

HB

210

STATE OF ALASKA



REPRESENTATIVE  
FRAN ULMER

P.O. Box V  
JUNEAU, ALASKA 99811  
(907) 465-4947

HOUSE OF REPRESENTATIVES

April 14, 1987

TO: Representatives Herrmann and Cotten  
Co-Chairs, House Resources Committee  
and  
Members of the Resources Committee

FROM: Representative Fran Ulmer

SUBJECT: House Bill 210

As the sponsor of House Bill 210, "An Act establishing the Point Bridget State Park; and providing for an effective date", I support this bill and hope you will pass it out of the Resources Committee with favorable recommendations.

Juneau, the Capital city, does not have a state park. Although state parks have been established throughout Alaska, the only state park in Southeast Alaska is the Chilkat State Park in Haines. For several years, there has been much discussion by Juneau residents expressing concern for dwindling state lands in the area and pointing out the need for additional recreational lands that a state park could provide.

House Bill 210 would establish the Point Bridget State Park for the primary purposes of protecting the area's recreational and scenic resources and to preserve and enhance the continued use of the area for hunting and fishing as well as recreational activities. The bill defines the geographic boundaries of the park, and it is my understanding the Department of Natural Resources will propose an amendment to this section of the bill to clarify and expand the boundaries. I support this amendment.

The bill further provides that management for the state-owned land and water would be assigned to the Department of Natural Resources for control, maintenance, and development consistent with the purposes set out in Section 1 of this bill. The Department of Fish & Game would be responsible for the management of fish and game resources in the park, consistent with the sustained-yield principle. The Boards of Fisheries and Game, and the Commissioner of Fish & Game, would be responsible for adopting regulations governing fish and game management in

the park. Furthermore, the Department of Natural Resources would be required to consult with Fish & Game before adopting regulations governing the fish and game management. The last section of the bill provides for a July 1, 1987 effective date.

Point Bridget has been selected because this land has outstanding park qualities. Also, it is the only remaining large and contiguous parcel of state land in Juneau with park potential. Point Bridget is located about 40 miles from downtown Juneau and is accessible from Glacier Highway. Maps are available in your bill packets which detail the exact location.

Recreational opportunities are abundant in this area. The area offers typical recreational opportunities such as hiking, picnicking, berry picking, flower gathering, camping, fishing and hunting. Great opportunities exist for bear viewing and bird watching.

Many groups and individuals have expressed support for this selection, including the Juneau Area State Parks Advisory Board, the Juneau Audubon Society and many noted wildlife supporters. Selected letters and comments of support are included in your bill packets. There are also several individuals here, today, who would like to provide additional testimony.

In working with the Department of Natural Resources earlier this session, it was determined there would be no development for the park at this time. Modest future development might be accomplished by volunteer interest groups.

The Resources Committee should also be aware that this parcel of state land has been included in the pool of state lands being considered to replace the University trust lands which were conveyed to the Municipality of Anchorage. Presently, the site is not designated as one of the priority parcels. I have spoken with the Commissioner of Natural Resources, Judith Brady, and Tom Hawkins, the Director of Land and Water Management as well as officials of the University. At this time, public hearings have been scheduled for the University land settlement, and it is appropriate that the Legislature consider this park bill proposal, so that this hearing can become a part of that public hearing process as well.

The University has no plans or use for this parcel of land. Juneau residents are concerned that, if this site were to be selected by the University, it would later be sold for development and public access to beaches and tidewater would be prohibited.

Similar legislation, Senate Bill 190, sponsored by Senator Jim Duncan has, also, been introduced to establish a Point Bridget State Park in Juneau.

Creation of Juneau's first state park at Point Bridget is an investment for future residents and visitors. As demands for recreational opportunities grow, the need for park areas will increase.

Thank you for your favorable consideration of House Bill 210.

# STATE OF ALASKA

## DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

STEVE COWPER, GOVERNOR

400 WILLOUGHBY AVE.  
JUNEAU, ALASKA 99801-1796  
PHONE: (907) 465-2400

April 13, 1987

The Honorable Sam Cotten, Co-Chair  
The Honorable Adelheid Herrmann, Co-Chair  
House Resources Committee  
P.O. Box V  
Juneau, AK 99801

Dear Representatives Cotten and Herrmann:

Subject: House Bill 210, which would establish the Point Bridget State Park.

Position: At this time, the Department of Natural Resources is unable to take a position on House Bill 210. A portion of the land to be included in the park is also included in the replacement pool of land proposed for settlement of pending litigation between the University of Alaska and the Municipality of Anchorage, and the University of Alaska and the State of Alaska (see attached document).

Background: The proposed litigation settlement (including the proposed pool of land) is currently being reviewed by the public. Comments will be accepted through May 13, 1987, and will be carefully considered before a final decision on the land to be included in the pool is made.

Recommendation: We suggest that the record of public testimony concerning House Bill 210 be provided to the Department for inclusion in the public comment record for the proposed settlement land pool.

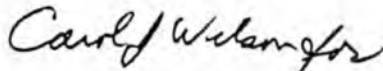
The Honorable Sam Cotten  
The Honorable Adelheid Herrmann

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April 13, 1987

We look forward to working with the bill's sponsor and the committee concerning the establishment of a State Park in Juneau.

Sincerely,



Judith M. Brady  
Commissioner

Attachment

cc: Representative Fran Ulmer  
Senator Jim Duncan  
Representative Bill Hudson  
House Committee members  
George Sullivan  
Rod Swope

QUESTION #3: Provide a list of the land to be transferred to the University of Alaska, the status of the transfer, schedule of events and a copy of the restricted title document for Chena panel.

a: List of the land to be transferred to the University:

Appendix C of the preliminary decision will be provided.

b: Status of the transfer:

The Department is at the preliminary decision stage. The list of lands is subject to a thirty-day public notice/review process.

c: Schedule of Events: The following is a tentative schedule of events.

- 4/13/87 Start of comment period.
- 4/23/87 Public hearings are held in Anchorage, Fairbanks and Juneau.
- 5/13/87 The public notice period ends. The Department completes title work and finalizes the replacement land pool.
- 5/29/87 The University completes appraisals on replacement lands. The University and Department meet to equalize values and negotiates final replacement lands.
- 6/12/87 The Department issues the final decision and best interest finding. (The final finding under AS 38.05.185(a) (Mineral closing) is expected to take place 6/2/87)
- 6/15/87 Settlement agreement tentatively approved, subject to final approval by the Board of Regents. Pool land not subject to the settlement agreement are released and considered available for other purposes.
- To be set Settlement agreement approved by Board of Regents and University dismisses the Supreme Court appeal. Department begins to convey replacement land to the University.

d. Provide a copy of the restricted title on Chena Parks Recreation area. The University, Division of Parks and Division of Land and Water Management are working on this selection to determine what specific restrictions will apply and how the panel will be appraised. As soon as Restrictions are completed a copy will be provided.

The proposed transfer is subject to public notice/review process. A final decision will be made after public comments are received.

*Tentative  
Schedule -  
R. LeFlore  
Sent copy  
this to  
Sharon  
Barton 4/10*

*4 pp. Admin.  
Dec. +  
Public  
Notice  
Attached*

STATE OF ALASKA  
DIVISION OF LAND AND WATER MANAGEMENT  
PRELIMINARY DECISION  
AOL 223456

I. Introduction

The action being considered in this preliminary decision is the designation and conveyance of certain lands and interest in land to the University of Alaska trust to replace seven parcels of University grant land (Appendix A) selected by the Municipality of Anchorage under former AS 29.18.206.

This action will settle pending litigation: University of Alaska v. Municipality of Anchorage, et al., (Alaska Supreme Court Nos. 1815 and 1825) and University of Alaska v. State of Alaska, et al., (Alaska Superior Court, case no. 3AR-86-14754 Civ.). Further, conveyance of land and interest in land to the University approximately equal in value to the lands previously conveyed to the Municipality is authorized by former AS 29.18.206 and AS 38.05.810.

II. Background

The Municipal Entitlement Act as amended, former AS 29.18.206, enabled the Municipality of Anchorage to select University land in partial fulfillment of its land entitlement. The legislature by this same act directed the Department to replace this University grant land with replacement land of approximately equal value.

The University, the Municipality, and the State have been involved in a dispute over this land since at least 1979. The seven parcels were acquired by the State under the Congressional Act of 1929 in trust for the University. In 1979, the parcels were selected by the Municipality and were approved for conveyance to the Municipality by the State in 1980 and 1986 decisions. Previous attempts to reach an agreement between the Municipality, the University and the State to resolve the dispute have failed.

In 1985, the University challenged the State's transfer of the seven parcels to the Municipality as a violation of the Congressional Act of 1929. The Superior Court found in favor of the Municipality and the State. The issue is on appeal before the Alaska Supreme Court (University v. Municipality, cited above). On November 25, 1986, the Municipality and the State reached agreement settling the Municipality's claims under former AS 29.18. The University challenged that agreement (University v. State, cited above) in an effort to preserve possible replacement lands. The University and the State then again began discussions to settle the issue of replacement land.

III. Authority for the Preliminary Decision

On December 18, 1986, the State and the University signed a Memorandum of Understanding to attempt to settle this dispute (Appendix B). This preliminary decision is consistent with the terms of that Memorandum of Understanding, with former AS 29.18.206 and with AS 38.05.810. Notice of

Preliminary Decision

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this preliminary decision and an opportunity for public comment will be given under AS 38.05.945.

IV. Proposed Action

A. Value of seven parcels in Anchorage

As provided in the Memorandum of Understanding, appraisals of the seven parcels in Anchorage have been done under appraisal instructions approved by both the State and the University (included in Appendix B). The value of the seven parcels which have been approved for conveyance to the Municipality has been established as \$24,752,000 for purposes of this settlement. The University has accepted this valuation. After full consideration of all the circumstances relevant hereto, I believe that settlement of this matter based on this valuation amount is in the best interests of the State. The appraisals of the seven parcels are available for public review.

B. Replacement land pool

As provided in the Memorandum of Understanding, the University and the State have agreed to the identification of parcels of State land shown in Appendix C for the replacement land pool. This pool includes parcels presently under sale contracts which are referred to as Subdivision Mortgage Areas. All parcels are listed in priority order for conveyance and will be subject to valid existing rights. Appendix D lists the proposed replacement land pool with intra-agency comments solicited by the Division of Land and Water Management. Appendix D includes information which will be considered as part of public and agency review pursuant to AS 38.05.945.

For the Subdivision Mortgage Areas, the State would convey to the University the land subject to the land sale contracts, and the land sale contracts would be transferred to the University effective January 1, 1988. The University would then be responsible for administering the contracts and passing title to purchasers as contracts are paid off. Through December 31, 1987 all proceeds resulting from these contracts would accrue to the State. However, for purposes of calculating the value of the contracts to be subtracted from the value of the former University lands, the remaining principal on the contracts would be calculated as of the close of business Wednesday, February 18, 1987. In the event that a contract is paid off prior to December 31, 1987, the payment will be received for the benefit of the University, and the State will retain only the principal portions of payments which would otherwise have been made in 1987. In the event that a contract is relinquished or terminated prior to December 31, 1987, the State will convey to the University the land which had been subject to the contract.

## Preliminary Decision

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Parcel priority 20, Cape Yakataga is limited to timber rights only. Parcels classified as agriculture would be conveyed subject to the provisions of AS 38.05.321.

At a special meeting of the University of Alaska Board of Regents on February 21, 1987, the Board accepted the replacement land pool identified in Appendix C for purposes of this settlement.

I have reached the preliminary decision that the replacement pool is acceptable for purposes of settling the pending litigation.

### C. Replacement Process

The parcels in the replacement land pool are listed in priority of conveyance. These lands will be appraised pursuant to appraisal instructions agreed to by the University and the State (Appendix E). To replace the Anchorage parcels, lands of approximate equal value to the above value of the seven Anchorage parcels will be conveyed to the University. If additional land is necessary to accomplish this, the University will nominate additional, mutually acceptable lands and the Department will issue another preliminary decision for these lands.

### D. Mineral Order

Only the surface estate of the parcels identified in Appendix C will be conveyed to the University. The intent of the University land trust is to provide a long term stable source of revenue for benefit of the University. This includes significant surface uses which would be incompatible with mining. Therefore, under the authority of AS 38.05.185(a), I propose to close those lands to be conveyed to the University which are not already closed to locatable mineral entry.

### V. Best Interest Determination

I have considered the requirements of former AS 29.18.206, AS 38.05.810, and AS 38.05.035(e), the state's general trust responsibilities to the University, the Memorandum of Understanding dated December 18, 1986 and the advantages of settling pending litigation. Based on the knowledge and information we have at this time, it is my decision that the proposed action described herein is in the State's best interest.

### VI. Public Comment

As required by the Alaska Constitution and AS 38.05.945, no action under AS 38.05.035(e) can be final until after the public has had an opportunity to review and comment. Comments will be accepted from the public if received

Preliminary Decision  
Page 4

in writing by the Division of Land and Water Management at P.O. Box 107005,  
3601 "C" Street, Anchorage, Alaska 99510-7005 before the close of business,  
(4:30 pm) May 13, 1987.

Dated: 5/10/87

State of Alaska  
Department of Natural Resources

By: Judith M. Brady

Judith M. Brady  
Commissioner

DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LAND AND WATER MANAGEMENT  
3601 "C" Street, P.O. Box 7005  
Anchorage, Alaska 99510-7005

PUBLIC NOTICE UNDER AS 38.05.945

PROPOSED CONVEYANCE, REDESIGNATION, AND CLOSURE  
TO LOCATABLE MINERAL ENTRY FOR  
UNIVERSITY GRANT LANDS

Subject to the provisions of AS 38.05.945, notice is hereby given that the Department of Natural Resources (Department) proposes to redesignate (under former AS 29.18.206), convey (under AS 38.05.810(a)) certain interests in state land to the University of Alaska (University), and close the lands to locatable mineral entry under the authority of AS 38.05.185(a). The mineral estate will be retained by the state pursuant to AS 38.05.125. A preliminary decision has been made under AS 38.05.035(e) that such actions are in the best interest of the state. That decision may be modified as a result of public and agency review solicited by this notice.

The purpose of the state land conveyance is to replace University Grant land that was transferred to the Municipality of Anchorage (Municipality) while University land was managed by the Department. The value of the land transferred to the Municipality has been established at approximately \$25,000,000. The state proposes to replace University Grant land by conveying enough land to the University to equalize that amount. Parcels of state land will be selected from a statewide pool in the order which has been prioritized by the University until the approximate value is equalized.

Land Descriptions and Information

The areas and approximate acreages shown below are to be redesignated, conveyed, and closed to mineral entry as necessary under this notice. Each description is followed by a listing of the priority rankings which reflect the order in which lands will be conveyed to the University to equalize the value of their former lands.

More detailed information on the state land pool affected by the above actions is available for review at the following information offices of the Division of Land and Water Management: Southcentral Region, 3601 "C" Street, Suite 1080, Anchorage, Alaska (phone: 762-2202); Northern Region, 4420 Airport Way, Fairbanks, Alaska (phone: 479-2243); or Southeast Region, 400 Willoughby, Juneau, Alaska (phone: 465-3400). Additionally, a copy of this notice and a land description summary are posted at the following U.S. Post Offices: Angoon, Auke Bay, Cape Yakataga, Central, Chatanika, Clam Gulch, Cold Bay, Craig, Delta Junction, Denali National Park, Gustavus, Homer, Hydaburg, Kasilof, Ketchikan, Pelican, Petersburg, Sitka, Talkeetna, Valdez, Ward Cove, Whittier, and McCarthy.

