

Desired Future Conditions

A Recreational Attraction and Asset

- The Matanuska-Susitna Borough's Jim Creek Parcel is an attraction open 24/7/365 to serve the region's residents, and visiting families, tour groups, clubs, and individuals.
- The site is dedicated to providing outdoor recreation and serves a range of users, from young to old, beginner to expert, inclusive of disabled and health-challenged users.
- The site attracts responsible, safe, legal activity, and has a consistent enforcement presence onsite at peak demand periods, with quick law enforcement response times off-peak. Enforcement aims to first engage and educate the public about better choices, followed by prosecution for those who knowingly choose illegal and endangering activities.
- Discharge of firearms shall not be allowed on the Jim Creek parcel except for lawful hunting in accordance with State and Federal rules and regulations and the Knik River Public Use Area (KRPUA) - 11AAC96.016(b) and (c).
- The site serves as a trailhead and gateway for the adjacent multi-use KRPUA, providing safe parking and services to support day use, overnight stays (up to 14 days), extended hunting and trapping trips, and transportation access for KRPUA inholding private parcel owners.
- A trail of information and clear expectations are available to users before they arrive on-site, and are visibly reinforced on the parcel through signage, education, trail marking, maps, wayfinding, and clean site conditions.
- Courtesy between users and an ethic of care and respect for the site is promoted through education and outreach, user sweat equity, trail watch efforts, and self-enforcement.
- Private property owners and residents in the parcel's vicinity are protected from trespass, nuisance, and illegal activities through a clear definition of property boundaries, a culture of consideration, and coordinated/consistent Borough and KRPUA enforcement.
- The site is developed with an appreciation for the region's natural assets (the dynamic Knik River and its floodplain, Pioneer Peak and glacier views, vegetation, soils, wildlife populations, etc.).
- The forested character of the site is valued. Efforts are made to retain forest health, enhance vegetation to keep dust down, create a more natural experience, and provide wildlife habitat. At the same time, clearing is allowed for authorized trail expansion and development projects, permitted forestry efforts (e.g. harvest of dead standing/down trees), firewise buffers, viewshed management, and security.

Recreational Trails

- The site features an extensive network of motorized trails, of varying technical levels, from easy to challenging, with some unprogrammed areas.
- The site promotes fun, safe, responsible motorized sports by providing education, outreach, and learning areas that especially target youth and new riders.
- The site accommodates multi-use access to KRPUA, and features non-motorized linkages, with clear separation and definition to avoid conflicts and spillover from motorized activities. Additionally, horse pack-tours and local equestrians are afforded safe passage to

the river on a new trail engineered to meet their specialized safety and trail tread needs.

Community Park and Amenities

- A day use area supports enjoyment, health, and gathering opportunities for local residents, and serves overnight campers and visitors.
- Park development emphasizes informal play and gathering opportunities with amenities such as a pavilion/stage, benches, barbecues, a large bonfire ring, picnic tables, a multi-use play field, and small playground.
- Enhanced security is integrated into the scale, layout, and design of the park. This includes open views into the park from Sullivan Avenue, and a law enforcement staging area for monitoring roadway speeding and recklessness.
- The park is scaled to be affordable to maintain to a very high standard. By visibly conveying community pride, and attractively framing views to Pioneer Peak, the park sends a strong message to arriving visitors that they are entering a community that cares, and are in a beautiful setting that deserves their respect.

Economic Generator / Sound Investment

- The Borough invests in their Jim Creek parcel and shows pride in property ownership. This encourages private investment and concessionaires to provide basic service needs on-site (food, fuel, first aid, rental, RV dump, wash down station, tire repair, etc.). Over time, the parcel becomes self-supporting and serves as a regional economic attractor and asset, with a positive recreation and tourism identity.
- Nominal trailhead/parking user fees provide a funding base to ensure that the site is maintained and provides basic services (restrooms, trash, and parking).
- As the site develops, trailhead and basic trail access options are available to Butte and Borough residents at no or low cost.
- "Pay to play" fees are required to use some on-site facilities and attractions (e.g., RV and camping, technical and competitive elements) to help pay ahead for the future development of quality site attractions.
- Funding streams are in place to provide consistent site management and enforcement. Monies are leveraged, multiplied, and reinvested into the site through public and private partnerships, grants, and fee-offset private management services.
- As enforcement and management begin to re-brand the area as a positive community asset with broader economic potential, link the parcel to off-site community and regional attractions (e.g., Butte's business district, Butte Elementary School, the Borough's Buffer/Non-Motorized Trail Parcel, the Old Glenn Highway bike path, and Plumley-Maud Trails, the Butte, etc.).
- Phased implementation builds the conditions for successful outcomes and sound investment over a 20-year time frame. Priorities include:
 - Phase I** - Consistent enforcement/security.
 - Phase II** - Basic trailhead improvements.
 - Phase III** - Learning areas, controlled speed loops, wayfinding, and motorized attractions.
 - Phase IV** - Visitor services/community park, new non-motorized trail dedication.
 - Phase V** - Veteran's View destination site.

