

June 2009

# Master Plan for Robert Savikko Park, Sandy Beach and Treadwell Historic District

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## Introduction

This plan addresses Savikko Park, Sandy Beach and the proposed Treadwell Historic District, it coordinates the enhanced recreational opportunities of the developed park area with the creation of this expanded historic district.

Interpretation, access, circulation and maintenance will play a role in this project, the reintegration of Douglas and Juneau's mining history with the recreational life of the current society.

A common perception is that residents of Juneau are surrounded by easily accessed open space. This is true of those with boats, or planes, and those willing and

able to hike the trails.

For those without the means or the physical wherewithal, there are very few opportunities to escape the confines of the urban fabric.

Public transit serves a large portion of the population, and those people look to Savikko Park and Sandy Beach as their main recreational venue.

Casual use, planned event, or regularly attended function, these park areas provide much of the outdoor recreation area for a large portion of the community, no matter what level of fitness or ability. There are other places, but the diversity and open ended opportunities are much greater in this locale.

# Executive Summary

## Purpose and Need for a Master Plan for Savikko Park and the Treadwell Historic District

Savikko Park, Sandy Beach, and the Treadwell Historic District are among the most versatile open spaces in our community that are accessed by public transportation.

The developed park provides traditional and organized recreational activities. The long beach and associated mining ruins with their network of trails are used day and night, summer and winter by hikers and walkers, cyclists and dog walkers, cross country runners and cross country skiers.

Parks and recreational facilities are one of the elements of a community that attract young families, and this park is one of the most diverse in Juneau. It is a multi-use space that crosses all scales, generations and cultures.

As the sophistication of our community increases, so does the pressure on this facility to provide more in the way of recreational opportunities. The addition of another high school with its associated recreational programs will even further exacerbate the need. This proposal addresses

design changes to meet these expectations.

## Geological and Historical Background

Perched on the shoulder of North America where the mighty Pacific Plate runs into and under the Continent is a series of shoal like islands, remnants of the waves of subduction. The combination of vulcanism and mineralization has made one of the most mineral rich areas of the world. At the close of the 19th century gold was discovered here, and as it was developed it became the largest concentration of low grade gold in the world. The location we now know as Juneau was then known as the Treadwell Lode.

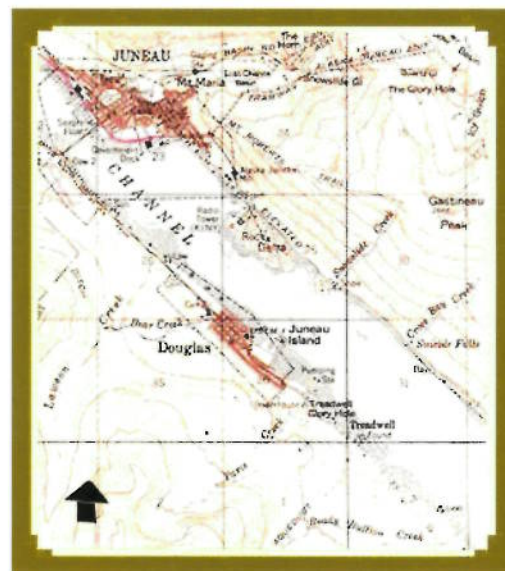


Fig. 1 Map Circa 1910



According to David Stones Hardrock Gold \$21,817,296 was taken from these mines from 1885 to 1904, almost three times the \$7,200,000 paid for all Alaska, and the skills and techniques developed here were spread over the whole world. Modern mining was born in the deep shafts of the Treadwell Mines.

Arguably our most diverse recreational resource, Savikko Park and Sandy Beach, sit atop the remains of many of the greatest industrial marvels of the age where, covered by the resurgent forest of Southeast Alaska, it is almost invisible.

### Savikko Park Today

The developed park area is used heavily throughout the year, on the Fourth of July all Juneau and Douglas come to play. The ice rink is booked every day every hour as long as it is open.

The fields and play areas of the park are well used, although insufficient winter parking inhibits the ice rink user group. There is increasing pressure on this recreation facility to provide opportunities and programs for the outdoor recreation season.



Fig. 2

### Sandy Beach and the Treadwell Historic Mining District as they are today



Fig. 3

Sandy Beach today is an informal recreation area with seashore play, sand castles and dog running. A

covered barbeque area and sandy playground mark the boundary between the developed area and the historic and natural area. It is the most versatile openspace for downtown Juneau and Douglas. Political gatherings, family picnics, and clan functions are among the diverse interests that attract it's users. Sooner or later everyone is drawn here.

Adjoining the beach is the site of the abandoned mining zone, and the site of the once proud mining complex of Treadwell Alaska. The heavily overgrown ruins of the mighty industrial complex makes visitors think of abandoned temples.

The reality is that the source of our community and the remains of the engine that drew population and world attention to Southeast Alaska are so disguised as to be invisible.

Sandy Beach itself is the most prominent of the remains of Treadwell's activities, the miles of white sand are the remnants of the ore dug from below, crushed in huge mills and separated from its golden fraction. Walking back into the woods behind the beach is like walking into another world, one filled with mysterious ruins, one that can only be understood if one knows the history of the Treadwell mines.

## **Key Elements Addressed by the Master Plan**

Savikko Park and the adjoining Treadwell Historic District need to be addressed as the recreational and community building resource they are. They trace the historic roots of our community and are among the most popular and assessable recreation locations in the borough.

The elements fall into three groups: the Savikko Park recreational zone, Sandy Beach, and the Historic District

### **Upgrading Savikko Park Recreational Facilities**

See Figures 6-11

The theme of the upgrades is one of community building by recognizing our history, and making it part of our everyday life. Proposed facilities include a formal park entry, a Music Pavilion, the

Gold Rush Pioneer Plaza, athletic fields, a new playground, viewing platform, 2<sup>nd</sup> sheet of ice, and walks with seating and other amenities

- **Music Pavilion**

Designed, funded and built by the Douglas Fourth of July Committee, this will shelter performers during the Independence Day celebrations and other outdoor events.

- **Gold Rush Pioneer Plaza**

Designed to pay tribute to our history, it is a gathering space bordered by the ice rink, a new music pavilion, and the soccer field, partially paved with a decorative surface that recognizes and celebrates the pioneers and their descendants. Through the use of a timeline we join the past with the present. This proposed space would provide a permanent home to the Juneau Gold Rush Days, serve as the food court during the 4<sup>th</sup> of July celebration, and double as winter parking for the Ice Rink.

Figs. 6, 8, 9 & 10

- **Seasonal Parking for Ice Rink** during the active season for the ice rink, the paved plaza area provides informal parking for nearly 100 cars.

Fig. 6, 8 & 10

- **Arbor Walk** Beginning at the formal entrance to Savikko Park, and extending through the whole park culminating in a viewing platform at the site of the mine collapse that signaled the beginning of the end of the mining era, a paved ADA accessible walkway guides the visitor along the athletic fields to the Gold Rush Pioneer Plaza, incorporating arboretum style plantings with seating, lighting, public art including environmental and historic themes, industrial remnants, and memorials to historic and current community members. This is the beginning of the accessible walkway that extends through Savikko Park to the end of the Historic District. The plaza and walk are integrated into a community building facility celebrating the diverse forces that played historic roles.

Figs. 9, 10, 11

- **2<sup>nd</sup> Sheet of Ice at the Ice Rink**, the success of the first sheet of ice has so overwhelmed the facility that another rink, support and viewing space and a locker room is called for. The Juneau Ice Association has developed plans for such an expansion.

Fig. 6, 8, & 10

- **Rebuilt Sledding Hill** using the access from St Anne's as



a ramp, an improved sledding hill can be built that will turn and end in the resituated soccer field.

Fig. 6 & 8

- **Moving and Rebuilding the Soccer Field**, expanding the access and parking for an enlarged ice rink will mean moving the current soccer field closer to the hill, allowing regrading and resurfacing.

Figs. 6 & 8

- **Paving Highlights**  
Interlocking concrete pavers engraved with names of pioneers, social groups, families, and clans become markers of significant zones; entries to special areas, historic places, memorial spaces and the central assembly sites accented with a timeline that runs through the paving.

Figs. 9, 10 & 19

## **Sandy Beach**

Picnic Shelter, Rebuilt Playground, and transition from the organized recreation zone to less formal use areas

- **New Playground** the current play structures are in need of upgrading: climbing, twirling and stretching are among the focus areas of new play equipment. Having the

playground at the edge of the wilder area allows the integration of older child directed play with the younger user group.

Figures 4 & 5

- **Transition zones**, the integration of the whole park area through the Arbor Walk ADA Accessible Trail calls for some resting spots, places where organized activities fade and the individual experiences begin. These places make an ideal spots for special seating areas; they can focus on a particular industrial relic, an environmental art piece or a view of the channel.

## **Upgrading Treadwell Historic District**

The Treadwell Historic District is an area where the traces of the huge mining enterprise that founded our community are being lost in the vigorous growth of the Southeast Alaskan Rainforest. Foundations, building remnants, land forms, railroad beds and machinery parts are vanishing into the thickets of Alder and Cottonwood. The organization, interpretation, and maintenance of the area will help bring the achievements of our community founders into modern awareness. Elements proposed include signage, vegetation management,

a series of trails including an ADA accessible trail with paved sections at significant locations, cleared and surfaced parade grounds, and outdoor theater area, and an elevated viewing platform at the collapse site.

- **Signage and Historical Interpretation** Uniform and engaging signage will help link the elements of the district into an understandable whole.
- **Vegetation Management** will help maintain the access and views of the park, its elements and surroundings.
- **Trails** include a runners trail, a nature trail, and a wider, surfaced, ADA accessible trail which extends from the Savikko Park entrance all the way to the collapse site, linking the whole park together.
- **Paving details** throughout the park are a decorative theme that continues the pattern established earlier in the Savikko Park Arbor Walk and the Gold Rush Pioneer Plaza.
- **Cleared and Surfaced Parade Grounds** the oldest gathering place in the town, the 4<sup>th</sup> of July Parade Grounds, is the heart of the Historic District. Here the miners and their families celebrated Independence

Day, and modern uses will once again bring celebrants to the same site.

- **Outdoor Theater Area** centered on the best preserved of the historic buildings, the "New Office Building", an outdoor theater area can be created. Leveling and surfacing the space will provide an area that can be used for dramatic events and concerts, exposed to the elements and surrounded by the forest.
- **Viewing Platform** at the site of the 1917 collapse marks the end of the park and holds people back from the edge of the site.