## SOUTHCENTRAL REGION

- Anchorage Area -- approximately 1 acre in 3 parcels (priority areas 14, 21, 32)
- Cold Bay/King Cove Area -- approximately 15 acres in 1 parcel (priority area 114)
- Cook Inlet (Kodiak Island, Falgin Island) -- approximately 1,980 acres in 3 parcels (priority areas 39, 51, 81)
- CORDOVA AREA -- approximately 310 acres in 4 parcels (priority areas 34, 70, 103, 104, 122)
- ECMER AREA -- approximately 1,300 acres in 5 parcels (priority areas 9, 89, 102, 126, 145)
- ILIAMA LAKE AREA -- approximately 1,330 acres in 1 parcel (priority area 100)
- Kasilof -- approximately 544 acres in 5 parcels (priority area 127)
- Kenai Area -- approximately 94 acres in 3 parcels (priority areas 86, 87, 109)
- McCarthy Area -- approximately 1,350 acres in 7 parcels (priority areas 56, 139)
- McKinley Village -- approximately 390 acres in 1 parcel (priority area 97)
- Port Moller Area -- approximately 13.4 acres in 3 parcels (priority area 129)
- Prince William Sound -- approximately 608 acres in 2 parcels (priority areas 59, 69)
- Seward Area (Nuka Island) -- approximately 2,220 acres in 2 parcels (priority areas 17, 82)
- Talkeetna Area -- approximately 94 acres in 2 parcels (priority area 46)
- Valdez Area -- approximately 1,890 acres in 6 parcels (priority areas 10, 13, 71, 88, 94, 107)
- Wasilla Area -- approximately 2 acres in 1 parcel (priority area 72)
- Yakutatga Area -- approximately 2,170 acres in 1 parcel (priority area 20)

## SOUTHEAST REGION

- Admiralty Island (Angoon) -- approximately 3.72 acres in 1 parcel (priority area 41)
- Craig Area -- approximately 3,240 acres in 2 parcels (priority areas 16, 50)
- Juneau Area -- approximately 1,470 acres in 7 parcels (priority areas 18, 35, 36, 37, 90, 123, 143)
- Ketchikan Area -- approximately 3,860 acres in 7 parcels (priority areas 25, 78, 80, 85, 125, 141, 142)
- Pelican Area -- approximately 830 acres in 1 parcel (priority area 106)
- Petersburg Area -- approximately 4,670 acres in 6 parcels (priority areas 55, 57, 61, 98, 121, 124)
- Sitka Area -- approximately 543 acres in 3 parcels (priority areas 23, 30, 45,)
- Thomas Bay Area -- approximately 1,170 acres in 1 parcel (priority area 33)
- Wrangell Area -- approximately 4.76 acres in 1 parcel (priority area 48)

## NORTHERN REGION

- Elg Delta Area -- approximately 5 acres in 1 parcel (priority area 119)
- Central Area -- approximately 1.25 acres in 1 parcel (priority area 91)
- Fairbanks Area -- approximately 717 acres in 5 parcels (priority areas 15, 95, 96)

### Mineral Closing Order

Some land in the proposed conveyance pool is already closed to mineral entry having been previously reviewed under the public and agency review processes. The closed land consists of subdivision lots within subdivisions located statewide (priority areas 1, 3, 12, 19, 27, 28, 31, 38, 40, 47, 60, 62, 64, 66, 68, 76, 77, 83, 105, 110, 112, 116, 117, 118, 126, 128, 138, 144).

The Department of Natural Resources has prepared a draft finding under the authority of AS 38.05.185(a) that use of the lands for the benefit of the University includes significant surface uses which are incompatible with mining. Therefore, all lands identified for redesignation and conveyance to the University will be closed to locatable mineral entry, subject to public comment as required by AS 38.05.945. A final finding under AS 38.05.185(a) is expected to take effect June 12, 1987. Additional notice identifying lands subject to this mineral closing will be given as a part of the final finding under AS 38.05.185(a).

### Public Hearings

Public hearings on the proposed conveyance, redesignation, and mineral closing actions are scheduled for April 23, 1987 (Thursday):

Anchorage - 7:00 p.m. at the Pioneer Schoolhouse, 3rd & Eagle

Fairbanks - 7:00 p.m. at the University of Alaska Campus, Rm. 466  
Duckaring Bldg.

Juneau - 7:00 p.m. at the Tlingit-Haida Community Center, 3235 Hospital  
Drive

Any comments, objections, expressions of interest pertaining to the proposed action, or assertions of a claim to the property involved must be received in writing by the Division of Land and Water Management at P.O. Box 107005, Anchorage, Alaska 99510-7005 on or before 4:30 p.m. on May 13, 1987. This deadline is required to supplement the administrative hearing record and to receive public comment solicited by this notice.

The Division of Land and Water Management reserves the right to waive technical defects in this publication.

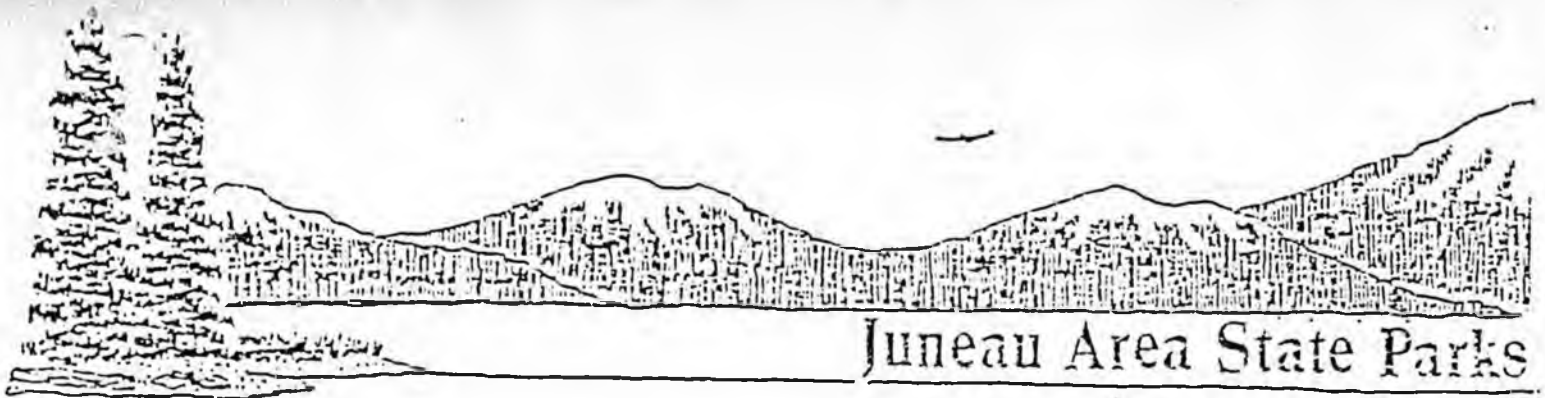
Tom Hawkins, Director  
Division of Land and Water Management

Publish \_\_\_\_\_

*See attached  
for pages + publication dates*

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Publication dates: April 13, 1967 <sup>Monday</sup> (~~Friday~~) - <sup>AD-10 Lang/SP</sup> Anchorage Times <sup>AD-10 Lang/SP</sup> 080  
Fairbanks Daily News Miner 082  
Juneau Empire 084  
Ketchikan Daily News 083  
Peninsula Clarion (Kenai) 086  
Daily Sitka Sentinel 081  
Island News (Thorne Bay) 085  
April 15, 1967 (Wed.) - Frontiersman (Palmer/Wasilla) 087  
~~† Petersburg Pilot 088~~  
Valdez Vanguard 089  
Copper Valley Views (Copper Ctr) 090  
The Delta Paper (Delta Jct) 091  
April 16, 1967 (Thurs) - Cordova Times 092  
Wrangell Sentinel 093  
Seward Phoenix Log 094  
Homer News 095  
Petersburg Pilot 088



## Juneau Area State Parks

### Advisory Board

400 Willoughby Avenue

Juneau, Alaska 99801

Point Bridget State Park Proposal

#### A Summary

##### NEED FOR PT. BRIDGET STATE PARK:

- Pt. Bridget has outstanding park qualities.
- Pt. Bridget is the only remaining large and contiguous parcel of state land in Juneau with park potential.
- There is only one state park in Southeast, located in Haines.
- State park facilities should be available in the capital city.

##### RECREATIONAL OPPORTUNITIES AT PT. BRIDGET:

- Birds arrive in great concentrations because of the marine, intertidal, and meadow habitat.
- Bear viewing opportunities are the highest of any area in Juneau.
- Fishing for salmon and Dolly Varden is available in Cowee Creek.
- Hiking, picnicking, berry picking, camping, hunting, photography, etc. is available in the summer.
- Cross country skiing at sea level is available in the winter long after snow has left other low levels.

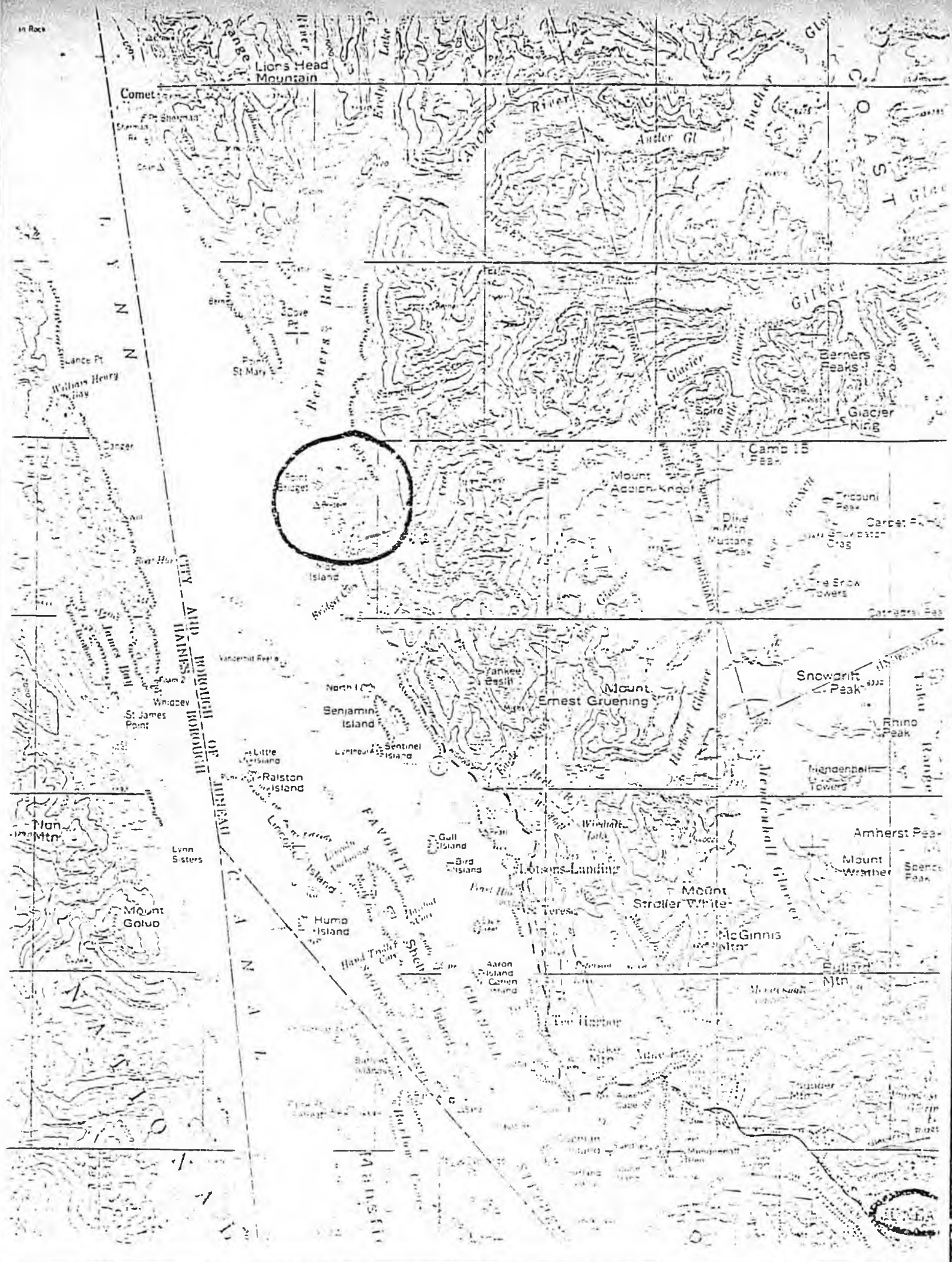
##### PT. BRIDGET DETAILS

- Highway access about 40 miles from downtown near the end of the Glacier Highway.
- 2,758 acres in park proposal.
- Lands include intertidal meadows, 800 foot tree covered hills, a small freshwater lake, Cowee Creek, viewpoint bluffs along Lynn Canal, shoreline along Berners Bay.

##### COSTS FOR PROPOSED PARK

- No fiscal notes are attached to the legislative bills.
- Modest future development might be accomplished by volunteer interest groups.

