



MATANUSKA-SUSITNA BOROUGH

Community Development Department

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MEMO: Wolf Lake Feasibility Study

TO: Mike Brown, Borough Manager

DATE: July 3, 2025

Summary

This feasibility study evaluates the potential for preserving and developing Parcel P-08B, commonly known as the Wolf Lake Parcel, into a permanent public recreation area. The report outlines current land use considerations, public support, projected development costs, and alignment with local strategic planning goals. The findings support the protection of public access and development of Wolf Lake Park as a recreational resource for the fast-growing North Lakes area.

1. Background

Parcel P-08B (Wolf Lake Parcel), under Alaska's Department of Natural Resources (DNR) stewardship, serves as the only existing public lake-access site in the Wolf Lake region. As the area has seen rapid residential expansion, now home to over 2,000 households, the demand for public recreational infrastructure has dramatically increased.

DNR presented to the North Lakes Community Council in March 2025 [this proposed project](#), including P-08B, for private development. The DNR presentation raised concerns to neighbors about the permanent loss of high-quality public access to lake-based recreation.

2. Community Support and Actions

The North Lakes Community Council (NLCC) is in support of either a Borough-owned or managed park with lake access and is actively advocating to elected officials and other stakeholders.

The NLCC is conducting a regional survey of local residents. Results, at the time of this report, show overwhelming support (93%) for preserving the Wolf Lake parcel for public recreation. This strong community backing highlights both the social value of the parcel and clear public support.

At the June 3, 2025 Borough Assembly Meeting, Administration was directed to explore the potential of a land transfer with DNR and provide a cost estimate for capital and operations for a park to report back to the body at a future Assembly Meeting.

On June 23, NLCC presented at the Matanuska-Susitna Borough Parks, Recreation, and Trails Advisory Board (PRTAB) and requested their support. After the presentation, the PRTAB Chair asked Community Development staff to prepare a resolution “in support of Wolf Lake Parcel P-08B to remain available for public use” for PRTAB to pass at the July 28, 2025 meeting.

3. Projected Costs for Development

Category	Item Description	Estimated Cost
Park Construction	CXT Restroom Facility	\$75,000
	Gravel Parking (10 cars), Driveway, Culverts, Gate, Rocks	\$125,000
	Picnic Tables, Benches, Bear-Proof Trash Cans	\$25,000
	Signage	\$2,500
	Subtotal – Park Construction	\$227,500
Trail Development	In-House Labor	\$0
	Trail Supplies	\$25,000
	Subtotal – Trail Development	\$25,000
Operations	Plowing, Trash, Restroom Supplies, Septic Pumping, Vandalism	\$12,000 annually
Optional Amenities	Lighting, Fencing, Paved Pathways (<i>costs not included</i>)	N/A
	Total	\$252,500

4. Strategic Benefits

- **Retain Public Access:** Ensures all community members retain lake access.
- **Alignment with Borough Strategic Planning Goals:** Focus on delivering high quality services to Borough residents and visitors, manage growth, increase recreational offerings, and preserving qualities that attract people to live, work and play in the Mat-Su.

5. Risks and Considerations

- **Potential Land Sale:** Immediate risk if Parcel P-08B is sold before designation.

- **Coordination with DNR:** Borough Administration will need to negotiate either a land transfer or a Cooperative Management Agreement with DNR for the parcel.
- **Vandalism & Maintenance:** Ongoing operations must include mitigation for misuse.
- **Funding:** Development requires securing at least \$250,000 and ensuring sustainability for annual operations.
- **North Engstrom Road Development:** Engstrom Road is a Borough maintained roadway and is in the initial stages of engineering and design in the Public Works department. The road extension can support development of the public use area.

6. Recommendations

1. **Immediate Action:** Secure formal protection of Parcel P-08B for public use with DNR.
2. **Funding Strategy:** Pursue grants, borough funding, and potential public-private partnerships for development costs.
3. **Community Engagement:** Continue outreach to sustain public support and volunteer participation and work with NLCC on a formal partnership.
4. **Phased Development:** Begin with basic park infrastructure, with future additions (e.g., lighting) as funds allow.