Activity Zones

1 Community Pride Park Zone ≈ 5 Acres*

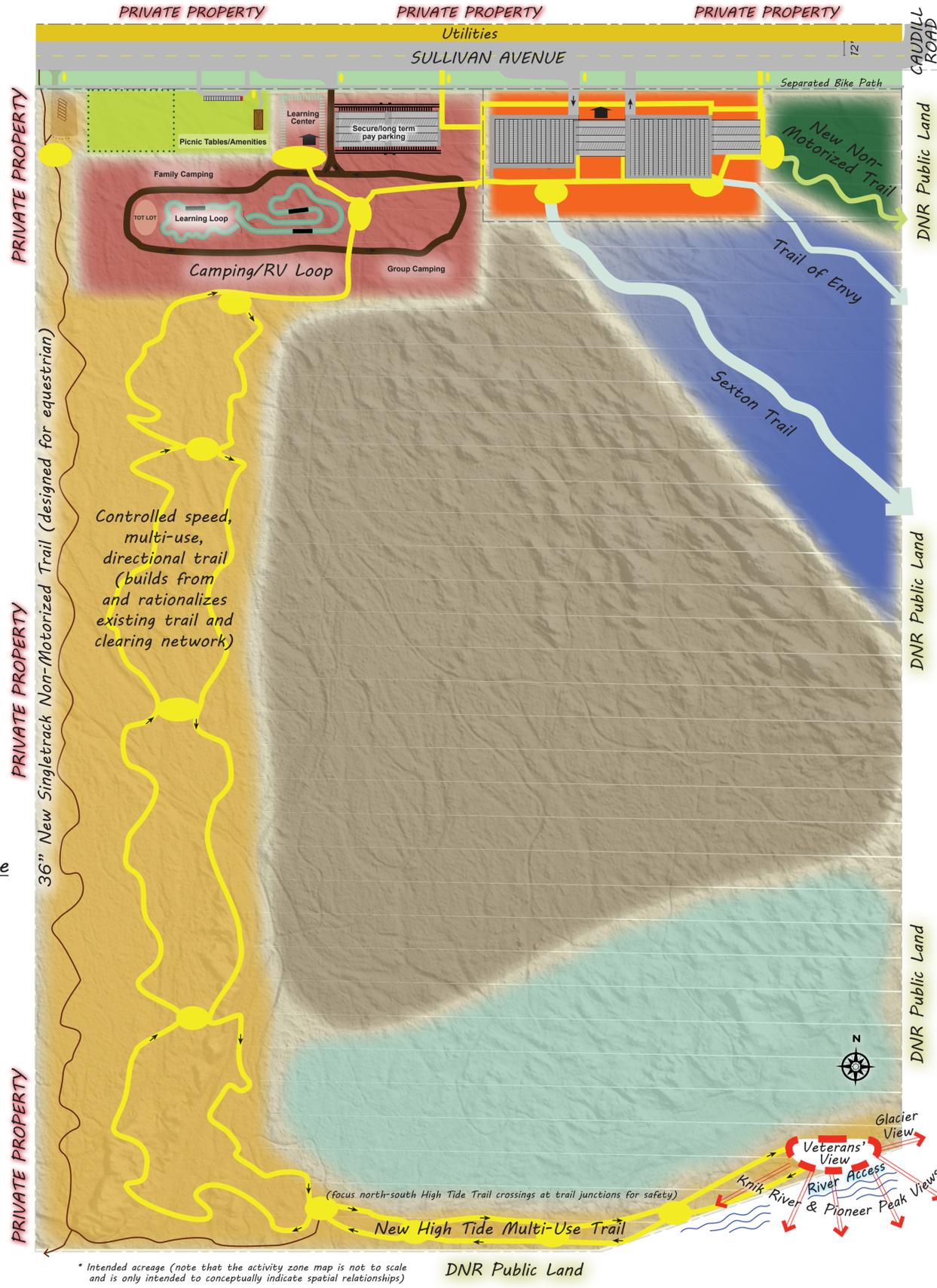
- Conveys community pride through an inviting, attractive appearance.
- Informal play field (200' x 340') frames views to Pioneer Peak.
- Small parking lot supports day use and traffic surveillance.
- Pavilion and user amenities support local and visitor use.
- Security is supported by easy visibility from Sullivan Avenue, from the adjacent learning center, and from campsites.