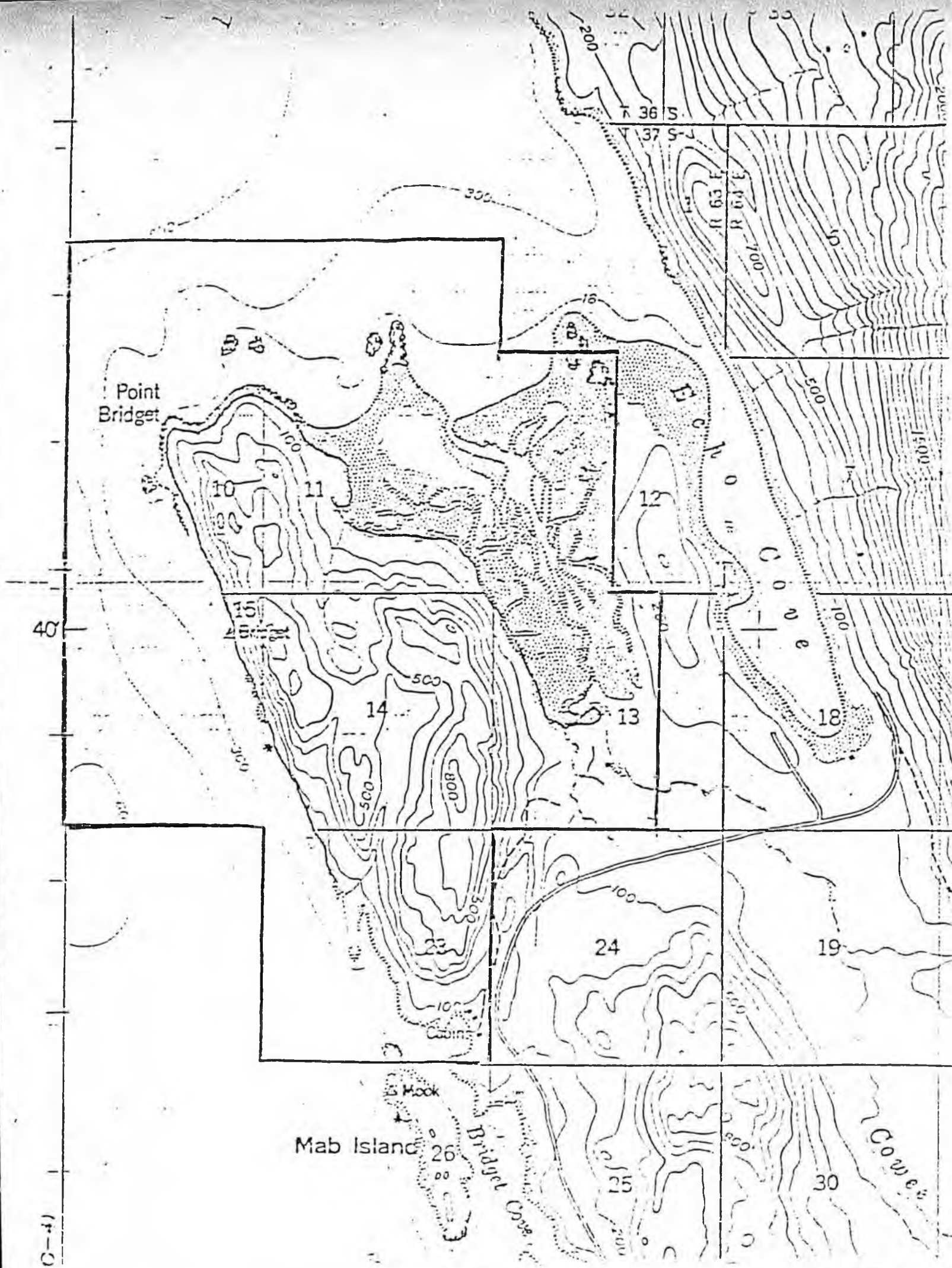
In Rock



CITY AND MOUNTAINS OF ANTARCTICA

FAVORITE





Point  
Bridget

Mab Island

Cowe

40

C-4

BERNERS BAY

POINT BRIDGET

ECHO COVE

COWEE CREEK

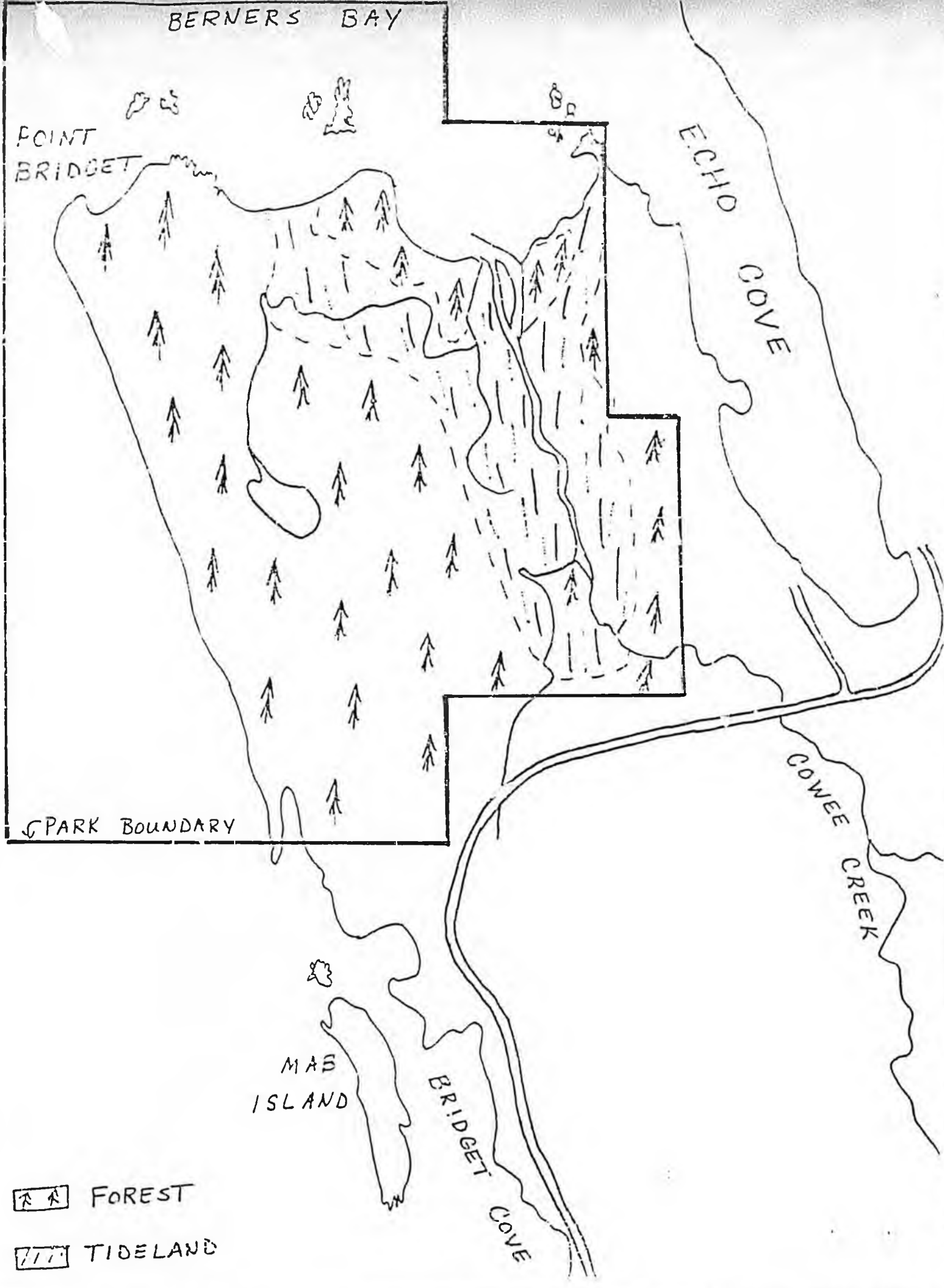
PARK BOUNDARY

MAS ISLAND

BRIDGET COVE

▲ ▲ FOREST

▨▨▨ TIDELAND



BERNERS BAY

LEWIS CREEK

POINT BRIDGET

ECHO COVE

PARK BOUNDARY

STATE LAND

U.S.S. 2925

U.S.S. 1153

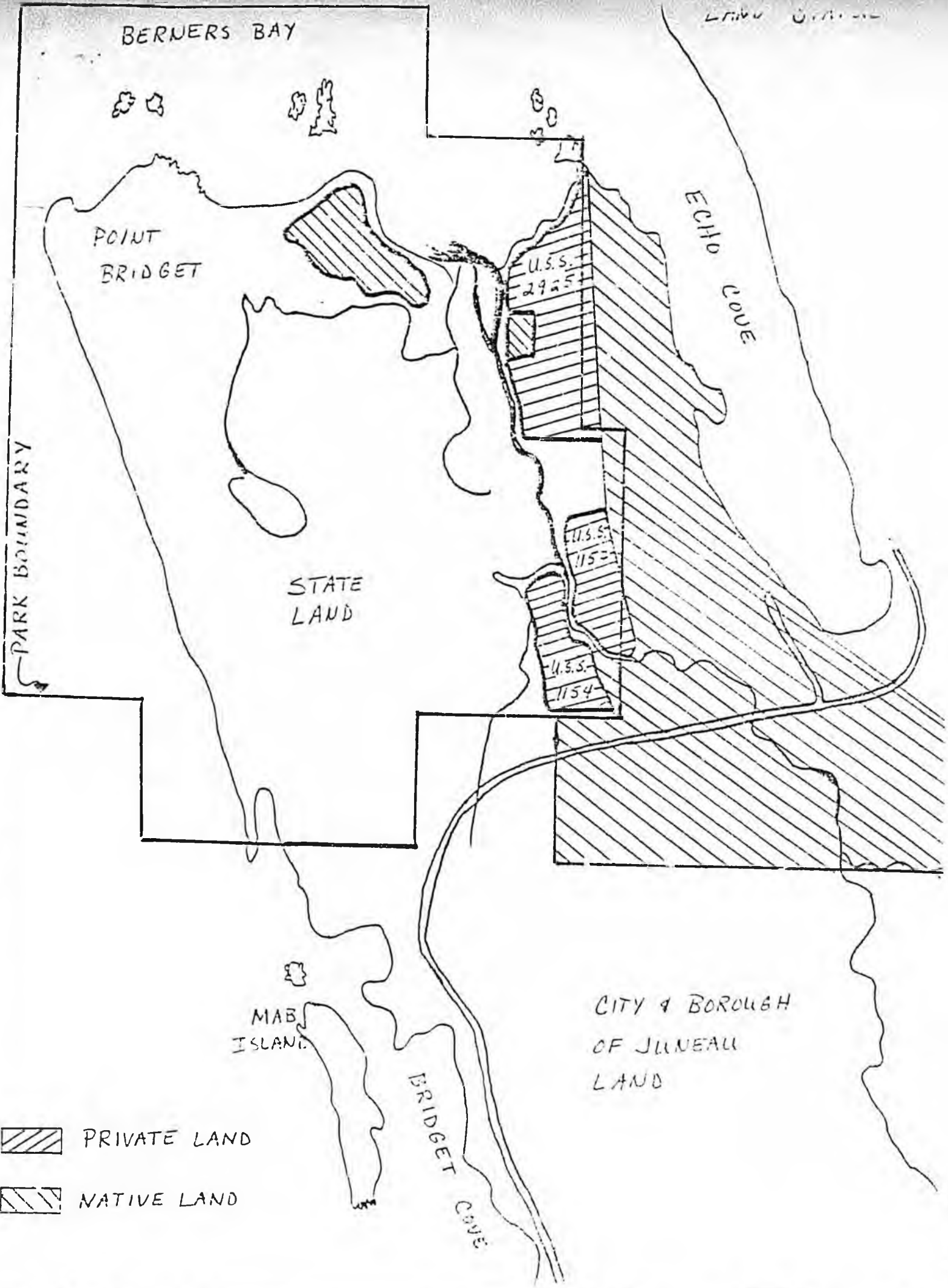
U.S.S. 1154

MAB ISLAND

CITY & BOROUGH OF JUNEAU LAND

BRIDGET COVE

-  PRIVATE LAND
-  NATIVE LAND



## POINT BRIDGET STATE PARK

### A PROPOSAL

#### A STATE PARK FOR JUNEAU:

Although state parks have been established throughout Alaska, none exist in the capital city. In fact the only state park in Southeast Alaska is the Chilkat State Park in Haines. The Alaska State Park system contains 3,116,956 acres of land. The Southeast Region manages 84,704 acres of park lands 606 of which are in the Juneau District.

In recent years city and borough and Native land selections have taken land that might have been considered for possible state park designation. Although there are several areas throughout Juneau with high park potential, declining state revenues make purchase of these lands an impractical consideration.

The only remaining large and contiguous parcel of state land in Juneau with park potential is located at Pt. Bridget. Although managed by the Division of Land and Water Management, the land has no status that protects it from possible future development that would negate its park potential.

The recreational potential of the Pt. Bridget land has long been recognized. In 1970 the Chief of Habitat Development, Department of Fish and Game wrote to the Division of Lands regarding the state land selection in the Berners Bay-Echo Cove area. Joe Blum wrote, "The Department of Fish and Game wishes to go on record as requesting that a "green belt" concept be developed for Cowee Creek... We would also like to see a recreation area developed around Point Bridget. The location would offer excellent beach fishing plus an unsurpassed scenic viewpoint."

In addition, two bills have been introduced in the Alaska House and Senate to establish the park, the area has been identified by the Juneau Area State Parks Advisory Board as a prime park site since 1984, and local residents support the proposal.

Creation of Juneau's first state park at Pt. Bridget is an investment for future residents and visitors. As demands for recreational opportunities grow the need for park areas will increase.

## CHARACTERISTICS OF PT. BRIDGET

The proposed Pt. Bridget State Park containing approximately 2,758 acres, is about 40 miles from downtown Juneau and accessible by road.

### --Surrounding Land:

The proposed park lands are bordered on the north by Berners Bay a popular water, hunting, and fishing recreation area, which has been proposed for logging; on the east by Native land selections, which could be developed, and the Echo Cove water access point to Berners Bay; on the west by Lynn Canal; and on the south by City and Borough of Juneau land designated as open space.

There are some private inholdings in the proposed area the largest of which is a church-owned Echo Bay Bible Camp. None of the land in this proposal is included in the proposed timber sale at Berners Bay.

### --Habitat Features:

The Pt. Bridget area encompasses a variety of habitat features. One of the most important is an uplifted tideland that is rarely submerged. Cowee Creek meanders through the tideland meadow and supports a variety of wildlife. It is one of the only three Department of Fish and Game identified waterfowl and shore bird areas on the Juneau road system. Bears are seen along the creek. Beavers have built a network of dams and resulting ponds. Dolly Varden and several species of salmon are found in Cowee Creek. The meadows also offer a colorful assortment of wildflowers during the blooming season including shooting stars, lupine, columbine, and wild iris.

### --Terrain Features:

The Lynn Canal shoreline, on the east, is rugged with rocky cliffs that provide sweeping panoramas of the Chikot Mountains, Berners Bay and the coastal mountains to the east.

The Berners Bay shoreline, on the north, provides normal beach walking conditions to the actual Pt. Bridget. Near the end of the meadow an unusually large berm separates the intertidal area from the beach.

There are also large sections of wooded acreage in the proposed park.

There are several hills, the highest point is 800 feet, and a small lake at about 300 feet.

Currently trail access exists along Cowee Creek. Other, trails also exist including an older tram trail.

#### RECREATIONAL OPPORTUNITIES AT PT. BRIDGET:

Opportunities abound in this area for outdoor enthusiasts of all ages. This is one of the few areas in Juneau that incorporates so many varied uses and opportunities.

--Bear Viewing: This is generally recognized as the best opportunity for bear sighting in the Juneau area.

--Bird Watching: The combination of marine, intertidal and meadow areas has created one of Southeast's best areas for birds.

--Fishing: Dolly Varden, silver and chum salmon are available in Cowee Creek.

--Summer Use: The area offers typical recreational opportunities such as hiking, picnicking, berry picking, a profusion of flowers, photography, camping, and hunting.

--Winter Use: Because of the generally cooler temperatures in this area snow for cross country skiing remains at sea level long after it has gone from lower elevations in Juneau.

--Educational Opportunities: The availability of different ecosystems within one area provides an excellent forum for study and observation and could be used by such organizations as the school district sea week, parks and recreation hikes and outdoor programs, high school and university classes.

#### A BIRD VIEWING AREA OF UNUSUAL DIMENSIONS:

The Pt. Bridget area is only 1 of 3 areas of waterfowl and shore bird concentration on the Juneau road system according to the Department of Fish and Game.

The "Alaska Habitat Management Guide-Southeast Region" produced by the department's division of Habitat in 1986 identified shorebirds that might be seen: "The shorebird population consists primarily of semipalmated and black-bellied plovers, greater and lesser yellowlegs, spotted, least, western, pectoral, and rock sandpipers, dunlin, short-billed dowitcher, common snipe, black turnstone, red-necked phalarope, and sandhill crane."

The book also identified waterfowl that might be seen:

"The duck population consists primarily of mallard, northern pintail, green-winged and blue-winged teals, northern shoveler, American widgeon, greater and lesser scaups, common and Barrow's goldeneyes, bufflehead, oldsquaw, harlequin, black, white-winged scoters, and common, red-breasted, and hooded mergansers. Geese include the Vancouver and dusky Canada, greater white-fronted, and snow goose. Swans include trumpeter and tundra swan."

There is at least one identified eagle nesting site near the point.

#### NEED FOR A STATE PARK IN JUNEAU

--Juneau has no State Park:

The lack of state parks in the Juneau Borough was recognized in a 1977 city and borough "Comprehensive Park and Recreation System Plan."

They determined that throughout all of Southeast there were about 82 acres of park land/1000 people and none in the Juneau Borough. This compared with 1,077 acres of state parks/1,000 population in Southcentral Alaska, 296 acres of state parks/1,000 in Interior, and 3,900 acres/1,000 statewide.

The report's recommendation said, "It is evident by comparing the per capita park acreage in other portions of the state to the City and Borough of Juneau that there is a substantial lack of park land in Juneau. On this basis it appears that the State of Alaska should fulfill its responsibility by acquiring and developing regional parks within the area of Juneau that can be reached by normal means of transportation within two to three hours." Pt. Bridget is less than an hour by car from downtown Juneau.