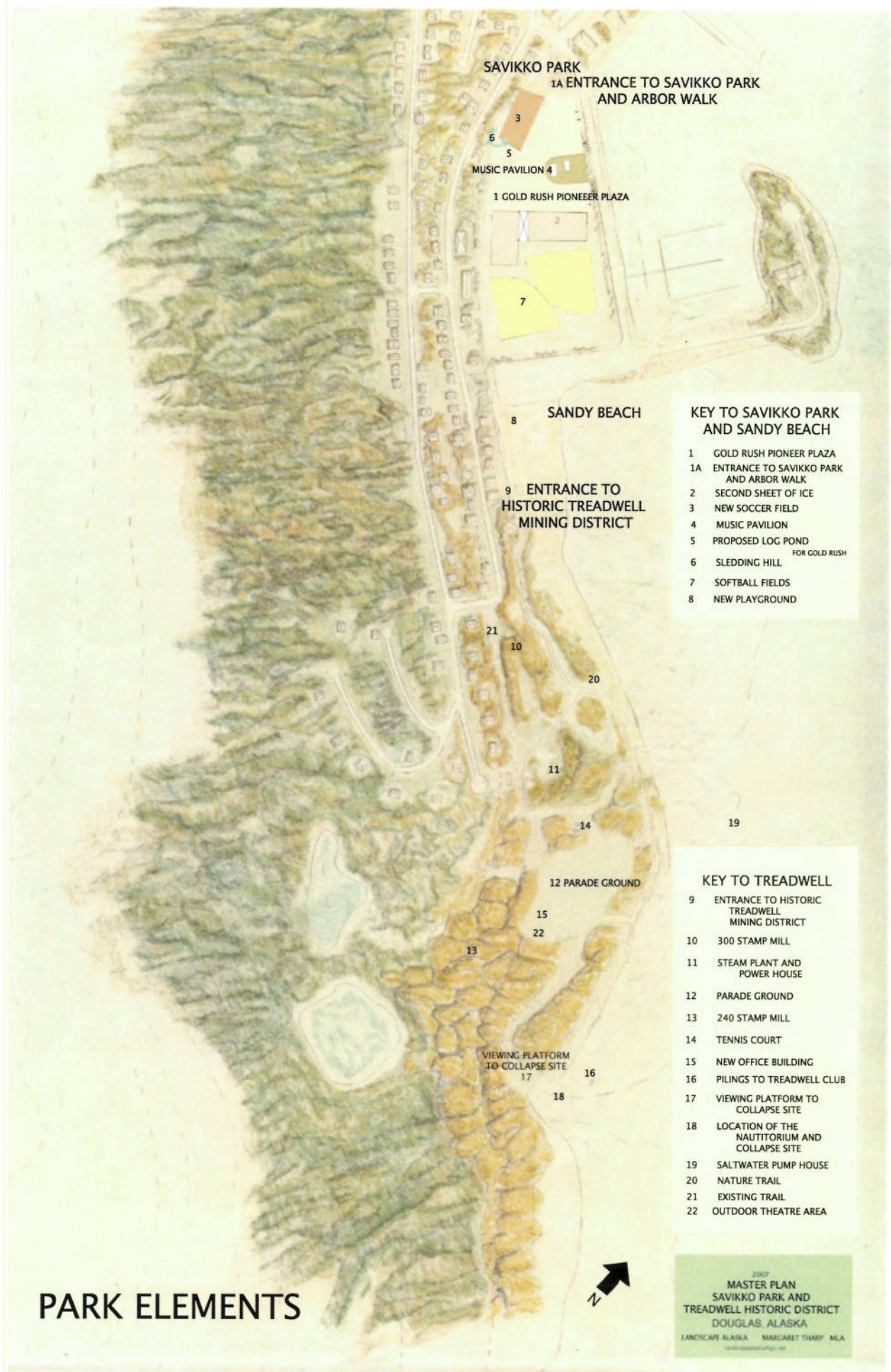


Fig. 6



**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**PIONEER GOLD RUSH PLAZA  
CONCRETE PAVERS  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 150,000.00	\$ 150,000.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 12,000.00	\$ 12,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 30,000.00	\$ 30,000.00
4	Excavation	C.Y.	10,533	\$ 13.00	\$ 136,929.00
5	Concrete Pavers	S.Y.	4,062	\$ 110.00	\$ 446,820.00
6	Concrete Perimeter Curb	L.F.	2,455	\$ 20.00	\$ 49,100.00
7	Asphalt Pavement	Ton	1,400	\$ 125.00	\$ 175,000.00
8	Base Course, Grading D-1	Ton	3,050	\$ 30.00	\$ 91,500.00
9	Cement Treated Sub-base	C.Y.	564	\$ 60.00	\$ 33,840.00
10	Selected Borrow	C.Y.	6,703	\$ 22.00	\$ 147,466.00
11	Parking Lot Lighting	Each	8	\$ 10,000.00	\$ 80,000.00
12	Pavilion	S.F.	1,750	\$ 80.00	\$ 140,000.00
13	Drainage	Lump Sum	All Req'd	\$ 70,000.00	\$ 70,000.00
14	Sign Assembly	Each	8	\$ 400.00	\$ 3,200.00
15	Relocate Landscaping Boulders	Lump Sum	All Req'd	\$ 4,500.00	\$ 4,500.00
16	Removal of Curb and Gutter	L.F.	600	\$ 10.00	\$ 6,000.00
17	Remove Existing Asphalt Surfacing	S.Y.	2,600	\$ 8.00	\$ 20,800.00
18	Remove and Dispose of Existing Dugout/Backstop	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 1,602,155.00

15% ESTIMATE CONTINGENCY = \$ 240,323.25

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 1,842,478.25**

**Estimate Assumptions:**

- 1) Concrete paver sub-base preparation consists of tilling dry Portland cement into a 5-inch depth sandy soil (D-1), compacting and moistening.
- 2) Concrete edge restraint is assumed to be a 6"x6" continuous concrete strip around the entire perimeter of pavers with one #4 continuous rebar and expansion joints spaced at 30' o.c.
- 3) Asphalt pavement section consists of 2.5" of asphalt pavement, 6" of base course (grading D-1) and 18" of select borrow.
- 4) Eight site lights are assumed, pole height 25 feet.
- 5) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.

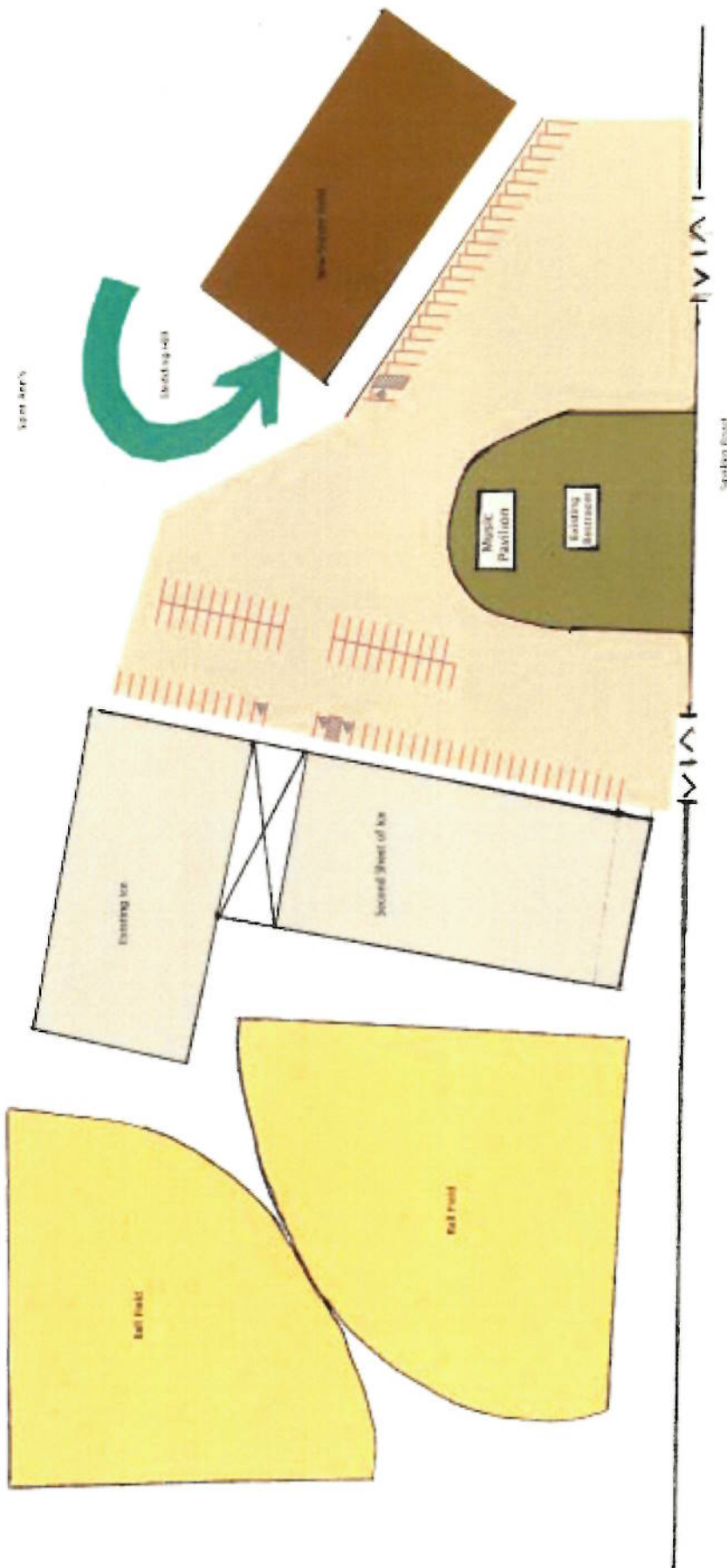




# GOLD RUSH PIONEER PLAZA

R&M Engineering on CBJ Photo

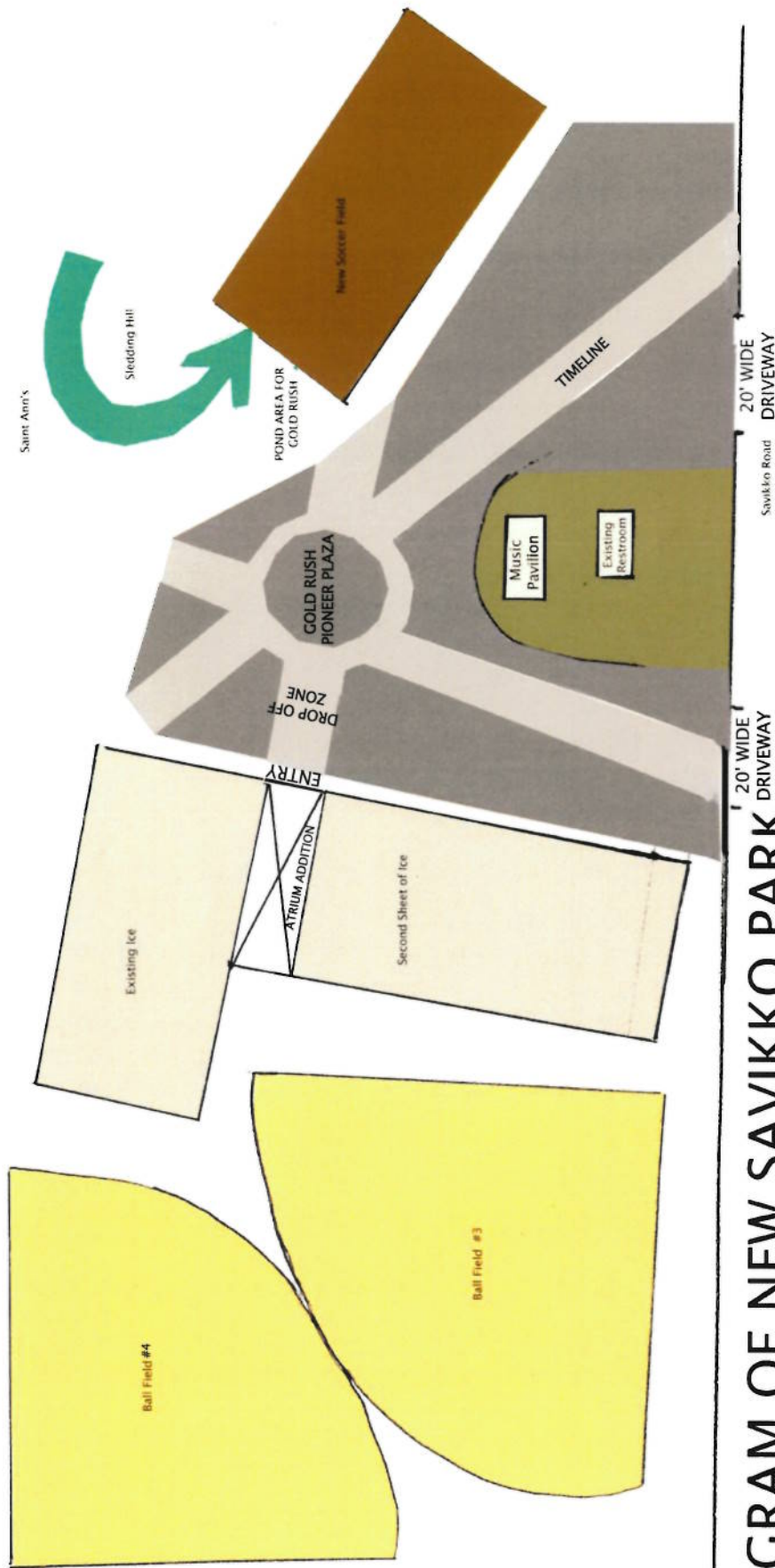




# PARKING LOT ALTERNATIVE

R&M Engineering on M.A.T. Drawing

Fig. 7



## DIAGRAM OF NEW SAVIKKO PARK

GOLD RUSH PIONEER PLAZA AND TIMELINE  
SECOND SHEET OF ICE  
MUSIC PAVILION  
SLEDDING HILL  
NEW SOCCER FIELD  
POND FOR GOLD RUSH DAYS

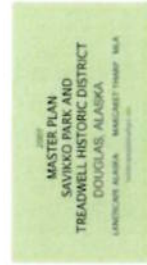


Figure 8

**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**PIONEER GOLD RUSH PLAZA  
ASPHALT PLAZA  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 100,000.00	\$ 100,000.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 12,000.00	\$ 12,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 30,000.00	\$ 30,000.00
4	Excavation	C.Y.	10,533	\$ 13.00	\$ 136,929.00
5	Asphalt Pavement	Ton	2,050	\$ 125.00	\$ 256,250.00
6	Base Course, Grading D-1	Ton	4,470	\$ 30.00	\$ 134,100.00
7	Selected Borrow	C.Y.	6,703	\$ 22.00	\$ 147,466.00
8	Parking Lot Striping	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
9	Site Lighting	Each	8	\$ 10,000.00	\$ 80,000.00
10	Pavilion	S.F.	1,750	\$ 80.00	\$ 140,000.00
11	Drainage	Lump Sum	All Req'd	\$ 70,000.00	\$ 70,000.00
12	Sign Assembly	Each	8	\$ 400.00	\$ 3,200.00
13	Relocate Landscaping Boulders	Lump Sum	All Req'd	\$ 4,500.00	\$ 4,500.00
14	Removal of Curb and Gutter	L.F.	600	\$ 10.00	\$ 6,000.00
15	Remove Existing Asphalt Surfacing	S.Y.	2,600	\$ 8.00	\$ 20,800.00
16	Remove and Dispose of Existing Dugouts/Backstop	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 1,151,245.00