Conclusion

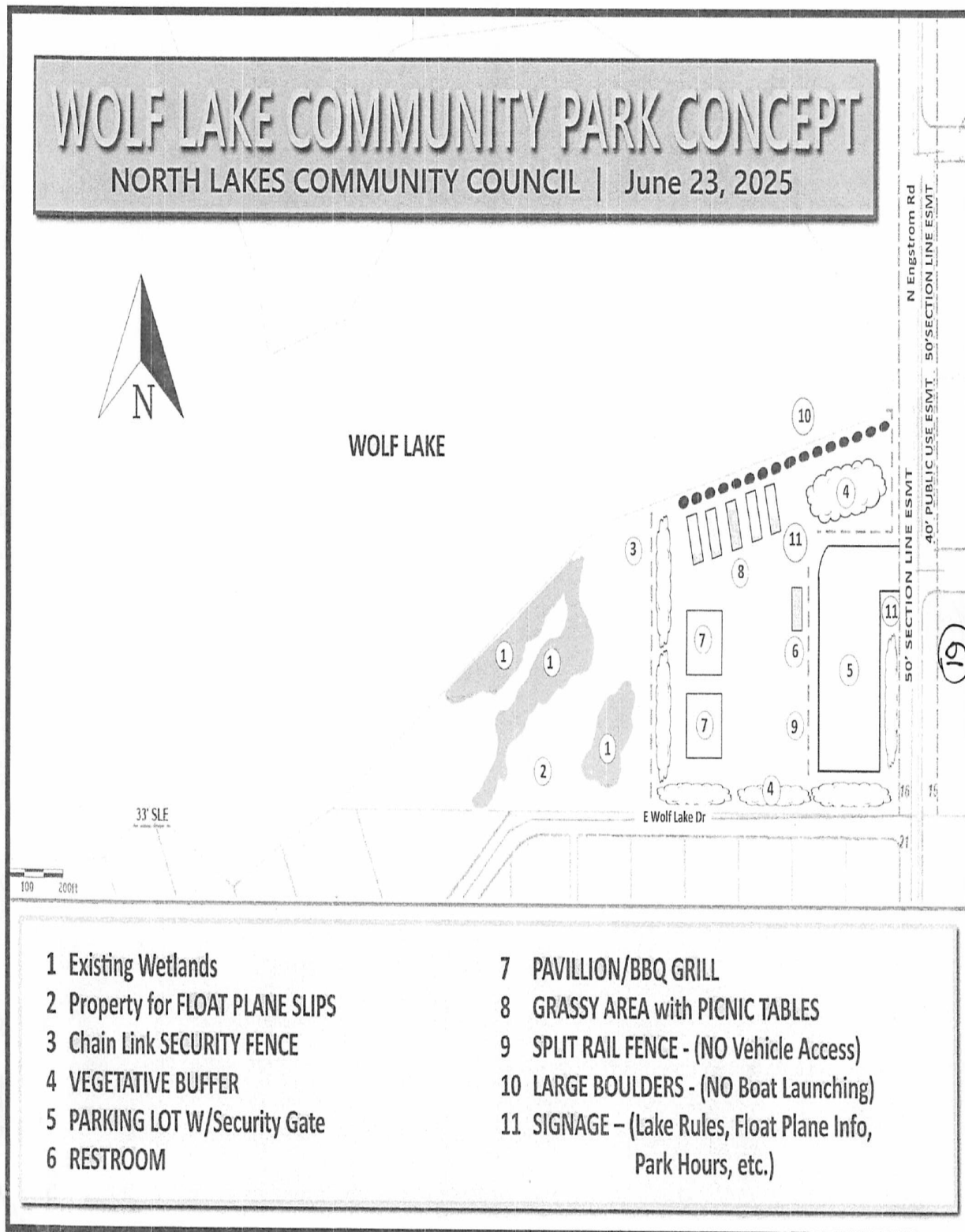
Preserving and developing Wolf Lake Park on Parcel P-08B is feasible and in alignment with Borough priorities. With broad community support, modest startup costs, and alignment with borough goals, this initiative offers a high-impact opportunity to safeguard public lake access and additional high-quality outdoor recreation opportunities.