"State parks should be geographically balanced on a regional basis to provide high quality natural areas for use by nearby residents as well as by visitors." according to the "Alaska State Park System: Statewide Framework" published in 1982.

The most recent plan which studied recreation resources and users in Alaska is Outdoor Recreation: Alaska, December 1986, by the Division of Parks and Outdoor Recreation. Statistics presented in this plan show that Southeast Alaska has the highest participation in 10 of 23 categories of activities even though there is only 7% of the states recreation facilities and trails located here. Fishing, hunting, camping, and hiking are all identified among most popular activities for Southeast residents.

--Juneau's Interest in Parks is High:

The 1975 Juneau Comprehensive Parks and Recreation System Plan reported, "Use of regional parks, for example, was found to be from 100 percent to 350 percent of what would be expected in the 'average' community."

There is good reason to believe that this enthusiasm for outdoor recreation has not diminished in recent years. In 1982 the Juneau Area Recreation Plan identified numerous outdoor recreation sites and facilities that were in high demand by Juneau residents.

Among the priority recommendations by the plan were coastal parks and recreation beaches along the Glacier Highway, including areas accessible by road in the Point Bridget area. Development of trail access to the lake at Point Bridget area and stocking the lake with trout were both identified as important future recreation considerations.

More recent public responses to the city's budget survey further add to the documentation of public demand for quality outdoor recreation sites and facilities in the Juneau area.

#### --Juneau Residents Are Active Outdoor Recreationists

In the Alaska Public Survey, conducted in 1979, 84% of the survey respondents reported that outdoor recreation opportunities were a principle reason for living in the area. In that survey, beachcombing, hiking, and walking were the most popular activities identified with 75% of all residents participating. Fishing was mentioned most frequently of all responses as the activity that Juneau residents wanted to do more often.

The results of the survey were summarized in the 1982 Juneau Area Recreation Plan by the Alaska Division of Parks: "The predominant features of these popular recreation activities are the dependence on relatively undisturbed natural areas, abundant fish and wildlife, marine access, and the opportunity for an uncrowded, or dispersed, recreation experience."

PUBLIC SUPPORT FOR THE PT. BRIDGET STATE PARK:

Bob Armstrong, author of "Guide to the Birds of Alaska";

"The habitat combination of marine, intertidal and large expanse of transition meadows between the intertidal and forest has created one of the best areas for birds in all of Southeastern Alaska...

"...the Kowee Creek meadows are the only extensive nesting habitat for these birds (waterfowl and shorebirds) that remains along the Juneau road system...

"In summer the wildflowers are gorgeous within these meadows. And, best of all, the area is relatively easy to hike about. Fishing in the river is good for Dolly Varden and coho salmon...

"I strongly support your proposal to establish the Point Bridget State Park. I feel protection of this unique area from other potential types of development is of the most immediate importance."

Judy Hall Alaback, Conservation Chair, Juneau Audubon Society

"The Juneau Audubon Society supports your proposal for the establishment of Point Bridget State Park...

"This and surrounding areas are already heavily used for recreation by Juneau residents and visitors."

Richard Gordon:

"I strongly support this well-timed proposal...

"Other Juneau road-system river mouth meadows are either developed (Switzer Creek), or largely in private hands (Peterson Creek on Douglas Island, Amalga Harbor area meadows)...

"Extremely suitable due to extensive unforested lands and beaches..."

Joe Blum, Chief, Habitat Development, Department of Fish and Game, 1970:

"The Department of Fish and Game wishes to go on record as requesting that a 'green belt' concept be developed for Cowee Creek."

"We would like to see a recreation area developed around Point Bridget."

James King:

"Alaska is the envy of communities around the world because of our opportunity to dedicate such wonderful wild areas to public use. Lets not let them down."

DIV. OF LANDS

JUN 4 1970

RECEIVED  
Juneau, Alaska

# STATE OF ALASKA

## DEPARTMENT OF FISH & GAME

OFFICE OF THE COMMISSIONER

KEITH H. MILLER, GOVERNOR

SUPPORT BUILDING  
JUNEAU 99801

June 2, 1970

Mr. Mike Leach  
Division of Lands  
Department of Natural Resources  
Goldstein Building  
Juneau, Alaska 99801

Dear Mike:

This letter is in regards to the State selection of lands in the Berners Bay-Echo Cove area. The Department of Fish and Game wishes to go on record as requesting that a "green belt" concept be developed for Ccwee Creek. This system supports an annual run of silver and chum salmon plus Dolly Varden. The creek has a great recreation potential which the "green belt" will help to protect. We will be happy to assist you in establishing the criteria for this concept.

We would also like to see a recreation area developed around Point Bridget. The location would offer excellent beach fishing plus an unsurpassed scenic viewpoint.

Your consideration in this matter will be greatly appreciated.

Sincerely yours,

*Joe Blum*  
Joe Blum *in lieu*  
Chief, Habitat Development

- cc: B. Hilliker
- R. Andrews
- C. Rosier
- D. Strode

DIVISION OF LANDS SOUTHEASTERN DISTRICT OFFICE JUNEAU, ALASKA	
DATE	
BY	
DIST. OFFICE	
FIELD OFFICE	
DATE	
BY	
DIST. OFFICE	
FIELD OFFICE	

Senator Jim Duncan  
Alaska State Senate  
Pouch V  
Juneau, AK 99811

4/6/87

Dear Senator Duncan,

This is to congratulate you for your vision in proposing the Point Bridget State Park (Senate Bill NO. 190) and urge its passage.

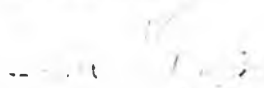
The Point Bridget Park would complement the adjacent Borough park that extends from Sunshine Cove to Bridget Cove and the two could be jointly managed as a "World Class" park. It may be difficult for some Alaskans, surrounded as we are by wilderness, to visualize this area as a World Class park but consider there are few if any easily accessible Alaska State Parks or US National Parks that include so much and so varied a wild coast.

This historic place was named by Capt. George Vancouver in 1798, perhaps for his mother, Bridget Benners. Juneau people use the area for recreation and as our population increases so does that use.

Major expenditures for park development would not be needed or desirable now. The area has a potential for hiking and skiing trails, campsites and perhaps overnight cabins that could be developed slowly by the volunteer organizations that do that sort of thing.

In an increasingly recreation oriented society the Point Bridget State Park will well serve the residents of Juneau, visitors from other parts of Alaska and tourists. Alaska is the envy of communities around the world because of our opportunity to dedicate such wonderful wild areas to public use. Lets not let them down.

Sincerely,

  
James G. King  
Alaska Resident For 38 years

1700 Branta Road  
Juneau, Alaska 99801  
April 8, 1987

Senator Jim Duncan  
Pouch U  
Juneau, Alaska 99811

Dear Senator Duncan:

I favor the Point Bridget area as a State Park and urge passage of your Senate Bill 180.

The Point Bridget State land is immediately north of beach front land owned by the City and Borough of Juneau. An upland beach trail on the Borough property could be extended to Point Bridget making an exciting addition to the already existing and planned system of upland beach trails in the City and Borough.

A trail on this proposed park would give foot access to a beautiful, wild stretch of coastline where the view west across Lynn Canal to the Chilkat Mountains, north toward Haines, across Berner's Bay and the mountains to the east provides a panoramic view that is spectacular. The meadows at the mouth of Cowee Creek with their flowers, fish in the stream and some of the best bird watching in the Borough are also a valuable part of this property.

Yours truly,

*Mary Lou King*  
Mary Lou King

March 21, 1987

Senator Jim Duncan  
P.O. Box V  
Juneau, Alaska 99811

Dear Senator Duncan:

I was delighted to hear of your proposal to create the Point Bridget State Park. This area has long been a favorite of mine for hiking, X-country Skiing, bird watching and fishing.

The habitat combination of marine, intertidal and large expanse of transition meadows between the intertidal and forest has created one of the best areas for birds in all of Southeastern Alaska. These transition meadows are particularly productive because of the beaver dams and sloughs, scattered spruce, dead snags and adjacent red alder and cottonwood trees. In and around these meadows I usually see more and a greater variety of birds than other areas in Juneau. In particular it is attractive to hawks, owls and falcons; woodpeckers; snipe and warblers. I see more of these types of birds than elsewhere.

Transition meadows between intertidal and forest are the areas where waterfowl and shorebirds nest. Most of this type of habitat has been destroyed by development at the Mendenhall Wetlands. This means that the Kowee Creek meadows are the only extensive nesting habitat for these birds that remains along the Juneau road system.

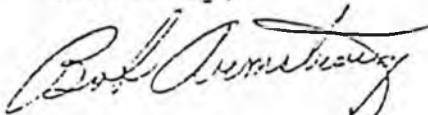
This area contains the most extensive and beautiful meadows I have seen in Southeast Alaska. In the last week I have gone x-country skiing in the area on two different occasions. The meadows offer miles of marvelous skiing. In one spot we estimated 2 miles of meadows between the forest and saltwater in one straight line! I like the area because, in normal winters of rain and warm weather, you can always ski on these meadows whereas other lowland areas of Juneau are bare of snow.

In summer the wildflowers are gorgeous within these meadows. And, best of all, the area is relatively easy to hike about. Fishing in the river is good for Dolly Varden and coho salmon.

I am concerned about development of the area. In particular road, campground, picnic areas etc. I believe the unique values of the area are its birds and wildlife. Development of this sort would, I feel, diminish these values considerably. Why not develop the area for hiking and x-country skiing? Right now its only about a one-half mile walk to the meadows from the existing road.

I strongly support your proposal to establish the Point  
Bridget State Park. I feel protection of this unique area  
from other potential types of development is of the most  
immediate importance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob Armstrong".

Bob Armstrong  
5870 Thane Road  
Juneau, Alaska 99801

cc State Parks Advisory Board



# JUNEAU AUDUBON SOCIETY

---

P.O. Box 1725 • Juneau, Alaska 99802

March 23, 1987

Senator Jim Duncan  
P.O. Box V  
Juneau, AK 99311

Dear Senator Duncan,

The Juneau Audubon Society supports your proposal for the establishment of Point Bridget State Park (S.E. 193). The diversity of lands to be included, ranging from beach to coastal wetlands to riparian habitats and old growth forests makes the area well suited for wildlife habitat and human recreation.

This and surrounding areas are already heavily used for recreation by Juneau residents and visitors. The Juneau Parks and Recreation hiking group leads hikes there and a well marked trail in the proposed park exists along Cowee Creek.

We agree that with its high proportion of residents that enjoy outdoor recreation, Juneau should have an easily accessible state park. We question the logic of allowing hunting in the Park. For safety reasons hunting may not be compatible with other forms of outdoor recreation, especially since the proposed park is less than 3000 acres in size.

Sincerely,

*Judy Hall Alaback*  
Judy Hall Alaback  
Conservation Chair

cc:  
State Parks Advisory Board



Judith Entwife  
Alaska Minerals & Energy Resource Education Fund  
5925 Woods Street  
Juneau, Alaska 99801

March 26, 1987

Senator Jim Duncan  
P.O. Box V  
Juneau, Alaska 99811

COPY

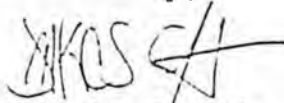
Dear Mr. Duncan,

In thirteen years as a classroom teacher I have been on the lookout for field trip sites to get my students first-hand experiences. Those sites need to meet the educational needs of the class and, of course, to be accessible. I was delighted to hear of your bill to establish a state park on Point Bridget, as it promises to be just such a site.

Point Bridget with its many diverse habitats--the beach, the wetland meadow, the salmon creek, small lake, even an eagle tree--in a compact area makes an excellent site for outdoor education. That same diversity makes it a fascinating outing for local families and visitors, a place to beachwalk or fish, to view eagles, black bear, waterfowl and wildflowers or pick berries. The eventual construction of road and picnic area would make it more accessible to local student groups, families, and tourists. In the meantime, it will remain available to the hikers, hunters, and fishers who use it now. We'll know that we won't lose our spot at the end of the road to private development.

Thank you for the insight to recognize the value of a Point Bridget State Park and your efforts to make it happen.

Sincerely,

  
Judith Entwife

Box 1512  
Juneau, Alaska 99802  
March 25, 1987

Honorable Jim Duncan  
Alaska State Legislature  
Box 7  
Juneau, Alaska 99811

Dear Mr. Duncan,

I was extremely pleased to read in the Empire of your proposal for Juneau's first state park, at Bridget Point. I strongly support this well-timed proposal for the following reasons:

1. Extremely suitable due to extensive unforested lands and beaches.
2. Other Juneau road-system rivermouth meadows either developed (Switzer Creek), or largely in private hands (Peterson Creek on Douglas Island, Amalga Harbor area meadows).
3. Excellent wildlife. Upper meadows outstanding black bear habitat. Waterbirds on creek-mouth flats, waterfowl on sloughs midway up creek, Humpback Whales (I've seen) very close inshore.
4. Meadows outstanding for shooting stars and other wildflowers.
5. Gateway to boating on Berners Bay.

Some existing resources (marked on attached map):

1. Forested island with short but large-diameter trees, forest impressive because of open understory.
2. Unusual high berm at upper edge of beach.
3. Pond which old-timer tells me he bushwacks into, perhaps to fish.
4. Lovely open stream bottom, scattered cedars (rare near Juneau road system) on hillside.
5. Unmarked but good trail along east side of Cowee Creek, joining old road across meadow.
6. Unmarked but good (though very muddy) trail beginning in muskeg above west side of Cowee Creek, dead-ending partway across meadow. Both trails needed since creek too deep to cross comfortably.
7. Old tramway route, easy to follow though brushy. But ends are hard to find. I located south part by bushwacking behind cabins at northeast corner of Bridget Cove; did not find other end while walking (marshy) west edge of Cowee Meadow.
8. Old trail from north end of Bridget Cove, west to point just north of Mab Island, extremely rugged, brushy, and hard to follow; then north to northmost cove (within proposed park), lovely and easy to follow.

By coordinating with the Borough on the south, gaining rights of way and brushing old trails, and building new segments and restoring bridge across Cowee Creek, the State could readily create a splendid trail system. I recommend that developed sites be placed on the uplands or east of Cowee Creek, since the meadows west of the creek can be quite wet.