15% ESTIMATE CONTINGENCY = \$ 172,686.75

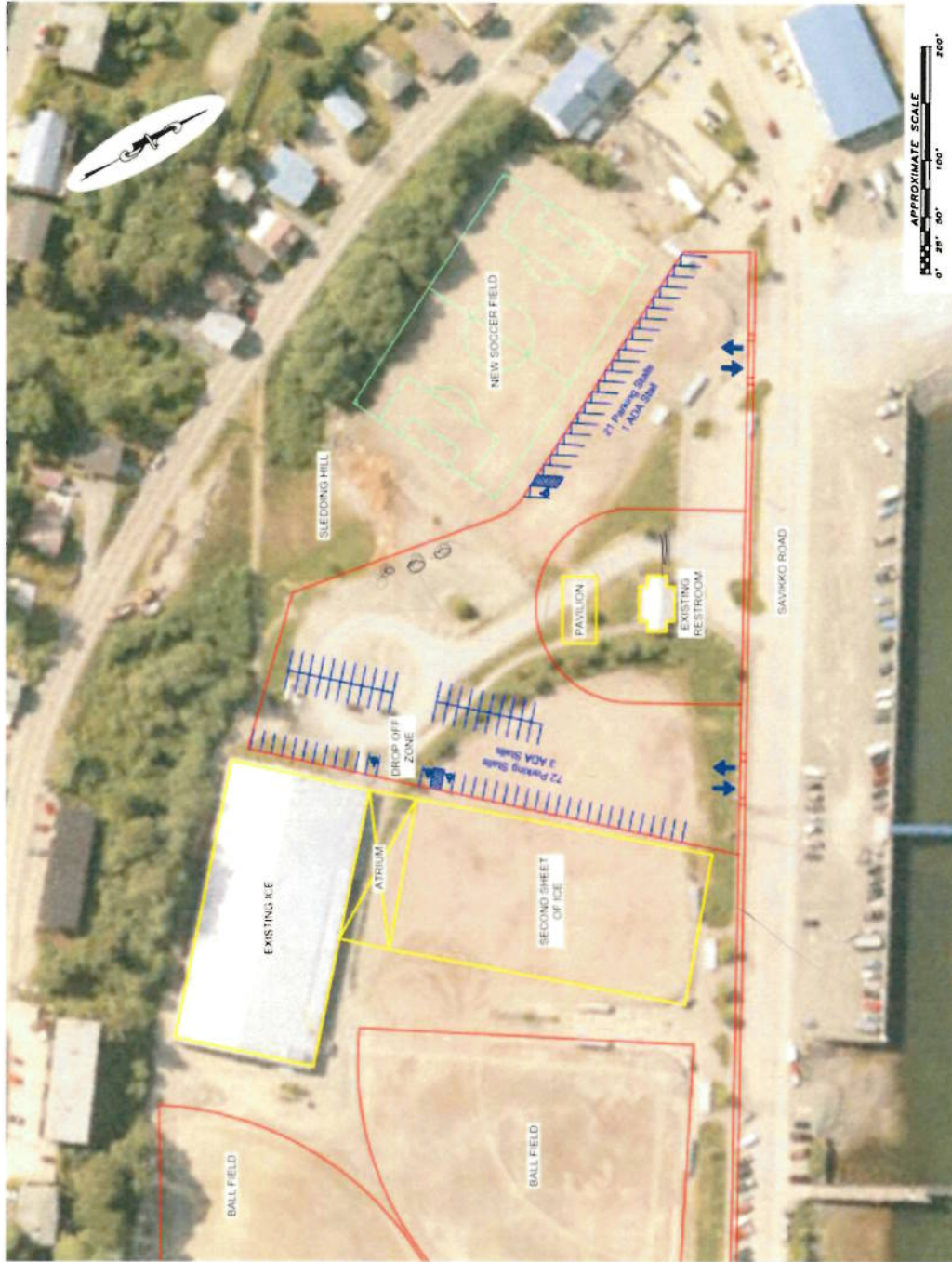
**ESTIMATED TOTAL CONSTRUCTION COST = \$ 1,323,931.75**

**Estimate Assumptions:**

- 1) Asphalt pavement section consists of 2.5" of asphalt pavement, 6" of base course (grading D-1) and 18" of select borrow.
- 2) Eight Site lights are assumed, pole height 25 feet.
- 3) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.







# PARKING LOT ALTERNATIVE

R&M Engineering on CBJ Photo

**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**ADA ACCESSIBLE TRAIL THROUGH PARK AND HISTORIC DISTRICT  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 1,000.00	\$ 1,000.00
4	Excavation	C.Y.	125	\$ 15.00	\$ 1,875.00
5	Base Course, Grading D-1	Ton	87	\$ 40.00	\$ 3,480.00
6	Selected Borrow	C.Y.	150	\$ 25.00	\$ 3,750.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 16,605.00

15% ESTIMATE CONTINGENCY = \$ 2,490.75

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 19,095.75**

**Estimate Notes:**

- 1) Estimate includes construction costs for widening existing gravel surfaced trail from 8' to 12' wide. Length of trail is approximately 800'.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.





**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**RELOCATE SOCCER FIELD 50-FEET TOWARDS HILLSIDE  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization	Lump Sum	All Req'd	\$ 5,000.00	\$ 5,000.00
2	Construction Surveying	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00
3	Remove and Dispose of Chain Link Fence	L.F.	300	\$ 10.00	\$ 3,000.00
4	Install New Chain Link Fence	L.F.	160	\$ 60.00	\$ 9,600.00
5	Relocate Bleachers	Lump Sum	All Req'd	\$ 500.00	\$ 500.00
6	Excavation	C.Y.	930	\$ 13.00	\$ 12,090.00
7	Salvage and Relocate Field Topping Material	C.Y.	170	\$ 25.00	\$ 4,250.00
8	Selected Borrow	C.Y.	760	\$ 22.00	\$ 16,720.00
9	Relocate Soccer Goal Posts	Each	2	\$ 150.00	\$ 300.00
10	Ditch Grading at Toe of Slope	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 54,460.00

15% ESTIMATE CONTINGENCY = \$ 8,169.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 62,629.00**

**Estimate Notes:**

- 1) Area of soccer field relocation 50' x 260'.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**New Playground  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Multi-use Play Structure	Lump Sum	All Req'd	\$ 50,000.00	\$ 50,000.00
2	Site Preparation and Playground Installation	Lump Sum	All Req'd	\$ 25,000.00	\$ 25,000.00
3	12-Inch Depth Rubber Pellet Surfacing	S.F.	10,000	\$ 3.15	\$ 31,500.00
4	12"x12" Concrete Edge Curb	L.F.	400	\$ 20.00	\$ 8,000.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 114,500.00

15% ESTIMATE CONTINGENCY = \$ 17,175.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 131,675.00**

**Estimate Notes:**

- 1) Site preparation work to include excavation, borrow placement and drainage.
- 2) Rubber Pellet costs from HMS Cost Estimators for Harborview School
- 3) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**SLEDDING HILL  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 1,200.00	\$ 1,200.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 4,000.00	\$ 4,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 500.00	\$ 500.00
4	Regrade Slope	Lump Sum	All Req'd	\$ 3,600.00	\$ 3,600.00
5	Topsoil	C.Y.	47	\$ 60.00	\$ 2,820.00
6	Topsoil Finish Grading	M.H.	10	\$ 70.00	\$ 700.00
7	Seeding, Hydraulic Method, Type III	S.U.	1	\$ 1,200.00	\$ 1,200.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 14,020.00

15% ESTIMATE CONTINGENCY = \$ 2,103.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 16,123.00**

**Estimate Notes:**

- 1) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**10'x10' PAVER AREAS  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 1,500.00	\$ 1,500.00
2	Clearing and Grubbing	Lump Sum	All Req'd	\$ 2,000.00	\$ 2,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 500.00	\$ 500.00
4	Excavation	C.Y.	20	\$ 13.00	\$ 260.00
5	Concrete Pavers, 4" Thick	S.Y.	67	\$ 110.00	\$ 7,370.00
6	Concrete Perimeter Curb	L.F.	240	\$ 20.00	\$ 4,800.00
7	Base Course, Grading D-1	Ton	24	\$ 30.00	\$ 720.00
8	Concrete Treated Sub-base	C.Y.	12	\$ 200.00	\$ 2,400.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 19,550.00

15% ESTIMATE CONTINGENCY = \$ 2,932.50

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 22,482.50**

**Estimate Assumptions:**

- 1) Concrete paver sub-base preparation consists of tilling dry Portland cement into a 6-inch depth sandy soil (D-1), compacting and moistening, included in concrete paver unit price.
- 2) Concrete edge restraint is assumed to be a 6"x6" continuous concrete strip around the entire perimeter of pavers with one #4 continuous rebar.
- 3) Estimate above includes costs for six (6) 10'x10' paver areas.
- 4) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.





**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**VIEWING PLATFORM AT COLLAPSE SITE  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Pressure-Treated Yellow Pine Decking	S.F.	5,000	\$ 16.00	\$ 80,000.00

15% ESTIMATE CONTINGENCY = \$ 12,000.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 92,000.00**

2	Standard Cedar Decking	S.F.	5,000	\$ 18.00	\$ 90,000.00
---	------------------------	------	-------	----------	--------------

15% ESTIMATE CONTINGENCY = \$ 13,500.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 103,500.00**

3	Clear Cedar Decking	S.F.	5,000	\$ 20.00	\$ 100,000.00
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15% ESTIMATE CONTINGENCY = \$ 15,000.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 115,000.00**

4	Composite Material Decking	S.F.	5,000	\$ 22.00	\$ 110,000.00
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15% ESTIMATE CONTINGENCY = \$ 16,500.00

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 126,500.00**

**Estimate Assumptions:**

- 1) Unit prices include all materials and labor for installation.
- 2) All structures are assumed to be constructed using pressure-treated posts and joists with cast-in-place, Sono tube foundation.
- 3) Deck structure size = 100'x50'.
- 4) Timber safety rail at 42" height.
- 5) Assumes existing soils are adequate to support deck structure.
- 6) Deck structure 3' above existing ground.
- 7) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.





**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**PARADE GROUNDS - SITE PREP WORK  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 40,000.00	\$ 40,000.00
2	Clearing and Grubbing	Acre	4	\$ 12,000.00	\$ 48,000.00
3	Construction Surveying	Lump Sum	All Req'd	\$ 12,000.00	\$ 12,000.00
4	Excavation	C.Y.	9,500	\$ 13.00	\$ 123,500.00
5	Base Course, Grading D-1	Ton	6,651	\$ 30.00	\$ 199,530.00

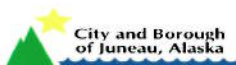
ESTIMATED CONSTRUCTION SUBTOTAL = \$ 423,030.00

15% ESTIMATE CONTINGENCY = \$ 63,454.50

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 486,484.50**

**Estimate Assumptions:**

- 1) Parade ground area approximately 380'x450' in size (171,000 square feet).
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



**2007 MASTER PLAN  
SAVIKKO PARK AND TREADWELL HISTORIC DISTRICT  
DOUGLAS, ALASKA**

**PAVING FOR CENTRAL AREA OF PARADE GROUNDS  
CONSTRUCTION COST ESTIMATE  
November 15, 2007**

ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization @ 10%	Lump Sum	All Req'd	\$ 30,000.00	\$ 30,000.00
2	Construction Surveying	Lump Sum	All Req'd	\$ 9,000.00	\$ 9,000.00
3	Concrete Pavers	S.Y.	2,225	\$ 110.00	\$ 244,750.00
4	Concrete Perimeter Curb	L.F.	1,537	\$ 20.00	\$ 30,740.00
5	Base Course, Grading D-1	Ton	250	\$ 30.00	\$ 7,500.00

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 321,990.00

15% ESTIMATE CONTINGENCY = \$ 48,298.50

**ESTIMATED TOTAL CONSTRUCTION COST = \$ 370,288.50**

**Estimate Assumptions:**

- 1) Estimate assumes parade ground prep work has already been completed, see Parade Grounds site prep cost estimate.
- 2) Indirect costs for permitting, surveying, easements, design, construction administration and project inspection not included in this estimate.



## **Savikko Park and Sandy Beach Upgrades**

### **Remodeling the Ice Rink, Adding Another Sheet of Ice, Moving the Soccer Field, Adding a Music Pavilion, a New Playground, and a Sledding Hill, and Creating the Gold Rush Pioneer Plaza**

The pressure on this space to provide the maximum recreational opportunities is great, some additions this plan proposes are:

- An ADA accessible Arbor Walk linking together Savikko Park, Sandy Beach, and the Treadwell Historic District
- A second sheet of ice for the ice rink
- The Gold Rush Pioneer Plaza, a paved space with pedestrian amenities, dedicated to the founders of our community, which would provide a permanent home for the Gold Rush Celebration
- 4th of July Food Court
- A Sledding Hill
- A Music Pavilion designed and provided by the

Douglas Advisory Committee

- A remodeled and upgraded playground

### **ADA Accessible Arbor Walk**

Beginning at the renovated Park Entrance, and continuing through the three zones of the park, an amenity corridor, built to ADA recreational standards, with lighting, seating and ornamental plantings follows the base of the hillside. The walk is a venue for Public Art, modern, historic, and traditional. It is the beginning of the thread that binds Savikko Park to the Gold Rush Pioneer Plaza, Sandy Beach, and to the Treadwell Historic District.

It will be planted with a series of ornamental trees and large shrubs that will provide a transition zone between the active recreation and athletic areas and the greener edge of the hillside.

The walk will be a vehicle for families and organizations who want to recognize a particular individual; benches, lighting, plantings and other pedestrian amenities can be donated and memorialized.

It will give a pedestrian edge to the park, and also provide a vantage point from which to

watch the athletic fields without joining in the spectators. Fig 9, 10

### Second Sheet of Ice for the Ice Rink

The original designs for the ice rink assumed that there would eventually be another arena built, and that the capacity of the original building would have to be expanded to accommodate this need. The Juneau Douglas Ice Association has developed a cost estimate for another similar sized sheet of ice; they estimate 3 million without any other amenities. When the second arena is built a significant savings could be realized by using the two wings to create an enclosed space for viewing, lockers, showers, and a gathering place.

Current users feel that the facility could benefit from additional parking area, during the winter the parking lot for the Ice Rink overflows with vehicles, and it is difficult to get in and out. The one lane entrance and exit gets congested, particularly during snow events. The amount of parking provided by this small lot is not sufficient for the use this facility experiences.

Reorganizing the space to include a second sheet of ice and an interior spectator and support space encourages a community building dynamic. Sharing experiences in comfortable

surroundings builds the relationships to nurture and grow a healthy lifestyle. Fig 7,8, 9, 10

### Gold Rush Pioneer Plaza

Gold Rush is a celebration of Juneau's links with the industrial world; it draws people from all the industries and trades that support the mining and logging lifestyles that spurred growth in Alaska. The memorial plaza area will celebrate the pioneers and their families and businesses that built Treadwell, Douglas and Juneau. It will be an attractive hardscape using colorful concrete pavers with decorative inlays naming those families and businesses.

