Floor Overall	1,500	1,500
Concessions	985	450
Restrooms	403	330
Storage (first floor)	112	188
Observation Area	0	532
Basement Overall	1,500	1,500
Maintenance Storage	910	1,150
Tool Storage	269	200
Chemical Storage	0	150
Caretaker Office	321	0

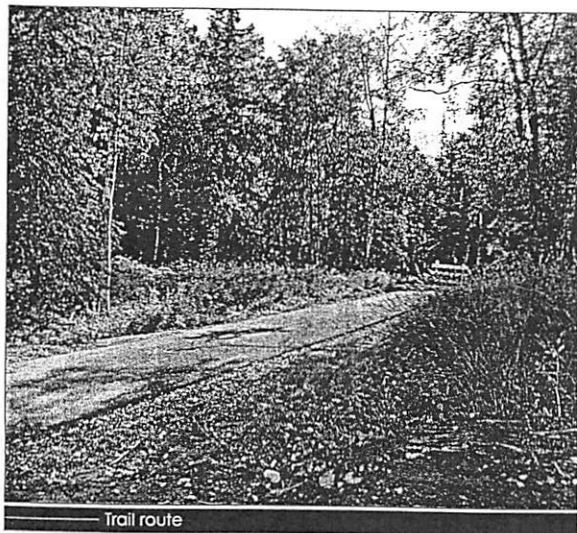
North Picnic Area: This location provides an opportunity to set a small picnic area and shelter within the existing woodlands close to the concession stand and athletic fields as well as linked to the trail system. Views are limited from the area but its access to athletic facilities make up for this in convenience. Careful thinning of the existing trees can open up areas to the baseball fields. A small asphalt trail connection should be developed to access the small pavilion (600 sf) with picnic tables and grills to accommodate between 75 and 100 visitors.

South Pavilion and Picnic Area: The primary visual point of the park both from arrival as well as once at the park is the southern most area of the parking lot (Map L6). This is the high point and provides commanding views to the athletic fields as well as to the surrounding mountains. The site's prominence makes this the perfect location for the major public picnic pavilion and facilities serving the general population.

This shelter will be built in two phases with each shelter approximately 1,000 sf. A well house and possible service drive is located to the west side of the pavilion. The area is dominated by large mature stand of native birch with some spruce interspersed. By carefully clearing the spruce a large picnic and family recreation area can be created surrounding the pavilion that slopes gently to the south. This includes a tot lot playground to supplement the elementary school playground, a second smaller pavilion (600 vs.), picnic tables and grills as well as a second set of public restrooms. The north-facing hill towards the baseball fields provides the

opportunity to develop amphitheater style seating with grass terraces or timbers set into the hillside for large events.





Trail and Signage Improvements: The exiting trail system provides two loops with a total of 3 km of paved trails connecting to the two schools and surrounding residential areas. The trails wind through a heavily wooded area with inward views to forest and a mix of uplands with some lowland areas. For the most part the trails are adequately buffered from surrounding residential development providing a sense of seclusion and connection to nature.

The trails provide for the main connection between surrounding neighborhoods to the park and surrounding schools. They also provide an opportunity for local residents to walk and enjoy the natural surroundings. Given the length (only 3 km) and the close association with active recreation and residential areas the trail system would not provide a place for regional nature walking in the summer or winter cross country skiing but rather a place for local residents to enjoy.

A future loop could be extended to the north with an underpass below Seldon Road to connect to

neighborhoods to the north. Lighting of the trail is not recommended due to the high cost, potential impacts to surrounding residents and the limited benefits for winter cross-country skiing. Signage should be developed to provide for clear wayfinding for those entering the site as well as for those using the site to connect to the surrounding schools. A trail directional sign should be located at major intersections and a central trail head sign with map should be placed at the major picnic pavilion.

Maintenance Facility: The existing borough parks maintenance facility is located within the city limits of Palmer on a site previously occupied by the school district. The facilities are undersized and located in a residential zoned area. Most importantly the city of Palmer has recently adopted parks and recreation powers and will assume maintenance on many of the borough parks within the city limit. The borough needs a centralized maintenance facility that provides access to a wide range of the core area facilities. To meet this need a 5-10 acre parcel of land located along Seldon Road at the northwest corner of the site has been identified.

