

# **APPENDIX A: DESIGN STANDARDS AND GUIDELINES**

## **PURPOSE AND INTENT**

This section provides for the broad design elements as well as for site-specific design standards where appropriate to implement the community vision for Delaney Park. As the density of Downtown Anchorage increases, it is especially important to create recommendations and guidelines that foster urban development that is compatible with surrounding uses, respectful of the natural environment and viewsheds and fosters an exciting and vibrant public park.

The following guidelines are intended to assist Municipal staff, property owners, and citizens participating in the planning, programming, and design of key elements that are necessary to maintain and enhance Delaney Park. The following public groups, boards and Municipal staff should look to these guidelines for direction:

- Department of Parks & Recreation staff in evaluating sites for acquisition.
- Those planning and designing public parks and open space.
- Design Review Boards in their evaluation of private development projects.
- Municipal staff reviewing proposals for development incentive programs.
- Any member of the public who may be involved in the planning and design process.

When individual park blocks and adjacent areas are developed as funding becomes available, they will include detailed sections, drawings and images of the concepts described on the following pages. The Anchorage Downtown

Comprehensive Plan design standards (Chapter 6 Urban Design) shall take precedent over Delaney Park specific guidelines.

## **OVERARCHING DEVELOPMENT STRATEGIES**

This section deals with the overarching improvements to the entire park for enhanced connectivity to surrounding attractions, road and street improvements, as well as visual quality and open space requirements for the park.

### **Open Space – Lineal Strip Feel**

The linear feel of Delaney Park is the overarching design element that was uniformly recognized by the entire community. The feeling of an airstrip or strip of land defines the character and meaning of Delaney Park and should be protected above all else. Plantings or structures should be limited along the central axis of the park and located along edges where appropriate. The central area should be predominantly lawn with some low plantings, walkways, or seating areas permitted but not allowed to dominate the landscape. Memorials, public art or other major design elements should incorporate the lineal feel of the park into design solutions that are compatible to the park overarching design theme.

### **Viewsheds**

Closely aligned with the lineal strip feel of the park is the desire to preserve long viewsheds east to west across the long axis of the park. In addition to internal park views, the community felt strongly that views to the Chugach Mountains and to Cook Inlet should be preserved. This means that plantings and gateway features along the main north south corridors should not block views between blocks. Where amenities such as street trees, lighting and gateway features are desirable along these major corridors, they should be



focused at intersections or utilize columnar materials to limit obstruction or frame distant views.

## Historic Character

As one of our oldest public parks, design elements and signage should reflect and enhance the historic character of the park. Park amenities may borrow from historic patterns and park signage should focus on historic events relevant to the building of Anchorage and the relationship to Delaney Park. The use of timeless materials such as stone, timbers and cast iron should be integrated as appropriate into the site design details.



## General Guidelines

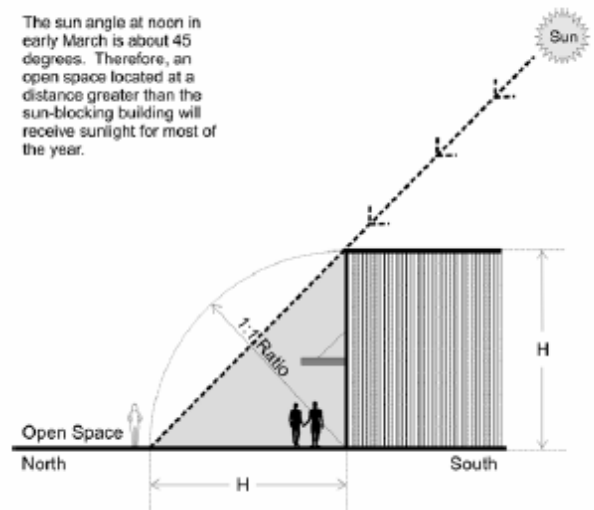
General guidelines apply across a broad range of park conditions and are intended for a wide variety of objectives.

**Sunlight:** All applicable open spaces should be sited to receive direct, year round sunlight at noon, if possible. This is especially true of areas with predominantly passive activities, such as seating and picnicking. Direct sunlight is less important, although desirable, in active areas, such as sports courts and off-leash areas. Locate seating for good sun exposure. Consider “heat traps”—south-facing areas with walls reflecting sunlight.

**Accessibility:** All facilities must comply with the Americans with Disabilities Act.

**Transit:** All applicable facilities should be integrated with adjacent transit stops by, at a minimum, providing physical and visual access from the transit stop area.

**Incentives:** When administering regulatory and incentive programs, engage developers to meet both public and private open space objectives by



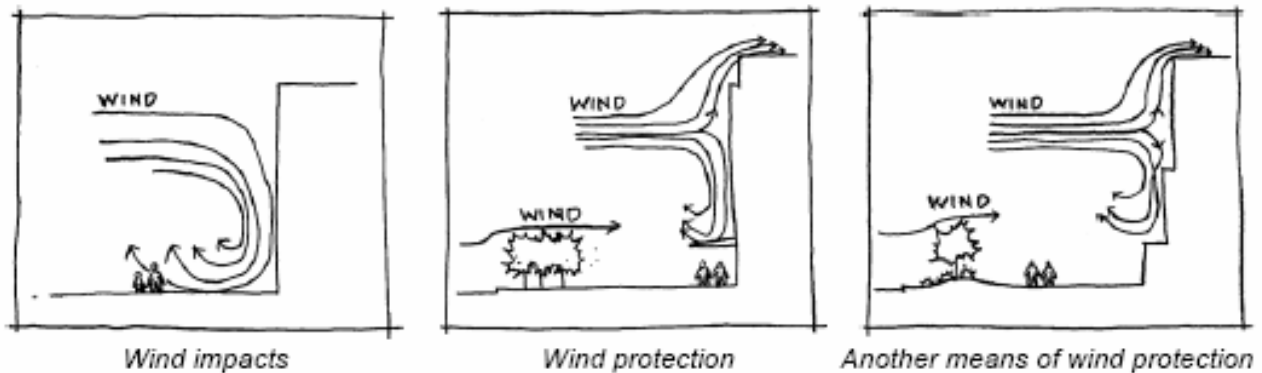
encouraging coordinated open space development and coordinated public/private improvements.

