

# Application for Major Site Plan Review

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650



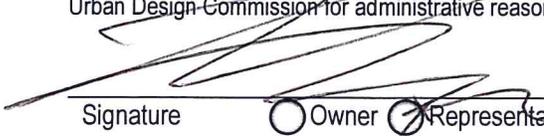
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Dent, Nicolette, MOA Parks & Recreation Dept		Name (last name first) Le, Van, AICP, R&M Consultants, Inc.	
Mailing Address P.O. Box 196650, Anchorage, AK 99519 9101		Mailing Address 9101 Vanguard Drive, Anchorage, AK 99507	
Contact Phone: Day Evening 907-343-4137		Contact Phone: Day Evening 907-646-9659	
E-mail nicolette.dent@anchorageak.gov		E-mail vle@rmconsult.com	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 00210509000			
Site Street Address: 500 W 4th Ave, Anchorage, AK 99501			
Current legal description: (use additional sheet if necessary) ORIGINAL BLK42			
Zoning: B2A	Acreage: .63	Grid #: SW1230	Underlying plat #:

SITE PLAN APPROVAL REQUESTED	
Use: Community Use Park	
<input checked="" type="radio"/> New SPR	<input type="radio"/> Amendment to approved site plan    Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a major site plan review in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or Urban Design Commission for administrative reasons.


8/15/24  
 Signature     Owner     Representative (Agents must provide written proof of authorization)    Date

VAN LE  
 Print Name

Accepted by: 	Poster & Affidavit: 3+1	Fee: \$5665.00	Case Number: 2024-0095	Meeting Date: UAC: 10/09/2024
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**COMPREHENSIVE PLAN INFORMATION**

Improvement Area (per AMC 21.08.050B.):  Class A  Class B

**Anchorage 2040 Land Use Designation(s):**

<input type="checkbox"/> Large Lot Residential	<input type="checkbox"/> Single and Two-family Residential	<input type="checkbox"/> Compact Mixed Residential – low
<input type="checkbox"/> Compact Mixed Residential–Medium	<input type="checkbox"/> Urban Residential – High	<input type="checkbox"/> Neighborhood Center
<input type="checkbox"/> Town Center	<input type="checkbox"/> Regional Commercial Center	<input checked="" type="checkbox"/> City Center
<input type="checkbox"/> Commercial Corridor	<input type="checkbox"/> Main Street Corridor	<input checked="" type="checkbox"/> Open Space
<input type="checkbox"/> Facilities and Institutions	<input type="checkbox"/> Industrial	

**Anchorage 2040 Growth Supporting Features:**

<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Residential Mixed-use Development
<input type="checkbox"/> Greenway-supported Development	<input type="checkbox"/> Traditional Neighborhood Development

**Chugiak-Eagle River Land Use Classification:**

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks	<input type="checkbox"/> Community Facility
<input type="checkbox"/> Town Center	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve
<input type="checkbox"/> Residential at _____ dwelling units per acre			

**Girdwood- Turnagain Arm Land Use Classification:**

<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Resort	<input type="checkbox"/> Transportation facility	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve
<input type="checkbox"/> Commercial/Residential	<input type="checkbox"/> Commercial Recreation		
<input type="checkbox"/> Residential at _____ dwelling units per acre			

Neighborhood, District or Other Area-Specific Plan: Anchorage Downtown District Plan

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone	
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input type="radio"/> "2"	<input type="radio"/> "3"	<input checked="" type="radio"/> "4" <input type="radio"/> "5"

Steep Slope > \_\_\_\_\_%  Riparian Stream Setback Area

**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:

Preliminary Plat  Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit:  Army Corps of Engineers  Municipality of Anchorage

**APPLICATION REQUIREMENTS** (Only one copy of applicable items is required for initial submittal)

**1 copy required:**  Signed application (original)  
 Watershed sign off form, completed  
 8 1/2" by 11" copy of site plan/building plans submittal

**16 copies required:**

- Signed application (copies)
- Project narrative explaining:
  - the project
  - planning objectives
  - addressing the site plan review criteria on page 3 of this application
- Site plan to scale depicting, with dimensions:
 

<input checked="" type="checkbox"/> building footprints	<input type="checkbox"/> parking areas	<input type="checkbox"/> vehicle circulation and driveways
<input checked="" type="checkbox"/> pedestrian facilities	<input checked="" type="checkbox"/> lighting	<input checked="" type="checkbox"/> grading
<input checked="" type="checkbox"/> landscaping	<input type="checkbox"/> loading facilities	<input type="checkbox"/> freestanding sign location(s)
<input checked="" type="checkbox"/> required open space	<input checked="" type="checkbox"/> drainage	<input type="checkbox"/> snow storage area or alternative strategy
<input type="checkbox"/> trash receptacle location and screening detail	<input type="checkbox"/> fences	
<input type="checkbox"/> significant natural features	<input type="checkbox"/> easements	<input checked="" type="checkbox"/> project location
- Building plans to scale depicting, with dimensions:
  - building elevations
  - floor plans
  - exterior colors and textures
- Assembly Ordinance enacting zoning special limitations, if applicable
- Summary of community meeting(s)

(Additional information may be required.)

**GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180F.)**

The Urban Design Commission or the Planning and Zoning Commission shall review the proposed site plan governed by the general site plan approval criteria for consistency with conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;
2. The site plan complies with all applicable development and design standards set forth in this title, including but not limited to the provisions in chapter 21.04, *Zoning Districts*, chapter 21.05, *Use Regulations*, chapter 21.06, *Dimensional Standards and Measurements*, and chapter 21.07, *Development and Design Standards*;
3. The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible; and
4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

**SPECIAL LIMITATION STANDARDS (if applicable)**

The applicable commission shall review the proposed site plan governed by special limitation for consistency with the special limitations, goals, policies and land use designations of the comprehensive development plan and other municipal plans adopted by the assembly, conformity to the requirements of this title, and the effects of the proposal on the area surrounding the site. Each special limitation standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

# Major Site Plan Review

## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

### INTRODUCTION AND BACKGROUND INFORMATION

The Municipality of Anchorage (MOA) Parks and Recreation Department (PRD) is proposing to improve Peratrovich Park by updating the existing infrastructure, improving user experience and activating the park space within Anchorage's Downtown context. Concurrently, the MOA's Project Management and Engineering Department (PM&E) is proposing to improve W. 4th Avenue adjacent to Peratrovich Park on the north side. This park improvements project will also coordinate opportunities for shared benefits and to align design and ultimately construction schedules with 4<sup>th</sup> Avenue.

Peratrovich Park is an existing developed park, classified as a Special Use Park in the 2006 Anchorage Bowl Park, Natural Resource and Recreation Facility Plan. Peratrovich Park anchors the corner of 4<sup>th</sup> Avenue and E Street in Downtown Anchorage. This park was previously known as Old City Hall Park, and was originally dedicated as a city square in 1965 to provide open space for the downtown area. The park saw its most recent major improvements circa 1985, was transferred from the Heritage Land Bank to the Parks & Recreation Department in 1995, and was later renamed to be Peratrovich Park. It is also a Community Use Park that features an open lawn green space, paved pathways, an amphitheater, as well as historic monuments and artwork on display.

Peratrovich Park is named for Roy and Elizabeth Peratrovich, two Alaska Native Leaders who were instrumental in passing Anti-Discrimination Bill on February 16, 1945. The Flight of the Raven statue, by Roy Peratrovich, Jr, in Peratrovich Park, was installed in June of 2008 to honor their civil rights movement contributions.

### PROJECT OVERVIEW AND PURPOSE

Peratrovich Park's proposed improvements aim to improve user experience and enhance this downtown destination that serves a full range of public uses from casual visits to organized events. In general, the design of the existing park has been successful and is consistent with the intent of the park to serve the Anchorage community.

Since the last major renovation of the park circa 1985, there are ongoing maintenance concerns related to soil compaction and erosion of lawn and planting areas due to heavy public use. Trees within the park are in various states of health, but in general should be considered for replacement. With the maturity of trees, their locations have also become problematic through the creation of darker/screened areas at the rear of the site, as well as a spruce tree that is directly adjacent to the façade of Old City Hall.

As the downtown has evolved, the park's central location within 4<sup>th</sup> Avenue corridor makes it a prime summer destination for visitors, in addition to the traditional events that are held in the space's performance area. The pathways interior to the park were originally designed for minor circulation related to getting into the Old City Hall building and accessing the rear of the performance area stage. The sidewalks with their adjacent benches are not designed to encourage people to move through the site. Their narrow

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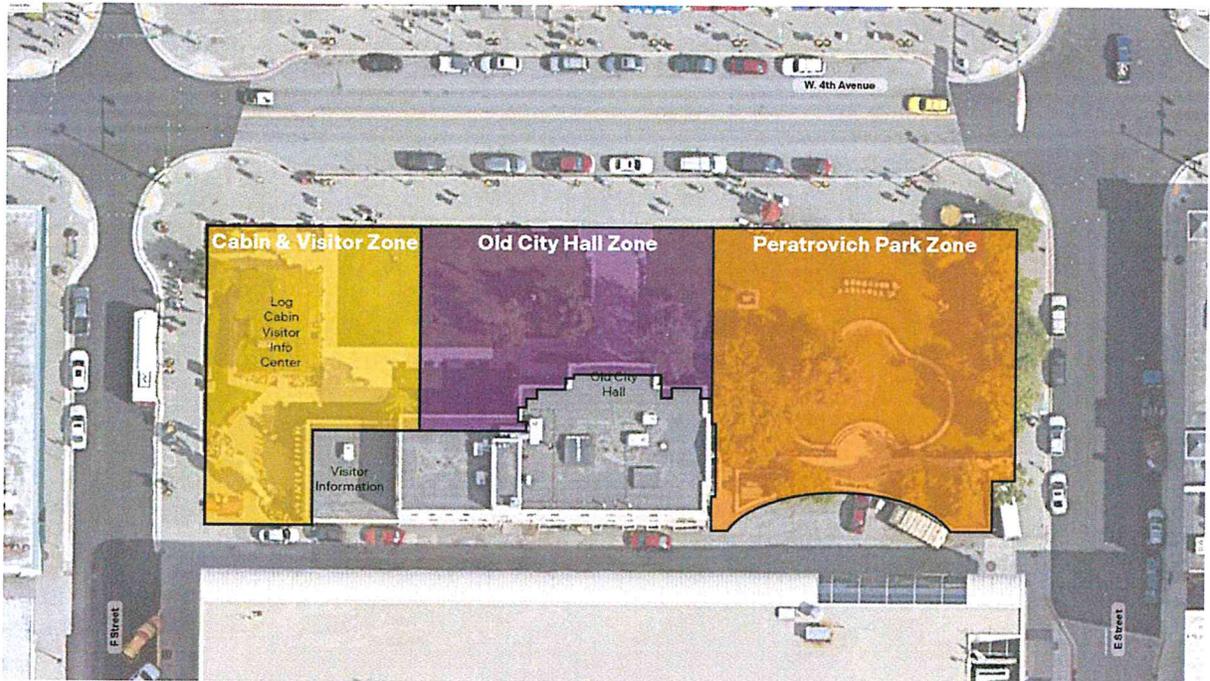
5' width makes them uncomfortable enough that they are not desirable unless they are the pathway to a needed destination. They are made further uncomfortable when the benches are occupied, as that width makes it feel like someone is passing through another person's semi-private space.

### LOCATION

The parcel which Peratrovich Park occupies (500 W 4th Ave in Downtown Anchorage), between E and F Street adjacent to 4<sup>th</sup> Avenue, is shared by the Log Cabin Visitor Center, the Old Anchorage City Hall, and the Egan Convention Center. The Peratrovich Park project area is approximately 0.56-acres.

### ACCESS AND PARKING

Access to Peratrovich Park is on foot or bicycle from 4<sup>th</sup> Avenue, E Street, and F Street. The alleyway between the south side of Peratrovich Park and the Egan Center is another non-motorized access point. Peratrovich does not have on-site parking due to its Downtown Anchorage context. On-street parking along 4<sup>th</sup> Avenue and E Street are the closest parking for vehicles.



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### LAND OWNERSHIP

Peratrovich Park (Parcel ID: 00210509000) is owned by the Municipality of Anchorage Parks & Recreation, Egan Convention Center, as listed on the MOA property database.

### ZONING

The property is currently zoned as B2A *Central Business District Core* which is intended to create a concentrated area of retail, financial and public institutional facilities. Adjacent zoning includes: B-2B and PLI.

### PROPOSED IMPROVEMENTS

The proposed improvements to address issues identified are in the accompanying exhibits and draft construction documents for additional information. The exhibits illustrate the overall master plan intent for future park improvements, and the construction drawings relate to a first phase of improvements. The extent of the first phase will be refined through cost estimation relative to available park funding. The items that are not constructed in this phase would be planned for implementation as future funding is available.

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### ACCESS AND CIRCULATION

The main improvements to this park relate to providing a promenade-type pathway from one end of the park to the other. The proposed design shows a 10' width pathway along a realigned route that begins at F street, passes between the Visitor Cabin and the Anchorage Visitor Center, moves along the front of the Old City Hall, and then into a new paved plaza area that connects to E street and 4<sup>th</sup> Avenue.

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### PLAZA SPACE AND LANDSCAPING

The addition of the plaza in front of the performance area is intended to better support the park for a variety of uses with a fully accessible and more easily maintained hardscape space. Adjacent landscape and tree areas will provide some separation from the adjacent sidewalks and help to form the space. The existing grass area below the stage will be maintained as grass. The existing large birch tree in this area has been noted to have significance to community members, and the intent is to retain it. A desire to increase the ease of accessibility within the park may include a narrow, sloped pathway down into this area. This would allow easier access from the upper area of the space to the lower grass area. As this improvement would be within the root zone of the birch, it would be expected to negatively impact the tree. The extent of this could have some mitigation through root pruning and minimizing additional tree impacts.

With the recognition that the design from the circa 1985 renovations is still relevant, the intent is to maintain the existing curvilinear seat walls within the performance area. This will contribute to minimal disturbance of the lower grassed area and the possibility for maintaining the birch tree. Please see [Figures](#)

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## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

L3 Soils and Edging Plan, L4 Planting Plan, L5 Planting Details, L6 Concrete, L7 Walls, L8 Ramps and Stairs, L9 Site Furnishings.

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### LOG CABIN VISITOR CENTER

The front (north end) of the log cabin (Visitor Information Center) will be renovated significantly to provide accessible walkways up to a small plaza. This plaza will include a seat wall. The existing milepost will be relocated to be north of the seat wall, providing a better photo opportunity. An existing sister city monument will be removed from the site. It is expected that an updated monument will be provided by the Sister Cities Commission for future reinstallation. The south door of the visitor cabin is underutilized. The new promenade will include a wider sidewalk connection to this door to emphasize that it is an equal entry to the north door.

The western end of Old City Hall contains Visitor Information services. While the intent of this project is to refresh the plaza in front of this building, it is dependent upon project cost estimation and budget. The northern part of this area (south of the cabin) will be renovated to realign and expand the walkway to form the western entry to the site's pedestrian promenade. This is a key area to connect with F Street.

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### MONUMENTS & SCULPTURES

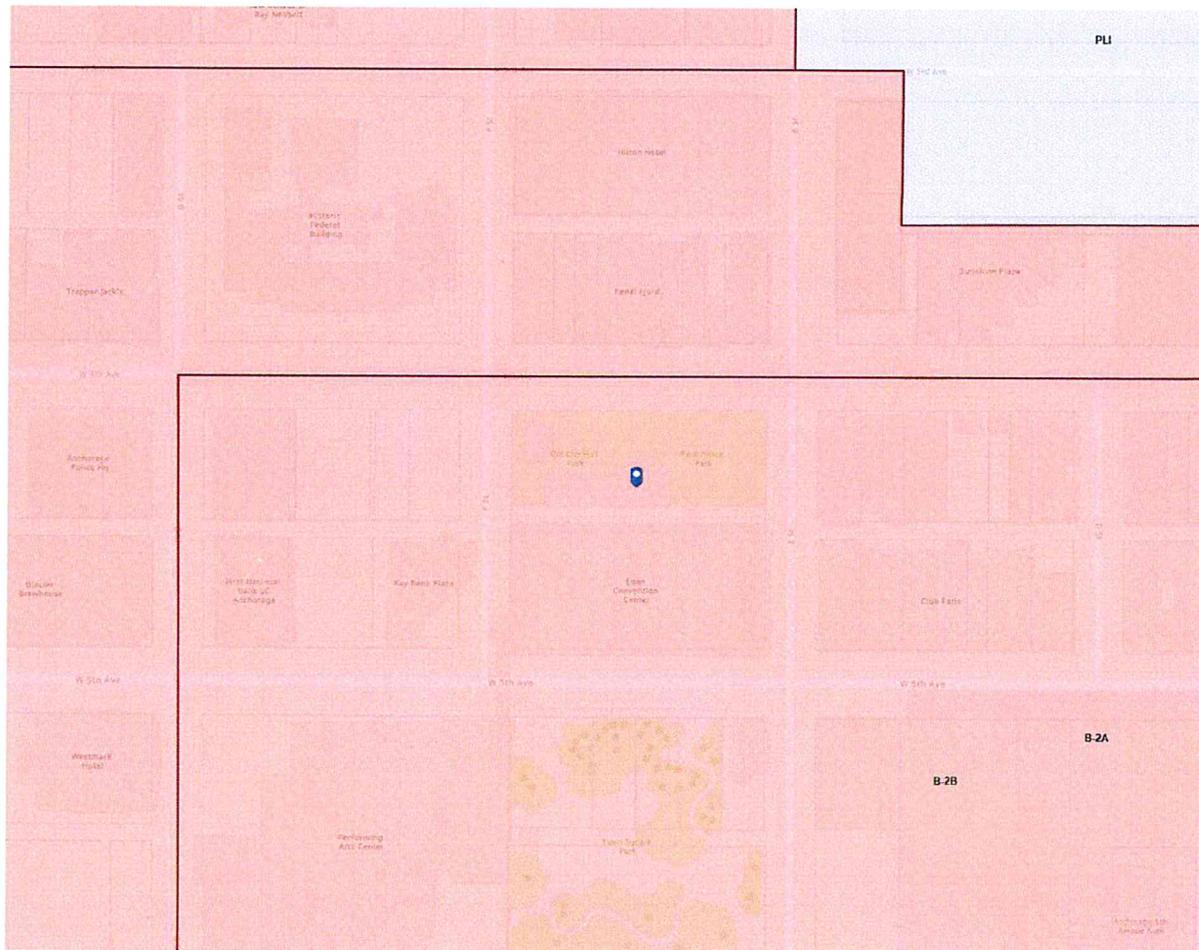
To the east of the log cabin is a William Seward monument. Whether this monument or not, the intent for this area is to provide a hub along the promenade with a focal element. The provision of monuments and artwork within public spaces is an effective way to include items of interest, and to draw people along a route. This location also has a Peace Pole which will be removed and relocated back within the same area.