The existing site was a gravel borrow pit and has considerable site disturbance and an existing gravel excavation pit below the surrounding grade. The Teeland Middle School is directly to the west and several residents surround the site to the south and west. A large hill extends into the site from the south and some vegetation remains along Seldon Road.

Facilities will include a 5,000 square foot shop with drive through vehicle service and storage, wood work and metal shop, small engine repair, tool and equipment storage, offices for 3 permanent staff, break room, meeting/conference room, restroom and first aid station. Vehicle and truck storage covered area as well as a green house, nursery and chemical storage building will also be included. The area will be screened with security fencing (green plastic coated) as well with vegetation to buffer surrounding residential areas.

Two options have been developed for the site plan and maintenance building and related facilities. The first option locates the maintenance and vehicle storage area along the western edge of the site with the nursery and greenhouse located adjacent to the middle school along the east edge (Map L-7). The second option locates the maintenance facility and vehicle storage to the northeast side and uses the nursery and green house as part of the screening for residents to the southwest (Map L-8).

	option 1	option 2
Overall Building Space	5,000 sf	5,000 sf
Offices (3 staff)	720 sf	720 sf
Break/Conference Room	450 sf	450 sf
Storage Tools	1,000 sf	1,000 sf
Small Engine Repair	525 sf	525 sf
Wood/Metal Shop	1,000 sf	1,000 sf
Vehicle Storage/General	1,305 sf	1,305 sf



Capital Improvement Cost Estimate & Phasing Plan

In order for the Matanuska-Susitna Borough Parks and Recreation staff and Advisory Board to conduct the financial planning required in their overall efforts to guide the development of the Alcantra Park, the following Capital Improvements Cost Estimate has been prepared.

The cost estimate is intended as a guide of approximate park development costs. The costs reflect current 2003 construction costs and include labor, materials and contractor overhead and profit. Contingency fees would allow for modest change orders and other un-foreseen overruns that may be encountered during construction. Consultant fees represent average costs for hiring design consultants (architects, engineers and landscape architects). Actual costs would vary depending on scope of intended work.

Costs such as borough administrative costs, construction supervision, contract management or other service agency costs have not been included. These costs will depend on the nature of specific phased work and the manner in which the work is administered. Cost savings associated with in house labor and or volunteer labor has also not been considered base on the uncertainty of availability of these types of labor sources.

Capital Improvement Cost Estimate

Public Facilities and Well House

• Concessions Building Improvements:	\$200,000
• Well, water and Septic System:	25,000
• Picnic Sites (grading, lawn, tables and grills) South Side:	25,000
• Well House:	12,500
Sub Total:	\$262,000

Contingency 15%	39,300
Consulting Fees 10%	26,200
Total: Public Facilities and Well House	<u>\$327,500</u>

Site and Parking Improvements

• Entrance Area Parking Improvements:	\$30,000
• Parking Lot Landscape:	15,000
• Park Entry Sign:	5,000
• Facility Roadside Sign:	12,000
• Picnic Sites (grading, lawn, tables and grills) South Side:	25,000
North Side:	30,000
• Trail Improvements:	10,000
• Trail Signage:	12,500
Sub Total:	\$139,500
Contingency 15%	20,925
Consulting Fees 10%	13,950
Total: Site and Parking Improvements	<u>\$174,375</u>

Picnic Shelters and Playgrounds

• Large Picnic Pavilion with patio & Landscape:	\$150,000
• Small north shelter:	40,000
• Small south shelter:	40,000

• Tot-Lot Playground:	35,000
• Amphitheater Seating:	30,000
• South Side Restrooms:	50,000
• Trail Connection and underpass:	200,000