Sincerely yours,

*Richard J. Gordon*

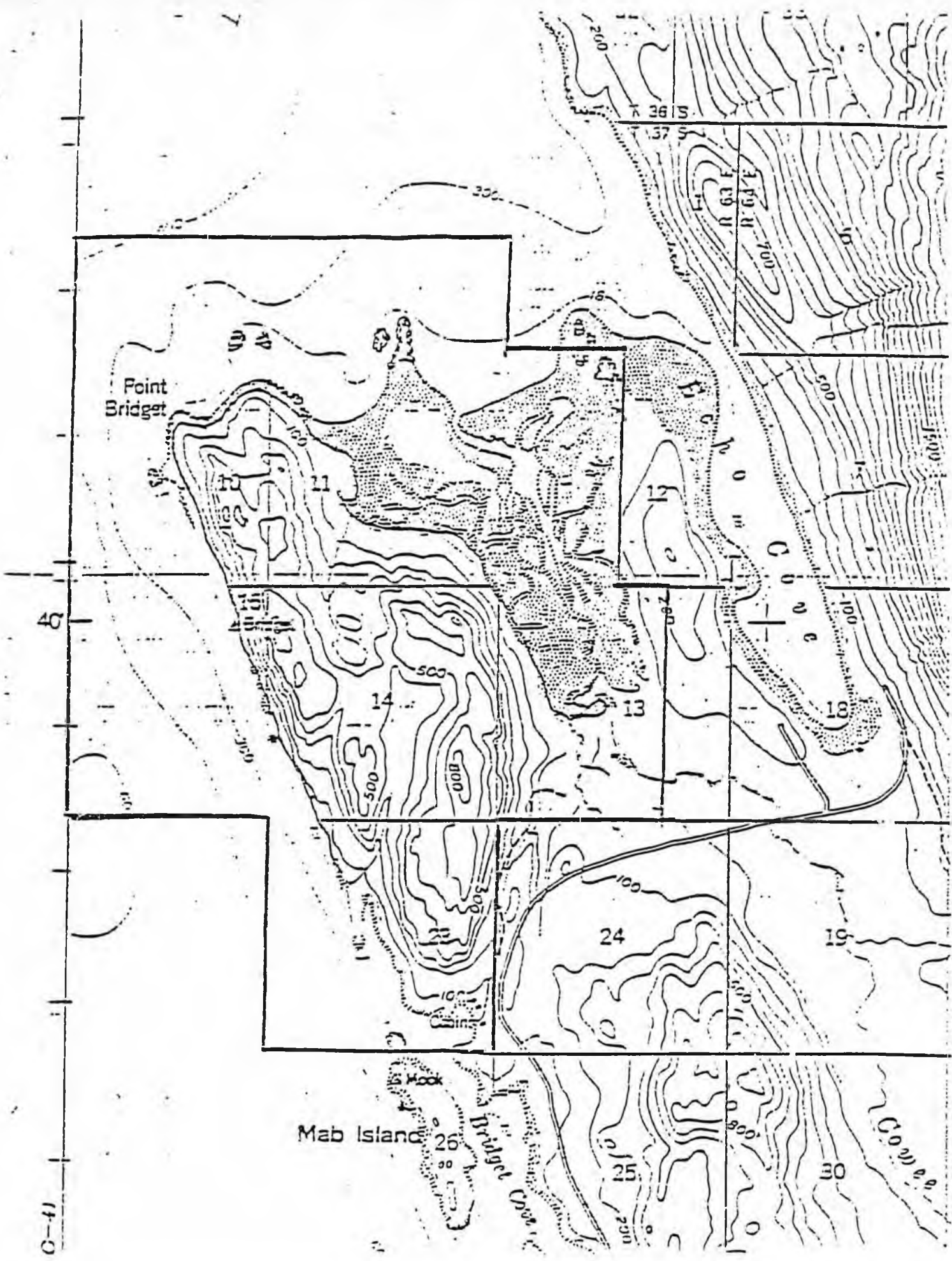
Richard J. Gordon

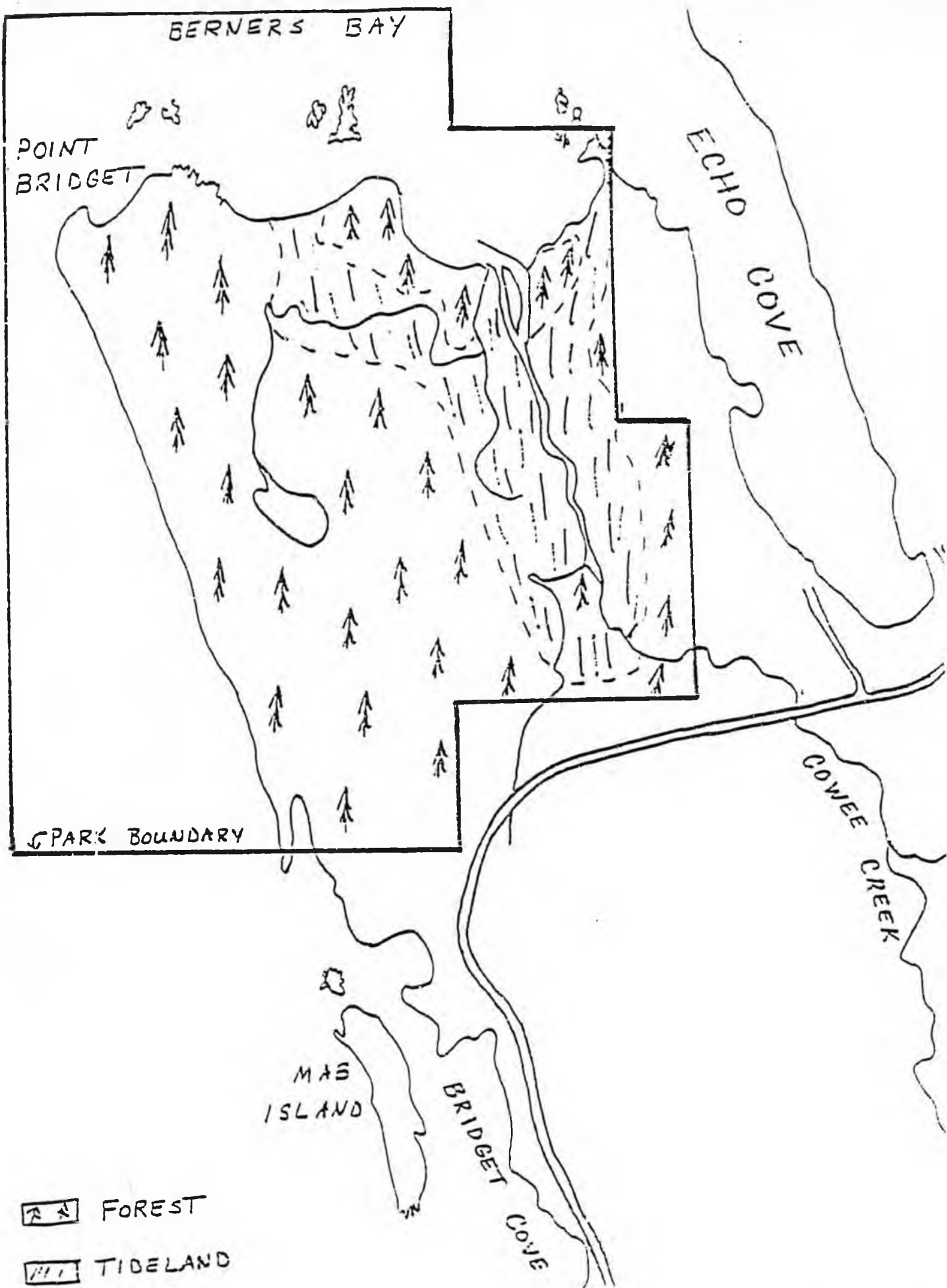
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
cc: State Parks Advisory Board



- STATE LAND
- CBJ LAND
- PRIVATE LAND.
- NATIVE LAND

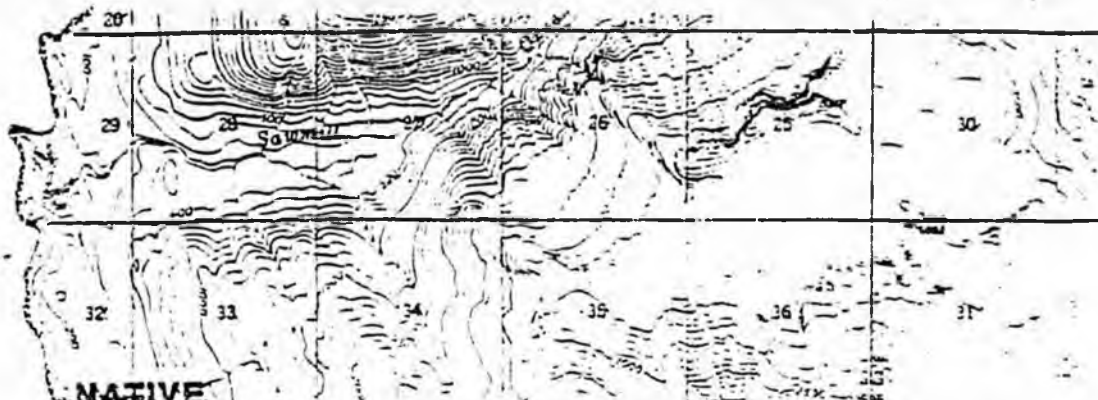




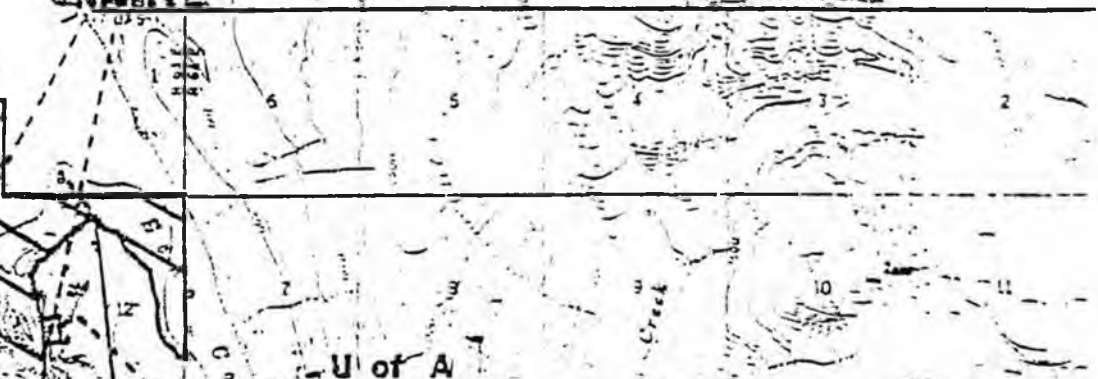
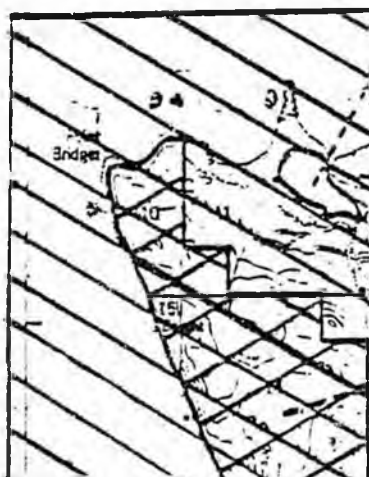
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-  TIDELAND



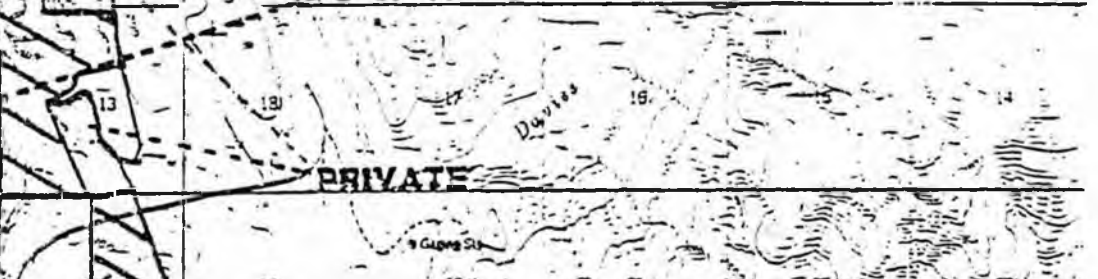
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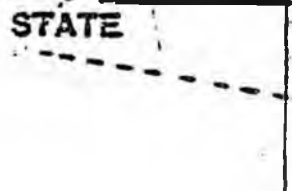
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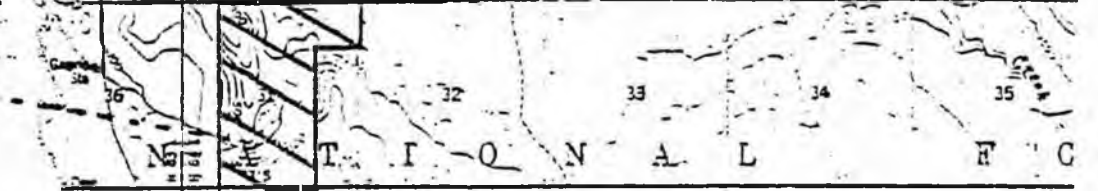
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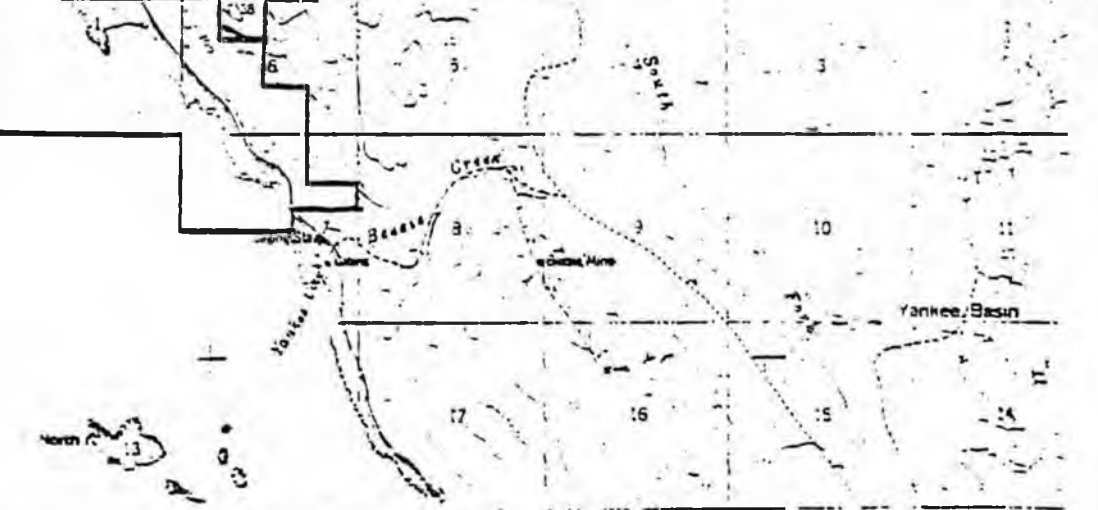
CITY



STATE



T. I. O. N. A. L



Yankee Basin

Presented by: The Manager  
Introduced: 04/20/87  
Drafted by: B.J.B.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1234

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU IN SUPPORT OF THE ESTABLISHMENT OF THE PROPOSED POINT BRIDGET STATE PARK.

WHEREAS, the citizens in the Juneau area have demonstrated a high level of interest in participating in outdoor recreational activities, and

WHEREAS, Senate Bill No. 190 and House Bill No. 210, both of which relate to establishing the Point Bridget State Park on state-owned lands on Point Bridget, have been introduced in the state legislature, and

WHEREAS, Point Bridget has excellent recreational value for hiking, cross-country skiing, fishing, photography, nature study, wildlife viewing, and other outdoor activities, and

WHEREAS, the establishment of the proposed state park will serve to protect and preserve the recreational and scenic resources and to preserve and enhance the continued use of the area for hunting, fishing, and other recreational activities, and

WHEREAS, the establishment of the proposed state park is consistent with the land use envisioned for the area in the federal, state, and city-borough report entitled "Juneau Area Recreation Plan," June 1982, and

WHEREAS, the proposed state park abuts certain city and borough land that is within the Juneau open space and park system established pursuant to Ordinance 85-76am, and

WHEREAS, there is currently no state park in the Juneau area that is accessible by road, and

WHEREAS, the establishment of the proposed state park will complement and enhance the use of the abutting city and borough lands and the use of the proposed Echo Cove boat launch area;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

1. That the Assembly supports Senate Bill No. 190 and House Bill No. 210, both of which propose the establishment of the Point Bridget State Park to be located on approximately 2,758 acres of state-owned land on Point Bridget.

2. That the Assembly urges that Senate Bill No. 190 and House Bill No. 210 be amended to specifically provide for the reasonable right of developed access to existing private in-holdings within the proposed state park, and encourages the development of improved public access to the proposed state park.