Appendix I

Artistic Rendering – not an actual design or plan



Appendix II
NLCC Proposed Park Plan

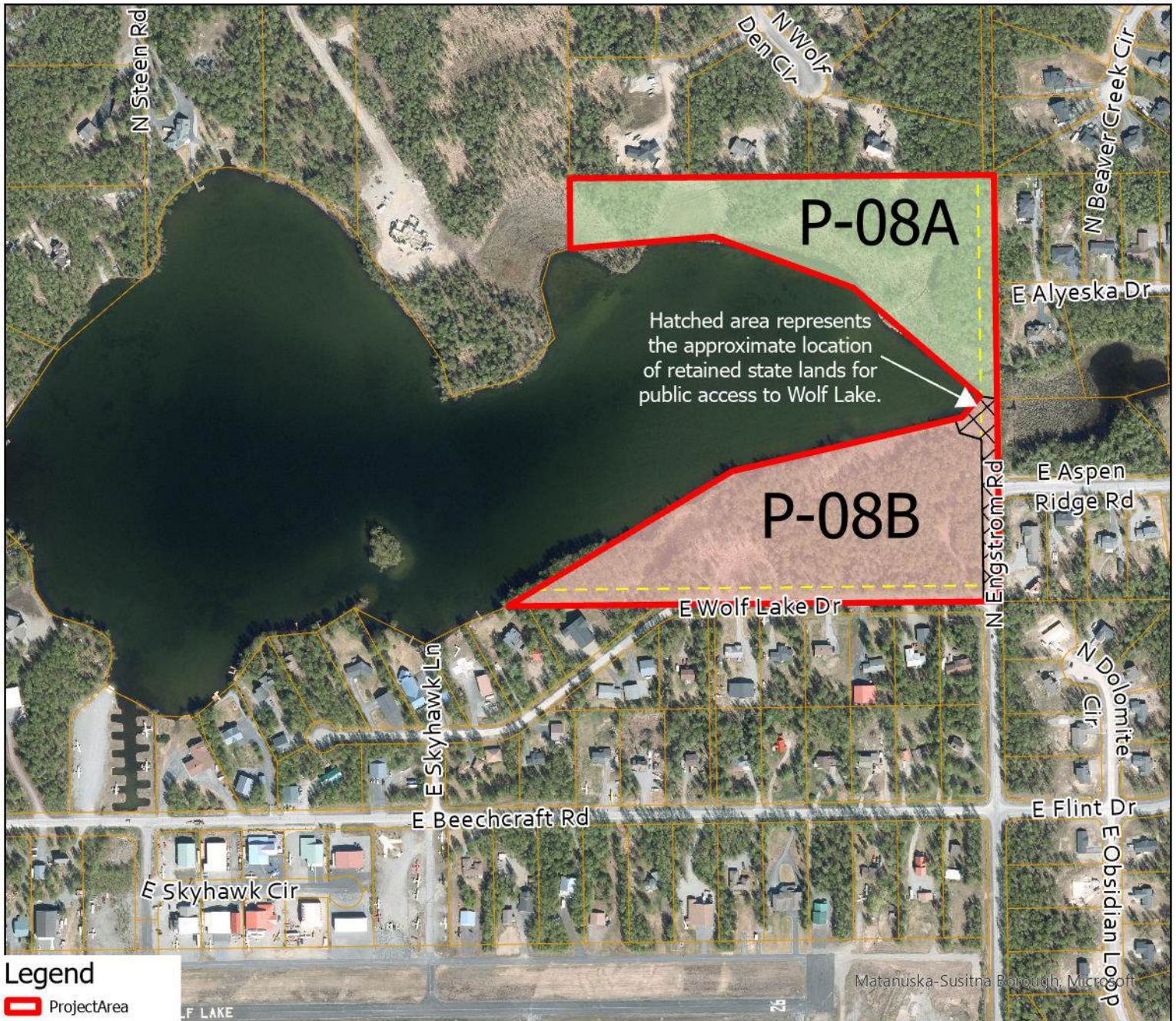




Attachment A: Vicinity Map

Wolf Lake Shores Subdivision

ADL 233753



Legend

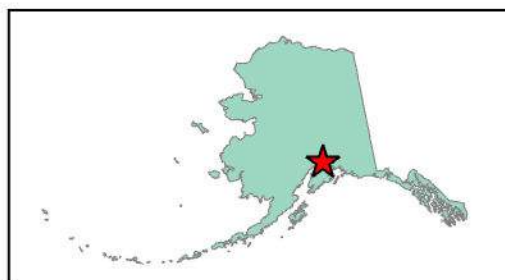
- ▬ ProjectArea
- ▬ PublicRecreation
- ▬ Settlement
- ▬ SectionEasement
- ▬ Parcels
- ▬ StateRetainedTract

USGS Quad 1:25,000
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0 250 500
 Feet

Section 16, Township 18N,
 Range 01E, Seward Meridian



JB 3/4/25