2 Learning & Visitor Service Zone ≈ 40 Acres*

- Permanent gateway building supports multiple functions:
 - Education and wayfinding
 - Enforcement
 - Emergency services
 - Fee station/camping check-in
 - Concessionaire coordination
 - Caretaking and site management
 - Maintenance and tool storage
- Secure/paid long-term parking lot.
- ATV "learning loop" and "tot lot" proximate to designated family camping areas.
- Individual camping sites (preserve vegetation, similar to Mat-River Park Campground loop).
- Compact RV sites.
- Group camping areas.
- ATV parking to support Community Pride Park access.
- Bonfire/gathering/picnic areas.
- Basic services and commercial nodes in support of camping/RVs.

3 Controlled Use Zone ≈ 90 Acres*

- Multi-use trail loop system:
 - Directional, controlled speed
 - Clear traffic controls (e.g., "wheels yield to heels, yield to horses")
 - Regular on-trail enforcement presence.
 - Easy to moderate challenge level.
- New non-motorized single track trail (rationalize and close trails along the property line, use dense forest to limit motorized access). Provide equestrian parking and drop-off area; link trails to KRPUA and the Borough's Non-Motorized Buffer Parcel.
- Veteran's View:
 - Provide a viewing destination and picnic area for access challenged users.
 - Honor "Wounded Warriors."
 - Feature views to natural features (glacier, river, Pioneer Peak) and provide interpretive materials.
 - Feature a remote control vehicle area with safe viewing for onlookers.
 - Maintain multi-use river access.



* Intended acreage (note that the activity zone map is not to scale and is only intended to conceptually indicate spatial relationships)

Future Sullivan Extension to Jim Creek (DNR to provide additional trailheads)

RS2477/Section Line

SYMBOL KEY:

- Trail junction and rest area with wayfinding, rules of the road, and interpretive signs/kiosks
- Caretaker site
- Controlled speed, multi-use trail
- Direction of traffic
- Property line
- Police Car

4 24/7/365 Trailhead Zone ≈ 19.5 Acres*

- Parking and basic services (restroom, trash, orientation kiosks).
- Organize parking and level the surface to maximize capacity.
- Use directional single point entry to support security and traffic flow.
- Require Borough parking pass or small fee for parking.
- No camping allowed.
- Caretaker station.
- Security is supported by easy visibility from Sullivan Avenue.
- Controlled speeds in parking lot and on collector trail loops.
- Concessionaires located around parking perimeter.

5 Transportation Corridor River Access Zone ≈ 25 Acres*

- Multi-use trails support high volume traffic to destinations off-site.
- Protect the transportation function of the Sexton Trail.

6 Non-Motorized Trail/Long Term Parking Expansion ≈ 7 Acres*

- A new non-motorized trail links to DNR land and the dunes to help separate uses for safety and enhanced recreational experience.
- Staging and access off of the main parking area for shared services and enhanced security.

7 Motorized Attraction Zone ≈ 150 Acres*

- Technical skills test areas and engineered trails.
- Pay to play courses.
- Rock crawl and mud bog areas.
- Time trial courses.
- 4x4, OHV, ATV, dirtbike attractions.

8 Flood Plain Open Space Zone ≈ 130 Acres*

- Unprogrammed open space with multi-use trails.
- Retain the rustic, wooded character.