Also, in this area (north of the west end of Old City Hall) is an existing colorful bear sculpture. This bear is attractive to visitors for photos and will be relocated to the western side of the performance space (east end of park). A small plaza area will be provided to bring people into the space and provide additional space for performance/event related use.

At the northeast of Old City Hall is the sculpture Flight of the Raven. "Raven is made of bronze, finished with a highly polished black patina. With a 4-foot wingspan, Raven is attached to the top of the smoke trail nearly 10 feet above the ground. The twisted and curved smoke trail is made of polished stainless-steel plates. The sun carried in Raven's beak is a 2 inch highly polished quartz with thin gold seams. Raven faces the rising sun." The sculpture was created by Roy Peratrovich, Jr. and will be relocated as a part of this project. The project team is in touch with his daughter to discuss the final location of the sculpture, and possible modifications to the sculpture's base. The location shown on the drawings may not be the final location due to this coordination. The intent is to have the sculpture in a highly visible location, where it has a key relationship with the adjacent plaza. Please see Existing Conditions: Art/Memorial/Monuments Figures.

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### EXISTING AND FUTURE LAND USE

Peratrovich Park is Park/Open Space and serves as a public green space, public meeting place, and event venue within Downtown Anchorage. It also hosts a variety of public art exhibitions and is a popular tourism way point due to the Log Cabin Visitor Center on the same site. The land use will continue as Park/Open Space in the future.

### LANDSCAPING

Landscaping will be trees and lawn. The expectation is that most of the trees on the site are in need of replacement due to their condition. As this project provides an opportunity to vastly increase the volumes of quality planting soil available to trees, the expectation is that new trees will have the resources they need to be a long-term investment. Trees will be provided with long-term tree protection (similar to that being used for the recent 4<sup>th</sup> Avenue Improvements) to protect them from damage until they are large enough to withstand intentional and unintentional damage. Please see [Figures L3 Soils and Edging Plan, L4 Planting Plan, L5 Planting Details, L6 Concrete, L7 Walls, L8 Ramps and Stairs, L9 Site Furnishings.](#)

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### PEDESTRIAN FACILITIES

The project will provide a 10' width pedestrian pathway (promenade) through the site, connecting F Street to a plaza at the corner of E Street and 4<sup>th</sup> Avenue. The existing main entry for Old City Hall will be rehabilitated similar to existing, with consolidating all needed stairs in one location. The E Street and 4<sup>th</sup> Avenue Plaza and its connection to the promenade will provide a new access into the park. Overall, a key project intent is to bring pedestrians into the park. Benches and seat walls will be provided. Please see [Figure L1 Layout Plan and New Park Master Plan](#).

### LIGHTING

The master site plan includes providing pedestrian light poles within the park to provide consistent lighting along the pedestrian pathways and gathering areas. There is a future desire for winter city improvements such as aesthetic and functional lighting within the performance area. In addition to standard lighting, outlets will be provided to facilitate seasonal lighting of trees and to support electrical needs for events. Please see [Master Plan Site Lighting and Electrical Figure](#).

### DRAINAGE

The general intent is to maintain how the site currently functions for stormwater and drainage. Due to a significant increase in impermeable or semi-permeable surfaces, consideration will need to be given to how water is retained on-site and percolated into soils or the use of the existing storm sewer connection that exists within the lower lawn in the performance area. [Please see Figure L2 Grading and Drainage](#).

### GRADING

The project intent is to design for universal accessibility. Pathways and plazas are designed to have cross-slopes less than 2% as measured in any direction. Where sloped walkways are needed, their longitudinal slope is designed to be less than 5% (with 4.75% as a desired target to allow tolerance). Where ramps are needed, their longitudinal slope is designed to be less than 8.33% (with 4.75% as a desired target to allow tolerance). Ramps will be provided with handrails on both sides. The notable area on the site where grading requires sloped walkways is around the Log Cabin. The notable area on the site where grading requires ramps is to connect the promenade between the front of Old City Hall down to the new plaza at the corner of 4<sup>th</sup> Avenue and E Street. [Please see Figure L2 Grading and Drainage](#).

### SNOW STORAGE

The park is currently minimally maintained during the winter, with specific routes cleared of snow. The proposed park improvements will allow for easier snow clearing, and there are significant adjacent areas where snow can be stored. The extent that the park would be cleared of snow in the winter will depend on

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event programming, and the re-use of the Old City Hall building. At a minimum, necessary accessible routes would need to be actively maintained.

### GENERAL SITE PLAN REVIEW STANDARDS (AMC 21.03.180.F) APPLICATION QUESTIONS AND APPROVAL CRITERIA

1. THE SITE PLAN IS CONSISTENT WITH ANY PREVIOUSLY APPROVED SUBDIVISION PLAT, PLANNED DEVELOPMENT MASTER PLAN, OR ANY OTHER PRECEDENT PLAN OR LAND USE APPROVAL;

The proposed site plan is consistent with the allowable uses under the B-2B Central Business District Core – Intermediate. The project is a renovation of an existing permitted use park, maintaining much of the existing park design with modifications that are consistent with its past, current, and expected future uses.

2. THE SITE PLAN COMPLIES WITH ALL APPLICABLE DEVELOPMENT AND DESIGN STANDARDS SET FORTH IN THIS TITLE, INCLUDING BUT NOT LIMITED TO THE PROVISIONS IN CHAPTER 21.04, ZONING DISTRICTS, CHAPTER 21.05, USE REGULATIONS, CHAPTER 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AND CHAPTER 21.07, DEVELOPMENT AND DESIGN STANDARDS;

- Yes, the site plan complies where relevant. The proposed site plan is consistent with the allowable uses under the B2A *Central Business District Core* which is intended to create a concentrated area of retail, financial and public institutional facilities. In addition, parks and community gardens are permitted uses in the B-2B Downtown Zoning District. Peratrovich Park is an established community use park which supports the residential and wider commercial development around the area.

#### USE REGULATIONS: TITLE 21.05.040. G PARKS AND OPEN AREAS & 21.11.050

- The project is a renovation of an existing park, maintaining much of the existing park design with modifications that are consistent with its past, current, and expected future uses.
- Peratrovich Park falls under the Parks and Open Areas category of Community Uses and meets the use regulations of 21.05.040 G. The category includes land uses focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking. Parks are to be used principally for active and/or passive recreation and to serve ecological and aesthetic functions.
- Since Peratrovich Park is within Downtown, the use-specific definitions and standards of Title 21 Chapter 11 Downtown Districts, section 21.11.050 apply in place of any use-specific definitions or standards established in chapter 21.05, unless otherwise specified. If this section does not establish

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use-specific standards for a certain use, then the use-specific standards in chapter 21.05 shall apply for that use in the DT districts.

- o All uses in the B-2B Central Business District, Intermediate are unrestricted per Table 21.11-12 Table of Allowed Uses - Downtown Districts (except for subdivisions which does not apply to Peratrovich Park).

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### DIMENSIONAL STANDARDS AND MEASUREMENTS: TITLE 21.11.060

There are no proposed structures in the project that qualify towards lot coverage. All minimum lot dimension, setback, and height requirements are met based on the following in the B-2B District in 21.11.060, Table 21.11-4 Table of Dimensional Standards – Downtown Districts:

- The minimum lot requirements are unrestricted
- The minimum setbacks in the B-2B are N/A
- Max lot coverage is unrestricted
- Max height for structures is unrestricted

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### DEVELOPMENT AND DESIGN STANDARDS: TITLE 21.11.070 DOWNTOWN DISTRICTS & 21.07.040 GENERAL APPLICABLE DESIGN STANDARDS

#### 21.11.070 H. OFF-STREET PARKING AND LOADING

No off-street parking is required for any development in the DT districts. There is currently no on-site parking nor is it proposed for this project, keeping the existing conditions of being in a Downtown context with access by walking, biking, transit and parking on the streets adjacent to the park.

#### 21.07.040.F SNOW STORAGE

The pathways through the park are cleared in the winter months for pedestrian access. There is no on-site parking and no snow storage is required for this. The park will be a passive space in the winter with snow clearing in the plaza spaces for events or activities.

#### 21.07.080.G.2 REFUSE COLLECTION

Trash receptacles are provided in the park. All of the trash receptacles provided will be bear-proof, and will be located for easy access by the public and by the Park's maintenance staff as well Anchorage Downtown Partnership staff during programmed events.

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### 21.07.080.G.3 SERVICE AND OFF-STREET LOADING AREAS

No service or loading areas are required for the Park. The alleyway between Peratrovich Park and the Egan center provide loading and unloading space for events and maintenance that is one-way traffic flow from E Street to F Street.

### 21.07.080.H FENCES

No fences are existing or proposed for Peratrovich Park.

### 21.07.100 EXTERIOR LIGHTING

New pathway lighting and plaza space lighting will be installed on pedestrian poles. There are 4 existing light poles along the front entrance of Old City Hall that will remain.

### 3.THE SITE PLAN ADDRESSES ANY SIGNIFICANT ADVERSE IMPACTS THAT CAN REASONABLY BE ANTICIPATED TO RESULT FROM THE USE, BY MITIGATING OR OFFSETTING THOSE IMPACTS TO THE MAXIMUM EXTENT FEASIBLE; AND

The project is a renovation of an existing park, maintaining much of the existing park design with modifications that are consistent with its past, current, and expected future uses. The renovation is not expected to generate any adverse impacts, rather it is expected to positively address current issues including:

- The proposed improvements to allow easier installation of future phases. This can include sleeving below pavement for future utility feeds for items including irrigation, lighting, or electrical.
- Pathways and plaza areas will be concrete, with selective use of colored concrete for aesthetics and to define/differentiate areas. Use of pavers may be considered.
- To extent possible, stormwater is to be retained on-site through sheet flow to grass areas or the use of bioswales/infiltration beds. There is a storm drain within the lower grassed amphitheater area that will be retained for drainage needs. This connects to E street stormwater drainage.
- Monuments, memorials, and art are being coordinated with the MOA Public Art Collection or other partnerships as relevant.
- Flexible space that allows for vendors is provided within the main plaza area.
- Lockable electric outlets will be provided for special uses and events (50amp) and for amenities such as lighting of trees in winter (20amp).
- Many of the existing trees are expected to be replaced due to the extents of the improvements, or assessment of the trees as being in need of replacement. All new trees to receive 24" depth minimum planting soil (with extents maximized as possible) to provide for long-term health.
- Existing trees are highly impacted by compacted soils. Separation of planting areas from pedestrian areas will be prioritized to minimize this moving forward.

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- The design includes accessible pathway slopes up to 4.75% (to allow tolerance with the code maximum of 5%), and two ramped pathway sections with handrails (to the east of the Old City Hall entrance) up to 8% slope (to allow tolerance with the code maximum of 8.33%). Stairs are consolidated to the north of Old City Hall, allowing fully accessible routes from the east or west of the entry. A short ramp at the entry to the Log Cabin is expected to be needed to maximize general site accessibility. Ramps up to 6" can be provided without handrails. This ramp would be designed to rise five inches in six feet.

### 4. THE DEVELOPMENT PROPOSED IN THE SITE PLAN IS CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN.

The project is consistent with the intent of the adopted Anchorage Downtown District Plan. Peratrovich Park is within the Mushing District of Downtown Anchorage, a subdistrict within the Downtown Core District, as designated by the Anchorage Downtown District Plan. As part of the Mushing District, Peratrovich Park and the proposed improvements will remain parks and open space to further the goals of the Downtown District Plan's intent to "remain an open sun-filled section of Downtown." The Downtown District Plan also lists "Peratrovich Park is home to music and family-friendly entertainment. A historic walking tour is also located in this area. The intermittent closure of Downtown streets is anticipated here. Development intensity supports the existing historic buildings that can be mixed-use with housing on upper floors and commercial at the street level" which will remain as part of the proposed improvements for this project.

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### ANCHORAGE 2020 – ANCHORAGE BOWL COMPREHENSIVE PLAN

Peratrovich Park improvements will also remain consistent with the relevant Anchorage 2020 goals. Below is a summary of how this project addresses each relevant goal and policy:

- #18. *Strengthen the Central Business District's role as the regional center for commerce, services, finance, arts and culture, government offices, and medium- to high-density residential development.*
  - As a renovation of an existing downtown park, this project will refresh an important community asset. The main goal is to encourage a higher level of use for the park, and to develop it that it can withstand this use with reasonable maintenance. Beyond its expected use for gathering and events, it is hoped that it will serve as an amenity to businesses and residential development in the area as a place for relaxation, activity, and access to green space. The park is already home to artwork and monuments, and the master plan shows opportunities for additional art with the potential to further recognize its Peratrovich namesakes and Alaskan civil rights.
- #42. *Northern city design concepts shall guide the design of all public facility projects, including parks and roads.*

# Major Site Plan Review

## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

- The expected first phase of this project includes wider walkways, and a paved gathering plaza. As hardscape, these areas will allow easier snow clearing in the winter for events. The master plan includes the future inclusion of pedestrian-scale lighting throughout the park to increase the possibility of winter use, a potential gateway feature, and improvements to the stage and amphitheater area which would benefit from thoughtful lighting design.
- *# 44. Design and build public improvements for long-term use.*
  - The existing park improvements have had an almost 40-year lifespan. This longevity is marked by the ability to retain existing seatwalls within the proposed design. The intent for new improvements is to match this longevity through the use of robust materials and installation standards.
- *# 47. Provide distinctive public landmarks and other public places in neighborhoods.*
  - Beyond replacement of existing sculpture and monuments, the master plan shows a placeholder for a future gateway feature at the park's E Street and 4<sup>th</sup> Avenue entry. The intent for this would be to create a highly visible and distinctive feature that would be the primary park entry on this side.
- *#51. The Municipality shall define Anchorage's historic buildings and sites and develop a conservation strategy.*
  - The project team recognized the success of the existing design, expanding on it to address new needs for the park. The central area of the park in front of Old City Hall will retain the same design as existing, with the exception of improving accessibility to the building entrance.
- *# 63. Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Wildlife Refuge, and Far North Bicentennial Park*
  - While Peratrovich Park is a different scale than the intent of this goal, public comments noted memories of attending performances within this space and enjoying them from the grass. The grass area in front of the stage is being retained. The trees in the park will be assessed for their viability to be retained, with replacement of any removed trees. A key consideration of re-establishing large trees will be the provision of ample volumes of planting soil. It is expected that a lack of soil volume is a limiting factor for the trees within the park, in addition to significant soil compaction from park use.
- *#78. Design municipal facilities frequented by the public, particularly schools, to accommodate year-round multi-purpose activities.*
  - Similar to #42, the renovations to the park have the intent of facilitating year-round use. Of specific note is the intent this space could be more easily used for winter community events such as Fur Rondy. With a relatively flat hardscape plaza, the space would be much easier to use than the current grassed area with variable slope.
- *#86. Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails.*

# Major Site Plan Review

## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

- The planning for this park has included local businesses, the Anchorage Convention and Visitors Bureau (ACVB), and the Anchorage Downtown Partnership (ADP). With ACVB operating two facilities on the site, and ADP providing events and maintenance, their input has been valuable. Improvements to the park have focused on items like accessibility, increasing comfort of use, and the future provision of electrical service to better enable event use.
- #88. *Provide opportunities for integrating arts and culture in developments throughout the community.*
  - Like previously addressed goals, the park already serves as a location for art, monuments, and events. Improvements are intended to increase circulation of people through the park, and to provide better spaces and support for events.

### COMMUNITY MEETING INFORMATION - AMC 21.03.202C

Park bonds passed in 2023 allowing the planning and site design process for Peratrovich Park to begin in Spring of 2023. Since then, there has been a business roundtable meeting, and three advisory group meetings. A public workshop/park pop-up was held on July 19<sup>th</sup>, 2024. The following table summarizes the public and stakeholder involvement through September 2024.

Date	Outreach	Outreach Objective
05/03/2023	Business Roundtable Meeting	Interact with adjacent business owners to identify issues in the park, share what they like about this space, and imagine what the park could be like in the future.
05/24/2023	Advisory Group Meeting #1	First meeting of the Advisory Group that will work closely with the planning team to identify park issues, community needs, park vision within a downtown context and design priorities that should be considered in a site plan.
07/26/2023	Advisory Group Meeting #2	Review concept options and discuss common elements that are consistent with future needs and park vision.
03/22/2024	Advisory Group Meeting #3	Review preferred concept and confirm improvements.
06/27/2024	Postcard Invite for Public Workshop	Sent postcard mailer invites to members of the public, property owners, residents and tenants within a 600ft boundary of

# Major Site Plan Review

## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

Date	Outreach	Outreach Objective
		Peratrovich Park 21 days in advance of the public workshop.
07/10/2024	Downtown Community Council Presentation 1	Introduction of the project and concept plans to the Community Council, with detailed plans to follow up in September.
07/19/2024	Public Workshop/Park Pop-Up 1	Allows for members of the public to voice their opinions, issues, and potential suggestions for park improvements.
08/08/2024	Parks and Recreation Commission	Presentation and approval at the Parks and Recreation Commission. Resolution PRC 2024-06 approving the Site Plan is included in the supporting forms and documents.
08/15/2024	Historic Preservation Commission Presentation	Planned presentation to the HPC as an interested stakeholder to Peratrovich Park and Old City Hall properties.
09/11/2024	Downtown Community Council Presentation 2	Follow up presentation to the Community Council with updated UDC submitted plans

### PRELIMINARY SCHEDULE AND ESTIMATED COSTS

Construction of Phase 1 is anticipated to begin in 2026, concurrent with MOA PME’s 4<sup>th</sup> Ave Project’s construction.

#### ESTIMATED COSTS

The construction budget is \$562,000. 65% level cost estimation validates construction of the hardscape, landscape, and completion of items like sleeving below areas of concrete that will allow easier future addition of the site lighting and electrical.

