

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Meadow Lakes Community Development, Inc.****Federal Tax ID: 45-2444104****Project Title:****Project Type: New Construction and Land Acquisition**

# Meadow Lakes Community Development, Inc. - Community Campus Sports Fields Phase V

**State Funding Requested: \$30,000**  
Future Funding May Be Requested**House District: Mat-Su Areawide (7-11)****Brief Project Description:**

Funding for public amenities and access improvements for the sports fields project on the Meadow Lakes Community Campus

**Funding Plan:**

Total Project Cost:	\$51,000
Funding Already Secured:	(\$6,000)
FY2014 State Funding Request:	<u>(\$30,000)</u>
Project Deficit:	\$15,000

*Funding Details:**2010 State of Alaska appropriation \$195,000 to MLCC - sports field phase II & III**2012 State of Alaska appropriation \$ 30,000 to MLCC - sports fields phase IV**2012 Mat Su Borough Grant \$ 50,000 to MLCC - multi-age playground/part of Phase IV**2012 State of Alaska appropriation \$ 35,000 to MLCC - multi-age playground/part of Phase IV**2012 Mat Su Health Foundation Grant \$ 60,000 to MLCC - multi-age playground/Part of Phase IV***Detailed Project Description and Justification:**

The active development of this community campus began four years ago, when Meadow Lakes Community Council received a State appropriation to design the master plan for this 40 acre parcel the Community Council purchased to serve the residents of Meadow Lakes. The master plan was based on the needs and desires of the community and includes a Multi-Use Community Center, sports fields, trails, and senior housing. The State appropriation funding was also used to clear and grub the Community Center site and to survey the entire 40 acre parcel.

In 2008, Meadow Lakes Community Council (MLCC) was awarded \$2.2 million from Alaska Housing Finance Corporation (AHFC) to construct an 8-unit senior housing project on the Campus. That project opened in April 2009 and is full. The Community Council also brought natural gas to the property and both Karen Drive and Kim Drive were paved to the property. In 2008 MLCC also received another State appropriation to design an alternate access road to the Parks Highway. We not only designed this road, we also partially constructed it to the sports fields location, and cleared and grubbed 160,000 square feet that will be used for the sports fields.

In 2010 Meadow Lakes Community Council (MLCC) received a State Appropriation for \$195,000 and used that funding to

complete the design and engineering for the entire sports field area, improve the access road to Mat-Su Borough standards, complete all the clearing and grubbing, construct the regulation size soccer field including seeding, construct the initial basketball court including paving and installation of the goals, construct all the parking areas in the plans, clear and grub the two softball fields, prepared the area for the construction of Phase I of the playgrounds included on the plans, completed the walking trail that goes around the fields, and hydro seeded all the areas between the fields.

In 2011-12 MLCC, in conjunction with Meadow Lakes Community Development, Inc., constructed two playground areas on the Sports Fields. This was accomplished using a Mat-Su Borough approved grant to MLCC in the amount of \$50,000, and funding allocated to Meadow Lakes Community Development from the Mat-Su Health Foundation in the amount of a \$60,000 grant, and a \$35,000 appropriation from the Legislature. These funds were used to purchase and install playground equipment in the playground site prepared last summer and to install fencing around the playground area. We also installed fencing around the soccer field and nurtured the grass so the soccer field can be used this year. In addition, we completed a walking trail around the soccer field and spread D-1 surface materials.

In the past four years the development of the Community Center Property has made great progress due to the combined efforts of Meadow Lakes Community Council, Meadow Lakes Seniors, and Meadow Lakes Community Development. There is an access road to the sports fields, utilities, a soccer field, basketball court, gravel parking areas, a multi-age playground area, a walking trail, an area cleared for the future softball fields, and a senior housing complex with residents who are participating in care-taking the facility. A meeting area and office space for the Community Council are located in the senior housing's common area. This common area is also used for other community meetings, as well as training and safety instructional classes for the community. Meadow Lakes Seniors, Inc. plans to apply for funding for a second senior housing project in 2013. What this coordinated effort has been able to accomplish with this 40 acres of raw land in the past 4 years is pretty amazing.

Now there is a need to add public amenities and access improvements to the sports field and playground facilities that are completed so that they are 100% usable. Meadow Lakes Community Development will again be coordinating their efforts working with Meadow Lakes Community Council for this phase of the project. Meadow Lakes Community Development proposes to use this appropriation request and MLCC funds set aside for this project to leverage grant funding from Mat Su Health Foundation. The funding from these sources will be used to purchase the required amenities such as soccer goals and benches, and fencing around the basketball court; to developing picnic areas; and to make access improvements such as paving the small parking area and accessible walkways to the playground so they are ADA compliant. This funding will also be used to spread top soil and plant grass in the area outside the playground fence, and to purchase some additional maintenance equipment needed for the upkeep of the Sports Field and Playground areas.

The Community Center Property development is on the Mat Su Borough CIP list, and is listed as the top priority on the Service and Facility needs list in the Meadow Lakes Comprehensive Plan. The MSB Borough Parks, Recreation and Open Space Plan indicates we have a shortage of sports fields in the Borough. The Mat-Su Borough Parks and Recreation Department was very impressed with the way the Council has worked to get this project completed and its design. They have ask if they can use this concept to show other groups in the Borough how to develop similar projects.

We believe the development of this Community Center Property and Community Campus enhances the community of Meadow Lakes and allows us to meet the needs of our residents by providing a meeting place, recreational activities and fields, and affordable senior housing.

The operating and maintenance costs for the sports fields and playground will be paid for from revenues received from uses

of the facilities and will be supplemented as necessary from the Community Council Revenues. The Council has dedicated 70% of all revenues from our gaming activities to the Community Campus development.

**Project Timeline:**

This project will begin in August 2013 and finish in November 2013. Expenditures are expected to occur August 2013 through December 2013.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Meadow Lakes Community Council, Inc.

**Grant Recipient Contact Information:**

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Has this project been through a public review process at the local level and is it a community priority?  Yes  No



View of Basketball Court #1. Perimeter Fencing is needed for separation from Parking lot



View of fencing installed to separate soccer field and playground areas.



View of Soccer Field and walking path from Housing Complex  
Benches and Soccer Goals are needed to complete this area



The Lynden Transport container is where the parking lot for playground is located.  
This area needs to be paved to allow for accessible access.



Playground installation begins with shooting the corners and leveling the site



Laying out the location of the playground equipment.



**Playground equipment arrives**



**Putting the pieces together**



**Engineered Wood Fiber safety surfacing arrives from Valley Sawmill**



**Installing the safety surfacing**





**Playground is finally ready!**



**Ribbon cutting ceremony on Oct. 6, 2012 was well attended.**



Meadow Lakes Community Sports Field Project  
Site Photos  
October to September 2012



**Happy Faces on opening day!**