It will also feature a **timeline** showing the progression of elements that make up Southeast Alaska, from time immemorial through ice ages, human arrival, and cultural development, on up to the actual series of events leading to the discovery of gold, developing the mines and their collapse. It will be an open ended timeline so that additional events can be added as the years go by, bringing together the past, the present, and the future.

During the summer it is where the food court and vendors area for the Gold Rush and 4th of July celebrations will be located. There is space for the log rolling competition. During the winter it will double as the drop off zone and parking area for the Ice Rink.

This open design has winter snow removal in mind, for maximum winter parking use, no lawns, boulders or sidewalks to navigate around.

This multi use space forms the center of the renovated park, and serves as a cultural center for the community in both summer and winter. Fig 7,8,9,10

### **Music Pavilion**

The Douglas Advisory Board has developed a Music Pavilion for concerts, 4th of July celebrations, and casual dances. Located at the edge of the Gold Rush Pioneer Plaza, it will have power and lights, and be situated so the prevailing winds will not cause discomfort for the musicians. It will be located near the public restrooms, easily accessible from the parking area.

Funding for design, construction and installation has been undertaken by the Douglas Advisory Board.

The Pavilion will be set into a landscaped area with the existing bathrooms. Fig 10

### **Fourth of July Food Court**

For many years the food vendors were scattered about the landscape, but in 2006 CBJ reorganized the vendors into a Food Court, it has made it much easier to provide all vendors with modern conveniences. Giving them a source of power as well as proximity to a bathroom will

make the providing of eatables much easier and safer. It will also help in litter control.

Making the Food Court a part of the plaza will also encourage the participants to partake in the historical theme of the area. They will see the familiar names and places and follow the timeline through the discovery, development and collapse of Treadwell.

### **Sledding Hill**

Moving the soccer field closer to the hillside so the unused space is brought into service and building a Sledding Hill that empties out into that field will make this space much more user friendly. A space 40 ft wide and 60 ft long with a runout onto the soccer field will give enough room for many participants.

Using the elevation of St Anne's Avenue as a source of the speed, a sledding hill can be built that will have a couple of entry spots, a higher and lower track, separated by swales can keep the younger participants away from the faster sledders. It will swing out and open into the soccer field as a safe ending space.

Fig 10



## New Playground

Play is essential to social, psychological and physical growth, and most research supports the thesis that the best play is that which is child initiated spontaneous outdoor play. Having the playground situated near the ball fields, soccer pitches, ice rinks and trails to the historic district where the children can roleplay, explore and discover is ideal. Seeing themselves as participants in the games of the older youth is the first step towards participating in those games.

These are samples of the kinds of equipment most popular with playground designers. They have combinations of climbing, balancing and overhead swinging activities.

Fig.4



Fig. 5

All playground designs assume a 12 inch layer of rubber pellets as an impact absorbing surface

## **Treadwell Historic District Upgrades**

The Historic District should include an expanded interpretive effort focusing on historic events and environmental education, new or resurfaced trails, an ongoing vegetation management plan and the clearing and surfacing of the historic Parade Grounds

- **Signage, Historical Interpretation and Environmental Education**

The remains of the huge mining complex are difficult to understand without a guide. Signage, site protection, lighting and some restoration will contribute to the effort. Environmental stewardship and education can be combined with historic awareness in a game format that can be played by visitors drawing them into an interactive dynamic.

- **Vegetation Management,** Southeast Alaska's early successional forest rapidly obscures trails, view planes and historic relics. A seasonal plan to protect trail margins, historic site boundaries, and specified view planes from trails will give direction to maintenance crews. Twice a year brushing and chipping would be recommended. Some of the larger trees will be retained, the understory removed for selected view

planes and among the historic remnants.

- **Trails and Viewing Areas**

Three trails will wind through the Historic District:

- i) An ADA Accessible Trail through Savikko Park and the Historic District which begins as the Arbor Walk
- ii) A softer surfaced trail for runners and walkers
- iii) A nature trail winding along the beach edge

Viewshed management will keep selected areas clear for views out to the beach and channel

- **Paving details** including 10 X 10 spaces with concrete pavers engraved with family and community member names will serve as nodes along the trail, marking significant places. This repeats the pattern established earlier in the Savikko Park Arbor Walk and the Gold Rush Pioneer Plaza.

- **Cleared and Surfaced Parade Grounds**

The historic center of Treadwell where the Fourth of July was celebrated, an area of about three acres, is already mostly cleared. Engraved concrete pavers in a swirling pattern will memorialize the historic participants; the paved area will be set in a larger area of

compacted D-1. This area, approximately ½ acre, is the heart of the historic district. The Parade Grounds borders the “New Office Building”, which forms the backdrop for an outdoor theater zone, an area cleared and surfaced to provide seating for plays and other productions.

- **Viewing Platform at the Collapse Site**

When the walls of the Treadwell Mine cracked open and the ocean filled the mine, all the miners escaped, but the era of the huge mining enterprise was over. The site today is just outside the park boundaries, and at the end of the main trail. A 50 x 100 ft viewing platform, elevated above the beach, will signal the end of the Historic District, and provide a suitable area for reflection and observation.