Engineer’s estimate summaries for Phase 1:

- Schedule A (demolition and hardscape): \$454,000
- Schedule B (landscape): \$108,000
- Totals Schedule A&B: \$562,000

Estimation for electrical for future Phase 2:

- Schedule C (partial completion): \$154,000
- Schedule D (full completion): \$226,000

# Major Site Plan Review

## MOA Parks & Recreation **Peratrovich Park** for UDC Site Plan Review

- Totals Schedule C&D: \$380,000

### FUNDING

The proposed improvements are funded through the 2023 Municipal Park Bond of \$700,000. The project will be phased with Phase 1 (Schedule A & B) to be completed first with Phase 2 Electrical upgrades to be funded with future bonds.

### **FORMS & ATTACHMENTS**

1. Watershed sign off form
2. Parks and Recreation Commission Approval Resolution  
PRC 2024-06
3. Public Involvement Summary

# Major Site Plan Review

## MOA Parks & Recreation Peratrovich Park for UDC Site Plan Review

### LIST OF FIGURES

1. Existing Conditions: Typical Use Zones
2. Existing Conditions: Perceived Comfort of Use
3. Existing Conditions: Art/Memorial/Monuments
4. Proposed Master Plan Sheets 1 & 2
5. Proposed Master Plan – Pedestrian Flow
6. Conceptual Site Lighting
7. Project Process
8. Survey base sheet – Sheet 1
9. Demo Plan – Sheet D1
10. Layout Plan – Sheet L1
11. Grading Plan – Sheet L2
12. Soils and Edging Plan – Sheet L3
13. Planting Plan – Sheet L4
14. Details – Planting – Sheet L5
15. Details – Concrete – Sheet L6
16. Details – Walls – Sheet L7
17. Details – Ramps and Stairs – Sheet L8
18. Details – Site Furnishings – Sheet L9
19. Existing Conditions Photos – Sheet L10

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: MOA Parks & Recreation Peratrovich Park
- Project Location, Tax ID, or Legal Description: Site Address: 500 W 4th Ave, 99501  
Tax ID: 00210509000
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_  
The 0.56 acres of the parcel that contain Peratrovich Park

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

- JS* **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*
- DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping IS NOT REQUIRED.\**
- Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:
  - are **NOT** shown on submittal documents, or
  - are **NOT** depicted adequately on submittal documents for verification, or
  - are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.*New or additional mapping IS REQUIRED and must be re-submitted for further review and verification.\**
- Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- |  |  |                                      |                                |
|--|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:

*Kyle Cize*

7/10/24



Municipality of Anchorage, Alaska  
**Parks & Recreation Commission**

632 W. 6<sup>th</sup> Avenue, Suite 630  
P.O. Box 196650  
Anchorage, AK 99519  
Tel 907-343-4355  
URL [www.muni.org/departments/parks](http://www.muni.org/departments/parks)



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**PRC RESOLUTION NO. 2024-06**  
**Peratrovich Park Upgrades**

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long-term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, the Parks and Recreation Department (PRD) has proposed improvements to Peratrovich Park to update the park's infrastructure, enhance user experience, and better activate the park space within Anchorage's Downtown context; and

WHEREAS, the Municipality's Project Management and Engineering Department (PM&E) is concurrently proposing improvements to W. 4th Avenue adjacent to Peratrovich Park on the north side, providing an opportunity for coordinated design and construction efforts for mutual benefit; and

WHEREAS, Peratrovich Park is a Special Use Park serving as a vital downtown open space with green lawns, paved pathways, an amphitheater, and monuments including the Flight of the Raven statue by Roy Peratrovich, Jr., honoring Elizabeth and Roy Peratrovich's contributions to civil rights; and

WHEREAS, the proposed improvements to Peratrovich Park will include widening of pathways and plaza areas, including renovation of existing sidewalks; on-site stormwater retention through methods such as bioswales, permeable pavers, and sheet flow to grass areas; an assessment of existing trees, monuments, memorials, and artworks for their condition, placement, and potential re-use; the addition of flexible vendor spaces and improvements in electrical capacity and lighting; and enhanced accessibility features including low-slope walkways, ramps, and handrails; and

WHEREAS, funding for the improvements is allocated from the 2023 Municipal Park Bond, with project phasing planned based on available funding; and

WHEREAS, the planning and site design process for the park began in Spring 2023 with extensive community engagement, including a business roundtable meeting, three advisory group meetings, and a public workshop, and the proposed improvements align with community priorities for safety, infrastructure enhancement for programs and events, support for winter use, and the celebration of Peratrovich Park as a downtown destination; now therefore

BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves and supports the proposed improvements to Peratrovich Park.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 8<sup>th</sup> day of August, 2024.

Bri Luong 8-8-2024  
Chair  
Parks and Recreation Commission

ATTEST: MZA  
Director  
Parks & Recreation Department

**Notes from Major Site Plan Review Pre-Application Conference  
Peratrovich Park/Old City Hall  
July 10, 2024**

**List of Attendees**

- Petitioner and Representatives: Nicolette Dent (MOA Parks & Recreation), Van Le (R&M Consultants), Peter Briggs (Corvus Design)
- Anchorage Water and Wastewater Utility (AWWU): Seth Wise
- Traffic Engineering: Randy Ribble
- Fire: Mark Panilo
- Project Management and Engineering (PM&E): Melinda Kohlhaas
- Watershed Management Services: Kyle Cunningham
- Private Development: Judy Anunciacion
- Long Range Planning: Daniel Mckenna-Foster
- Current Planning: Elizabeth Appleby, Paul Hatcher, Ari Gupta, Francis McLaughlin

**Presentation**

- Peter Briggs gave a presentation.

**AWWU**

- No comments.

**Traffic Engineering**

- Be clear about which work is being done by this project and which work is being done with the 4th Avenue Improvements project.
- No other comments; accessibility is being maintained to the buildings.

**Fire**

- The new layout will be helpful for any sort of structure response.
- Ensure pedestrian safety and visibility during construction.

**PM&E**

- Melinda and Julie are coordinating on how the 4th Avenue Project relates to this project.
- Timing is 2025 out for bid and 2026 for construction.
- PM&E will do the sidewalk work within the right-of-way.
- Melinda asked for clarification on the symbols, and was glad to see street vendors shown in the plaza area.

**Watershed Management Services**

- Kyle liked that ideas for green infrastructure were included in the project summary, but he cautioned the extent to which you could maintain retention from sheet flow.
- A lot of grassy surfaces are being converted to hardscape. Keep in mind where water will flow and keep enough green space for stormwater flow.

- There is a curb inlet on E Street if you want to consider overflow structures in addition to bioretention.
- Consider winter maintenance for any permeable pavers. Gravel or sand use in the winter is not good for permeable pavers.

#### **Private Development**

- No peripheral improvements. All MOA rights-of-way are already developed.
- You may need a building permit because you are increasing the impervious surface. Meet requirements of the DCM Stormwater Management Manual.

#### **Long Range Planning**

- In the long-term, we are looking for 4th Avenue to be more pedestrianized or mostly pedestrianized. Keep in mind what it would look like if 4<sup>th</sup> Avenue was opened in different ways. There are 17 feet for the sidewalks.

#### **Current Planning**

- This site will have 4 signs for the posted notice since there are 4 developed rights-of-way bordering the property.
- Advertise and conduct a community meeting in accordance with Anchorage Municipal Code 21.03.020C.
- Discussions on public bathrooms, coordination with stakeholders (including Transit), and current use of the Old City Hall building.
- Discussion on benches (final design looks to show more than one).
- Phasing is okay: the Urban Design Commission has seen other projects that were constructed in multiple phases, but where the approval was given for the entire project.

## Public Involvement Summary and Materials



## **JOIN US**

for this **Park Pop-Up event**  
and Public Meeting/Open House  
for the Municipality of Anchorage's (MOA)

### **PERATROVICH PARK IMPROVEMENTS**

Review and provide feedback on the  
proposed improvement concepts. Join us for  
a short presentation at 11:30, followed by

**Fridays on 4th: Music in the Park!**

**JULY 19, 2024**

**11:30AM TO 1:30PM**

**PERATROVICH PARK**

**500 W 4TH AVENUE**

**For more information please visit:** [www.muni.org/Departments/parks/Pages/PeratrovichImprovements.aspx](http://www.muni.org/Departments/parks/Pages/PeratrovichImprovements.aspx)

First-Class Mail  
Pre-sorted  
U.S. Postage Paid  
Anchorage, AK  
Permit No. 845



**MUNICIPALITY OF ANCHORAGE**  
Anchorage Parks and Recreation

Care of R&M Consultants, Inc.  
9101 Vanguard Dr., Anchorage, AK 99507



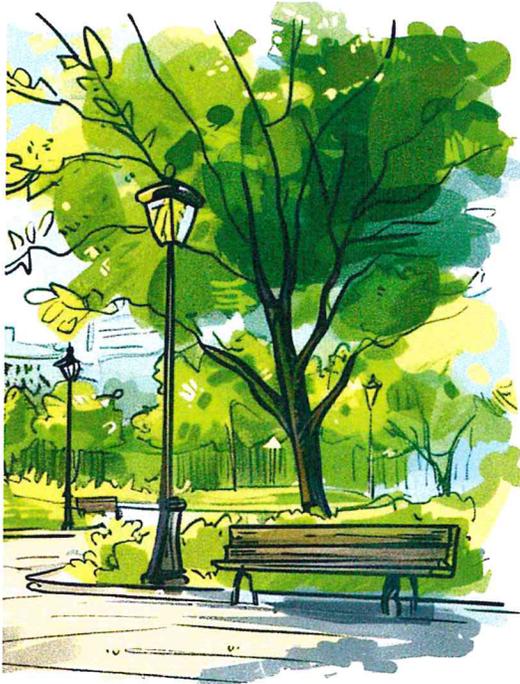
Pop-Up event is in the  
small museum at the  
front entrance of  
Old City Hall



**CONTACT**

Nicolette Dent, Project Manager/Park Planner  
MOA Parks and Recreation  
nicolette.dent@anchorageak.gov • 907-343-4137

Van Le, AICP  
R&M Consultants, Inc.  
907-646-9659 • vle@rmconsult.com



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## Public Meeting

### Summary

- Friday 07/19/2024
- 11:30 AM to 1:30 PM
  - Peratrovich Park
- 500 W 4<sup>th</sup> Avenue, Anchorage AK

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**Pop-Up Event / Public Meeting Objective:** To provide an opportunity for the public, adjacent property owners, businesses and organizations to learn about the proposed project improvements, ask questions, voice their opinions, communicate concerns and provide any recommendations to the project team.

#### Meeting Outreach:

- Post card mailers sent on 6/26/24 to 251 addresses within a 600-foot radius of Peratrovich Park
  - Includes property owners including out of state owners, tenants, and renters.
- Email invitation to Advisory Committee
- Email invite to Downtown Businesses and Business Roundtable Group
- Downtown Community Council – In person attendance by Parks and Recreation Staff to invite to the pop up/public meeting – 7/10/24
- Project website: <https://www.muni.org/Departments/parks/Pages/PeratrovichImprovements.aspx>
- Parks and Recreation Facebook Event Page for Meeting

**Attendance:** 33 people signed in and 2 additional attendees who opted to not sign in. See sign in.

**Anchorage Parks and Recreation Staff:**

- Nicolette Dent – Project Manager

**R&M Consultants, Inc.:**

- Van Le, AICP – Planning Project Manager
- Michael Bell – Staff Planner
- Kristen Mallett – Intern
- Ava Van Gemmingen – Intern

**Corvus Design**

- Peter Briggs – Landscape Architect

**Public Meeting Format and Summary:**

The public meeting was held in the Anchorage Historic City Hall located within Peratrovich Park. The format was open house style with a sign in table located outside of the Historic City Hall's front entrance.

There were five design concept and process boards on display within the Anchorage Historic City Hall small museum:

- Existing conditions typical use zones board
- Existing conditions perceived comfort of use board
- 2 proposed master plan boards
- Project process board

Outside the main entrance of building, there was a second Proposed Master Plan board.

Project staff were stationed in and around the main lobby to answer any question pertaining to the project. Additional support staff was also stationed outside the Anchorage Historic City Hall at the sign in table and encouraged anyone who wished to attend to please sign in. A comment station was also provided inside for attendees to write out comments and concerns if so inclined.

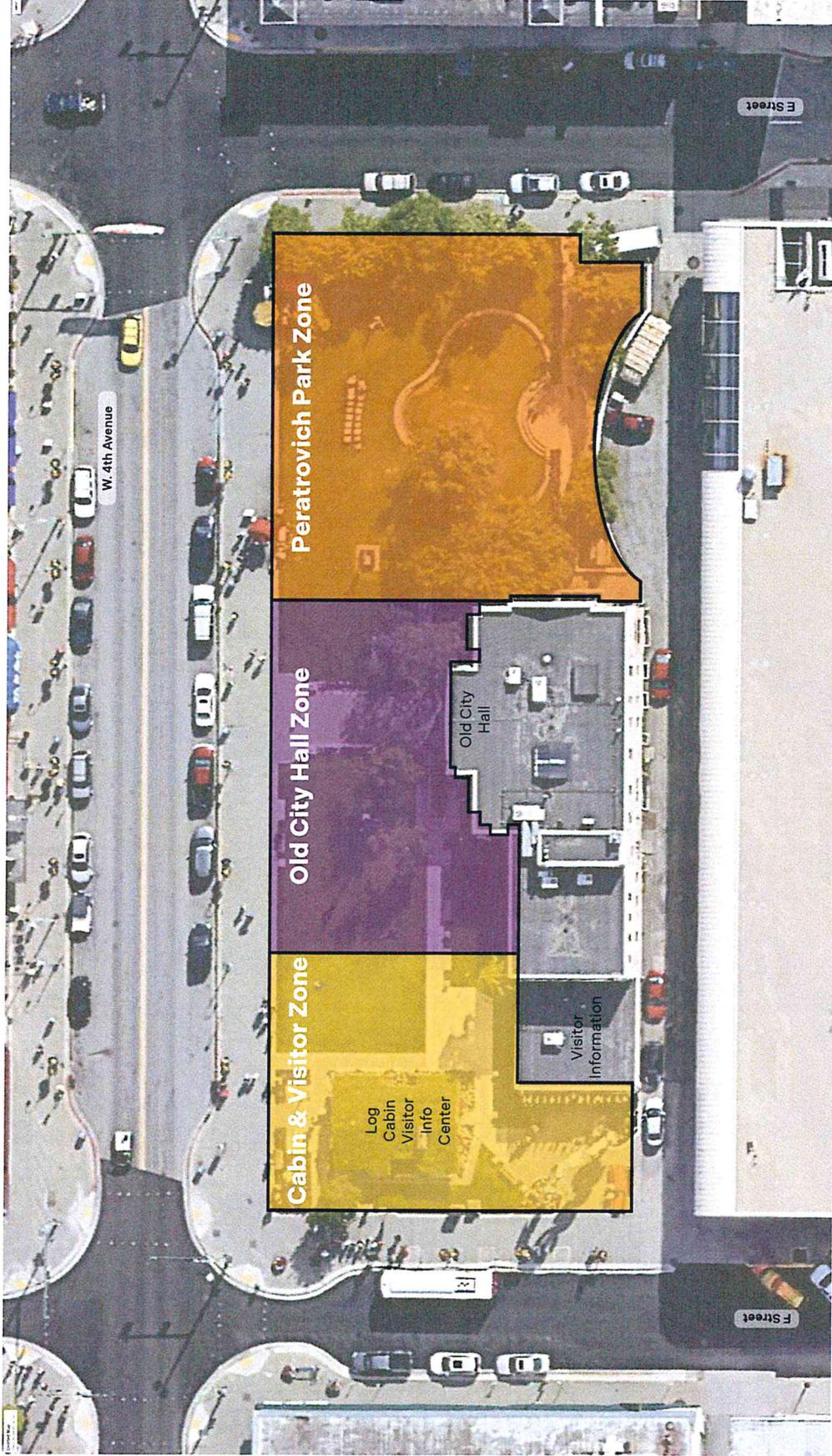
**The following themes were brought up to staff during the one-on-one conversations:**

- The park is beautiful, the grass and plants are beautiful and not a lot needs to be done with it. The problem lies with people who are using the park as a place to sleep and to create a nuisance for others who are there or who are patronizing businesses. When the park does not have an event, it is a different place with people getting into fights, yelling at tourists or others walking by.
- Please keep as many of the trees as you can

**Written Comments from attendees at the Public Workshop/Pop-Up:**

<ul style="list-style-type: none"><li>• Love the flow idea with repairing.</li><li>• Hope that it will be cleared of snow in winter so we can roam around during Fur Rondy.</li><li>• Please make sure all the hot dog stands have room.</li><li>• Love the history of the City Hall.</li><li>• Hope we can get it open for the library and tours of building.</li><li>• Can't wait to see what you do with the lighting. We need more lights in winter. Maybe you can have an area where you can light up trees for the holiday season.</li></ul>
<ul style="list-style-type: none"><li>• I strongly support having a branch of the library in Old City Hall. We need a positive presence in the important part of our history. A branch of the library is a important part of our Municipality. I used to be on the Assembly when we met with Mayor Sullivan. We must re open this special place!</li></ul>
<ul style="list-style-type: none"><li>• Looks like a beautiful use of downtown.</li></ul>
<ul style="list-style-type: none"><li>• Support makes a branch library in Old City Hall the central focus of the park and attracting a wide range of visitors.</li></ul>
<ul style="list-style-type: none"><li>• Glad to see a lot of the grass is remaining. Too much concrete in downtown at present.</li></ul>
<ul style="list-style-type: none"><li>• Love the overall concept!</li><li>• Can the south sidewalk from the log cabin be wider? Visitors use both doors during their visit.</li><li>• Curved approaches to North side of Log cabin from 4<sup>th</sup>? Would also be open to moving Seward monument, peace pole &amp; sister cities plaque to improve access...</li></ul>
<ul style="list-style-type: none"><li>• Need more vendor space on the space between the Log Cabin and the pathway to Old City Hall</li><li>• Sidewalk can be very busy and flow is interrupted when vendors use the sidewalks</li></ul>