Sub Total: **\$545,000**

Contingency 15% 81,750

Consulting Fees 10% 54,500

Total: Picnic Shelters and Playgrounds **\$681,250**

Maintenance Facilities

• Maintenance Facility and Yard: \$800,000

Contingency 15% 120,000

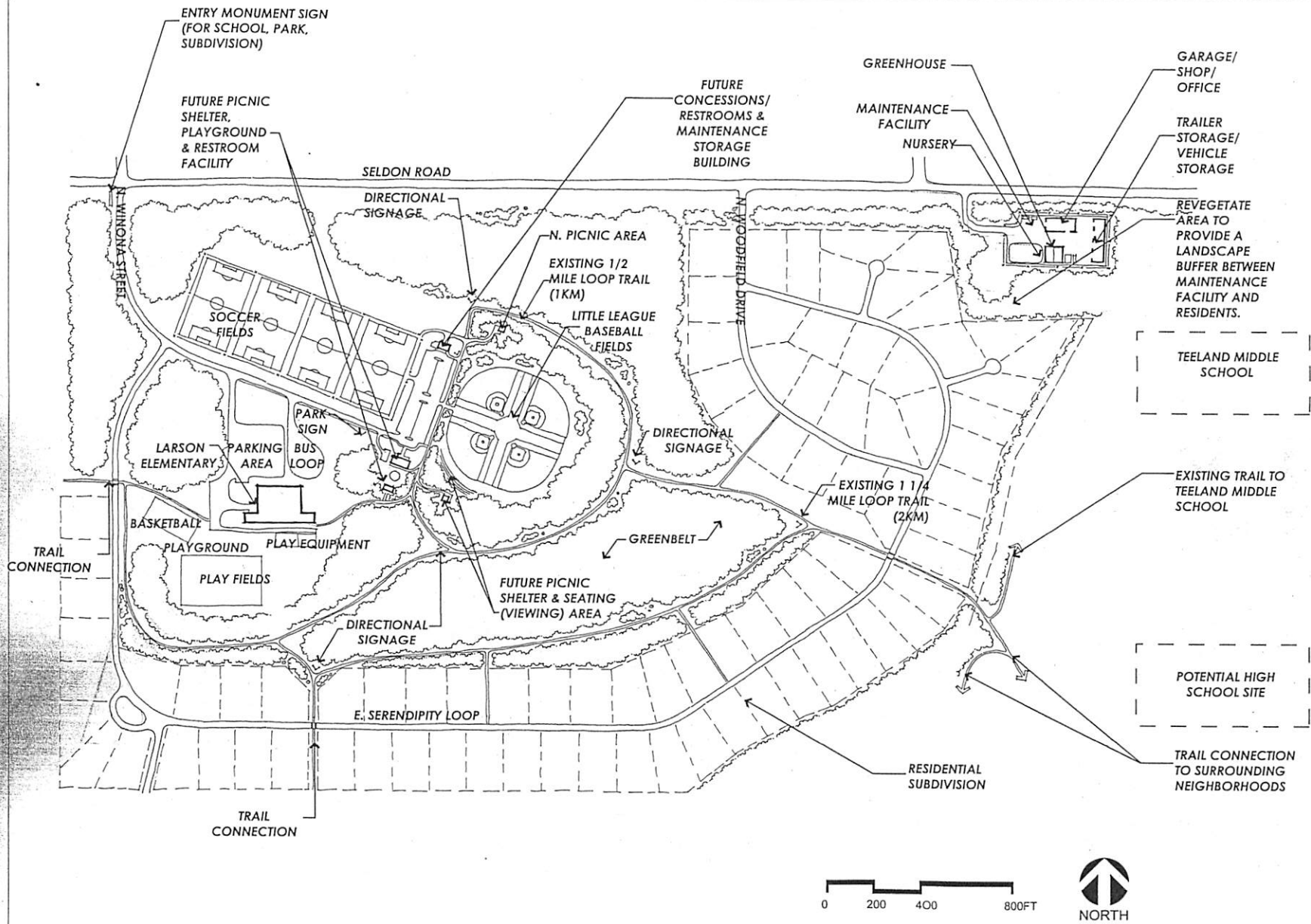
Consulting Fees 10% 80,000

Total: Maintenance Facilities **\$1,000,000**

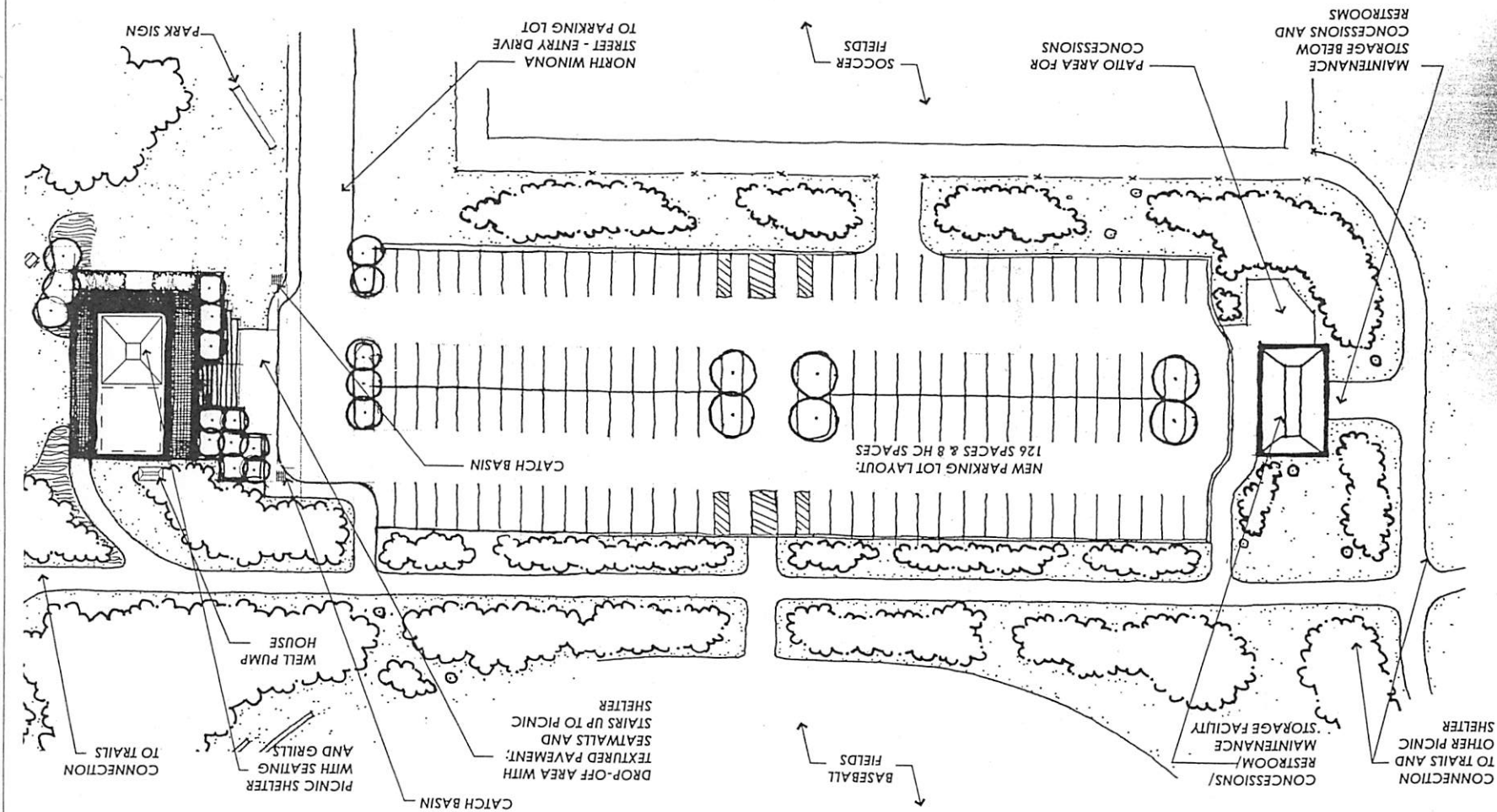
Total Capital Improvement Budget **\$2,191,250**