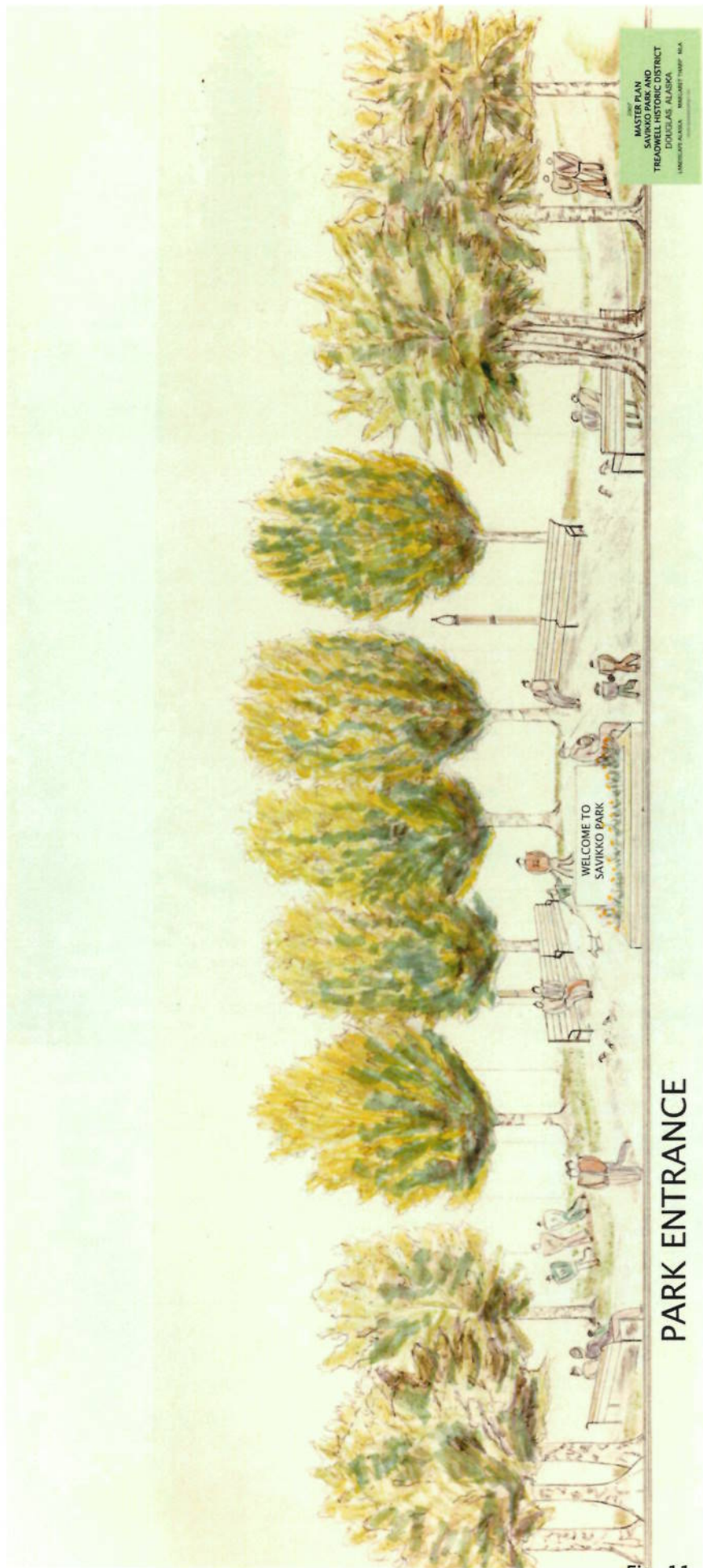


Fig. 11



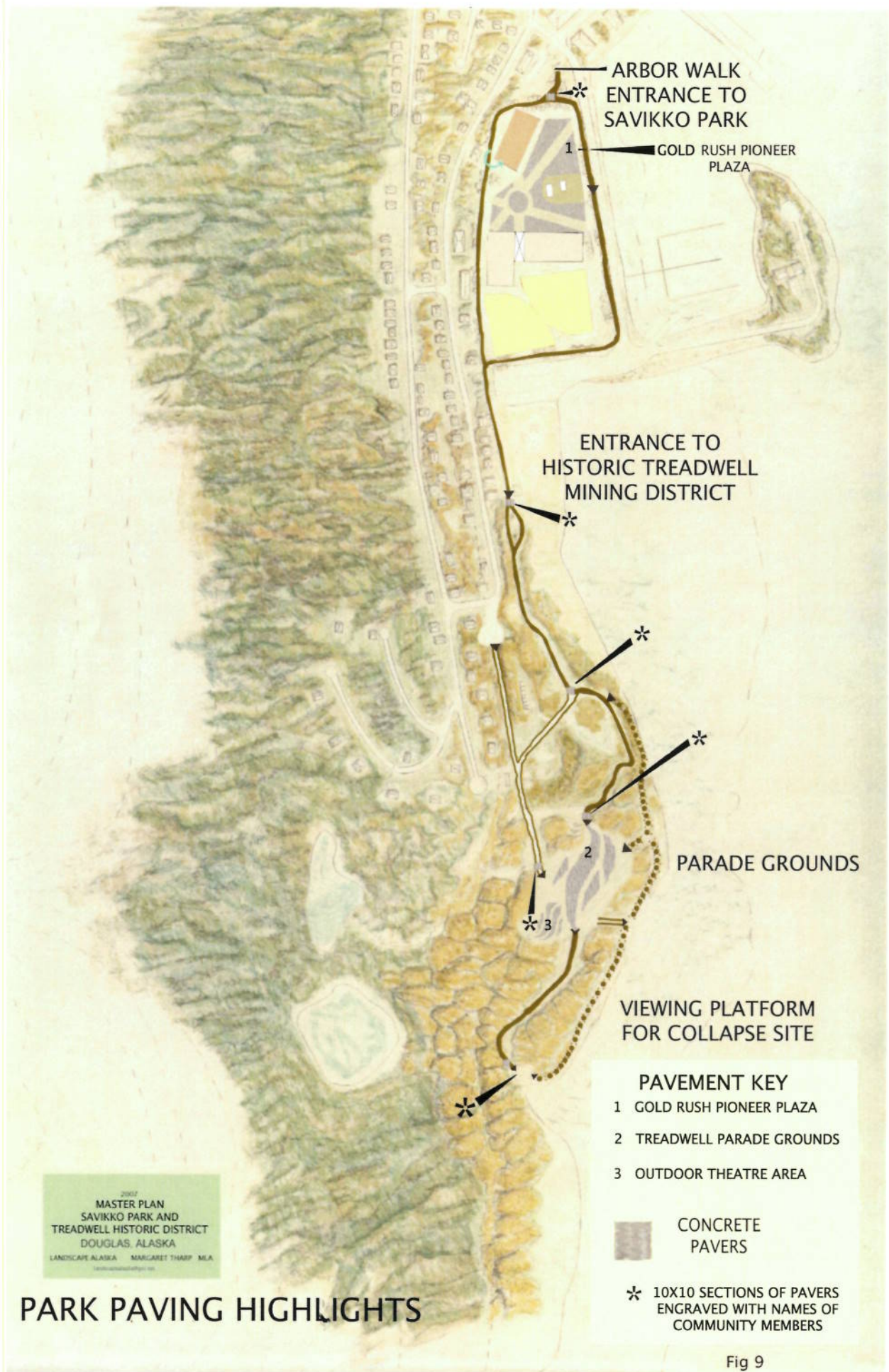


Fig 9



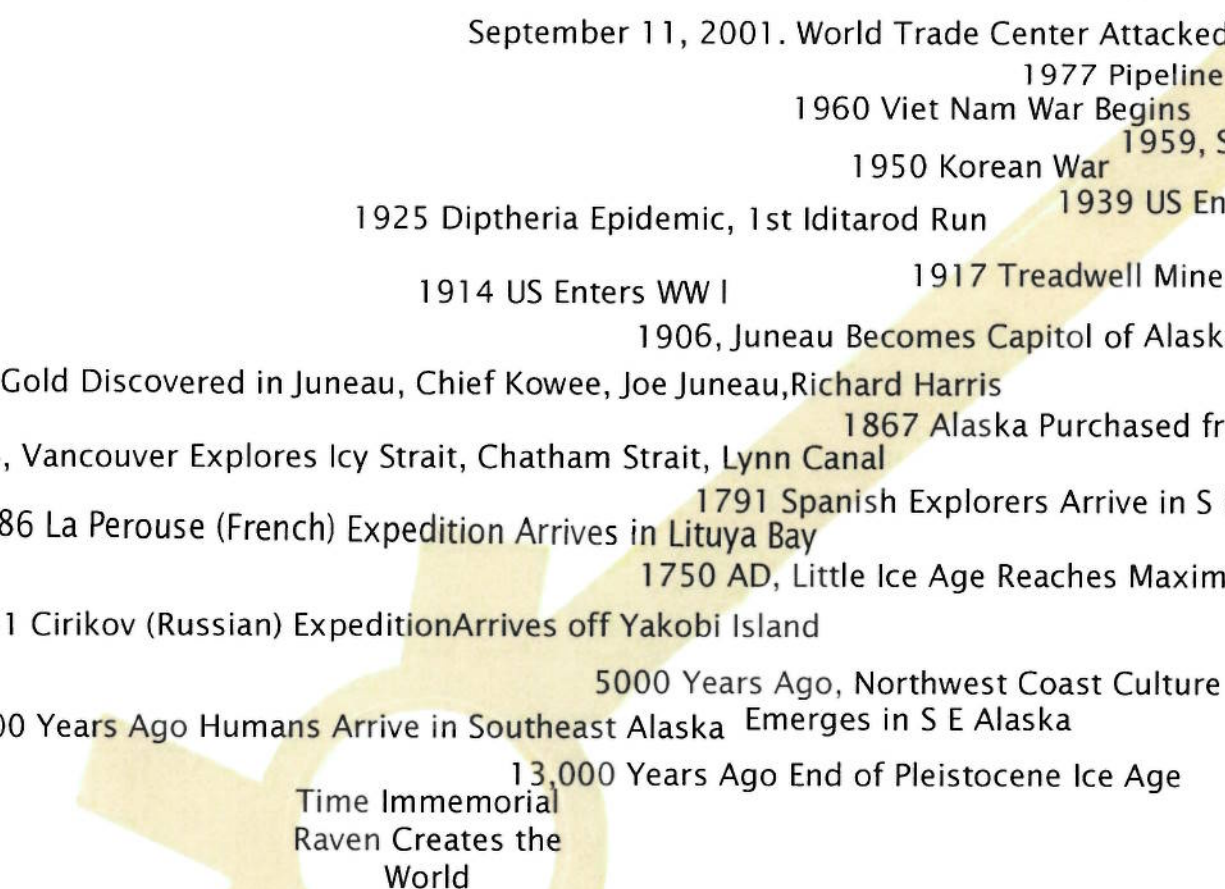
# ARBOR WALK ENTRANCE TO SAVIKKO PARK

## KEY TO NEW SAVIKKO PARK

- 1 GOLD RUSH  
PIONEER PLAZA
- 2 2ND SHEET OF ICE
- 3 ATRIUM, CONCESSIONS,  
PUBLIC USE ZONE
- 4 MUSIC PAVILION
- 5 PROPOSED LOG POND
- 6 SLEDDING HILL
- 7 RELOCATED SOCCER FIELD
- 8 SOFTBALL FIELDS 3 & 4
- 9 TIMELINE

Fig. 10

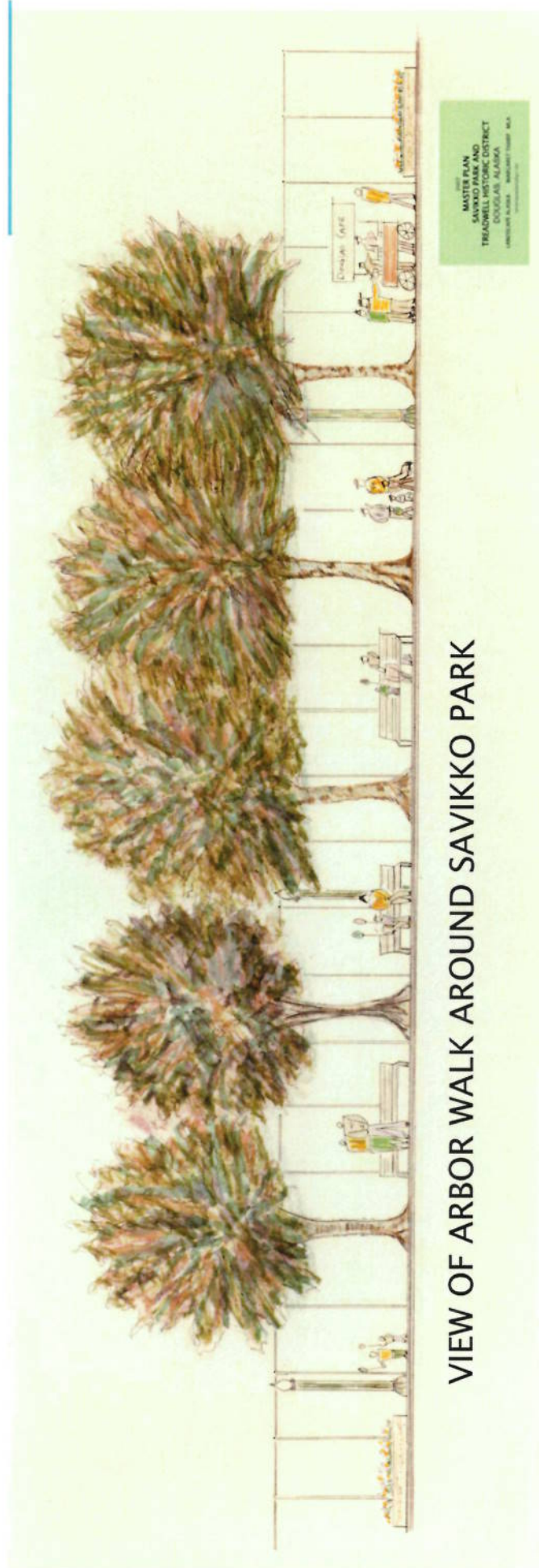
# PROPOSED ENTRIES FOR TIMELINE



2007, Polar Ice Cap Shows Melting  
 September 11, 2001. World Trade Center Attacked  
 1977 Pipeline Completed  
 1960 Viet Nam War Begins  
 1959, Statehood  
 1950 Korean War  
 1939 US Enters WW II  
 1925 Diphtheria Epidemic, 1st Iditarod Run  
 1917 Treadwell Mine Collapse  
 1914 US Enters WW I  
 1906, Juneau Becomes Capitol of Alaska Territory  
 1880 Gold Discovered in Juneau, Chief Kowee, Joe Juneau, Richard Harris  
 1867 Alaska Purchased from Russia  
 1794, Vancouver Explores Icy Strait, Chatham Strait, Lynn Canal  
 1791 Spanish Explorers Arrive in S E Alaska  
 1786 La Perouse (French) Expedition Arrives in Lituya Bay  
 1750 AD, Little Ice Age Reaches Maximum Extent  
 1741 Cirikov (Russian) Expedition Arrives off Yakobi Island  
 5000 Years Ago, Northwest Coast Culture  
 10,000 Years Ago Humans Arrive in Southeast Alaska Emerges in S E Alaska  
 13,000 Years Ago End of Pleistocene Ice Age  
 Time Immemorial  
 Raven Creates the  
 World

Sample Entries for Timeline in Gold Rush Pioneer Plaza  
 to be Chosen by a Wide Variety of Contributors,  
 Encompassing Historical, Cultural, Environmental  
 and Industrial Events, Local and Global





## The following diagrams show existing structures and the features to be added to Treadwell Historic District

- **Interpretive Signage,** following the dictum that interpretation is meant to stimulate more than to inform, the signage will develop the story of the vanished community, and trace the trails into our present society through the medium of an interactive game. Elements to be identified include all the existing ruins, the historic sites of vanished elements, lookout points, environmental features and forces, and an awareness of the mining remains visible from the park.

Fig. 12

- **A Hierarchy of Trails**

Three trails run parallel through the park including:

*The Arbor Walk*, an ADA accessible level pathway 12 ft wide suitable for wheeled traffic which can be plowed in the winter, running from the

beginning of Savikko Park through the middle of the Historic District to the Viewing Platform at the Collapse Site,

*The Runners Trail*, a softer surfaced D-1 pathway 6-8 ft wide for runners and cross country skiers that has more rise and fall than the first, that runs higher against the hillside and

*The Nature Trail*, an unsurfaced set of nature trails 4-6 ft wide running close to the beach, less formal than the running trail or the accessible trail. (Figs. 14 & 15)

- **The Parade Ground**

An area approximately ½ acre, in the midst of a larger cleared space, where all the trails meet. It will be cleared of trees and understory with a hardened surface, suitable for community gatherings, 4th of July events, Public Theater and Gold Rush Mining competitions. This encompasses the New Office Building, and overlaps the Tennis Courts where all the trails meet. It is the heart of the Historic District, and can be seen in fig 18, the photo showing 4<sup>th</sup> of July celebrations in 1906. (Figs. 12, 14, 16, 17, 18, 19 & 20)

- **Public Theater**

Centering on the New Office Building, an outdoor theater

zone can be developed, with the open space of the plaza and the antique building as backdrops a dramatic ensemble could create many settings.

- **Vegetation Management Plan** The spontaneous re-vegetation of the former industrial area shows the tremendous colonizing ability of the species that make up the Southeast Alaskan forest, any open space gets filled rapidly. Maintaining a visually accessible sense and a safe feeling will require maintenance.

The areas that need semiannual maintenance are the building sites which need to be kept cleared, the selected view planes, the ceremonial open spaces like the Parade Grounds and the Collapse Site, and all three of the trails. The trails will have understory vegetation cleared away but can retain many of the larger tree trunks, the view planes and building sites need to be more cleared, and the open spaces require the most intensive management, they may need rough mowing on a more frequent interval.

It will still be a forested site, with a continuous fabric of vegetation. The seductive and mysterious sense of the place will remain, every turn of the trail or passage into another

space will reveal unexpected sights, but the comfort of the visitors will not be compromised. Figs. 16 & 17

- **Views From the Trail**

Looking out to the channel and up to the mountains from inside the park will maintain the sense of place; it is easy to get lost in the spontaneous re-vegetation that goes on in disturbed sites. It makes it a much richer experience to be able to see where one is in relation to the larger landscape. A view from the Parade Ground, one from the Viewing Platform and one from the juncture of the three trails join the clearing done for the 300 Mill and the Vanner Room. They are indicated on the drawing by pale blue spaces. Fig. 16

- **Viewing Platform** over the collapse site, part of the accessible trail system, with clear indication that this is the end of the trail, and that the collapse site itself is off limits. Fig. 17

- **Exterior Lighting for Trails and Buildings,** during our long dark winters, the park is well used by skiers and hikers. New LED technology uses so little electricity that practical battery powered



lighting is now efficient.  
Illuminating the trails will be an  
enhancement to greater use.  
Rechargeable 12 volt batteries  
meant for long service and 12  
volt LED lights will give  
affordable lighting of the  
principal buildings.

This level of illumination is not  
enough to read by, but enough  
to be able to navigate the site  
during the winter darkness. Fig.  
12



Savello Park Area, Douglas, AK  
Color infrared photograph 6/26/2006  
NAOCS Alaska State Project 1 - CAUCOS