# PERATROVICH PARK



## Existing Conditions: Typical Use Zones

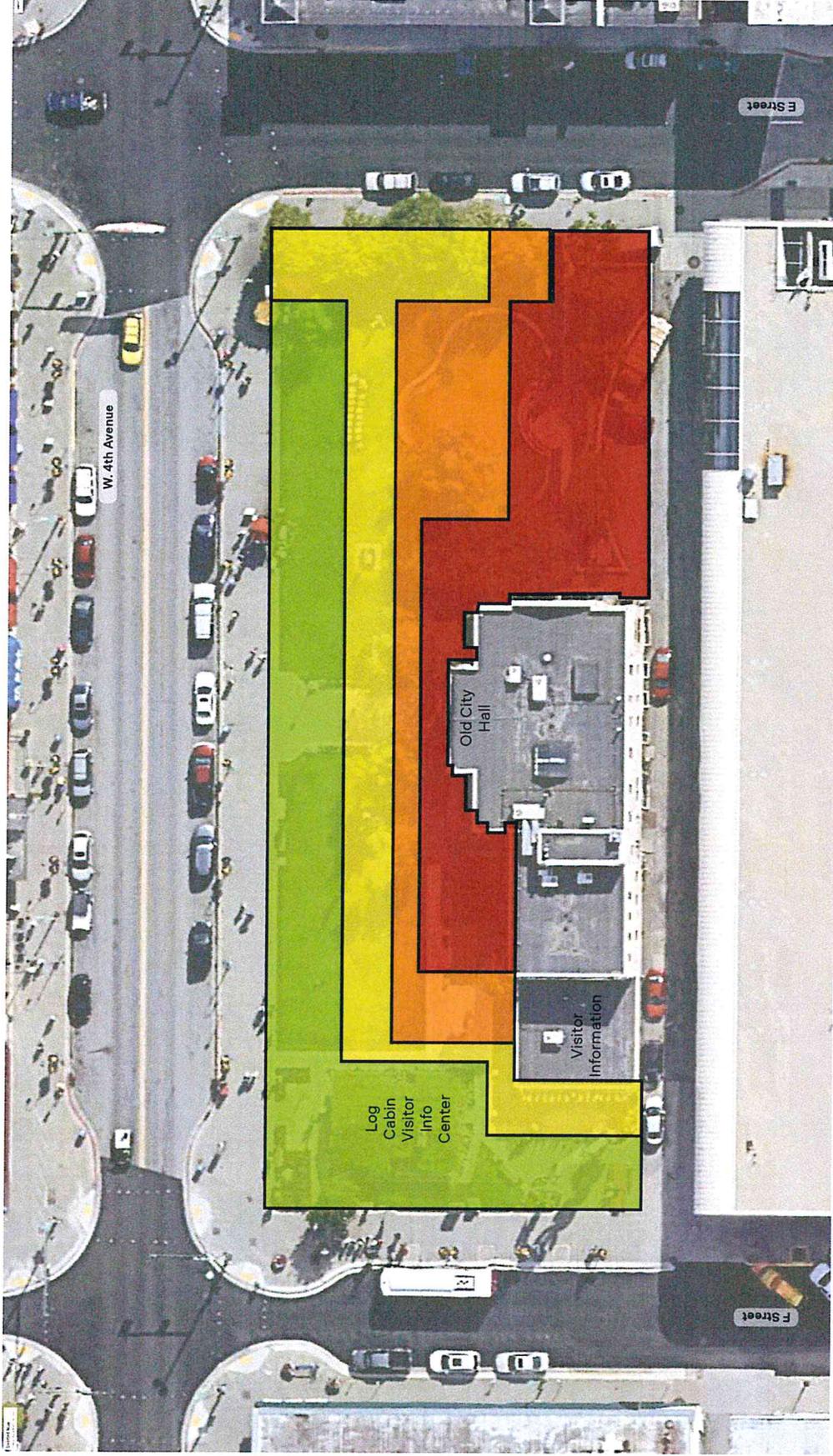


REV 2026-07-18

0 7.5 15 30FT  
Scale is Approximate  
1"=15' when printed at 22"x34"  
1"=30' when printed at 11x17



# PERATROVICH PARK



## Existing Conditions: Perceived Comfort of Use



Rev. 2024-07-18

Scale is Approximate  
1"=15' when printed at 22"x34"  
1"=30' when printed at 11x17



# PERATROYICH PARK



Notes:

- 1) Ongoing cost estimation is validating project components that will be included within a 2025 bid package. This bid package will include improvements to allow easier installation of future phases. This can include sleeving below pavement for future utility feeds for items including irrigation, lighting, or electrical.
- 2) Pathways and plaza areas will be concrete, with selective use of colored concrete for aesthetics and to define/differentiate areas. Use of pavers may be considered.
- 3) To extent possible, stormwater is to be retained on-site through sheet flow in pervious concrete sidewalks. There is a storm drain within the lowest graded amphibious area retained for drainage needs. This connects to E Street stormwater drainage.
- 4) Monuments, memorials, and art are being coordinated with the MOA Public Art Collection or other partnerships as relevant.
- 5) Flexible space that allows for vendors is provided within the main plaza area.

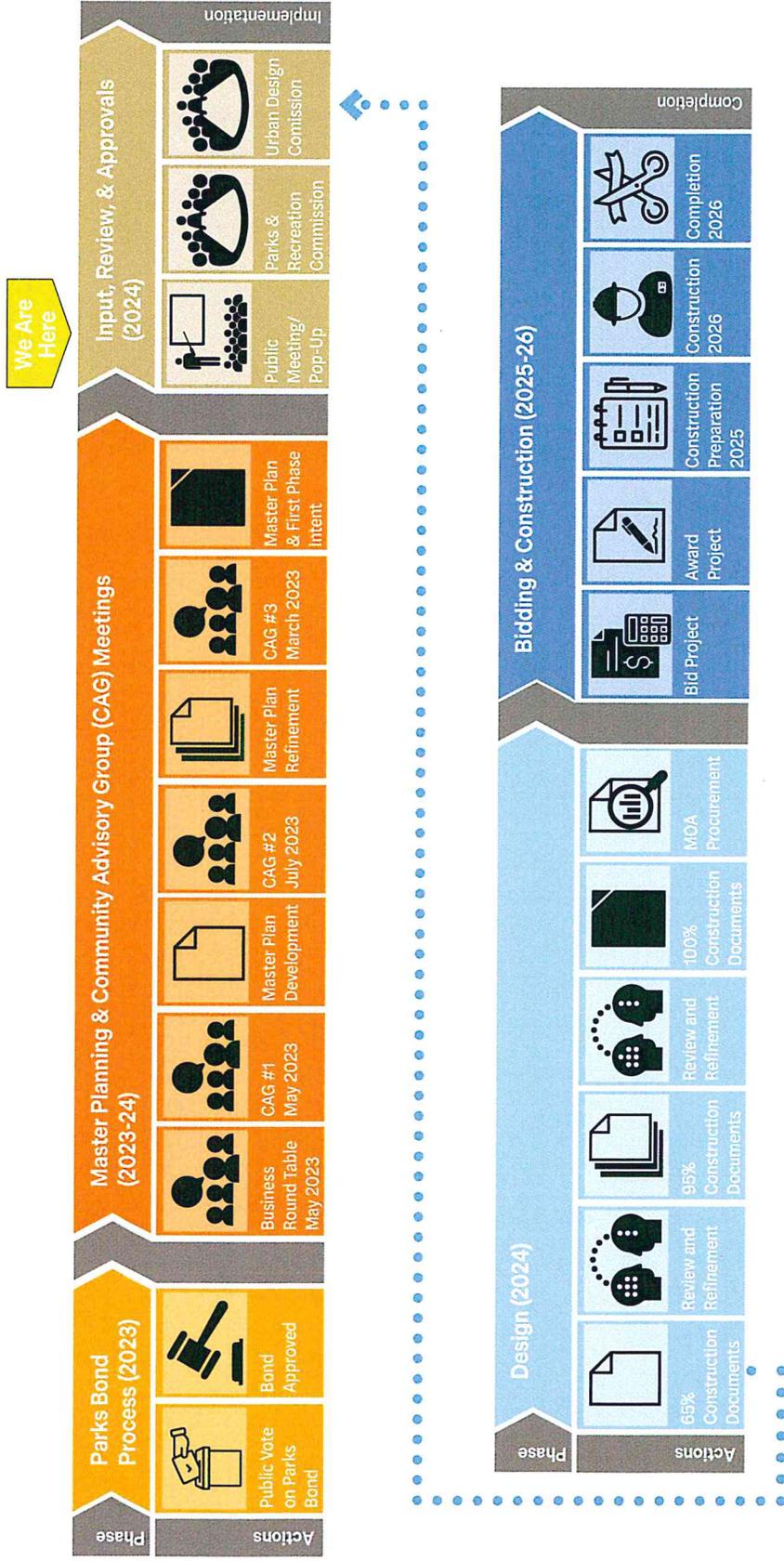
- 6) Lockable electric outlets will be provided for special uses and events (50amp) and for amenities such as lighting of trees in winter (20amp).
- 7) Many of the existing trees are expected to be replaced due to the extents of root rot. A portion of the trees as being in need of replacement. All new trees to be 24" single stem. Existing trees are highly maximized as possible to provide for long-term health. Existing trees are highly impacted by compacted soils. Separation of planting areas from pedestrian areas will be prioritized.
- 8) The design includes accessible pathway slopes up to 4.8%, and one ramped pathway section with handrails (to the east of the Old City Hall entrance. Stairs are consolidated to the north of Old City Hall, allowing fully accessible routes from east or west of the entry. A short ramp at the entry to Log Cabin may be needed to maximize general site accessibility.

0 7.5 15 30FT

Scale is Approximate  
1"=15' when printed at 22"x34"  
1"=30' when printed at 11x17

## Proposed Master Plan

# PERATROYICH PARK



## Project Process



Rev 2026-07-19

0 7.5 15 30FT  
 Scale is Approximate  
 1"=15' when printed at 22"x34"  
 1"=30' when printed at 11x17



# MEETING SUMMARY

## Peratrovich Park Business Roundtable

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*Date | Time:* May 3, 2023 | 2 – 4 p.m.

*Location:* City Hall, 632 W 6<sup>th</sup> Ave  
Mayor's Conference Room 830

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### Overview

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**Project Summary:** The Anchorage Parks and Recreation Department is upgrading Peratrovich Park to improve user experience and activate the space as a popular downtown destination.

**Meeting Goal:** Business owners will help identify issues in the park, share what they like about this space, and imagine what the park could be like in the future.

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### Participants

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Van Le, R&M Consultants Inc	Christa Chavez, Great Northern Cannabis Retail
Taryn Oleson-Yelle, R&M Consultants Inc	John Redden, Great Northern Cannabis
Steve Rafuse, MOA Parks and Recreation	Michele Robuck, Alaska Mint
Mike Braniff, MOA Parks and Recreation	Hunter Robuck, Alaska Mint
Nicolette Dent, MOA Parks and Recreation	JC Snead, Tent City Taphouse
Scott Groves, Phillips Cruises & Tours	John Snead, Tent City Taphouse
Lisa Kruse, Phillips Cruises & Tours	Gabriel Collins, Wild Scoops
Gayle M. Gates, Grizzly's Inc/Phillips Cruises & Tours	Terri Russi, Historic Anchorage Hotel
	Alex Perez, Haute Quarter Grill

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### Roundtable Discussion Questions

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- Issues and Concerns:**
  - What issues and concerns can we address through park design and improvements?
- Strengths and Opportunities:**
  - What are the best things about Peratrovich Park?
  - What are opportunities for positive change?
- Vision:**
  - What is your vision for a positive and welcoming Peratrovich Park?
  - What do we want Peratrovich Park to be like 20 years from now?
  - How can Peratrovich Park support the daily needs of your business and clients?

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## Strengths

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- Live music at the Amphitheatre is well-attended and enjoyed by many
- Programs bring positive use to space – 144 events was a success and Saturday Market when it was downtown brought more people onto 4<sup>th</sup> Avenue
- Event such as Fur Rondy activate the space and bring people downtown in the winter
- Grass is nice to enjoy a sunny day
- Nearby investment is happening (Block 41)
- Ongoing sidewalk improvements on 4<sup>th</sup> Ave

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## Issues and Concerns

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- **People are using the park for basic needs**
  - Hygiene
  - Phone/electronic charging
  - Vendors are giving out food
- **Behavior in park threatens personal safety**
  - Employees and visitors are being yelled at, harassed, and physically threatened
  - Fights are breaking out in the park
  - Amphitheatre corner (SE corner of park) attracts problem behavior
  - Plaza in front of Tequila 61 is also a problem area
- **"A place to stay, no reason to leave"**
  - Seating attracts unwanted behavior and long-term congregating
  - People are sitting both in the park and on front steps of businesses
  - Congregations seem to be growing larger and older
  - Concrete does not prevent congregating—still happens in Town Square Park
  - Problems are happening after hours
- **"Don't want to chase everyone out"**
  - Balance of removing problem behavior but allowing room for positive use
  - Seating is important for tourists, seniors, people eating, people waiting for restaurants or shows
- **Limitations of enforcement**
  - Limited repercussions
  - Slow response times from APD
  - Unwanted behavior might just move to another location
  - Downtown ambassadors were helpful for escorting employees and tourists, but not equipped for enforcement
- **Lack of year-round use**
  - Without programs, park provides space for unacceptable behaviors
  - Food vendors only provide activation in the summer
  - Not a park use in the winter
- **Bigger issues that threaten success**
  - Lack of social service resources
  - Potential temporary vacancy of Old City Hall might make existing problems worse

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## Opportunities and Future Vision

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- **Keep people moving through the park**
  - A dynamic place, not a place to stay for a long time
  - Replace current seating with something that does not encourage sleeping or long-term use, like a stool
  - Use mobile patio furniture that is removed each night

- **Downtown as a place you want to be**
  - People should feel like cool things are happening here
  - Park as a launching point for tours
  - A rallying point for intended audiences
  - Old City Hall + Mushing District are opportunities for emphasizing history
  - By attracting positive behavior here, we can disrupt a pattern
  - A pedestrianized 4<sup>th</sup> Avenue would make this a nice place to be
  - Curb space is valuable for visibility into the park
- **Create a multi-use, all-day park**
  - Planned activities all day
  - Serve business needs
  - Pickleball
  - Play areas, something for kids and families
  - Splashpad
  - Corn hole
  - Outdoor heaters
  - Farmer's Markets and craft vendors
  - Bring existing vendors into the park, reinvest the cost of permits
  - Streamlined permitting process (or better shared understanding of this)
  - Use experience from COVID for activation ideas
- **Use landscaping and maintenance to prevent unwanted behavior**
  - More flower beds
  - Offer something beautiful here
  - Less trees and more visibility
  - Don't use small rocks that can be thrown at windows
  - Decorative perimeter fence and close the park at night
  - Move horticulture staff duties to peak hours
  - Water the grass to disrupt groups lingering
  - Rules signage is posted on the log cabin, could be relocated
  - Add cameras, lighting, and signage
- **Change enforcement patterns**
  - APD is allowing overtime shifts to assist in early morning around park
  - More passive observation needed
  - More foot patrols

# MEETING SUMMARY

## Peratrovich Park Advisory Group (AG) Meeting #1

Date | Time: May 24, 2023 (11AM – 12:30PM) |

Location: City Hall, 632 W 6<sup>th</sup> Ave |

Mayor's Conference Room 830

### Meeting Overview

**Project Summary:** Anchorage Parks and Recreation is upgrading Peratrovich Park to improve user experience and activate the space as a popular downtown destination.

**Meeting Goal:** First meeting of the Community Advisory Group (CAG), a group of stakeholders that will work closely with the planning team to identify park issues, community needs, and design priorities that should be considered in a site plan. The CAG will contribute a variety of perspectives and help find solutions that make Peratrovich Park a more positive place in Downtown Anchorage.

### Participants

**Mike Braniff**, MOA Parks and Recreation  
**Steve Rafuse**, MOA Parks and Recreation  
**Nicolette Dent**, MOA Parks and Recreation  
**Van Le**, R&M Consultants Inc.  
**Taryn Oleson-Yelle**, R&M Consultants Inc.  
**Peter Briggs**, Corvus Designs

**Leah Boltz**, Downtown Rotary  
**Melinda Gant**, Anchorage Community Development Association  
**Radhika Krishna**, Anchorage Downtown Partnership  
**Julie Saupe**, Visit Anchorage  
**Danicia Shiryayev**, Anchorage Chamber of Commerce

### Discussion Questions

#### 1. Issues and Concerns:

- What additional issues and concerns would you like to see addressed through an improved park design? Are there any we missed?
- Outside of park design, what are the greater issues that need to be tackled to ensure future success of Peratrovich Park & Downtown Anchorage?

#### 2. Strengths and Opportunities:

- What do you value about Peratrovich Park? Consider both physical features and experiences in the park.
- What changes will improve the experience in Peratrovich Park?

#### 3. Vision:

- How will Peratrovich Park support both visitors and locals in all four seasons?
- What is your vision for a positive and welcoming Peratrovich Park?

### Strengths

- Benches are needed for visitors
- Grass is an asset for events
- Grass and Log Cabin bring an Alaskan feel to downtown, a "breath of fresh air" from urban area
- Park provides spectating space for the Iditarod
- Food vendors activate the area (currently in ROW)

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## Issues and Concerns

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- **“Lacking moments of color and beauty”**
- **Lack of authority/enforcement presence**
  - i. Creates feeling of discomfort for visitors
  - ii. Perception of instability and more negative uses than positive
  - iii. If Old City Hall becomes vacant, this could attract more negative use
  - iv. Families are not coming here any more
- **Hygiene and cleaning issues**
  - i. Dumpster behind amphitheatre attracts misuse and mess
  - ii. Lack of public restroom and a demand for one
  - iii. A sweep of the area for public health and safety happens before every event here
- **Challenges with activating the park**
  - i. Activation is expensive
  - ii. ADP can't do it alone
  - iii. Attendance ebbs and flows with programs; for example, Kids Music in the Park is now cancelled because attendance dropped significantly (450 to 50)
- **Challenges around the park**
  - i. Grass is not suited for bringing vendors into park
  - ii. Vendors on sidewalk (plus street trees) can create choke points and obstacles for users, especially those using mobility devices
  - iii. Construction on F Street has created inconsistent traffic patterns
  - iv. Alleyway is secluded and attracts misuse, but might be difficult to change due to its use as loading area for Egan
  - v. The parking in front of the park is used as short-term shuttle space, preventing folks from parking here to use park

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## Opportunities and Vision

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- **Peratrovich Park as the front yard of Anchorage**
  - i. Should feel like a warm welcome, comfortable, and relaxed
  - ii. Town Square Park as the livelier backyard
- **Year-round design**
  - i. Consider a shelter for shoulder season events
  - ii. Incentivize bringing vendors into the park
  - iii. Create demonstration gardens or find volunteers who could adopt a garden (i.e. Master Gardeners)
  - iv. Incorporate native plants, perennials, and vertical plant features
  - v. Expand the amphitheatre into a lighted plaza
  - vi. Celebrate the Mushing District here: “Puppies in the Park”
  - vii. Put up a light canopy with string lights to create a “guaranteed sense of place”
  - viii. Consider a self-activating design (think: the Gulch in Nashville). Murals that make great photos keep people cycling through the space, makes it feel safe, and iconic features serve as easy gathering places
- **Design for program ebb and flow**
  - i. The park design should work for many different types of programs and should not be a detriment when unused

- ii. What would lower-resource programs and pop-ups look like here – “passive” activation?
  - iii. ADP needs partners to bring resources to the table to continue activation
- **Evolve with the future uses of Old City Hall**
  - i. Create a daily usable site
  - ii. \$2.5 million from state budget for the building
  - iii. Children’s Museum (something like the Imaginarium) is looking for space downtown, would be an ideal program partner for the park
- **Design for changing park user demographics**
  - i. “If it is good for locals, it will be good for visitors”
  - ii. Adapt to new demographics: consider new single bedroom apartments being built downtown and who that will attract
  - iii. Families are not coming downtown consistently anymore
- **Tell a story of Alaska**
  - i. Design iconic features that celebrate Alaska, especially indigenous art, placenames, and culture
  - ii. Celebrate the park’s connection/relationship with the Log Cabin
  - iii. Create a partnership to celebrate Elizabeth Peratrovich Day in the park
- **Create something special, accessible, and inclusive**
  - i. Enhance connectivity through park/to Downtown, and create more inclusive access for all mobilities
- **Additional opportunities**
  - i. Alleyway: could this become more part of the park rather than secluded/cut off area?
  - ii. Parking: Curb design should be responsive to bus, trolley, and large vehicle use
  - iii. Concrete: Doesn’t have to be gray! Consider colorful surfacing
  - iv. Benches: Can be a positive in the summer, have been a negative in the winter, and should be designed to prevent loitering

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## Next Steps

1. For the next CAG Meeting on July 26 at 11:00am to 12:30pm:
  - How will partnerships support the vision for the park?
  - What are examples of other parks that get it right?
  - In 10 years, what 3 activities or features do you want to see in this park?
  - Is there anyone else we should talk to?
  - Homework: try and attend Music in the Park or Jazz in the Park!