MASTER PLAN

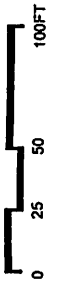
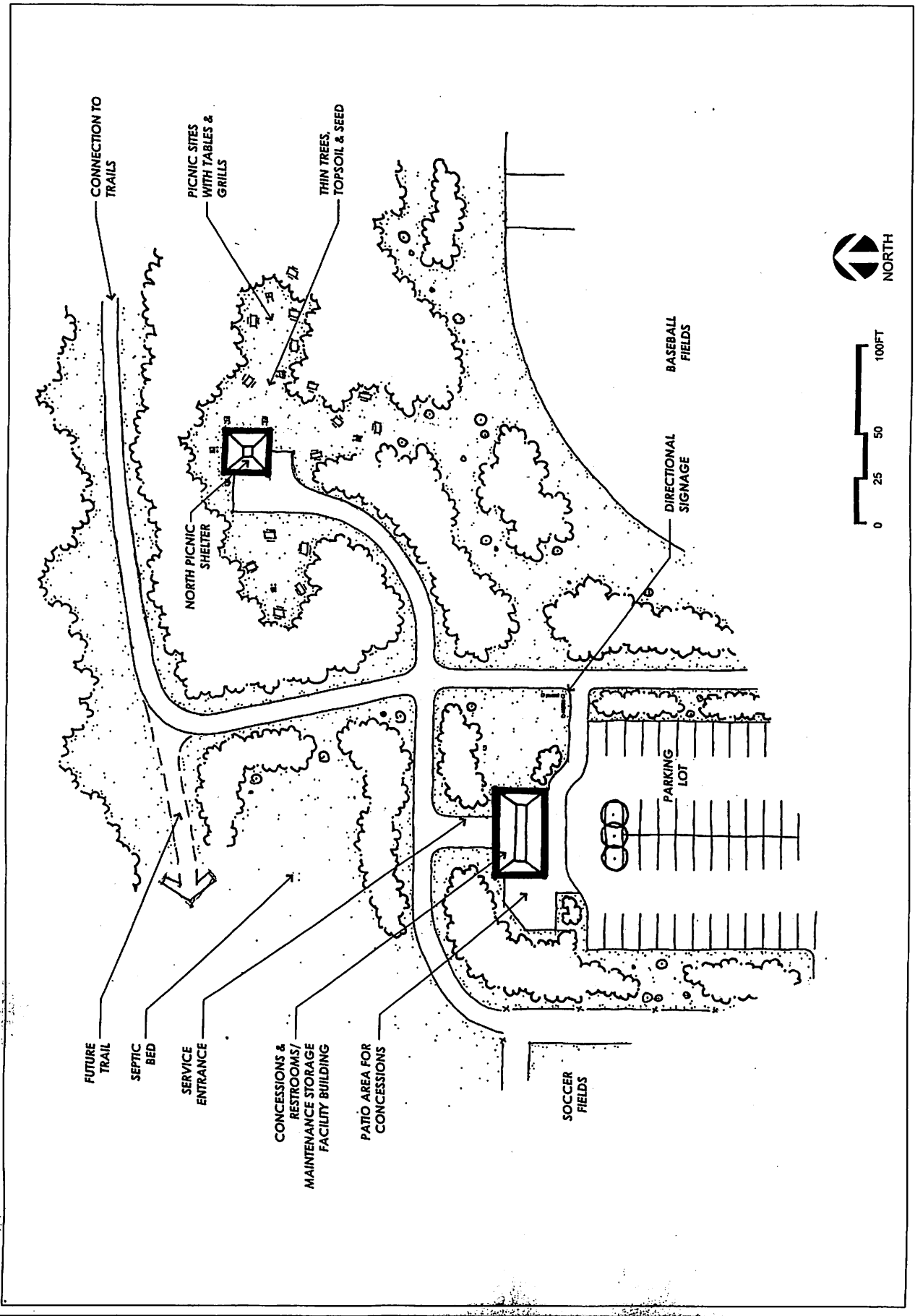