Fig. 13



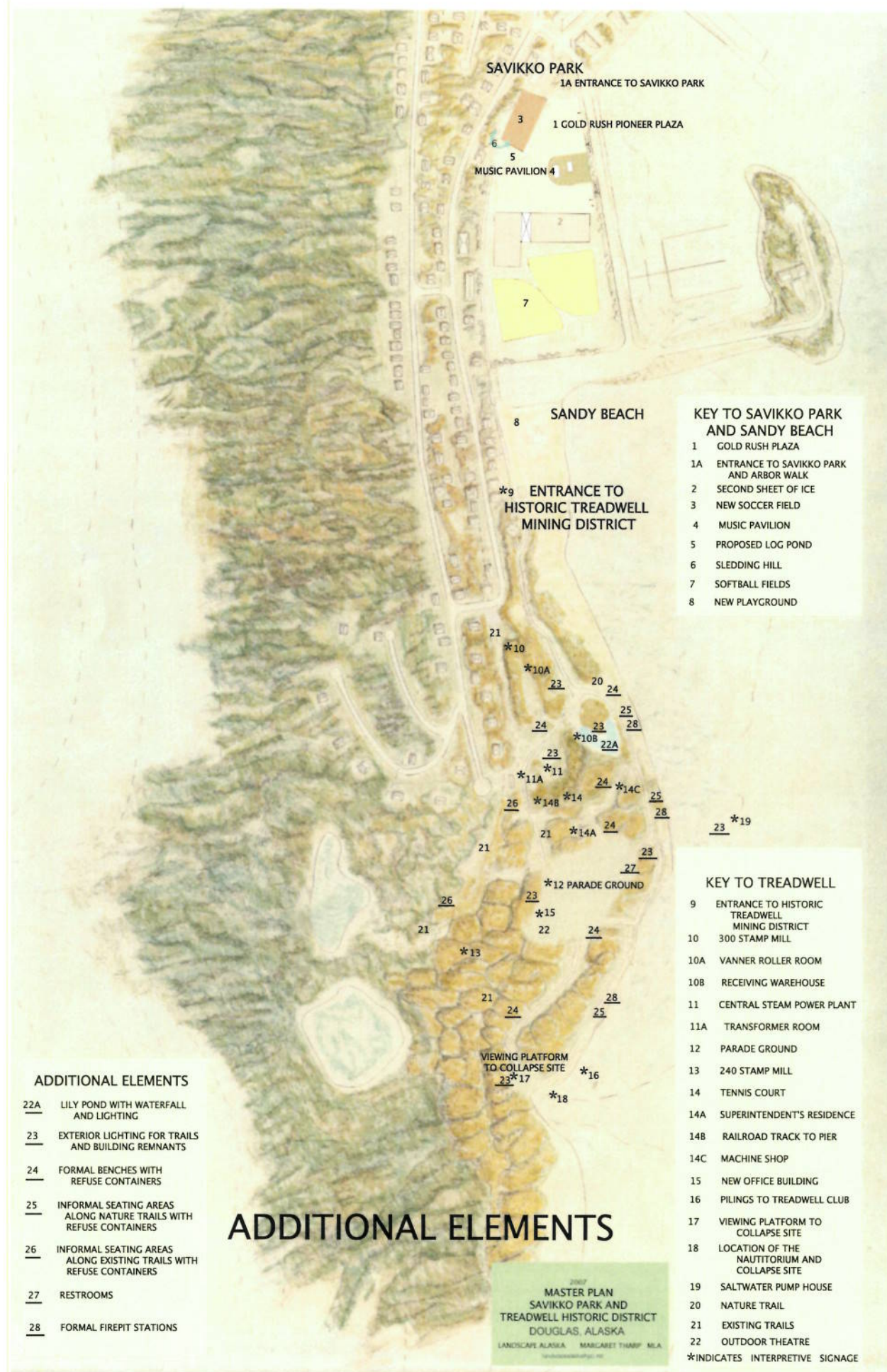


Fig. 12



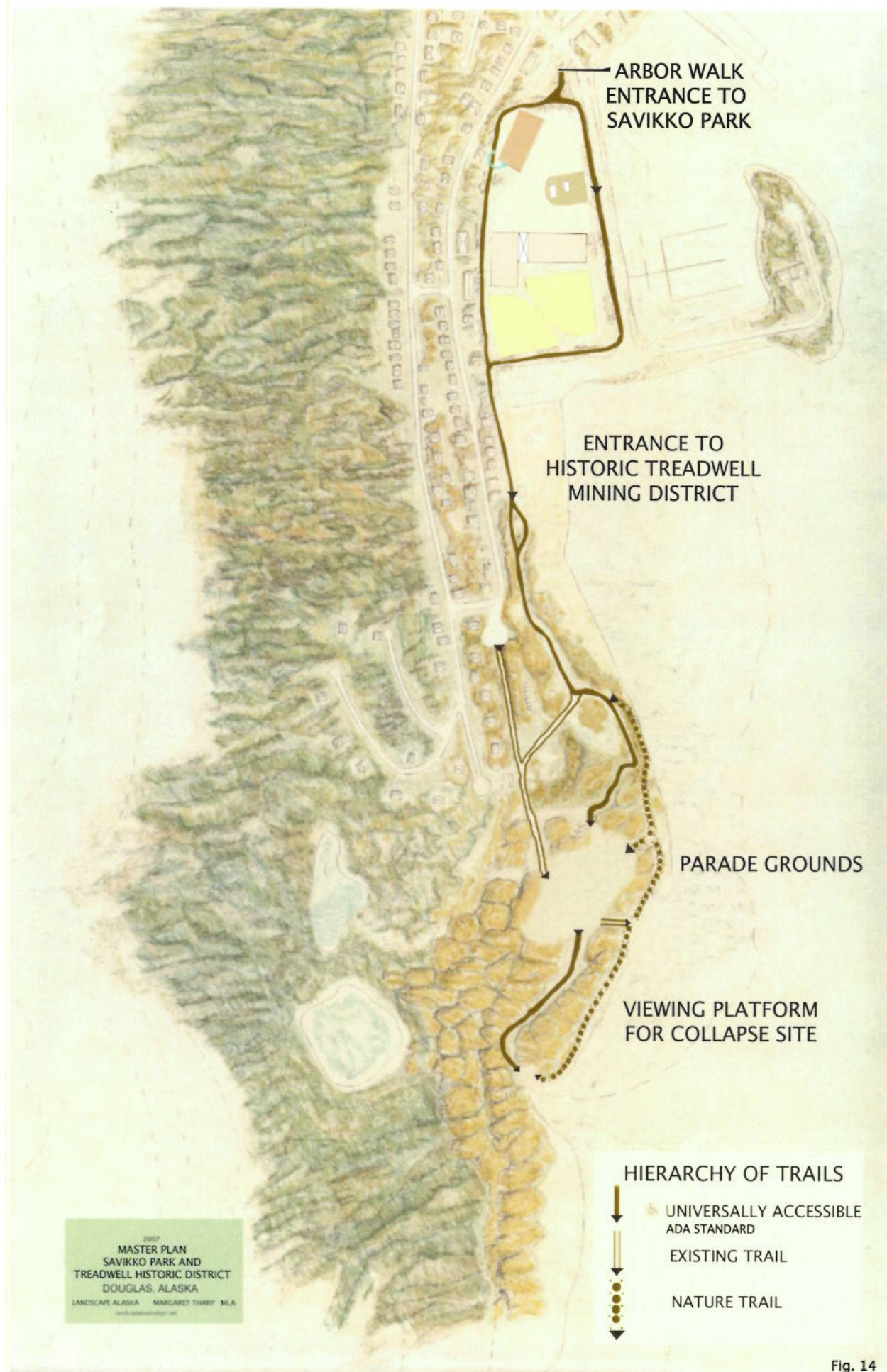
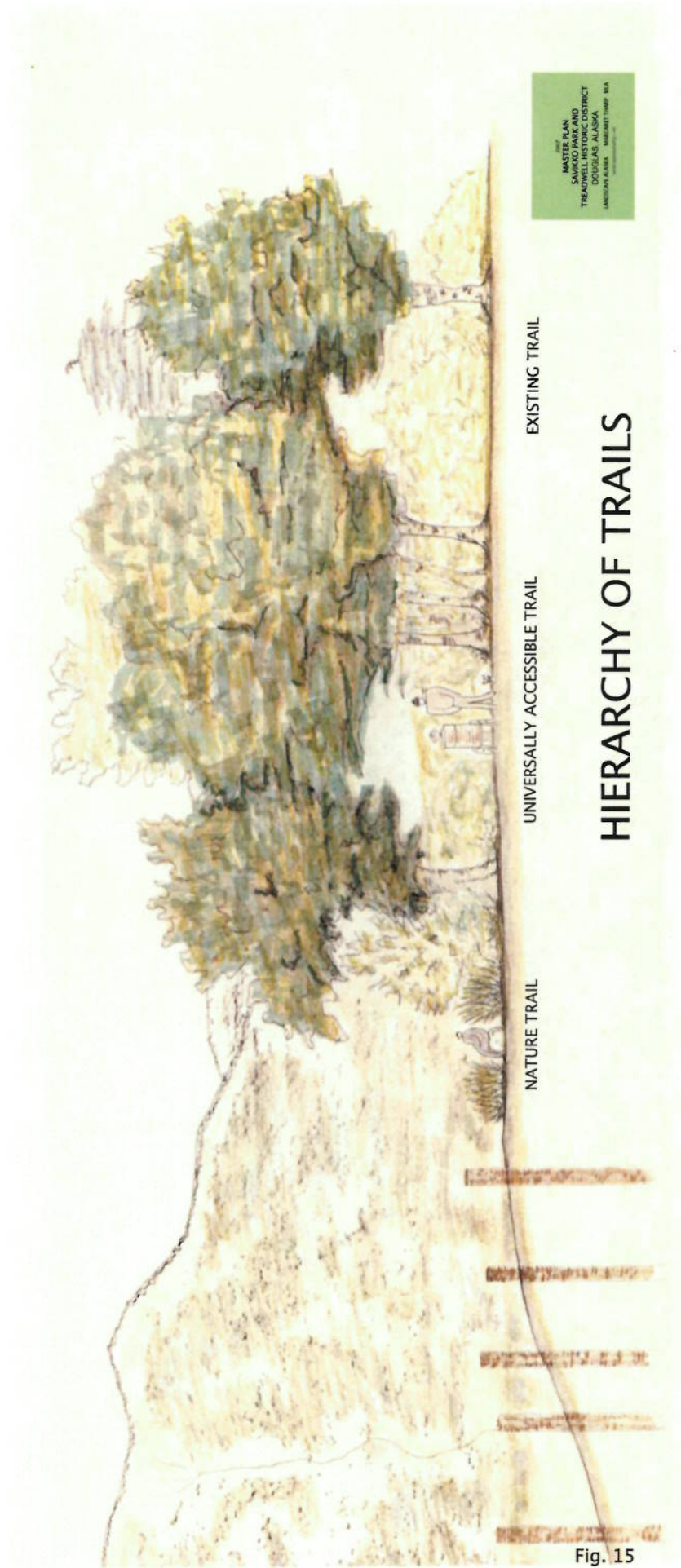


Fig. 14





MASTER PLAN  
SAVING PARK AND  
THORNTON HISTORIC DISTRICT  
LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTS, INC.