# MEETING SUMMARY

## Peratrovich Park Community Advisory Group (AG) Meeting #2

Date | Time: July 26, 2023 (11AM – 12:30PM) |

Location: City Hall, 632 W 6<sup>th</sup> Ave |

Mayor's Conference Room 830

### Meeting Overview

**Project Summary:** Anchorage Parks and Recreation is upgrading Peratrovich Park to improve user experience and activate the space as a popular downtown destination.

**Meeting Goal:** The second meeting of the Community Advisory Group (CAG) will explore design elements and inspiration from other parks around the world, compiled by the CAG, to generate ideas for future design changes or modifications at Peratrovich Park. The CAG will discuss historical context, the park's larger role in downtown and 4th Ave, and what level of future change is appropriate. The CAG and planning team will also explore partnerships and work towards a unifying vision for the future of Peratrovich Park.

### Participants

**Steve Rafuse**, MOA Parks and Recreation  
**Nicolette Dent**, MOA Parks and Recreation  
**Van Le**, R&M Consultants Inc.  
**Taryn Oleson-Yelle**, R&M Consultants Inc.  
**Peter Briggs**, Corvus Designs  
**Michael Fredericks** (on the phone), SALT  
**Leah Boltz**, Downtown Rotary

**Melinda Gant**, Anchorage Community Development Association  
**Radhika Krishna**, Anchorage Downtown Partnership  
**Julie Saupe**, Visit Anchorage  
**Danicia Shiryayev**, Anchorage Chamber of Commerce

### Summary

- **This discussion, presentations from CAG members, and concept from Corvus Designs built consensus around some key design features:**
  - Amphitheater is a favorite feature, but the new design should create more welcoming feeling and support versatile uses.
  - Find a way to celebrate the Peratrovich story.
  - Enhance how the Log Cabin interacts with the rest of the park, not just the street.
  - Park design needs to address circulation and the definition of public space on all 4 sides.
  - Alley and lack of visibility creates unwelcoming feeling. Need to clarify limitations and what the design could address (such as Egan Center dumpster or parking).
  - Park design should also design for winter.
  - Existing art pieces are positive but feel disconnected. Need to know more about possibility of relocating.

## Notes

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- Project timeline extended: The 4<sup>th</sup> Ave Project 95% design has been pushed back by 1 year, allowing this effort to do the same. Expected out to bid in 2025.
- Target audiences and relationship to Town Square/Downtown:
  - Peratrovich is the 'front yard' feel to Town Square's 'backyard' feel and function.
  - Do we need spaces or features for kids in Peratrovich? Or will Town Square meet those regular (not program-dependent) needs?
  - Downtown Anchorage feels less family-oriented. This park should not necessarily be family-oriented but should incorporate an element(s) of fun that appeals to all.
- Goals for successful design: address concerns about feeling semi-private vs. semi-public
  - Peter: current patterns for mobility are not meeting this purpose because they are often claimed and do not feel public. There is little to no through-movement in the park.
- Julie (Visit Anchorage): Could changes be made to park-facing side of cabin, making it focal point for the park, not just one for the street and sidewalk on 4<sup>th</sup> Ave and F St?
  - Group was excited about the concept of making the cabin a more intentional piece of the park.
- Radhika (Anchorage Downtown Partnership):
  - ADP has challenges with drawing participation in events between January and May.
  - Peratrovich is great for smaller more intimate events like Music in the Park. The same event in Town Square Park felt undersized.
  - Not a fan of removing grass. The middle zone, 'civic space' on Peter's graphic, could be appropriate paved space for gathering
- Danicia (Chamber of Commerce):
  - Winter activities should be a focus for new design
  - Movable furniture? Possible on grass or does it have to be paved?
    - Radhika thought that storage of movable furniture is more of the issue than the surface.
- Discussion of naming and storytelling:
  - Melinda (ACDA): if you're naming a park, it should reflect the store.
  - There are a lot of stories in this park, and they shouldn't conflict (history city hall, pioneer cabin, Elizabeth Peratrovich, Dena'ina people history and today, etc.)
- Lighting should be an element of design, both for seasonality and to define the edges and pathways through the park.
- Discussion of the grade of amphitheater:
  - Leah: When considering topography, careful consideration needs to be given to ADA accessibility in this small space.
  - Flattening the grade could build sense of inclusion.
  - The current topography is more playful.
- We need to investigate where all the existing art in the park came from – Parks will connect with 1% for Art team.

# PERATROVICH PARK



Notes:

- 1) All concrete pavement to be replaced with new concrete and areas of concrete pavers
- 2) Stormwater to be retained on-site (to extent possible) through sheet flow to grass areas or the use of bio-retention/infiltration beds where water collection is necessary. Investigate permeable pavers as an option
- 3) Existing trees to be assessed for long-term health, and removed/replaced within a 20-50+ year timeline for this renovation
- 4) Identify monuments, memorials, and art within the area for confirming re-use and optimized placement
- 5)
  - a) Plan was developed without survey information. The intent is to provide low slope walkways to achieve hardscape grading, with short distances of up to 4.9% linear slope as necessary. Cross-slopes in any direction shall not exceed 1.9%. The use of steps is shown in front of Old City Hall, but should be assessed for removal and replacement with a sloped walkway. If steps are retained, provide handrails at each side an likely 2' intermediary handrails within the areas

Scale is Approximate

0 7.5 15 30FT

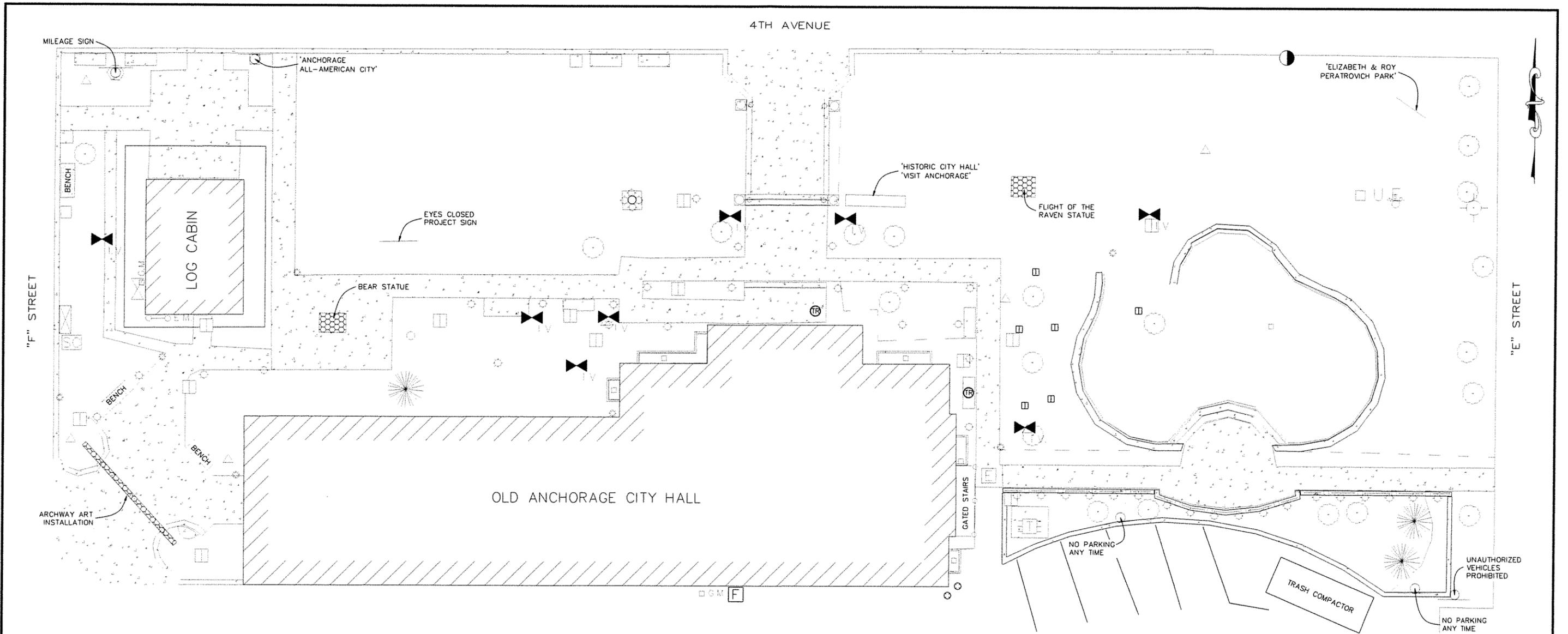
1"=15' when printed at 22"x34"

1"=30' when printed at 11x17

Rev 2024-03-19

Corvus Design

Site Plan Rendering

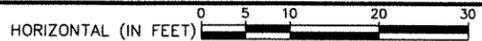


**LEGEND**

	FND ALUMINUM CAP		FLAG POLE		CAPPED SEWER PIPE		WATER IRRIGATION VALVE BOX
	BOLLARD		GAS METER		TELECOMM. MANHOLE		WATER KEY BOX
	ELECTRIC METER		PRIVATE LUMINAIRE		TRAFFIC LOAD CENTER		WATER SHUT-OFF VALVE
	ELECTRIC PEDESTAL		PRIVATE GROUND LIGHT		TRAFFIC JUNCTION BOX		WATER DRY WELL
	ELECTRIC SWITCH CABINET		POST		TRASH CAN		CHAINLINK FENCE
	ELECTRIC TRANSFORMER		PRIVATE JUNCTION BOX		CONIFEROUS TREE		DECORATIVE RAILING
	ELECTRIC VAULT		PRIVATE CATCH-BASIN		DECIDUOUS TREE		ART INSTALLATION
	FIBER VAULT		SIGN		BUILDING		CONCRETE SURFACE

**NOTES**

1. THE FIELD SURVEY WAS PERFORMED BY PROFESSIONAL AND TECHNICAL SERVICES INC. (PTS), BETWEEN APRIL 23 & JUNE 10, 2024. FIELD SURVEY INFORMATION FOR THIS PROJECT IS LOCATED IN PTS FIELD BOOK 23-103, PAGES 16-21 & 47.



FIELD BOOK	BM NO.	LOCATION	ELEV.	DATE	DESCRIPTION	BY
DESIGN	23-103	B-74	555 CORDOVA STREET	111.20'	BASE TOPOGRAPHY	
STAKING					PROFILE	
ASBUILT					SANITARY SEWER	
CONTRACTOR					STORM SEWER	
INSPECTOR					WATER	
CONSTRUCTION RECORD					GAS	

**PTS**  
 PROFESSIONAL & TECHNICAL SERVICES, INC.  
 CONSULTING - ENGINEERING - SURVEYING  
 912 EAST 15TH AVE., SUITE 200  
 ANCHORAGE, ALASKA 99501  
 PHONE: (907) 561-6237  
 LICENSE # AECC024

STATE OF ALASKA  
 49th  
 Michael C. Rusinski  
 LS 14836  
 REGISTERED PROFESSIONAL LAND SURVEYOR

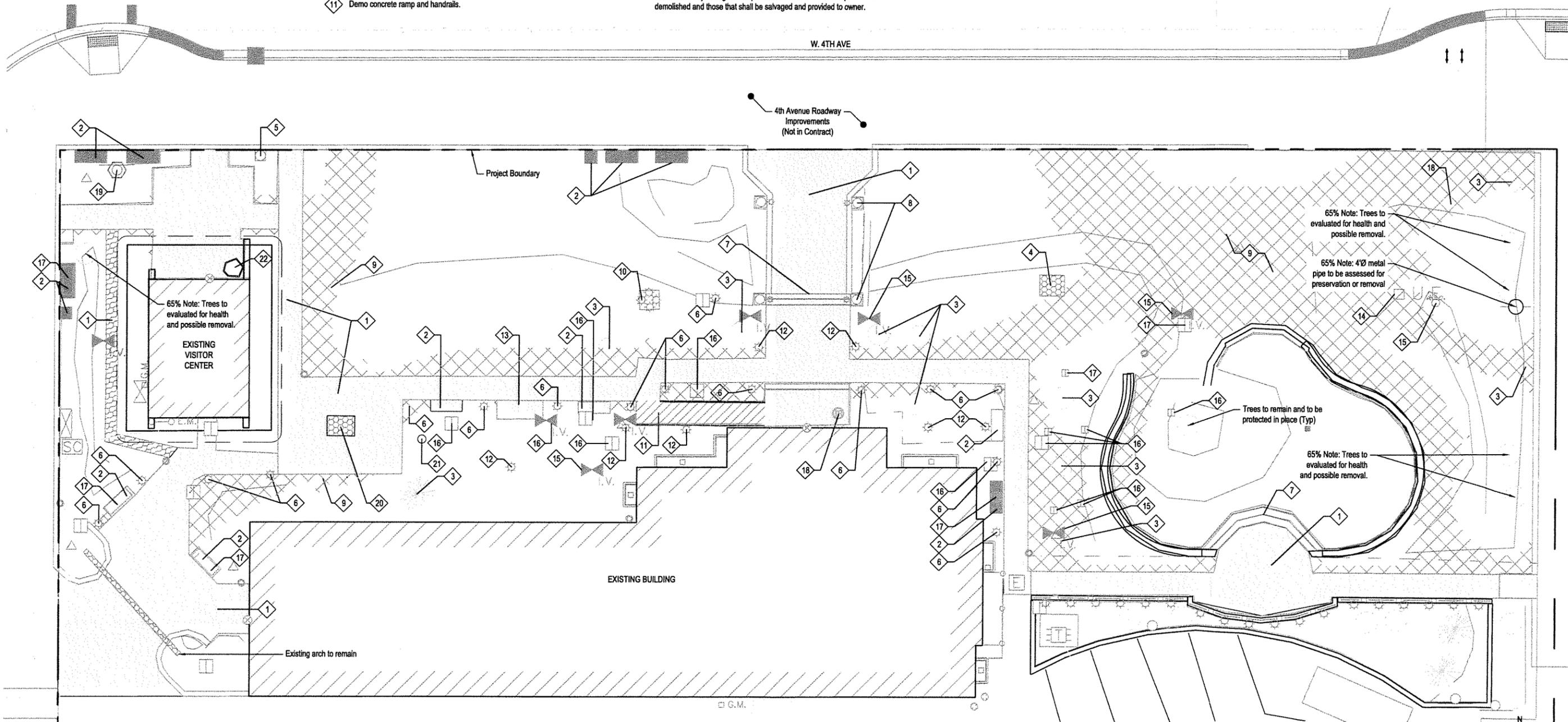
Department of Parks and Recreation  
 Healthy Parks  
 Municipality of Anchorage  
 Healthy People

MUNICIPALITY OF ANCHORAGE

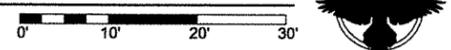
ANCHORAGE PARKS AND RECREATION DEPARTMENT  
 PERATROVICH PARK DESIGN SURVEY  
**SURVEY BASE SHEET**  
 SCALE: 1" = 10'  
 DATE: 07/24  
 GRID: SW1230  
 SHEET: 1 of 1

**DEMO KEY NOTES**

- 1 Demo concrete walkway
- 2 Demo concrete slab.
- 3 Demo tree, including removal of stump and root wad.
- 4 Remove Raven Statue and store for reinstall.
- 5 Remove Anchorage All-America City & Sister City Plaque and provide to owner.
- 6 Demo light bollard, concrete footing, and associated buried utilities.
- 7 Demo concrete steps
- 8 Remove light poles and store for reinstall. Demo concrete base and associated footings.
- 9 Excavate soil as needed for installation of new hardscape and planting beds (see Soils Plan).
- 10 Demo concrete pad and associated lighting. Protect flagpole and footing.
- 11 Demo concrete ramp and handrails.
- 12 Demo light including any footings, stands, and associated buried utilities.
- 13 Remove Bear Statue and store for reinstall.
- 14 Demo electrical panels and wood post and associated buried utilities
- 15 Inspect existing irrigation system and components with project engineer prior to demolition. Project engineer to provide direction for what components are to be demolished and those that shall be salvaged and provided to owner.
- 16 Inspect existing electrical system and components with project engineer prior to demolition. Project engineer to provide direction for what components are to be demolished and those that shall be salvaged and provided to owner.
- 17 Remove site furnishings and provide to owner.
- 18 Remove park sign and provide to owner.
- 19 Remove and store Crossroads Pole for reinstall.
- 20 Protect Seward Monument.
- 21 Remove and relocate Peace Pole for reinstall.
- 22 Remove and relocate Jade boulder for reinstall.