PARKING LOT LAYOUT - ALTERNATIVE A



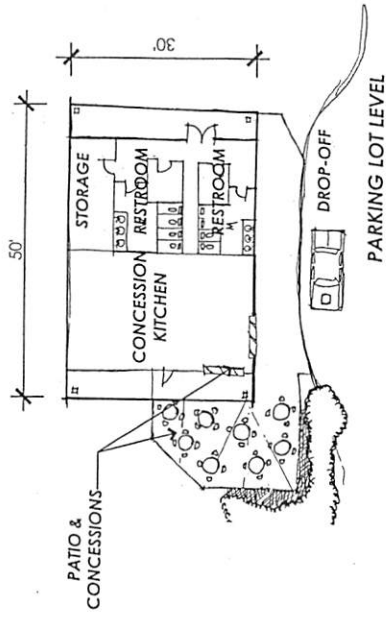


CONCESSION PLAN



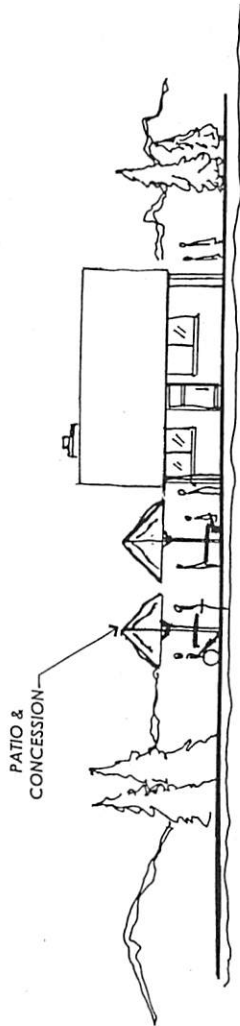


CONCESSION FACILITY: Option 1

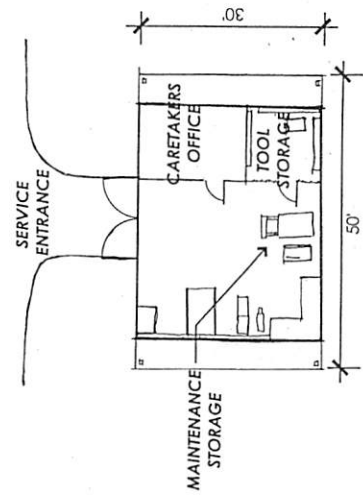


PARKING LOT LEVEL

CONCESSIONS BUILDING DIAGRAM
NTS

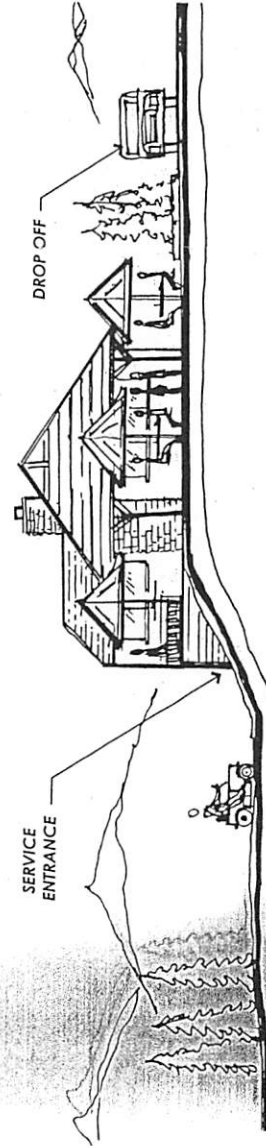


CONCESSIONS BUILDING ELEVATION : ALTERNATIVE A