## HIERARCHY OF TRAILS

Fig. 15

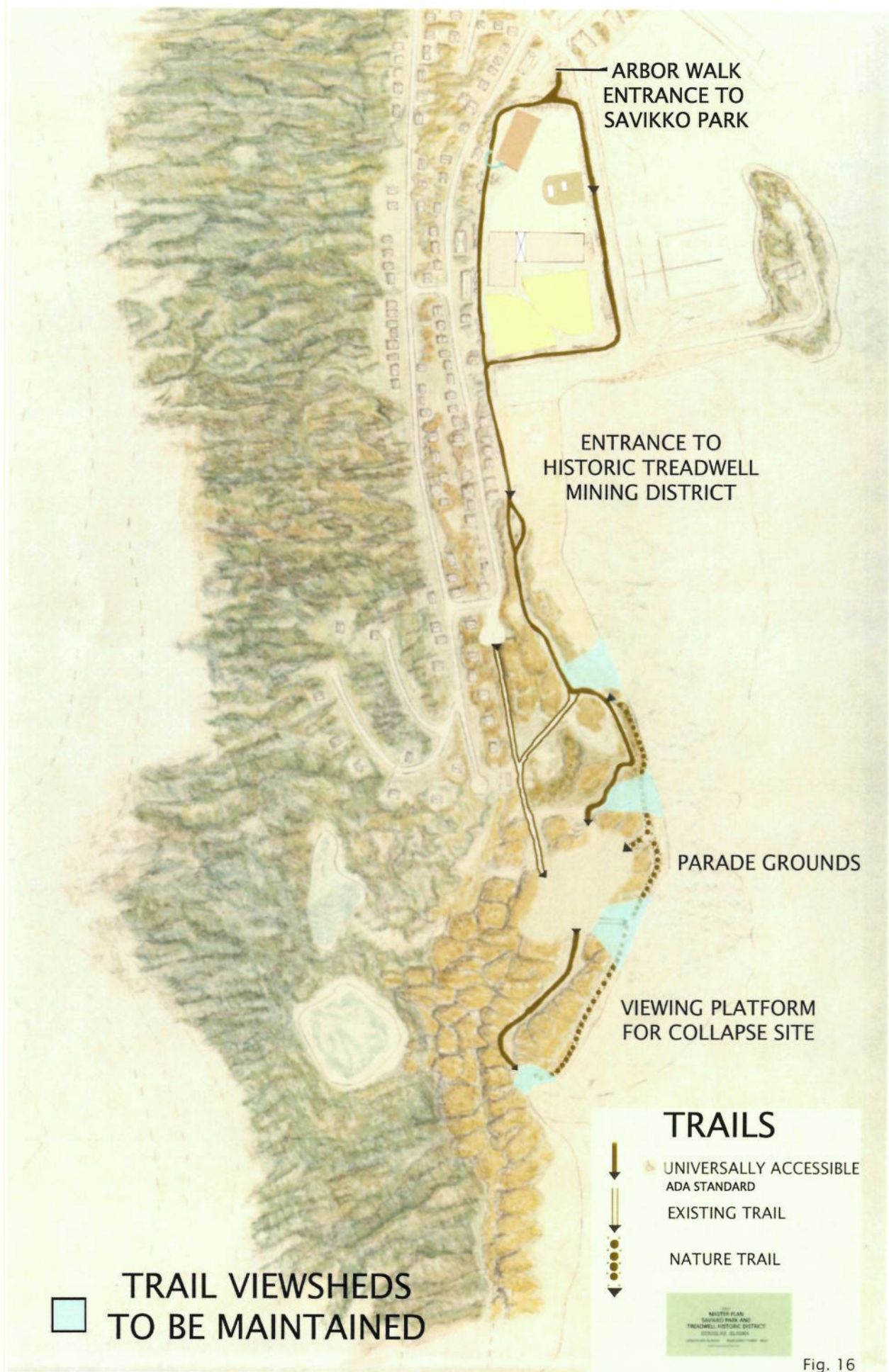


Fig. 16





Fig. 17

PARADE GROUNDS  
4TH OF JULY





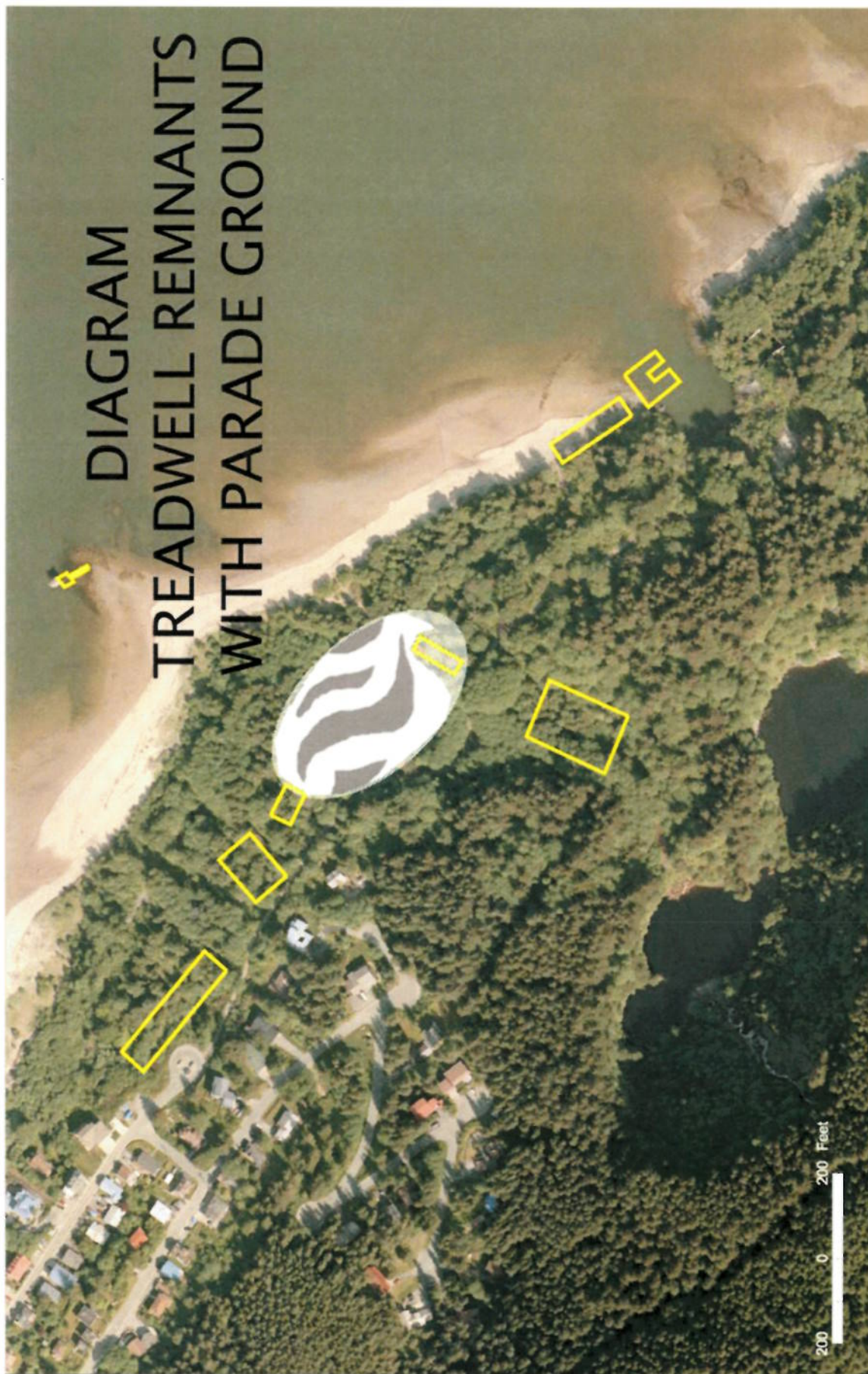


Fig. 19









VIEW THROUGH PARADE GROUND

Fig. 20



# HISTORIC FOOTPRINT OF TREADWELL MINING DISTRICT REPRESENTS:

■ REMNANTS

■ HISTORIC LOCATIONS

## KEY TO LABELED FOOTPRINTS

- 1 VANNER ROLLER ROOM
- 2 300 STAMP MILL
- 3 CENTRAL STEAM POWER PLANT
- 4 TENNIS COURT
- 5 SUPERINTENDENT'S RESIDENCE
- 6 SALTWATER PUMP STATION
- 7 NEW OFFICE BUILDING
- 8 TREADWELL CLUB
- 9 NATATORIUM & COLLAPSE SITE
- 10 240 STAMP MILL
- 11 BOARDING HOUSE
- 12 MACHINE SHOP

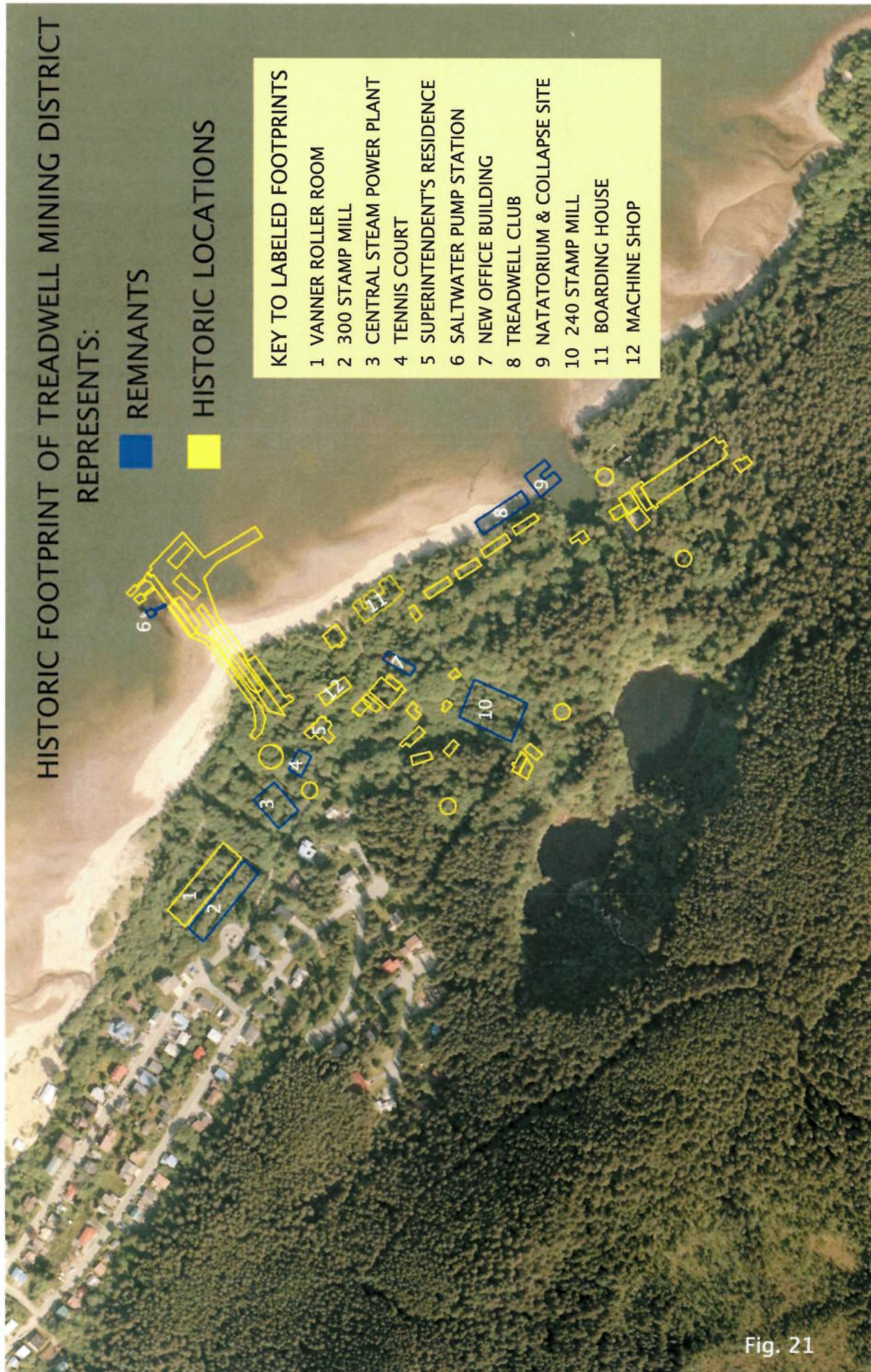
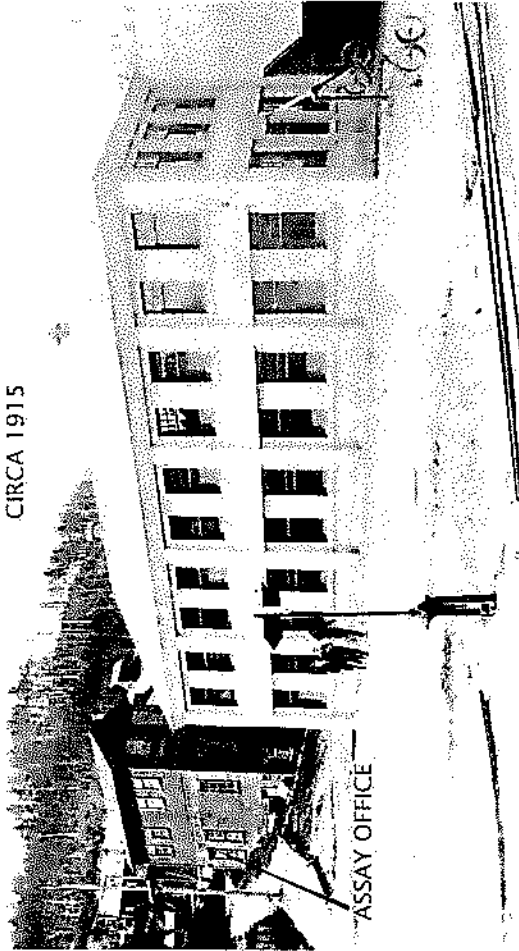


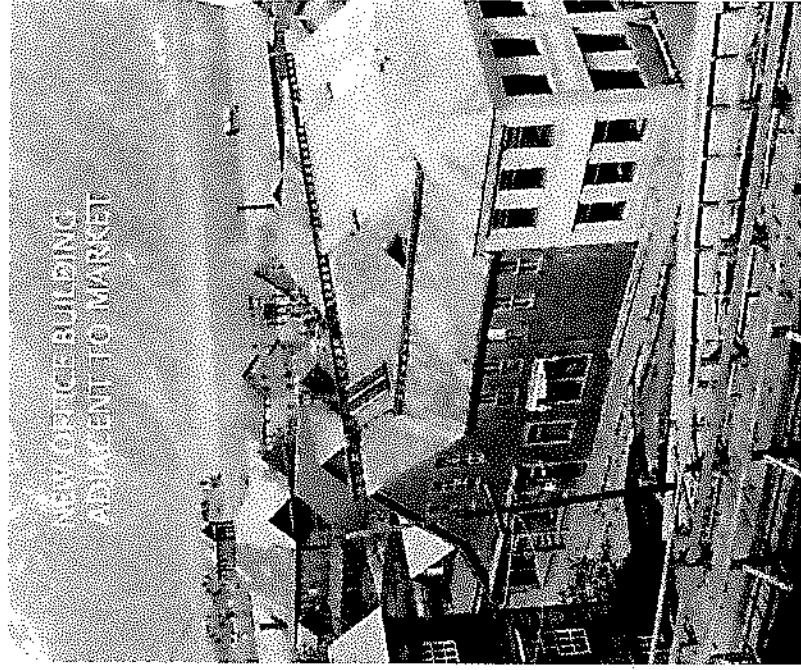
Fig. 21

# NEW OFFICE BUILDING

NEW OFFICE BUILDING  
CIRCA 1915



#7



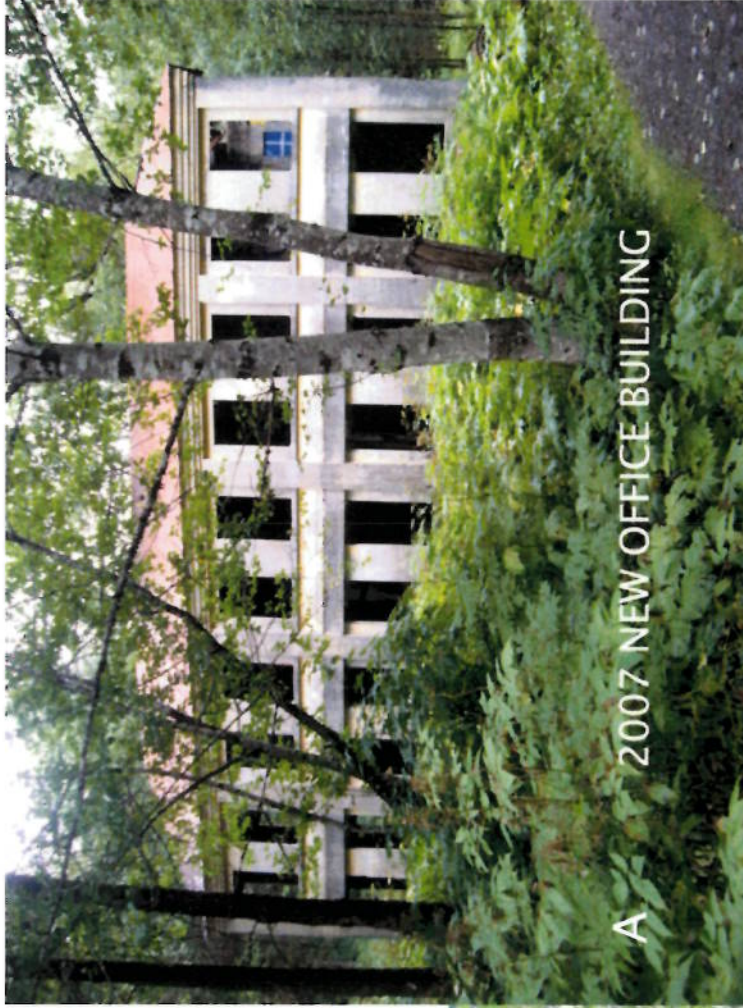
The following historic photos tie the past with today. The numbers on the buildings coincide with the key found on Fig. 21

Fig. 22



View from picture A would  
be the back drop for  
outdoor theatre area.