**1 Demolition Plan**  
D1 SCALE: 1" = 10'-0" @ 22x34



J:\P15-24-01 Peratrovich Park\2 - CAD\Corvus-Sheets.dwg, 1:2, 8/12/24 at 15:41 by BRADLEY LITTLE

**RECORD DRAWING**  
DATA PROVIDED BY:  
TITLE:  
CONTRACTOR:  
DATE:  
THIS SHALL SERVE TO CERTIFY THAT THESE RECORD DRAWINGS ARE A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT'S CONSTRUCTION.

DATA	DRAWN BY	CHECKED BY
BASE	KE	KE
TOPOGRAPHY	KE	KE
PROFILE	KE	KE
STORM SEWER	KE	KE
WATER/SANITARY SEWER	KE	KE
GAS	KE	KE
TELEPHONE/CABLE TV	KE	KE
ELECTRIC	KE	KE
DESIGN	KE	KE
QUANTITIES	KE	KE
PRELIMINARY/FINAL	KE	KE
MAINT. FINAL CHECK	KE	KE

FIELD BOOKS	TBM NO.	LOCATION	ELEV.	REV	DATE	DESCRIPTION	BY

**Corvus Design**  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2504-B Fairbanks St. 99503

**7/30/2024**  
SEAL



PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT  
PROJECT NO. 24-01  
PERATROVICH PARK ACCESSIBILITY AND LIGHTING UPGRADES  
**DEMO PLAN**  
SCALE: HOR. N/A VER. N/A  
GRID 1230, 1231  
DATE JULY 24  
STATUS 65% DRAWINGS  
D1 of D1

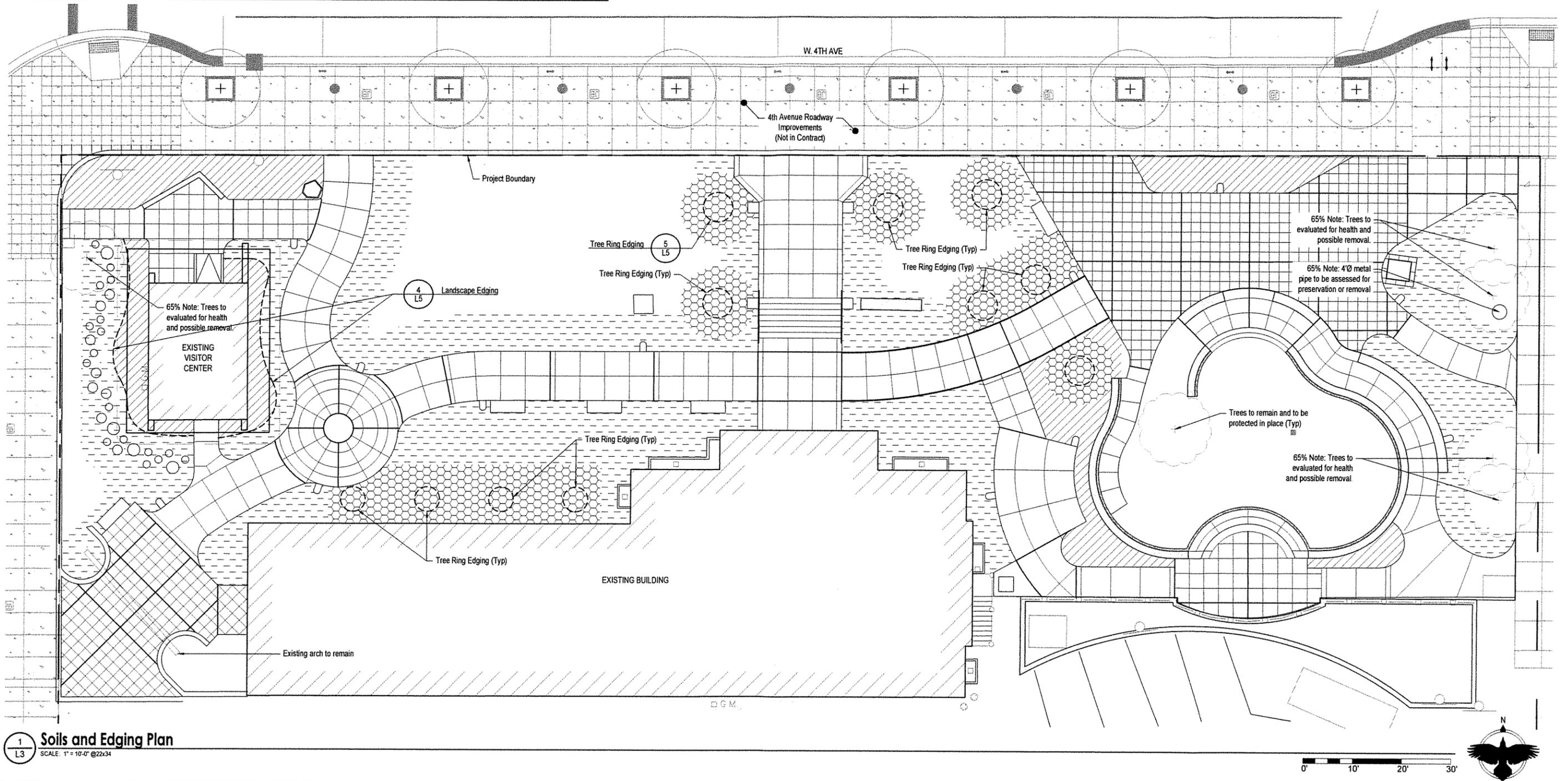




# Soils Legend

	4" depth Planting Soil
	12" Min. depth planting soil - Additional Soil Depth per Planting Details
	Tree Location: Soil Depth per Tree Planting Details

Excavate as necessary to allow placement of planting soil per above (as measured after compaction) PLUS additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Where planting materials are installed within soil areas, excavate deeper as needed to achieve soil depths and extents per planting details. Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.



**1 Soils and Edging Plan**  
L3 SCALE: 1" = 10'-0" @22x34

I:\PTS-24-01 Peratrovich Park\2 - CAD\Corvus-Sheets.dwg, 1, 2, 8/12/24 at 15:30 by BRADLEY LITTLE

<b>RECORD DRAWING</b>	
DATA PROVIDED BY:	
TITLE:	
CONTRACTOR:	
DATE:	
THIS SHALL SERVE TO CERTIFY THAT THESE RECORD DRAWINGS ARE A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT S CONSTRUCTED.	

DATA	DRAWN	CHECKED
BASE	KE	KE
TOPOGRAPHY	KE	KE
PROFILE	KE	KE
STORM SEWER	KE	KE
WATER/SANITARY SEWER	KE	KE
GAS	KE	KE
TELEPHONE/CABLE TV	KE	KE
ELECTRIC	KE	KE
DESIGN	KE	KE
QUANTITIES	KE	KE
PRELIMINARY/FINAL	KE	KE
MUNICIPAL FINAL CHECK	KE	KE

FIELD BOOKS	TBM NO.	LOCATION	ELEV.	REV.	DATE	DESCRIPTION	BY

**Corvus Design**  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2506-B Fairway St. 99503

7/30/2024  
SEAL

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT

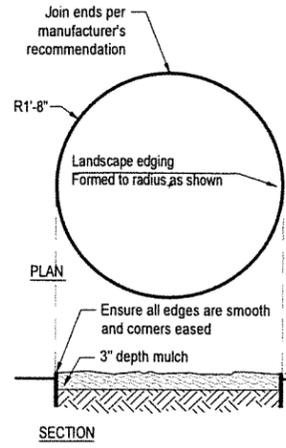
PROJECT NO. 24-01

PERATROVICH PARK  
ACCESSIBILITY AND LIGHTING UPGRADES

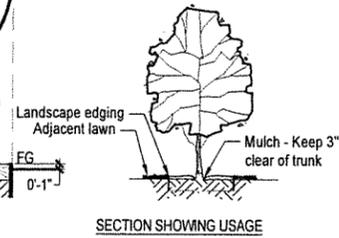
**SOILS AND EDGING PLAN**

SCALE	HOR. N/A	GRID 1230, 1231	DATE JULY 24	L3
	VER. N/A	STATUS 65% DRAWINGS	SHEET	of L10

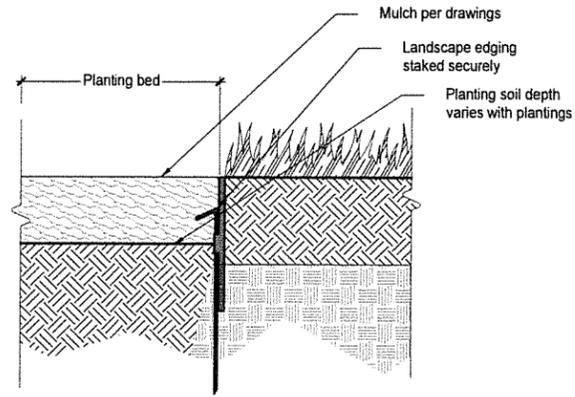




- Notes:
1. This detail is to be used where trees are shown in open lawn areas without landscape beds defined by landscape edging.
  2. Use typical tree planting detail for installation of tree.
  3. If using an equivalent standard manufactured tree ring, submit for approval.

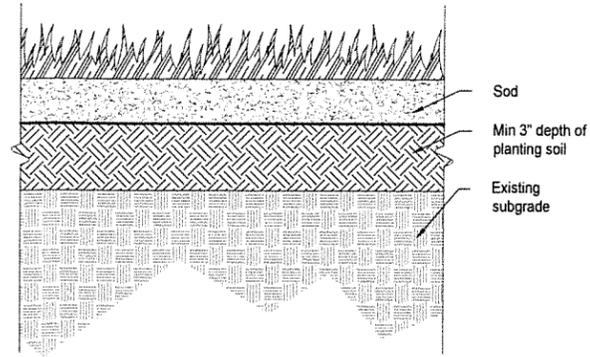


**5 Tree Ring Edging**  
SCALE: NTS @22x34

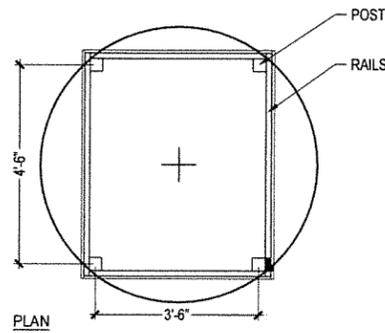


Note: Install edging per manufacturer's specifications.

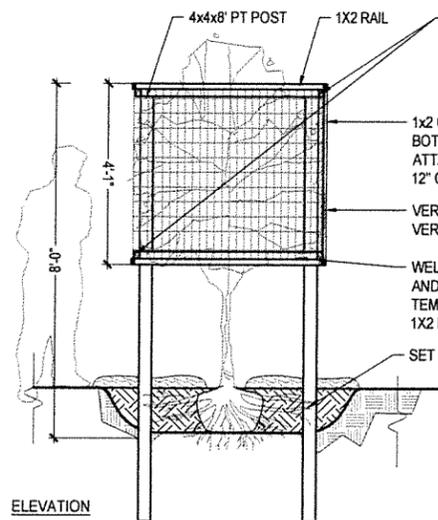
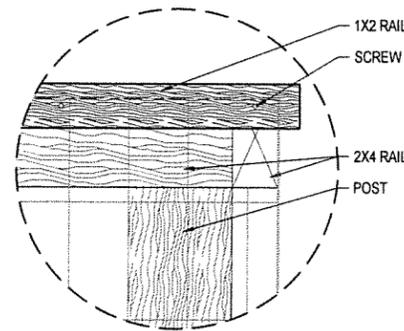
**4 Landscape Edging**  
SCALE: NTS @22x34



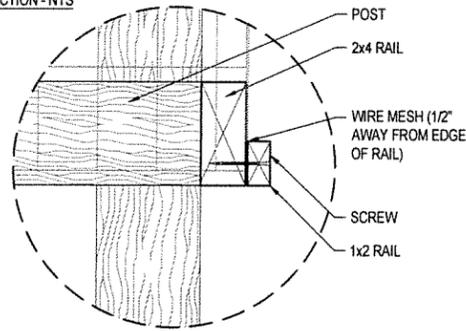
**3 Sod Detail**  
SCALE: NTS @22x34



1x2 TOP RAIL  
ELEVATION - NTS



1x2 BOTTOM RAIL  
SECTION - NTS



- NOTES:
1. FASTENERS TO BE CORROSION RESISTANT AND COMPATIBLE WITH PRESSURE TREATED WOOD AS USED.
  2. ALL COMPONENTS TO BE CHECKED AND TREATED TO ENSURE THAT THERE ARE NO BURRS, SPLINTERS, SHARP EDGES OR SIMILAR CONDITIONS THAT COULD INJURE. ALL CUT EDGES OF TIMBER TO BE EASED TO 1/4" R. ALL EXPOSED EDGES OF MESH TO BE COVERED BY 1X2.
  3. VERTICAL SEAM FOR MESH TO BE LOCATED AT A POST ON THE STREET-SIDE FACE, BACKED WITH A VERTICAL PT 2X4 BETWEEN THE TOP AND BOTTOM RAILS (ATTACHED WITH (2) #8X3" SS WOOD SCREWS AT TOP, BOTTOM AND MIDDLE), AND COVERED WITH A VERTICAL 1X2 PER DETAIL FOR TOP AND BOTTOM MESH ATTACHMENTS.

**6 Moose Protection**  
SCALE: 1/2" = 1'-0" @22x34

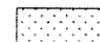
# Planting Schedule

Deciduous Trees- See Detail: **2** L5 Deciduous Tree Planting **6** L5 Moose Protection

Qty.	Symbol	Label	Botanical Name	Common Name	Size	Furnished	Notes
2		AP	Acer platanoides 'Helena'	Helena Maple	2" CAL	B&B	Single stem
7		BPG	Betula papyrifera 'Gracilis'	Cutleaf Weeping Birch	2" CAL	B&B	Single stem
4		PTE	Populus tremula 'Erecta'	Columnar Swedish Aspen	2" CAL	B&B	Single stem

Note 1: Per MOA Sec. 21.07.080.F.1.a, all deciduous trees must be a minimum of 2" caliper at the time of planting. Container or root ball size per ANSI Z60.1 based on tree size.

## Miscellaneous



Sod

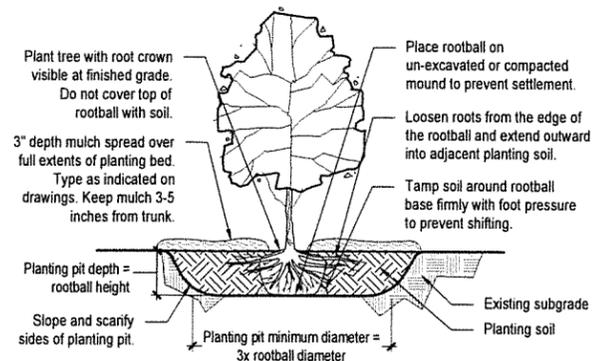


**4** L5 Landscape Edging

## General Notes:

1. While utilities are shown, contractor is responsible to verify location and type prior to work. Do not install trees if overhead utilities are present.
2. All plants: nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
3. Where planting materials are installed within soil areas, excavate as necessary to achieve soil depths and extents per planting details plus additional excavation as needed to install mulch (as relevant) and for soft surfaces to be 1" below adjacent hard surfaces (as relevant). Coordinate earthwork activities to ensure that final grades are met, and positive drainage is achieved.
4. Apply 4" depth planting soil and seed to all disturbed areas not indicated on plans.
5. Install Moose Protection Fence to all Deciduous Trees. Refer to Detail 6/L501.
6. Landscape contractor: Coordinate the excavation of planting soil areas and planting beds with the General or Prime Contractor.
7. Landscape contractor: Coordinate with the general or prime contractor for stabilization of all disturbed areas (disturbed soils) in accordance with Local, State, and Federal requirements for storm water pollution prevention plans.

**1 Planting Schedule**  
SCALE: NTS @22x34



- Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling.
  2. Do not fertilize at time of installation.
  3. As appropriate, remove all pots, twine, wire and top half of burlap from rootball.