NTS



LOWER LEVEL

CONCESSIONS BUILDING DIAGRAM
NTS



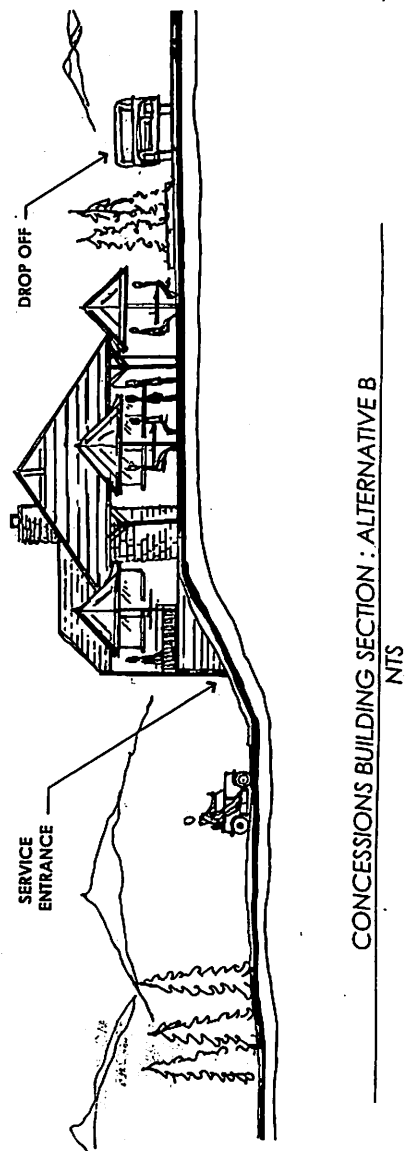
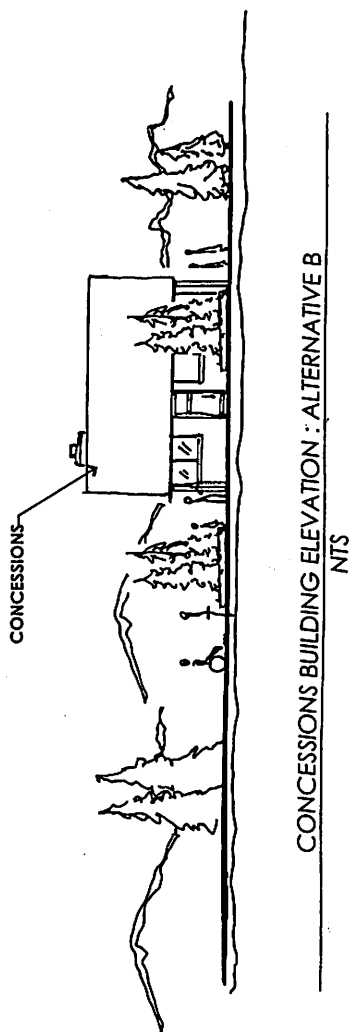
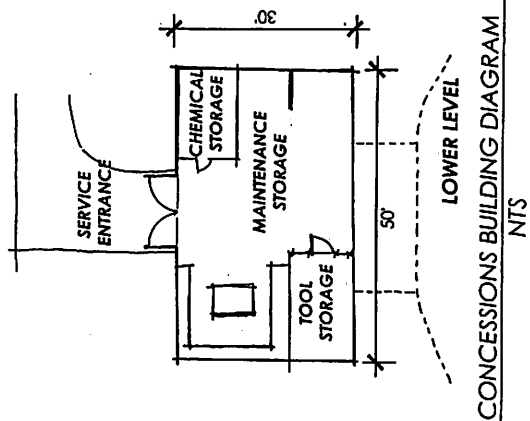
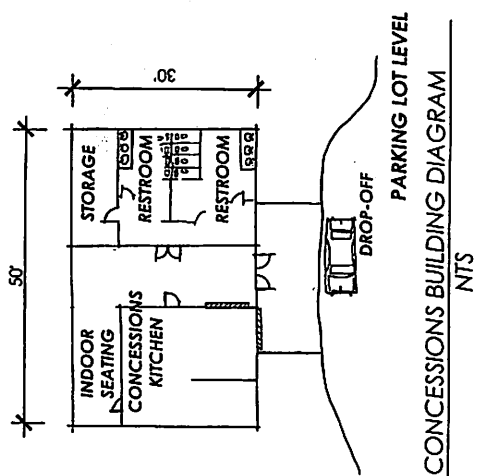
CONCESSIONS BUILDING SECTION : ALTERNATIVE A
NTS



CONCESSION FACILITY: Option 2



L5



SOUTH PAVILION PLAN