3. Effective Date. This resolution shall be effective immediately upon adoption.

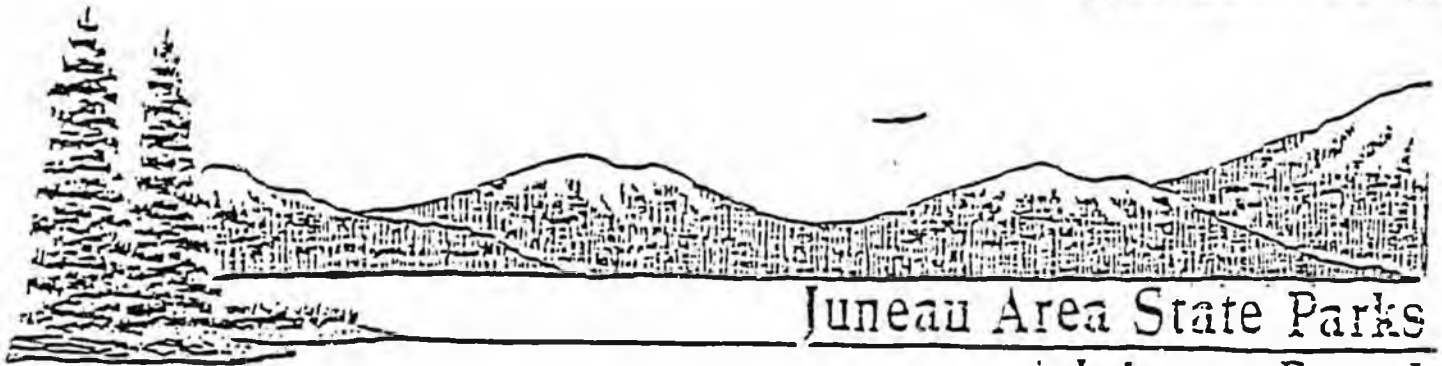
Adopted this 20th day of April, 1987.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Clerk

RECEIVED APR 13 1987



## Juneau Area State Parks Advisory Board

400 Willoughby Avenue

Juneau, Alaska 99801

Point Bridget State Park Proposal

### A Summary

#### NEED FOR PT. BRIDGET STATE PARK:

- Pt. Bridget has outstanding park qualities.
- Pt. Bridget is the only remaining large and contiguous parcel of state land in Juneau with park potential.
- There is only one state park in Southeast, located in Haines.
- State park facilities should be available in the capital city.

#### RECREATIONAL OPPORTUNITIES AT PT. BRIDGET:

- Birds arrive in great concentrations because of the marine, intertidal, and meadow habitat.
- Bear viewing opportunities are the highest of any area in Juneau.
- Fishing for salmon and Dolly Varden is available in Cowee Creek.
- Hiking, picnicking, berry picking, camping, hunting, photography, etc. is available in the summer.
- Cross country skiing at sea level is available in the winter long after snow has left other low levels.

#### PT. BRIDGET DETAILS

- Highway access about 40 miles from downtown near the end of the Glacier Highway.
- 2,758 acres in park proposal.
- Lands include intertidal meadows, 800 foot tree covered hills, a small freshwater lake, Cowee Creek, viewpoint bluffs along Lynn Canal, shoreline along Berners Bay.

#### COSTS FOR PROPOSED PARK

- No fiscal notes are attached to the legislative bills.
- Modest future development might be accomplished by volunteer interest groups.

## POINT BRIDGET STATE PARK

### A PROPOSAL

#### A STATE PARK FOR JUNEAU:

Although state parks have been established throughout Alaska, none exist in the capital city. In fact the only state park in Southeast Alaska is the Chilkat State Park in Haines. The Alaska State Park system contains 3,116,956 acres of land. The Southeast Region manages 84,704 acres of park lands 606 of which are in the Juneau District.

In recent years city and borough and Native land selections have taken land that might have been considered for possible state park designation. Although there are several areas throughout Juneau with high park potential, declining state revenues make purchase of these lands an impractical consideration.

The only remaining large and contiguous parcel of state land in Juneau with park potential is located at Pt. Bridget. Although managed by the Division of Land and Water Management, the land has no status that protects it from possible future development that would negate its park potential.

The recreational potential of the Pt. Bridget land has long been recognized. In 1970 the Chief of Habitat Development, Department of Fish and Game wrote to the Division of Lands regarding the state land selection in the Berners Bay-Echo Cove area. Joe Blum wrote, "The Department of Fish and Game wishes to go on record as requesting that a "green belt" concept be developed for Cowee Creek... We would also like to see a recreation area developed around Point Bridget. The location would offer excellent beach fishing plus an unsurpassed scenic viewpoint."

In addition, two bills have been introduced in the Alaska House and Senate to establish the park, the area has been identified by the Juneau Area State Parks Advisory Board as a prime park site since 1984, and local residents support the proposal.

Creation of Juneau's first state park at Pt. Bridget is an investment for future residents and visitors. As demands for recreational opportunities grow the need for park areas will increase.

## CHARACTERISTICS OF PT. BRIDGET

The proposed Pt. Bridget State Park containing approximately 2,758 acres, is about 40 miles from downtown Juneau and accessible by road.

### --Surrounding Land:

The proposed park lands are bordered on the north by Berners Bay a popular water, hunting, and fishing recreation area, which has been proposed for logging; on the east by Native land selections, which could be developed, and the Echo Cove water access point to Berners Bay; on the west by Lynn Canal; and on the south by City and Borough of Juneau land designated as open space.

There are some private inholdings in the proposed area the largest of which is a church-owned Echo Bay Bible Camp. None of the land in this proposal is included in the proposed timber sale at Berners Bay.

### --Habitat Features:

The Pt. Bridget area encompasses a variety of habitat features. One of the most important is an uplifted tideland that is rarely submerged. Cowee Creek meanders through the tideland meadow and supports a variety of wildlife. It is one of the only three Department of Fish and Game identified waterfowl and shore bird areas on the Juneau road system. Bears are seen along the creek. Beavers have built a network of dams and resulting ponds. Dolly Varden and several species of salmon are found in Cowee Creek. The meadows also offer a colorful assortment of wildflowers during the blooming season including shooting stars, lupine, columbine, and wild iris.

### --Terrain Features:

The Lynn Canal shoreline, on the east, is rugged with rocky cliffs that provide sweeping panoramas of the Chikot Mountains, Berners Bay and the coastal mountains to the east.

The Berners Bay shoreline, on the north, provides normal beach walking conditions to the actual Pt. Bridget. Near the end of the meadow an unusually large berm separates the intertidal area from the beach.

There are also large sections of wooded acreage in the proposed park.

There are several hills, the highest point is 800 feet, and a small lake at about 300 feet.

Currently trail access exists along Cowee Creek. Other, trails also exist including an older tram trail.

#### RECREATIONAL OPPORTUNITIES AT FT. BRIDGET:

Opportunities abound in this area for outdoor enthusiasts of all ages. This is one of the few areas in Juneau that incorporates so many varied uses and opportunities.

--Bear Viewing: This is generally recognized as the best opportunity for bear sighting in the Juneau area.

--Bird Watching: The combination of marine, intertidal and meadow areas has created one of Southeast's best areas for birds.

--Fishing: Dolly Varden, silver and chum salmon are available in Cowee Creek.

--Summer Use: The area offers typical recreational opportunities such as hiking, picnicking, berry picking, a profusion of flowers, photography, camping, and hunting.

--Winter Use: Because of the generally cooler temperatures in this area snow for cross country skiing remains at sea level long after it has gone from lower elevations in Juneau.

--Educational Opportunities: The availability of different ecosystems within one area provides an excellent forum for study and observation and could be used by such organizations as the school district sea week, parks and recreation hikes and outdoor programs, high school and university classes.

#### A BIRD VIEWING AREA OF UNUSUAL DIMENSIONS:

The Ft. Bridget area is only 1 of 3 areas of waterfowl and shore bird concentration on the Juneau road system according to the Department of Fish and Game.

The "Alaska Habitat Management Guide-Southeast Region" produced by the department's division of Habitat in 1986 identified shorebirds that might be seen: "The shorebird population consists primarily of semipalmated and black-bellied plovers, greater and lesser yellowlegs, spotted, least, western, pectoral, and rock sandpipers, dunlin, short-billed dowitcher, common snipe, black turnstone, red-necked phalarope, and sandhill crane."

The book also identified waterfowl that might be seen: "The duck population consists primarily of mallard, northern pintail, green-winged and blue-winged teals, northern shoveler, American widgeon, greater and lesser scaups, common and Barrow's goldeneyes, bufflehead, oldsquaw, harlequin, black, white-winged scoters, and common, red-breasted, and hooded mergansers. Geese include the Vancouver and dusky Canada, greater white-fronted, and snow goose. Swans include trumpeter and tundra swan."

There is at least one identified eagle nesting site near the point.

#### NEED FOR A STATE PARK IN JUNEAU

--Juneau has no State Park:

The lack of state parks in the Juneau Borough was recognized in a 1977 city and borough "Comprehensive Park and Recreation System Plan."

They determined that throughout all of Southeast there were about 32 acres of park land/1000 people and none in the Juneau Borough. This compared with 1,077 acres of state parks/1,000 population in Southcentral Alaska, 396 acres of state parks/1,000 in Interior, and 3,900 acres/1,000 statewide.

The report's recommendation said, "It is evident by comparing the per capita park acreage in other portions of the state to the City and Borough of Juneau that there is a substantial lack of park land in Juneau. On this basis it appears that the State of Alaska should fulfill its responsibility by acquiring and developing regional parks within the area of Juneau that can be reached by normal means of transportation within two to three hours." Pt. Bridget is less than an hour by car from downtown Juneau.

"State parks should be geographically balanced on a regional basis to provide high quality natural areas for use by nearby residents as well as by visitors." according to the "Alaska State Park System: Statewide Framework" published in 1982.

The most recent plan which studied recreation resources and users in Alaska is Outdoor Recreation: Alaska, December 1986, by the Division of Parks and Outdoor Recreation. Statistics presented in this plan show that Southeast Alaska has the highest participation in 10 of 23 categories of activities even though there is only 7% of the states recreation facilities and trails located here. Fishing, hunting, camping, and hiking are all identified among most popular activities for Southeast residents.

--Juneau's Interest in Parks is High:

The 1975 Juneau Comprehensive Parks and Recreation System Plan reported, "Use of regional parks, for example, was found to be from 100 percent to 350 percent of what would be expected in the 'average' community."

There is good reason to believe that this enthusiasm for outdoor recreation has not diminished in recent years. In 1982 the Juneau Area Recreation Plan identified numerous outdoor recreation sites and facilities that were in high demand by Juneau residents.

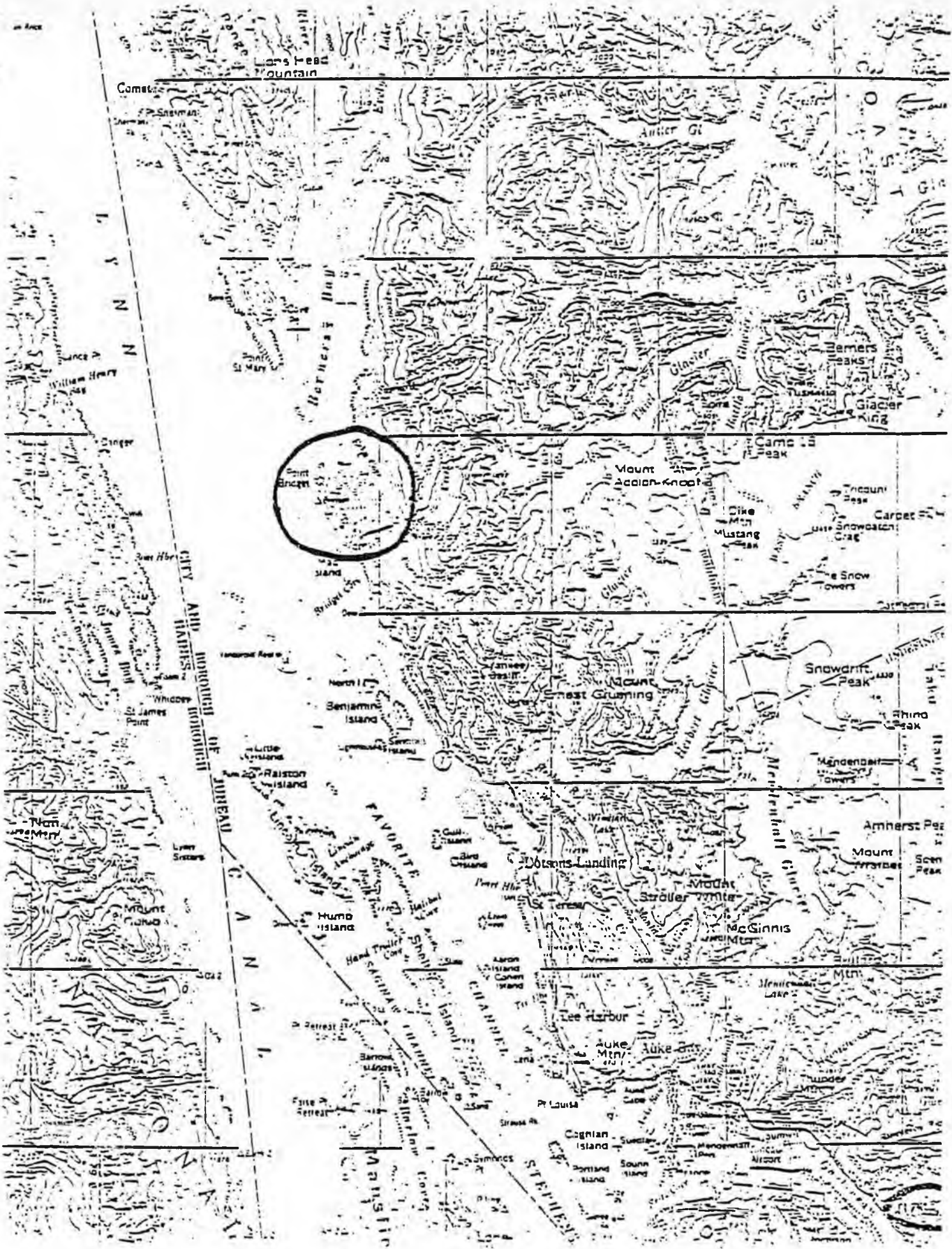
Among the priority recommendations by the plan were coastal parks and recreation beaches along the Glacier Highway, including areas accessible by road in the Point Bridget area. Development of trail access to the lake at Point Bridget area and stocking the lake with trout were both identified as important future recreation considerations.

More recent public responses to the city's budget survey further add to the documentation of public demand for quality outdoor recreation sites and facilities in the Juneau area.

#### --Juneau Residents Are Active Outdoor Recreationists

In the Alaska Public Survey, conducted in 1979, 84% of the survey respondents reported that outdoor recreation opportunities were a principle reason for living in the area. In that survey, beachcombing, hiking, and walking were the most popular activities identified with 75% of all residents participating. Fishing was mentioned most frequently of all responses as the activity that Juneau residents wanted to do more often.

The results of the survey were summarized in the 1982 Juneau Area Recreation Plan by the Alaska Division of Parks: "The predominant features of these popular recreation activities are the dependence on relatively undisturbed natural areas, abundant fish and wildlife, marine access, and the opportunity for an uncrowded, or dispersed, recreation experience."