**2 Deciduous Tree Planting**  
SCALE: NTS @22x34

RECORD DRAWING  
DATA PROVIDED BY:  
TITLE:  
CONTRACTOR:  
DATE:  
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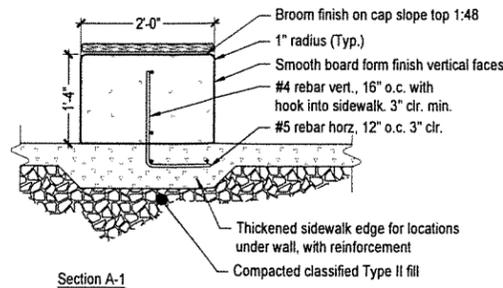
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PROFILE	KE	KE								
STORM SEWER	KE	KE								
WATER/SANITARY SEWER	KE	KE								
GAS	KE	KE								
TELEPHONE/CABLE TV	KE	KE								
ELECTRIC	KE	KE								
DESIGN	KE	KE								
QUANTITIES	KE	KE								
PRELIMINARY/FINAL	KE	KE								
MINI. FINAL CHECK	KE	KE								

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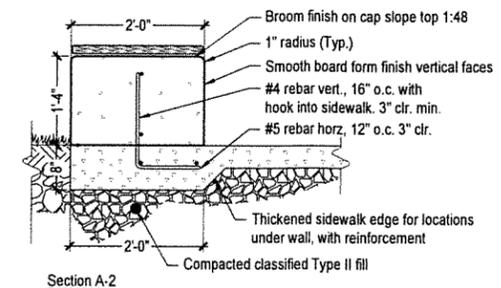


PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT  
PROJECT NO. 24-01  
PERATROVICH PARK ACCESSIBILITY AND LIGHTING UPGRADES  
DETAILS - PLANTING  
SCALE: HOR. N/A VER. N/A  
GRID 1230, 1231  
DATE JULY 24  
STATUS 65% DRAWINGS  
L5 SHEET of L10

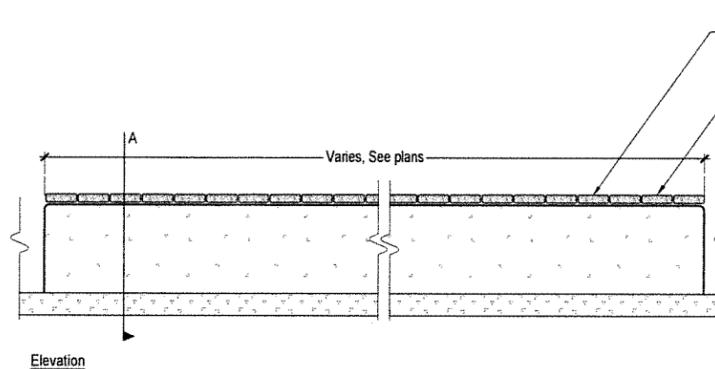




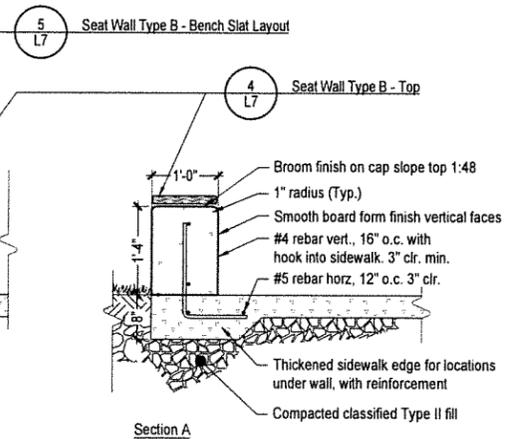
1  
L7  
**Seat Wall - Type A-1**  
SCALE: 3/4" = 1'-0" @22x34



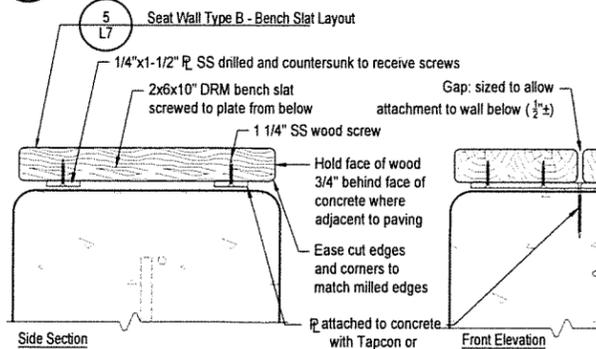
2  
L7  
**Seat Wall - Type A-2**  
SCALE: 3/4" = 1'-0" @22x34



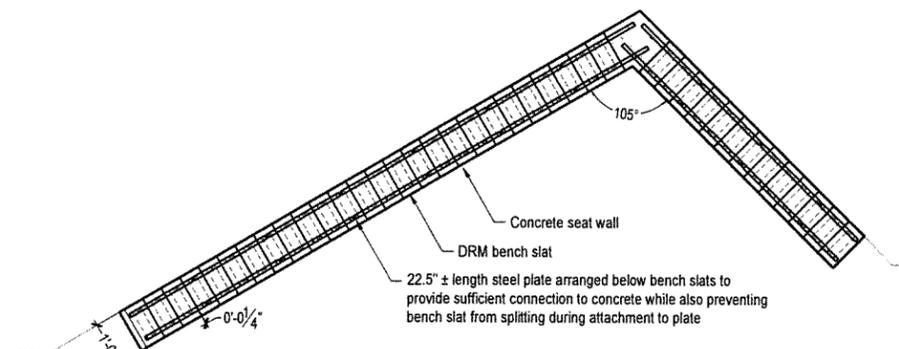
Notes:  
1) TOW elevation constant, unless otherwise indicated on plans



3  
L7  
**Seat Wall Type B**  
SCALE: 3/4" = 1'-0" @22x34



Notes:  
1) All hardware and fasteners to be stainless steel, steel plate to be galvanized.  
2) If Contractor has alternative fabrication ideas, submit with Owner's Representative prior to sample submittal.



Note:  
1. Bench slats to be full width. If outside gap tolerance cannot be met, then bench slats may be cut to meet gap tolerance. End bench slats shall be full width.  
2. If contractor has alternative fabrication idea, please submit/discuss with Owner's Representative prior to sample submit

4  
L7  
**Seat Wall Type B - Top**  
SCALE: 3" = 1'-0" @22x34

5  
L7  
**Seat Wall Type B - Bench Slat Layout**  
SCALE: 1/2" = 1'-0" @22x34

RECORD DRAWING  
DATA PROVIDED BY:  
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CONTRACTOR:  
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TOPOGRAPHY	KE	KE
PROFILE	KE	KE
STORM SEWER	KE	KE
WATER/SANITARY SEWER	KE	KE
GAS	KE	KE
TELEPHONE/CABLE TV	KE	KE
ELECTRIC	KE	KE
DESIGN	KE	KE
QUANTITIES	KE	KE
PRELIMINARY/FINAL	KE	KE
MIN. FINAL CHECK	KE	KE

FIELD BOOKS	TBM NO.	LOCATION	ELEV.	REV.	DATE	DESCRIPTION	BY

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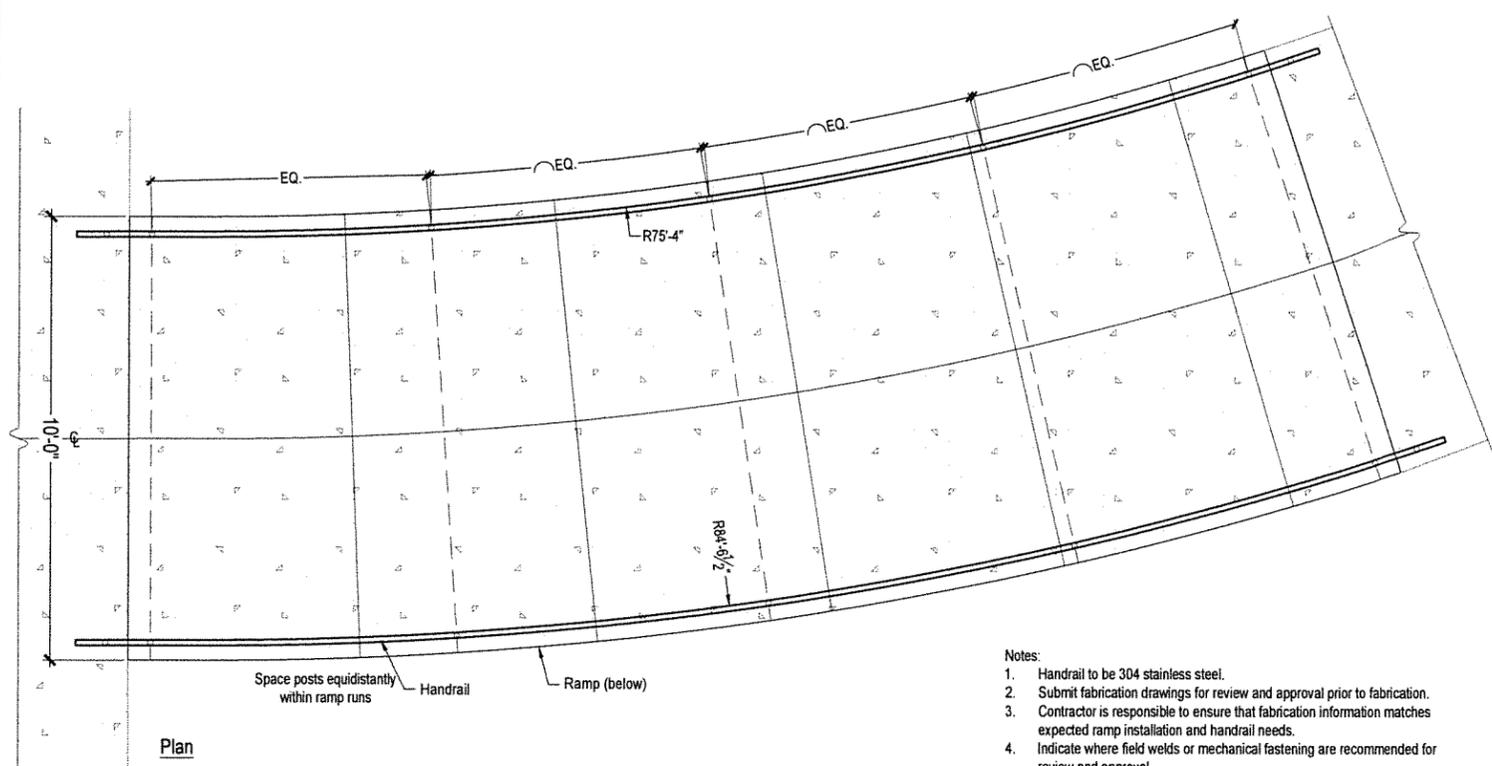
7/30/2024

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT  
PROJECT NO. 24-01  
PERATROVICH PARK  
ACCESSIBILITY AND LIGHTING UPGRADES  
DETAILS - WALLS

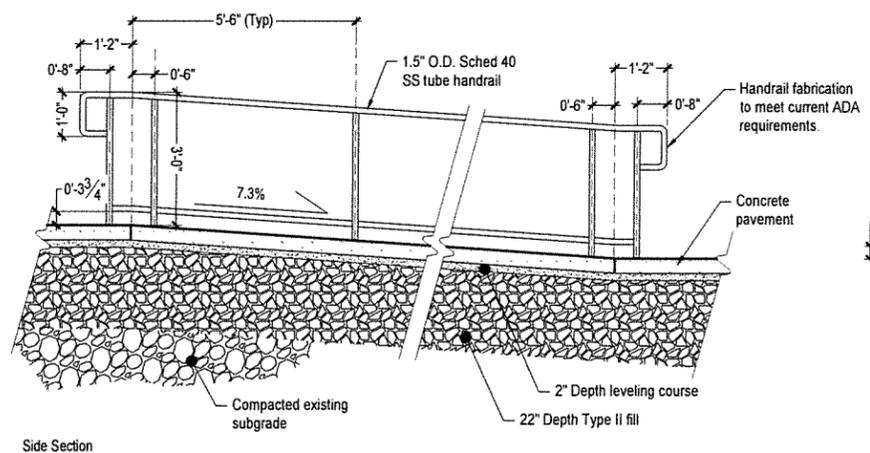
HOR. N/A	GRID 1230, 1231	DATE JULY 24	L7
SCALE VER. N/A	STATUS 65% DRAWINGS	SHEET	of L10

U:\PTS-24-01 Peratrovich Park\2 - CAD\Corvus-Sheets.dwg, 1-2, 7/30/24 at 11:23 by BRADLEY LITTLE

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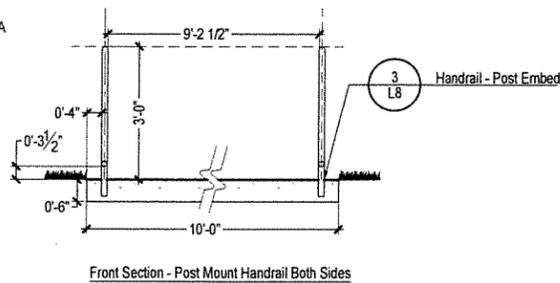


Plan

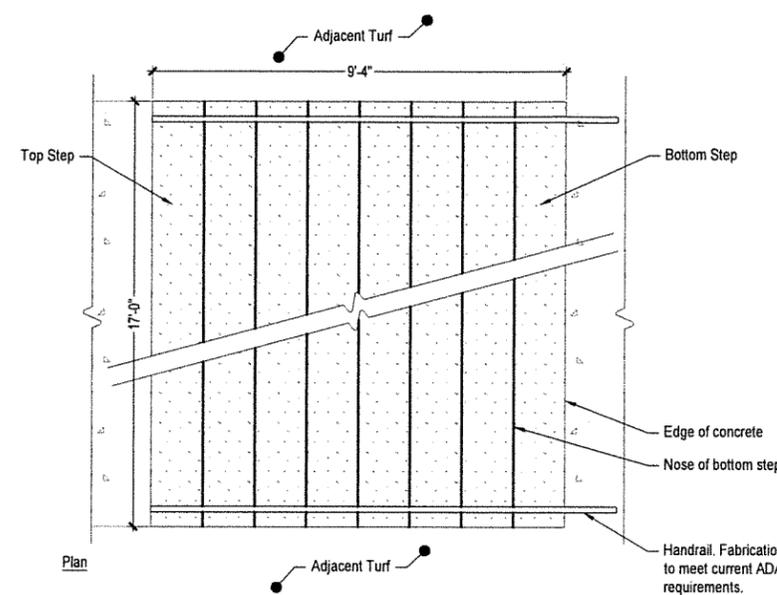


Side Section

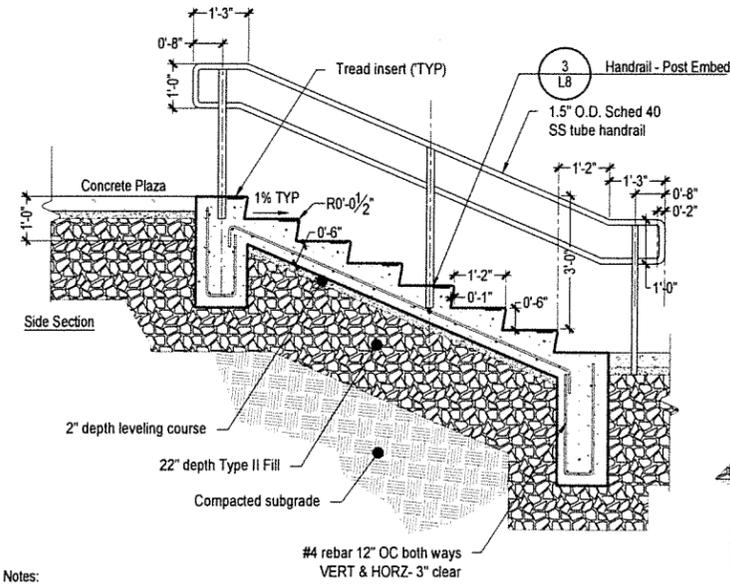
- Notes:
1. Handrail to be 304 stainless steel.
  2. Submit fabrication drawings for review and approval prior to fabrication.
  3. Contractor is responsible to ensure that fabrication information matches expected ramp installation and handrail needs.
  4. Indicate where field welds or mechanical fastening are recommended for review and approval.
  5. Handrail may be custom fabricated, or a modular system.
  6. Handrail may be surface mounted or embedded. Thicken edges of concrete slabs as necessary for meeting attachment needs/recommendations.
  7. Handrail shall be fabricated and installed to have no movement when used.



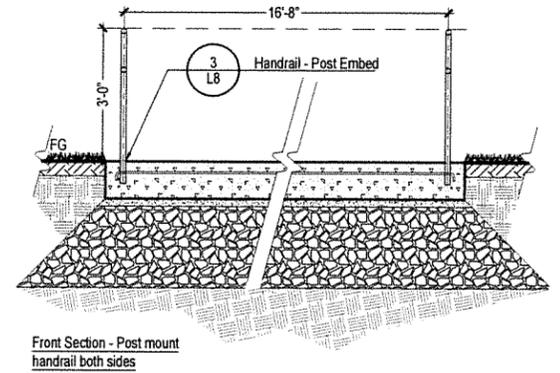
Front Section - Post Mount Handrail Both Sides



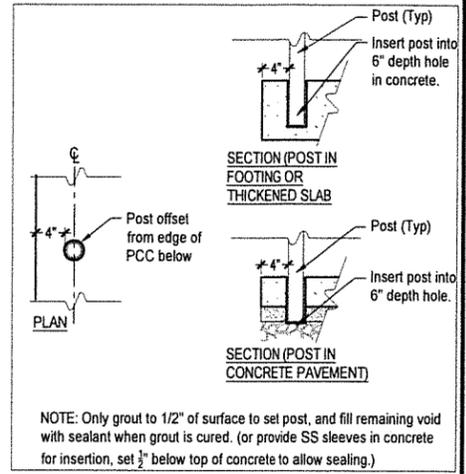
Plan



- Notes:
1. Provide #4 rebar at nosing CONT every step.
  2. Provide standard hook at both ends of longitudinal bars.
  3. Dimensions of stair unit determined by number of risers (see plan).



Front Section - Post mount handrail both sides



3 Handrail - Post Embed  
SCALE: 1" = 1'-0" @22x34

- Notes:
1. Handrail to be 304 stainless steel.
  2. Submit fabrication drawings for review and approval prior to fabrication.
  3. Contractor is responsible to ensure that fabrication information matches expected ramp installation and handrail needs.
  4. Indicate where field welds or mechanical fastening are recommended for review and approval.
  5. Handrail may be custom fabricated, or a modular system.
  6. Handrail may be surface mounted or embedded. Thicken edges of concrete slabs as necessary for meeting attachment needs/recommendations.
  7. Handrail shall be fabricated and installed to have no movement when used.