#7 Today

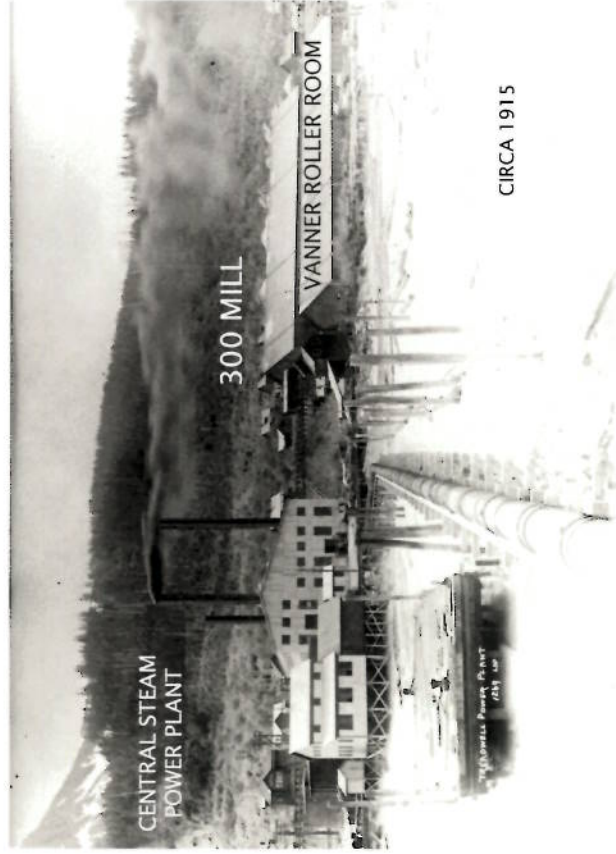


A 2007 NEW OFFICE BUILDING

Fig. 23



# CENTRAL STEAM POWER PLANT #3



FOUNDATIONS



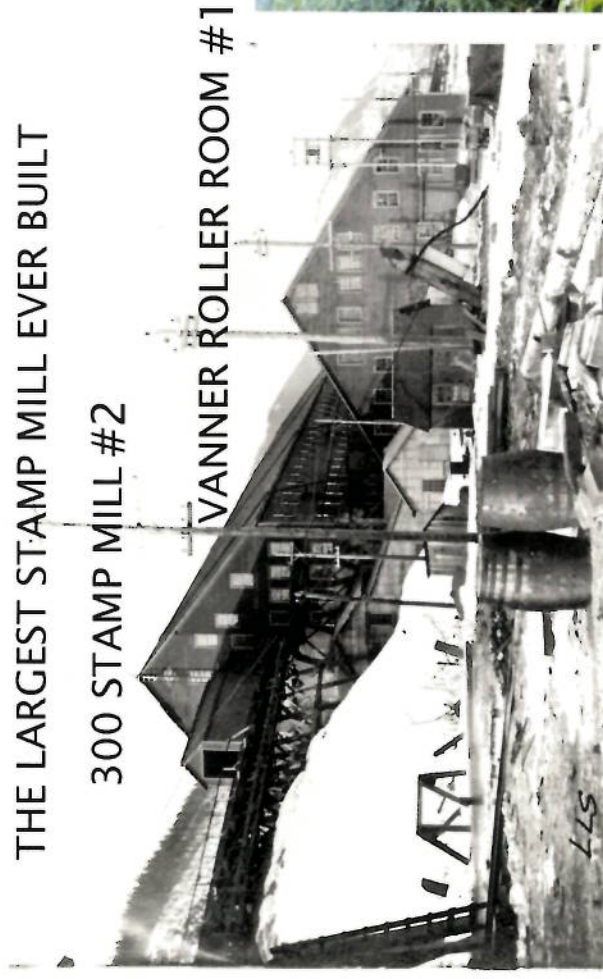
STEAM EXHAUST



PAST & PRESENT

Fig. 24

# THE LARGEST STAMP MILL IN THE WORLD!



DIRECT WATER POWER TAIL RACE

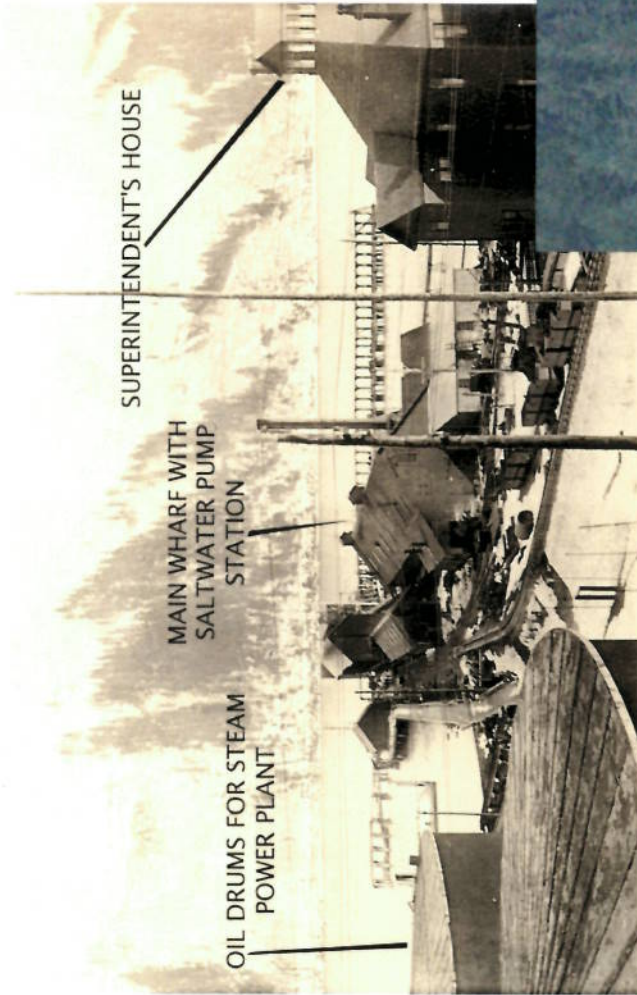
Fig. 25





MACHINE SHOP  
FOUNDATION #12

SALT WATER  
PUMPING PLANT #6



## WHARF REMNANTS

Fig. 26

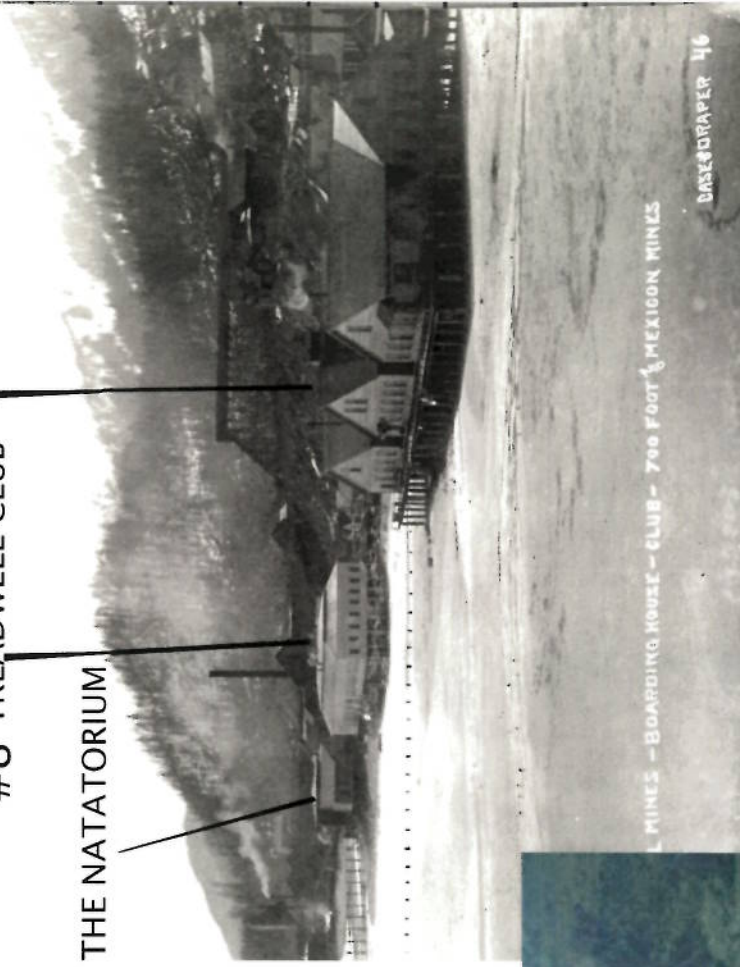


## THE LIFE THAT STOOD BEFORE,

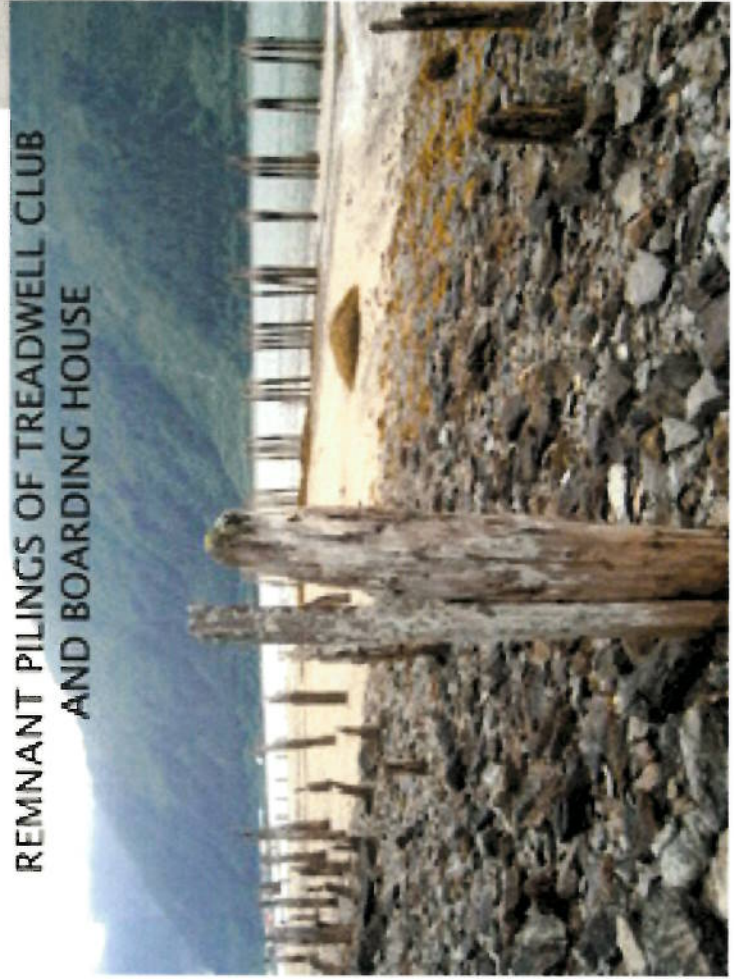
#11 BOARDING HOUSE  
CIRCA 1908

#8 TREADWELL CLUB

#9 THE NATATORIUM



REMNANT PILINGS OF TREADWELL CLUB  
AND BOARDING HOUSE



## WHAT REMAINS

Fig. 27

# TRAIL TO THE NATATORIUM

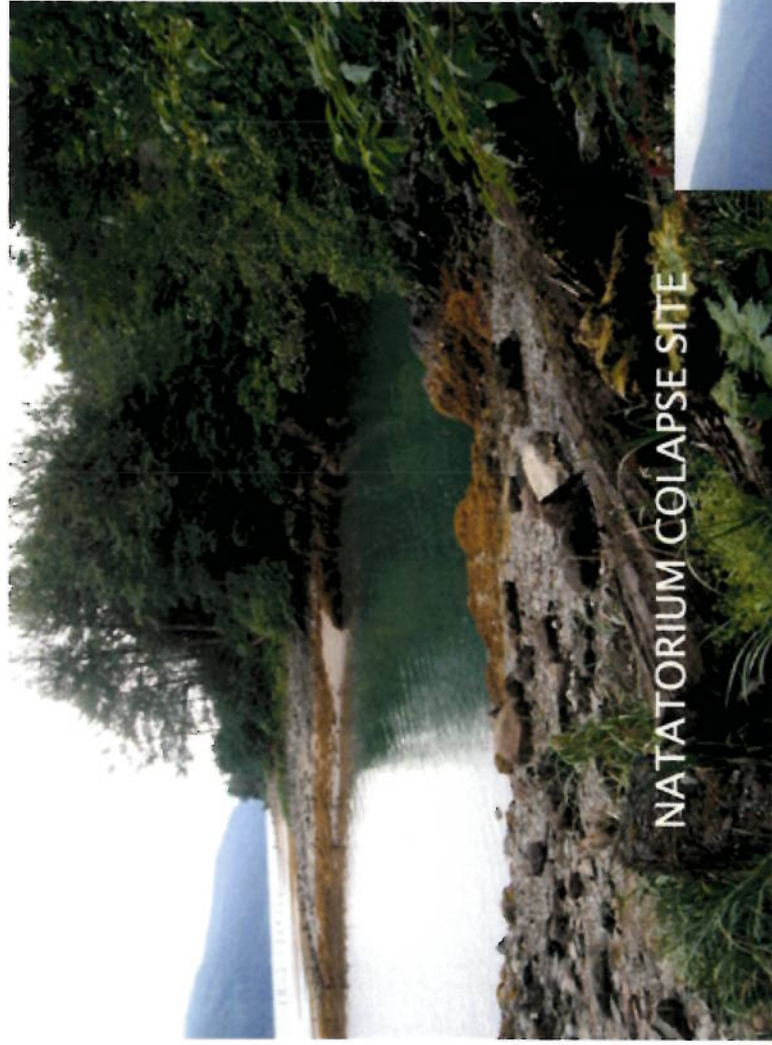
#9



Fig. 28







#9



#8

Fig. 29



## Summary

This is a park for the people of Juneau, Douglas and their visitors. Our history as a mining community is almost forgotten even though, like all peoples, our future is tied to our past. We will succeed as a foreword moving society by understanding and embracing the source of our town.

This park provides a stage upon which we can share the past, the present, and the

future with our children and our friends. It includes the recreational, the environmental, the artistic and the historical aspects of a modern park, while celebrating the whole spectrum of antecedents.

It provides a center for the town of Douglas, and a way to celebrate the people and organizations that made it all possible.