Comet

Point Brien

Mount Adams-Knap

Mount Stroller

Mount McGinnis

Amherst Peak

CITY AND HARBERS  
JUREAU

FAVORITE ISLANDS

CHANNEL

# STATE OF ALASKA

## DEPARTMENT OF NATURAL RESOURCES

OFFICE OF THE COMMISSIONER

STEVE COWPER, GOVERNOR

400 WILLOUGHBY AVE.  
JUNEAU, ALASKA 99801-1736  
PHONE: (907) 465-2400

April 15, 1987

The Honorable Arliss Sturgulewski  
Chair, Senate Community and Regional  
Affairs Committee  
P.O. Box V  
Juneau, AK 99801

Dear Senator Sturgulewski:

Subject: Senate Bill 190, which would establish the Point  
Bridget State Park.

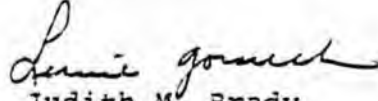
Position: Unfortunately, at this time, the Department of  
Natural Resources is unable to take a position on Senate  
Bill 190. A portion of the land to be included in the park  
is also included in the replacement pool of land proposed  
for settlement of pending litigation between the University  
of Alaska and the Municipality of Anchorage, and the  
University of Alaska and the State of Alaska (see attached  
document).

Background: The proposed litigation settlement (including  
the proposed pool of land) is currently being reviewed by  
the public. Comments will be accepted through May 13, 1987,  
and will be carefully considered before a final decision on  
the land to be included in the pool is made.

Recommendation: We suggest that the record of public  
testimony concerning Senate Bill 190 be provided to the  
Department for inclusion in the public comment record for  
the proposed settlement land pool.

A State Park should be established in Alaska's capital city  
and we look forward to working with the bill's sponsor and  
the committee concerning the establishment of a State Park  
in Juneau.

Sincerely,

  
for  
Judith M. Brady  
Commissioner

Attachment

cc: Senator Jim Duncan  
Representative Fran Ulmer  
Representative Bill Hudson  
Senate Committee members  
George Sullivan  
Rod Swcpe

STATE OF ALASKA 1987 LEGISLATIVE SESSION  
FISCAL NOTE

REQUEST: \_\_\_\_\_  
 Revision Date: April 14, 1987  
 Title: on Bridger State Park  
 Sponsor: Senator Duncan  
 Requester: Senate CSEA Committee

Bill Version: Senate Bill 190  
 Publish Date: \_\_\_\_\_  
 Agency Affected: Natural Resources  
 BRU: Park Management  
 Components: \_\_\_\_\_

EXPENDITURE/REVENUE: (Thousands of Dollars)

OPERATING	FY 87	FY 88	FY 89	FY 90	FY 91	FY 92
PERSONAL SERVICES		20.0	20.0	20.0	20.0	20.0
TRAVEL						
CONTRACTUAL		1.0	1.0	1.0	1.0	1.0
SUPPLIES		2.0	2.0	2.0	2.0	2.0
EQUIPMENT		2.0	2.0	2.0	2.0	2.0
LAND & STRUCTURES						
GRANTS CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING		25.0	25.0	25.0	25.0	25.0
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND		25.0	25.0	25.0	25.0	25.0
FEDERAL FUNDS						
OTHER						
TOTAL		25.0	25.0	25.0	25.0	25.0

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS: (Attach a separate page if necessary)

\_\_\_\_\_

Prepared by: Neil Johannsen/Linda Kruger Phone: 465-2400  
 Division: Parks and Outdoor Recreation Date: 7/17/87

Approved by Commissioner: Jennie Bostin Date: 4-15-87  
 Agency: Natural Resources

- Distribution (by preparer):
- Legislative Finance
  - Legislative Sponsor
  - Requester
  - Office of Management and Budget
  - Impacted Agency(ies)
  - Senate Secretary

CONTINUATION of FISCAL NOTE ANALYSIS

For Bill/Resolution No. SB 190

100 - \$20.0 for half-time Park Ranger, Range 14 (Existing position, currently funded for only 5 months per year.)

200 - -0-

300 - \$1.0 Mileage for travel to and from park site.

400 - \$2.0 Supplies for volunteers to develop access trails to park.

500 - \$2.0 Equipment for volunteers to develop access trails to park.

The Park Ranger would supervise the volunteers and assist them in developing access trails to the park. Defined access routes would help to prevent trespass on private property adjacent to the park.

STATE OF ALASKA  
DIVISION OF LAND AND WATER MANAGEMENT  
PRELIMINARY DECISION  
ADL 223436

### I. Introduction

The action being considered in this preliminary decision is the designation and conveyance of certain lands and interest in land to the University of Alaska trust to replace seven parcels of University grant land (Appendix A) selected by the Municipality of Anchorage under former AS 29.18.206.

This action will settle pending litigation: University of Alaska v. Municipality of Anchorage, et al., (Alaska Supreme Court Nos. 1815 and 1825) and University of Alaska v. State of Alaska, et al., (Alaska Superior Court, case no. JAN-00-14734 CIV.). Further, conveyance of land and interest in land to the University approximately equal in value to the lands previously conveyed to the Municipality is authorized by former AS 29.18.206 and AS 38.05.310.

### II. Background

The Municipal Entitlement Act as amended, former AS 29.18.206, enabled the Municipality of Anchorage to select University land in partial fulfillment of its land entitlement. The legislature by this same act directed the Department to replace this University grant land with replacement land of approximately equal value.

The University, the Municipality, and the State have been involved in a dispute over this land since at least 1979. The seven parcels were acquired by the State under the Congressional Act of 1929 in trust for the University. In 1979, the parcels were selected by the Municipality and were approved for conveyance to the Municipality by the State in 1980 and 1986 decisions. Previous attempts to reach an agreement between the Municipality, the University and the State to resolve the dispute have failed.

In 1985, the University challenged the State's transfer of the seven parcels to the Municipality as a violation of the Congressional Act of 1929. The Superior Court found in favor of the Municipality and the State. The issue is on appeal before the Alaska Supreme Court (University v. Municipality, cited above). On November 25, 1986, the Municipality and the State reached agreement settling the Municipality's claims under former AS 29.18. The University challenged that agreement (University v. State, cited above) in an effort to preserve possible replacement lands. The University and the State then again began discussions to settle the issue of replacement land.

### III. Authority for the Preliminary Decision

On December 18, 1986, the State and the University signed a Memorandum of Understanding to attempt to settle this dispute (Appendix B). This preliminary decision is consistent with the terms of that Memorandum of Understanding, with former AS 29.18.206 and with AS 38.05.310. Notice of

this preliminary decision and an opportunity for public comment will be given under AS 38.03.945.

#### IV. Proposed Action

##### A. Value of seven parcels in Anchorage

As provided in the Memorandum of Understanding, appraisals of the seven parcels in Anchorage have been done under appraisal instructions approved by both the State and the University (included in Appendix 3). The value of the seven parcels which have been approved for conveyance to the Municipality has been established as \$24,752,000 for purposes of this settlement. The University has accepted this valuation. After full consideration of all the circumstances relevant hereto, I believe that settlement of this matter based on this valuation amount is in the best interests of the State. The appraisals of the seven parcels are available for public review.

##### B. Replacement land pool

As provided in the Memorandum of Understanding, the University and the State have agreed to the identification of parcels of State land shown in Appendix C for the replacement land pool. This pool includes parcels presently under sale contracts which are referred to as Subdivision Mortgage Areas. All parcels are listed in priority order for conveyance and will be subject to valid existing rights. Appendix D lists the proposed replacement land pool with intra-agency comments solicited by the Division of Land and Water Management. Appendix D includes information which will be considered as part of public and agency review pursuant to AS 38.05.945.

For the Subdivision Mortgage Areas, the State would convey to the University the land subject to the land sale contracts, and the land sale contracts would be transferred to the University effective January 1, 1988. The University would then be responsible for administering the contracts and passing title to purchasers as contracts are paid off. Through December 31, 1987 all proceeds resulting from these contracts would accrue to the State. However, for purposes of calculating the value of the contracts to be subtracted from the value of the former University lands, the remaining principal on the contracts would be calculated as of the close of business Wednesday, February 13, 1987. In the event that a contract is paid off prior to December 31, 1987, the payment will be received for the benefit of the University, and the State will retain only the principal portions of payments which would otherwise have been made in 1987. In the event that a contract is relinquished or terminated prior to December 31, 1987, the State will convey to the University the land which had been subject to the contract.

Preliminary Decision

Page 3

Parcel priority 20, Cape Yakataga is limited to timber rights only. Parcels classified as agriculture would be conveyed subject to the provisions of AS 38.05.121.

At a special meeting of the University of Alaska Board of Regents on February 21, 1987, the Board accepted the replacement land pool identified in Appendix C for purposes of this settlement.

I have reached the preliminary decision that the replacement pool is acceptable for purposes of settling the pending litigation.

C. Replacement Process

The parcels in the replacement land pool are listed in priority of conveyance. These lands will be appraised pursuant to appraisal instructions agreed to by the University and the State (Appendix E). To replace the Anchorage parcels, lands of approximate equal value to the above value of the seven Anchorage parcels will be conveyed to the University. If additional land is necessary to accomplish this, the University will nominate additional, mutually acceptable lands and the Department will issue another preliminary decision for these lands.

D. Mineral Order

Only the surface estate of the parcels identified in Appendix C will be conveyed to the University. The intent of the University land trust is to provide a long term stable source of revenue for benefit of the University. This includes significant surface uses which would be incompatible with mining. Therefore, under the authority of AS 38.05.135(a), I propose to close those lands to be conveyed to the University which are not already closed to locatable mineral entry.

V. Best Interest Determination

I have considered the requirements of former AS 29.13.206, AS 38.05.310, and AS 38.05.035(a), the state's general trust responsibilities to the University, the Memorandum of Understanding dated December 13, 1986 and the advantages of settling pending litigation. Based on the knowledge and information we have at this time, it is my decision that the proposed action described herein is in the State's best interest.

VI. Public Comment

As required by the Alaska Constitution and AS 38.05.945, no action under AS 38.05.035(a) can be final until after the public has had an opportunity to review and comment. Comments will be accepted from the public if received

Preliminary Decision  
Page 4

In writing by the Division of Land and Water Management at P.O. Box 107005,  
3601 "C" Street, Anchorage, Alaska 99510-7005 before the close of business,  
(4:30 pm) May 13, 1987.

Dated: 4/10/87

State of Alaska  
Department of Natural Resources

By:

William A. Brady  
Commissioner

DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF LAND AND WATER MANAGEMENT

3601 "C" Street, P.O. Box 7005

Anchorage, AK 99510-7005

PUBLIC NOTICE UNDER AS 38.03.545

PROPOSED CONVEYANCE, REDESIGNATION, AND CLOSURE  
TO LOCATABLE MINERAL ENTRY FOR  
UNIVERSITY GRANT LANDS

Subject to the provisions of AS 38.05.945, notice is hereby given that the Department of Natural Resources (Department) proposes to redesignate (under former AS 29.13.206), convey (under AS 38.05.910(a)) certain interests in state land to the University of Alaska (University), and close the lands to locatable mineral entry under the authority of AS 38.05.135(a). The mineral estate will be retained by the state pursuant to AS 38.05.135. A preliminary decision has been made under AS 38.05.035(e) that such actions are in the best interest of the state. That decision may be modified as a result of public and agency review solicited by this notice.

The purpose of the state land conveyance is to replace University Grant land that was transferred to the Municipality of Anchorage (Municipality) while University land was managed by the Department. The value of the land transferred to the Municipality has been established at approximately \$25,000,000. The state proposes to replace University Grant land by conveying enough land to the University to equalize that amount. Parcels of state land will be selected from a statewide pool in the order which has been prioritized by the University until the approximate value is equalized.

Land Descriptions and Information

The areas and approximate acreages shown below are to be redesignated, conveyed, and closed to mineral entry as necessary under this notice. Each description is followed by a listing of the priority rankings which reflect the order in which lands will be conveyed to the University to equalize the value of their former lands.

More detailed information on the state land pool affected by the above actions is available for review at the following information offices of the Division of Land and Water Management: Southcentral Region, 3601 "C" Street, Suite 1080, Anchorage, Alaska (phone: 762-2202); Northern Region, 4420 Airport Way, Fairbanks, Alaska (phone: 479-2243); or Southeast Region, 400 Willoughby, Juneau, Alaska (phone: 465-3400). Additionally, a copy of this notice and a land description summary are posted at the following U.S. Post Offices: Adak, Alek Bay, Cape Yakutat, Central, Chetana, Clam Gulch, Cold Bay, Copper River Delta Junction, Denali National Park, Gustavus, Homer, Hydabury, Kasloof, Ketchikan, Pelican, Petersburg, Sitka, Talkeetna, Valdez, Ward Cove, Whittier, and Woonahy.

#### SOUTHWESTERN REGION

- Ambridge Area — approximately 1 acre in 3 parcels (priority areas 14, 21, 32)
- Cold Bay, King Cove Area — approximately 15 acres in 1 parcel (priority area 114)
- Cook Inlet (Kodiak Island, Kalgin Island) — approximately 1,560 acres in 3 parcels (priority areas 39, 51, 81)
- Cordova Area — approximately 310 acres in 4 parcels (priority areas 34, 70, 103, 104, 122)
- Esper Area — approximately 1,300 acres in 5 parcels (priority areas 9, 89, 102, 126, 145)
- Tliana Lake Area — approximately 1,330 acres in 1 parcel (priority area 100)
- Rosier — approximately 544 acres in 5 parcels (priority area 127)
- Kerai Area — approximately 94 acres in 3 parcels (priority areas 86, 87, 109)
- McCarthy Area — approximately 1,350 acres in 7 parcels (priority areas 55, 139)
- McKinley Village — approximately 350 acres in 1 parcel (priority area 97)
- Port Hallett Area — approximately 13.4 acres in 3 parcels (priority area 129)
- Prince William Sound — approximately 608 acres in 2 parcels (priority areas 59, 69)
- Seard Area (Nika Island) — approximately 2,220 acres in 2 parcels (priority areas 17, 93)
- Talikona Area — approximately 94 acres in 2 parcels (priority area 46)
- Valdez Area — approximately 1,390 acres in 6 parcels (priority areas 10, 13, 71, 88, 94, 107)
- Wasilla Area — approximately 2 acres in 1 parcel (priority area 72)
- Yakutat Area — approximately 2,170 acres in 1 parcel (priority area 20)

#### SOUTHEAST REGION

- Admiralty Island (Angeon) — approximately 3.72 acres in 1 parcel (priority area 41)
- Ortig Area — approximately 3,240 acres in 2 parcels (priority areas 16, 50)
- Juneau Area — approximately 1,470 acres in 7 parcels (priority areas 13, 35, 36, 37, 90, 123, 143)
- Ketchikan Area — approximately 3,860 acres in 7 parcels (priority areas 25, 73, 80, 83, 125, 141, 142)
- Pellion Area — approximately 830 acres in 1 parcel (priority area 106)
- Petersburg Area — approximately 4,670 acres in 6 parcels (priority areas 55, 57, 61, 98, 121, 124)
- Sitka Area — approximately 543 acres in 3 parcels (priority areas 21, 30, 45)
- Tongue Bay Area — approximately 1,170 acres in 1 parcel (priority area 13)
- Wrangell Area — approximately 4.76 acres in 1 parcel (priority area 43)

#### NORTHERN REGION

- Big Delta Area — approximately 5 acres in 1 parcel (priority area 119)
- Central Area — approximately 1.25 acres in 1 parcel (priority area 91)
- Fairbanks Area — approximately 717 acres in 5 parcels (priority areas 15, 95, 96)

### Mineral Closing Order

Some land in the proposed conveyance pool is already closed to mineral entry having been previously reviewed under the public and agency review processes. The closed land consists of subdivision lots within subdivisions located statewide (priority areas 1, 3, 11, 13, 27, 28, 31, 38, 40, 47, 60, 62, 64, 65, 68, 76, 77, 83, 105, 110, 112, 116, 117, 118, 126, 128, 136, 144).