1 Ramp - Typical Sections  
SCALE: 1/2" = 1'-0" @22x34

2 Stairs  
SCALE: 1/2" = 1'-0" @22x34

RECORD DRAWING		DATA		DRAWN		CHECKED				PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT	
DATA PROVIDED BY:		BASE	KE	KE						PROJECT NO. 24-01	
TITLE:		TOPOGRAPHY	KE	KE						PERATROVICH PARK	
CONTRACTOR:		PROFILE	KE	KE						ACCESSIBILITY AND LIGHTING UPGRADES	
DATE:		STORM SEWER	KE	KE						DETAILS - RAMP AND STAIRS	
THIS SHALL SERVE TO CERTIFY THAT THESE RECORD DRAWINGS ARE A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT S CONSTRUCTED.		WATER/SANITARY SEWER	KE	KE						SCALE	
		GAS	KE	KE						HOR. N/A	
		TELEPHONE/CABLE TV	KE	KE						GRID 1230, 1231	
		ELECTRIC	KE	KE						DATE JULY 24	
		DESIGN	KE	KE						L8	
		QUANTITIES	KE	KE						of L10	
		PRELIMINARY/FINAL	KE	KE						STATUS 65% DRAWINGS	
		MINI. FINAL CHECK	KE	KE						SHEET	
										SEAL	
										CONSULTANT	
										7/30/2024	
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										CONSTRUCTION RECORD	
										VERTICAL DATUM	
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										www.corvus-design.com	
										Anchorage - 907.222.2859	
										2500-B Fairbanks St. 99503	



Manufacturer: Forms+Surfaces  
 Manufacturer Contact: Forms+Surfaces, 30 Pine Street, Pittsburgh, PA 15223, phone: 800-451-0410, fax: 412-385-4715, email: sales@forms-surfaces.com  
 Product: Cordia Bike Rack  
 Materials: Aluminum  
 Finish: Powder Coat Slate Texture  
 Attachment: Surface Mount

**3 Bike Rack**  
 SCALE: NTS @22x34



Manufacturer: Forms+Surfaces  
 Manufacturer Contact: Forms+Surfaces, 30 Pine Street, Pittsburgh, PA 15223, phone: 800-451-0410, fax: 412-385-4715, email: sales@forms-surfaces.com  
 Product: Cordia Bench (backed)  
 Materials: Cast Aluminum bench frame with Cumaru Hardwood slats  
 Frame Finish: Powder Coat Slate Texture  
 Attachment: Surface Mount

**1 Bench**  
 SCALE: NTS @22x34



Manufacturer: Forms+Surfaces  
 Manufacturer Contact: Forms+Surfaces, 30 Pine Street, Pittsburgh, PA 15223, phone: 800-451-0410, fax: 412-385-4715, email: sales@forms-surfaces.com  
 Product: Cordia Pedestrian Lighting  
 Materials: Aluminum  
 Finish: Powder Coat Slate Texture  
 Attachment: Surface Mount

**4 Light - Pedestrian**  
 SCALE: NTS @22x34



Manufacturer: Forms+Surfaces  
 Manufacturer Contact: Forms+Surfaces, 30 Pine Street, Pittsburgh, PA 15223, phone: 800-451-0410, fax: 412-385-4715, email: sales@forms-surfaces.com  
 Product: Cordia Litter & Recycling Receptacle  
 Materials: Aluminum frame with Cumaru Hardwood slats  
 Frame Finish: Powder Coat Slate Texture  
 Attachment: Surface Mount

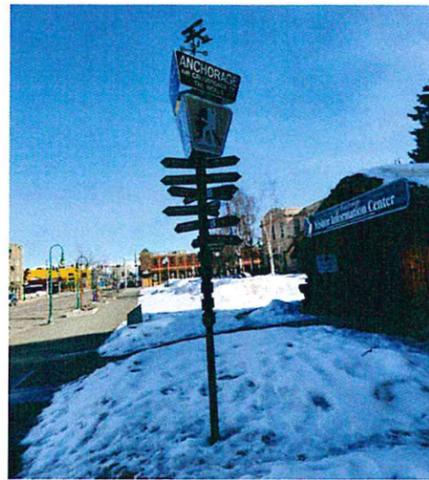
**2 Trash Receptacle**  
 SCALE: NTS @22x34

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PLAN CHECK CONSTRUCTION RECORD VERTICAL DATUM REVISIONS CONSULTANT	7/30/2024 SEAL	SCALE: HOR. N/A VER. N/A GRID 1230, 1231 DATE JULY 24 STATUS 65% DRAWINGS L9 of L10																																																																																																																																		



9 Uplights  
L10 SCALE: NTS @22x34



6 Crossroads Pole  
L10 SCALE: NTS @22x34



3 Sister Cities Monument  
L10 SCALE: NTS @22x34



7 Light Bollards  
L10 SCALE: NTS @22x34



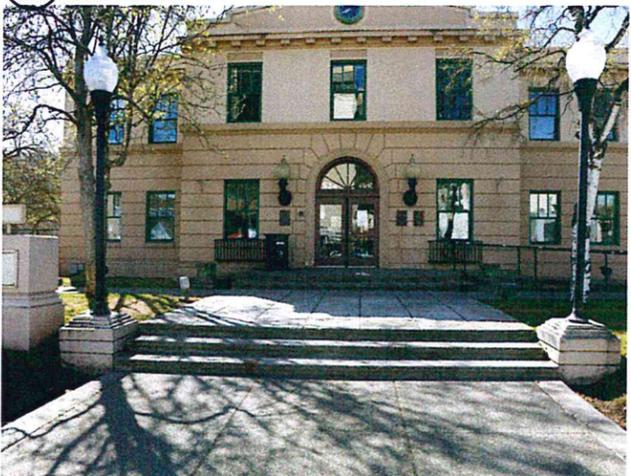
7 Seward Statue  
L10 SCALE: NTS @22x34



4 Raven Statue  
L10 SCALE: NTS @22x34



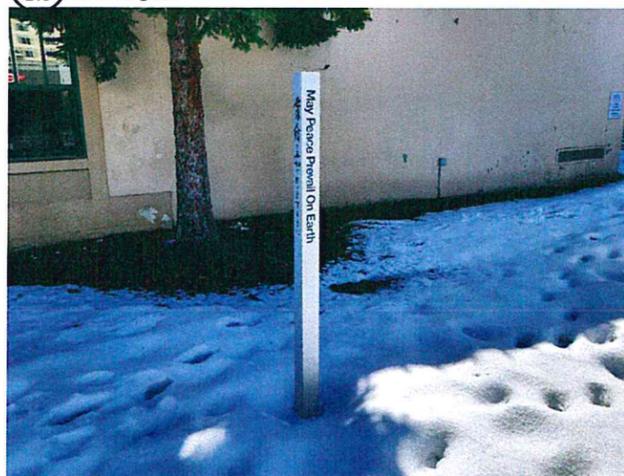
1 Existing Flag Pole Base  
L10 SCALE: NTS @22x34



8 Old City Hall Stairs  
L10 SCALE: NTS @22x34



8 Concrete Slabs  
L10 SCALE: NTS @22x34



5 Peace Pole  
L10 SCALE: NTS @22x34



2 Bear Statue  
L10 SCALE: NTS @22x34

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PROFILE	KE	KE
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WATER/SANITARY SEWER	KE	KE
GAS	KE	KE
TELEPHONE/CABLE TV	KE	KE
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DESIGN	KE	KE
QUANTITIES	KE	KE
PRELIMINARY/FINAL	KE	KE
MUN. FINAL CHECK	KE	KE

FIELD BOOKS	TBM NO.	LOCATION	ELEV.	REV	DATE	DESCRIPTION	BY

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7/30/2024  
SEAL



PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT  
PROJECT NO. 24-01  
PERATROVICH PARK  
ACCESSIBILITY AND LIGHTING UPGRADES  
EXISTING CONDITIONS PHOTOS

SCALE	HOR. N/A VER. N/A	GRID 1230, 1231	DATE JULY 24	L10
		STATUS 65% DRAWINGS		SHEET of L10

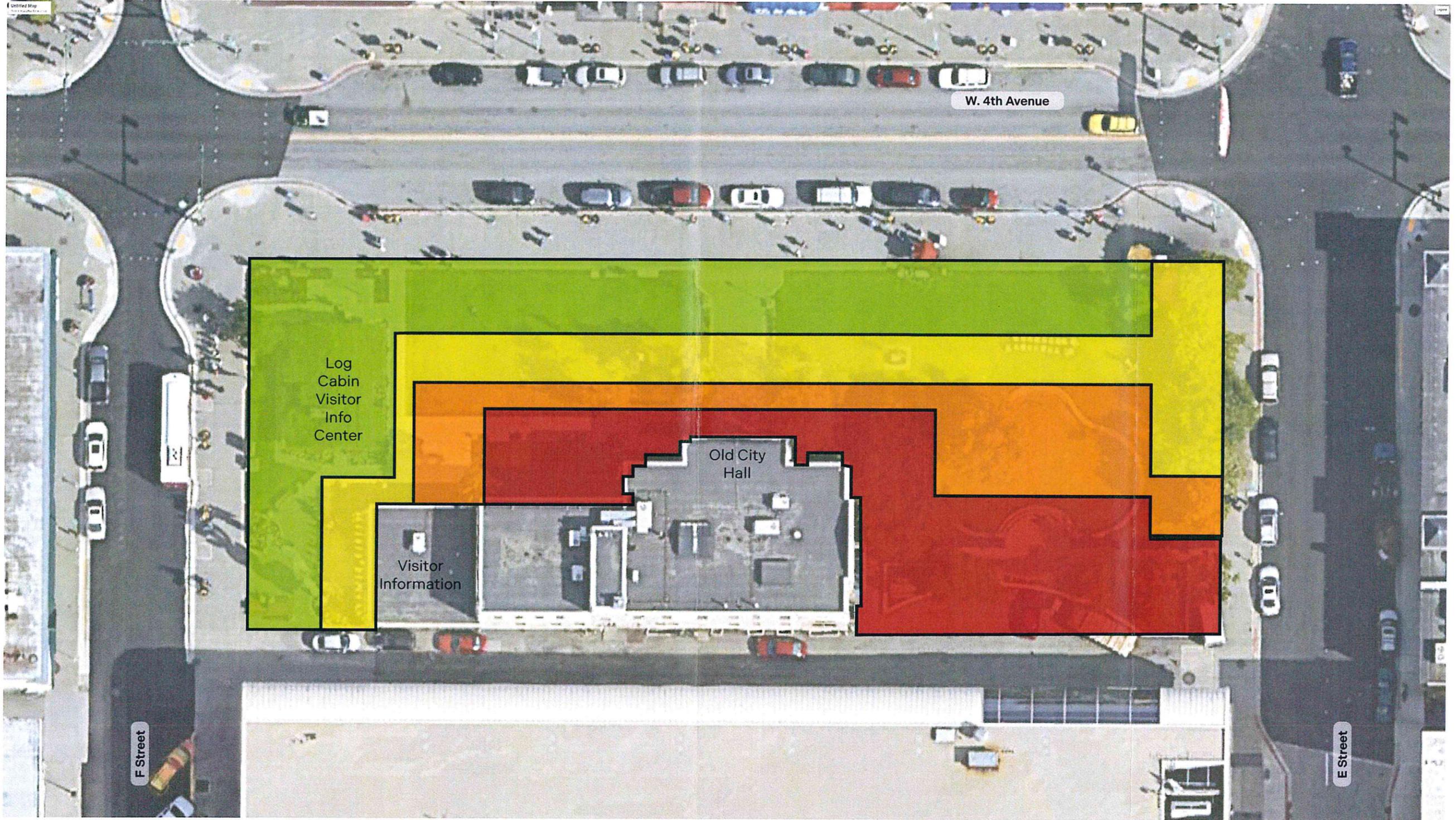


Rev. 2024-08-12

0 7.5 15 30FT

Scale is Approximate  
1"=30' when printed at 11x17  
1"=15' when printed at 22x34





Comfortable to use. Wide sidewalks, feels like public space. There is minimal impact on this zone from undesirable activities in orange or red zones.  
Somewhat comfortable to use depending on activities happening in the zone and adjacent orange/red zones. Minimal routes and narrow pathways discourage use.



Less comfortable to use depending on activities happening in this zone and adjacent red zone. Minimal routes and narrow pathways discourage use and create spaces that can feel 'claimed' by others.



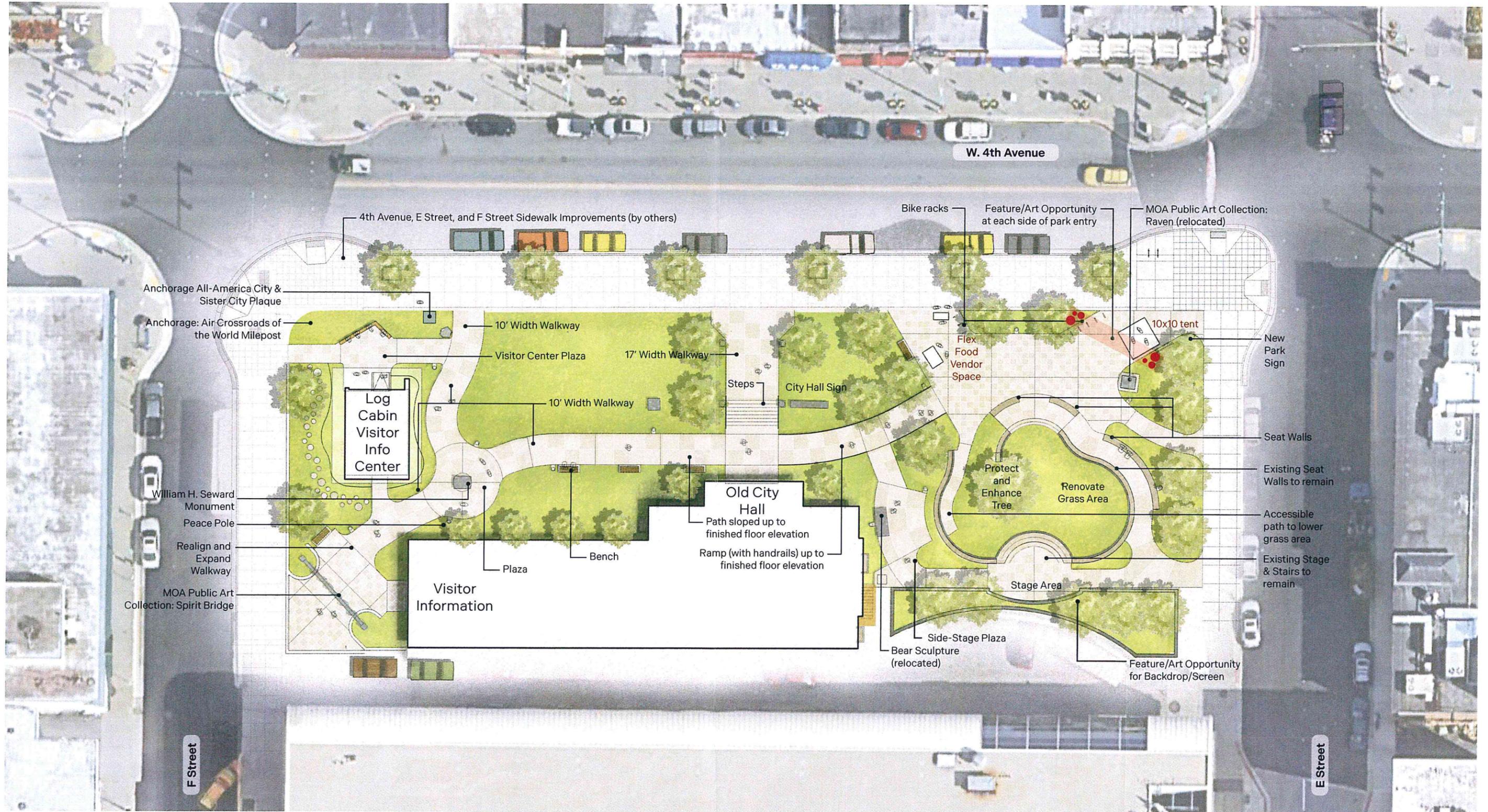
Less comfortable to use due to minimal routes and narrow pathways. Uncomfortable to use when spaces feel 'claimed' by others. Undesirable uses occur within the rear areas of this zone where users may perceive their activities as less visible.

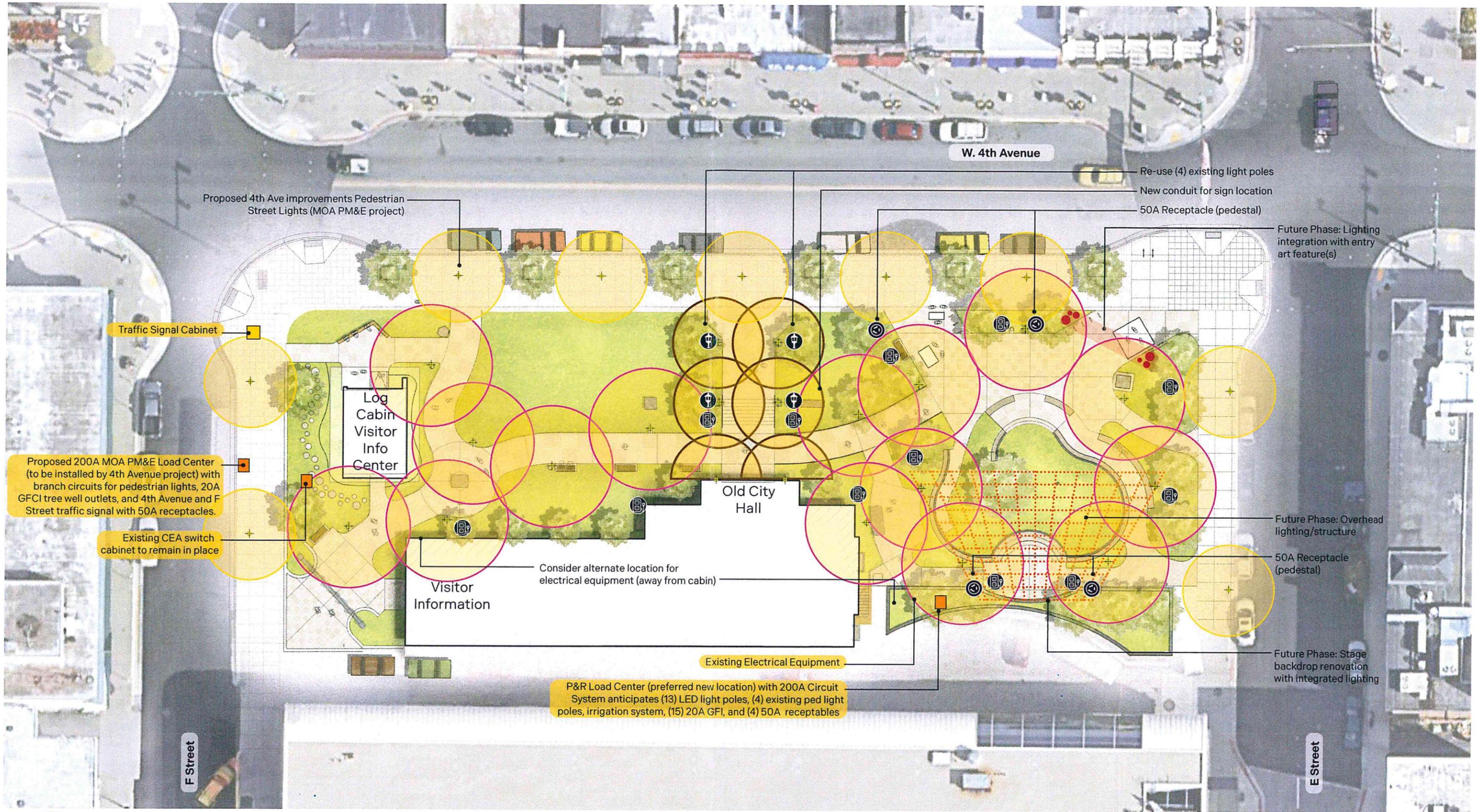


Rev. 2024-08-12  
0 7.5 15 30FT  
Scale is Approximate  
1"=30' when printed at 11x17  
1"=15' when printed at 22x34









- New Park Pedestrian Light Pole (conceptual placement)
  - New 4th Ave Improvements Light Pole
  - Existing Light Pole/Building Lighting
  - P

 Pedestrian Light Pole (existing)
  - 20A

 20A GFI Duplex Receptacle (event or winter lighting use - pedestal with locked covers)
  - 50A

 50A Receptacle (event use - pedestal with locked cover/box)
- (note: quantity and location of 20A and 50A receptacles to be confirmed)