The Department of Natural Resources has prepared a draft finding under the authority of AS 38.05.135(a) that use of the lands for the benefit of the University includes significant surface uses which are incompatible with mining. Therefore, all lands identified for redesignation and conveyance to the University will be closed to locatable mineral entry, subject to public comment as required by AS 38.05.943. A final finding under AS 38.05.135(a) is expected to take effect June 12, 1987. Additional notice identifying lands subject to this mineral closing will be given as a part of the final finding under AS 38.05.135(a).

### Public Hearings

Public hearings on the proposed conveyance, redesignation, and mineral closing actions are scheduled for April 23, 1987 (Thursday):

Anchorage - 7:00 p.m. at the Pioneer Schoolhouse, 3rd & Eagle

Fairbanks - 7:00 p.m. at the University of Alaska Campus, Rm. 466  
Dickering Bldg.

Juneau - 7:00 p.m. at the Tinnet-Haida Community Center, 3225 Hospital Drive

Any comments, objections, expressions of interest pertaining to the proposed action, or assertions of a claim to the property involved must be received in writing by the Division of Land and Water Management at P.O. Box 107005, Anchorage, Alaska 99510-7005 on or before 4:30 p.m. on May 13, 1987. This deadline is required to supplement the administrative hearing record and to receive public comment solicited by this notice.

The Division of Land and Water Management reserves the right to waive technical defects in this publication.

Tom Hawkins, Director  
Division of Land and Water Management

Publish \_\_\_\_\_

*See attached  
for names + publication dates*

457 1012  
 Publication dates: April 13, 1987 (Monday) - Anchorage Times ~~Alaska~~ 080  
 Fairbanks Daily News Minor 082  
 Juneau Empire 084  
 Kenai Daily News 083  
 Peninsula Clarion (Kenai) 086  
 Daily Sitka Sentinel 081  
 Island News (Thomas Bay) 085  
 April 15, 1987 (Wed.) - Franciscan (Palmer/Wasilla) 087  
~~Valdez Times 088~~  
 Valdez Vanguard 089  
 Copper Valley Views (Copper Center) 090  
 The Delta Paper (Delta Junction) 091  
 April 16, 1987 (Thurs) - Cordova Times 092  
 Wrangell Sentinel 093  
 Seward Phoenix Log 094  
 Homer News 095  
 Petersburg Pilot 096

QUESTION #3: Provide a list of the land to be transferred to the University of Alaska, the status of the transfer, schedule of events and a copy of the restricted title document for Chena panel.

*Tentative  
Schedule*

a: List of the land to be transferred to the University:

Appendix C of the preliminary decision will be provided.

b: Status of the transfer:

The Department is at the preliminary decision stage. The list of lands is subject to a thirty-day public notice/review process.

c: Schedule of Events: The following is a tentative schedule of events.

4/13/87 Start of comment period.

4/23/87 Public hearings are held in Anchorage, Fairbanks and Juneau.

5/13/87 The public notice period ends. The Department completes title work and finalizes the replacement land pool.

5/29/87 The University completes appraisals on replacement lands. The University and Department meet to equalize values and negotiates final replacement lands.

6/12/87 The Department issues the final decision and best interest finding. (The final finding under AS 38.05.125(a) (Mineral closing) is expected to take place 6/2/87)

6/15/87 Settlement agreement tentatively approved, subject to final approval by the Board of Regents. Pool land not subject to the settlement agreement are released and considered available for other purposes.

To be set Settlement agreement approved by Board of Regents and University dismisses the Supreme Court appeal. Department begins to convey replacement land to the University.

c. Provide a copy of the restricted title on Chena Parks Recreation area. The University, Division of Parks and Division of Land and Water Management are working on this selection to determine what specific restrictions will apply and how the panel will be appraised. As soon as Restrictions are completed a copy will be provided.

The proposed transfer is subject to public notice/review process. A final decision will be made after public comments are received.

PUBLIC SUPPORT FOR THE PT. BRIDGET STATE PARK:

Bob Armstrong, author of "Guide to the Birds of Alaska";

"The habitat combination of marine, intertidal and large expanse of transition meadows between the intertidal and forest has created one of the best areas for birds in all of Southeastern Alaska...

"...the Kowee Creek meadows are the only extensive nesting habitat for these birds (waterfowl and shorebirds) that remains along the Juneau road system...

"In summer the wildflowers are gorgeous within these meadows. And, best of all, the area is relatively easy to hike about. Fishing in the river is good for Dolly Varden and coho salmon...

"I strongly support your proposal to establish the Point Bridget State Park. I feel protection of this unique area from other potential types of development is of the most immediate importance."

Judy Hall Alaback, Conservation Chair, Juneau Audubon Society

"The Juneau Audubon Society supports your proposal for the establishment of Point Bridget State Park...

"This and surrounding areas are already heavily used for recreation by Juneau residents and visitors."

Richard Gordon:

"I strongly support this well-timed proposal...

"Other Juneau road-system river mouth meadows are either developed (Switzer Creek), or largely in private hands (Peterson Creek on Douglas Island, Amalga Harbor area meadows)...

"Extremely suitable due to extensive unforested lands and beaches..."

Joe Blum, Chief, Habitat Development, Department of Fish and Game, 1970:

"The Department of Fish and Game wishes to go on record as requesting that a 'green belt' concept be developed for Cowee Creek."

"We would like to see a recreation area developed around Point Bridget."

James King:

"Alaska is the envy of communities around the world because of our opportunity to dedicate such wonderful wild areas to public use. Lets not let them down."



Senator Jim Duncan  
Alaska State Senate  
Pouch V  
Juneau, AK 99811

4/8/97

Dear Senator Duncan,

This is to congratulate you for your vision in proposing the Point Bridget State Park (Senate Bill NO. 190) and urge its passage.

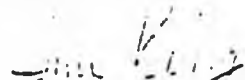
The Point Bridget Park would complement the adjacent Borough park that extends from Sunshine Cove to Bridget Cove and the two could be jointly managed as a "World Class" park. It may be difficult for some Alaskans, surrounded as we are by wilderness, to visualize this area as a World Class park but consider there are few if any easily accessible Alaska State Parks or US National Parks that include so much and so varied a wild coast.

This historic place was named by Capt. George Vancouver in 1798, perhaps for his mother, Bridget Barnes. Juneau people use the area for recreation and as our population increases so does that use.

Major expenditures for park development would not be needed or desirable now. The area has a potential for hiking and skiing trails, campsites and perhaps overnight cabins that could be developed slowly by the volunteer organizations that do that sort of thing.

In an increasingly recreation oriented society the Point Bridget State Park will well serve the residents of Juneau, visitors from other parts of Alaska and tourists. Alaska is the envy of communities around the world because of our opportunity to dedicate such wonderful wild areas to public use. Lets not let them down.

Sincerely,



James G. King  
Alaska Resident For 38 Years

1700 Sronta Road  
Juneau, Alaska 99801  
April 2, 1967

Senator Jim Duncan  
Pouch U  
Juneau, Alaska 99811

Dear Senator Duncan:

I favor the Point Bridget area as a State Park and urge passage of your Senate Bill 190.

The Point Bridget State land is immediately north of beach front land owned by the City and Borough of Juneau. An upland beach trail on the Borough property could be extended to Point Bridget making an exciting addition to the already existing and planned system of upland beach trails in the City and Borough.

A trail on this proposed park would give foot access to a beautiful, wild stretch of coastline where the view west across Lynn Canal to the Chilkat Mountains, north toward Haines, across Berner's Bay and the mountains to the east provides a panoramic view that is spectacular. The meadows at the mouth of Cowee Creek with their flowers, fish in the stream and some of the best bird watching in the Borough are also a valuable part of this property.

Yours truly,

*Mary Lou King*  
Mary Lou King

March 21, 1987

Senator Jim Duncan  
P.O. Box V  
Juneau, Alaska 99811

Dear Senator Duncan:

I was delighted to hear of your proposal to create the Point Bridget State Park. This area has long been a favorite of mine for hiking, X-country Skiing, bird watching and fishing.

The habitat combination of marine, intertidal and large expanse of transition meadows between the intertidal and forest has created one of the best areas for birds in all of Southeastern Alaska. These transition meadows are particularly productive because of the beaver dams and sloughs, scattered spruce, dead snags and adjacent red alder and cottonwood trees. In and around these meadows I usually see more and a greater variety of birds than other areas in Juneau. In particular it is attractive to hawks, owls and falcons; woodpeckers; snipe and warblers. I see more of these types of birds than elsewhere.

Transition meadows between intertidal and forest are the areas where waterfowl and shorebirds nest. Most of this type of habitat has been destroyed by development at the Mendenhall Wetlands. This means that the Kowee Creek meadows are the only extensive nesting habitat for these birds that remains along the Juneau road system.

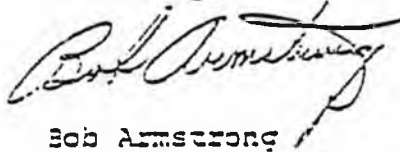
This area contains the most extensive and beautiful meadows I have seen in Southeast Alaska. In the last week I have gone x-country skiing in the area on two different occasions. The meadows offer miles of marvelous skiing. In one spot we estimated 2 miles of meadows between the forest and saltwater in one straight line! I like the area because, in normal winters of rain and warm weather, you can always ski on these meadows whereas other lowland areas of Juneau are bare of snow.

In summer the wildflowers are gorgeous within these meadows. And, best of all, the area is relatively easy to hike about. Fishing in the river is good for Dolly Varden and coho salmon.

I am concerned about development of the area. In particular road, campground, picnic areas etc. I believe the unique values of the area are its birds and wildlife. Development of this sort would, I feel, diminish these values considerably. Why not develop the area for hiking and x-country skiing? Right now its only about a one-half mile walk to the meadows from the existing road.

I strongly support your proposal to establish the Point  
Whidget State Park. I feel protection of this unique area  
from other potential types of development is of the most  
immediate importance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bob Armstrong". The signature is written in dark ink and is positioned above the typed name and address.

Bob Armstrong  
5370 Thane Road  
Juneau, Alaska 99801

cc State Parks Advisory Board



# JUNEAU AUDUBON SOCIETY

P.O. Box 1725 • Juneau, Alaska 99802

March 23, 1987

Senator Jim Duncan  
P.O. Box 7  
Juneau, AK 99811

Dear Senator Duncan,

The Juneau Audubon Society supports your proposal for the establishment of Point Bridget State Park (S.B. 190). The diversity of lands to be included, ranging from beach to coastal wetlands to riparian habitats and old growth forests makes the area well suited for wildlife habitat and human recreation.

This and surrounding areas are already heavily used for recreation by Juneau residents and visitors. The Juneau Parks and Recreation hiking group leads hikes there and a well marked trail in the proposed park exists along Covee Creek.

We agree that with its high proportion of residents that enjoy outdoor recreation, Juneau should have an easily accessible state park. We question the logic of allowing hunting in the Park. For safety reasons hunting may not be comparable with other forms of outdoor recreation, especially since the proposed park is less than 3000 acres in size.

Sincerely,

*Judy Hall Alaback*  
Judy Hall Alaback  
Conservation Chair

cc:  
State Parks Advisory Board

ALASKA  
RESOURCES  
KIT MINERALS

Judith Entwife  
Alaska Minerals & Energy Resource Education Fund  
6925 Woods Street  
Juneau, Alaska 99801

March 25, 1987

Senator Jim Duncan  
P.O. Box V  
Juneau, Alaska 99811

COPY

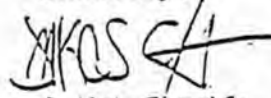
Dear Mr. Duncan,

In thirteen years as a classroom teacher I have been on the lookout for field trip sites to get my students first-hand experiences. Those sites need to meet the educational needs of the class and, of course, to be accessible. I was delighted to hear of your bill to establish a state park on Point Bridget, as it promises to be just such a site.

Point Bridget with its many diverse habitats--the beach, the wetland meadow, the salmon creek, small lake, even an eagle tree--in a compact area makes an excellent site for outdoor education. That same diversity makes it a fascinating outing for local families and visitors, a place to beachwalk or fish, to view eagles, black bear, waterfowl and wildflowers or pick berries. The eventual construction of road and picnic area would make it more accessible to local student groups, families, and tourists. In the meantime, it will remain available to the hikers, hunters, and fishers who use it now. We'll know that we won't lose our spot at the end of the road to private development.

Thank you for the insight to recognize the value of a Point Bridget State Park and your efforts to make it happen.

Sincerely,

  
Judith Entwife

# FRIENDS OF BERNERS BAY

350 ERWIN STREET #102 JUNEAU, ALASKA 99801

Senator Jim Duncan  
P.O. Box 7  
Juneau, Alaska 99801

Dear Senator Duncan,

Friends of Berners Bay would like to thank you for sponsoring a bill which would create a State Park at Bridget Point, the southern tip of the entrance of Berners Bay.

Friends of Berners Bay is a coalition of recreation, sporting, and tourism groups, and more than 1300 individuals dedicated to the long-term preservation of Berners Bay and surrounding lands as a wilderness recreation area for Juneau's residents and visitors. We believe that the areas rich and diverse fish and wildlife habitat, as well as its proximity to a major population center with rapidly expanding recreation demands, make the Berners Bay area of vital and unique importance to the people of Juneau.

As recreational use continues to grow in the Berners Bay area, the need for preservation of the area becomes increasingly critical. The Alaska Public Survey, partially funded and conducted by the Forest Service is probably the most authoritative and widely-cited survey of recreational use in Alaska. It documents the dependence of Alaskan recreation on undisturbed lands. Out of 572 Juneau area residents who were asked what sort of areas they desired outside of town, 86% wanted undisturbed natural areas.

A 1982 report by the Alaska Division of Parks, in coordination with the Forest Service, states that the Berners Bay area is "considered to have particular significance as scenic, subsistence, and recreational areas as well as natural systems" to which high priority should be given in meeting "the public demand for reservation of undisturbed natural lands in the Juneau area."

The Alaska Department of Fish and Game has also recognized the unique character of the area by classifying it as part of eight percent of the Tongass with the highest fish and wildlife values.

Bridget Point, with its commanding view of the whole of Berners Bay and Lynn Canal, would make an excellent state park. Not only would it insure continued recreational use for residents, it would also be a benefit to the visitor industry and in so doing would add to what could become a major step in Juneau's efforts towards economic diversification.

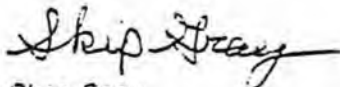
A popular point of discussion in that industry and among civic leaders, is how to attract a type of visitor that would stay in the area longer than the current visitors. The main choices presently offered visitors to Southeast are tourship travel or outdoor experiences via hunting and fishing lodges and wilderness tours, none of which encourage people to stay in Juneau much more than a night. There is a huge gap in the industry waiting to be filled. With proper marketing and services, Juneau could become a mecca for travelers who wish to enjoy the out-of-doors in a more domestic framework. Tours could be designed to give people several days of outdoor experiences mixed with the best of the city's offerings. Hiking, fishing, birdwatching, kayaking, and canoeing combined with museum visits, theater and nightlife could provide the more independent traveler with endless options and an Alaskan experience they would never forget.... and may come back for. Hotels, rental condominiums, restaurants, sporting goods stores, and guiding services would all benefit as would businesses that already cater to tourists.

A highlight in such a marketing plan would be the ability to boast of a state park.

You are to be congratulated for having the foresight to take steps now which will insure that Pt. Bridget remains a place of beauty and enjoyment for generations to come.

If we can be of further assistance please don't hesitate to contact us.

Sincerely,



Skip Gray  
Co-Chair  
Friends of Berners Bay  
780-4854