**Grade:** Unless there is a compelling reason to the contrary, locate plazas and park features no more than 3 feet above or below street level.

**Views:** Take advantage of views to mountains and inlet and other amenities. Frame views by location of plantings and some structures to act as windows or picture frames to distant features.

**Information:** Provide safe and easy access to public information and telephones.

**Wind and Weather:** Avoid seating in the center of larger, unprotected areas. Avoid wind funnels: narrow openings between buildings. Provide weather protection where appropriate, especially where it can extend the hours of use.



**Size:** Urban plazas and gathering places will generally have a “human scale” if they are less than 60 feet across. Large areas that are unbroken by plantings, seat walls and other amenities should be limited to where large public gathering are anticipated.

**Noise:** High levels of traffic, industrial, and other ambient noises detract from the enjoyment

of a plaza. Noise can be partially mitigated by detracting attention from the noise source through the introduction of such elements as fountains or waterfalls and buffering with landscape.

**Seating:** Provide adequate seating in protected areas. Generally, for urban plazas, provide one linear foot of seating per 30 square feet of plaza. Movable seating and tables are encouraged. Ledges and steps can also serve as seating, provided they are at least 16 inches in depth and height.

**Amenities:** Provide necessary site furniture and amenities, such as waste receptacles, bicycle racks, fountains, game tables, kiosks, children's play equipment, and artwork.

**Spatial Variety and Articulated Edges:** Unless there is a specific symbolic or functional desire to accommodate large-scale activities, large open spaces should be spatially defined into smaller, more easily identifiable and relatable areas that facilitate orientation and territory definition. People commonly gather at articulated edges in or around a plaza. A distinct sense of place can be achieved, in part, by defining edges and establishing a sense of enclosure through the use of canopies, trees, shrub plantings, arcades, and trellises, which must be balanced with issues of visibility and defensibility.

**Good Management:** During planning and design, consider how the park will be managed and maintained. Consider programmed events, regular or seasonal activities, and opportunities for Adopt-A-Park activities.

## **Use Guidelines**

Use guidelines deal with the number and types of activities in parks, plazas, and open spaces.

They are particularly relevant to park planning and space programming activities.

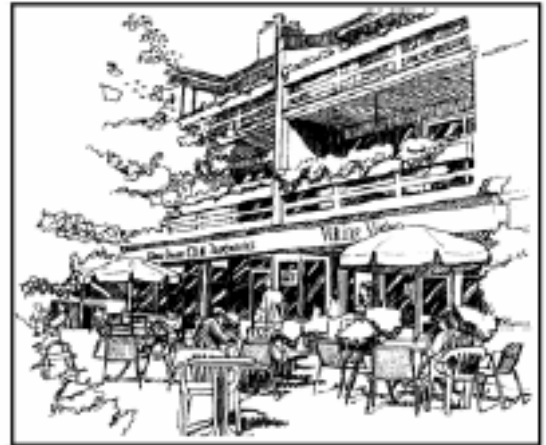
**High-Priority Uses:** When programming the uses for an applicable park and/or recreational facility, refer to high-priority park and recreation uses identified in the Anchorage Park Plan and/or park planning design guidebook as well as the Delaney Park Special Event Policy guidelines. Endeavor to include at least two high-priority uses in the improvement. The mix of compatible uses at each facility should encourage increased use and human activity, expanded hours of usage, and optimized benefit from an individual asset.

**Adjacent Open Spaces:** Where possible, open space adjacent to, or near, other open spaces should feature complementary uses and appropriate circulation. Combining open space on adjacent parcels is generally desirable. Safe, well-lit pedestrian connections—especially through-block connections—are encouraged and should be a feature of open space planning on full-block developments.

**Adjacent Uses:** Consider adjacent land uses in park location and design. Ensure that park design and activities are compatible as much as possible with adjacent uses. Where possible, integrate parks with adjacent properties in terms of circulation patterns, spatial layout, and design character.

**Peripheral Uses:** For plazas, small seat pockets, and portions of the larger park, peripheral uses that generate activity, such as eating and drinking outlets, small retail, and music performances are particularly important to the overall attractiveness and liveliness of the park.

**Services Extending the Range of Uses:** Provide secure electrical outlets, water spigots, restrooms, and other services that will encourage a greater range of uses and visitor comfort for all seasons.



## Relationship to Street

A park's orientation to the street is an important factor for a number of reasons, including access, security, and attractiveness. The nature of the street/park relationship depends on both the character of the park elements and that of the street for each specific block. Therefore, the following guidelines should be conditioned by the nature of the adjacent street.

**Orientation:** If the site fronts on a designated Green Street or Principal Pedestrian Street in a Pedestrian-Designated Zone and the park or recreational facility is desirable on such a street, then the applicable facility should be oriented to that street unless the City finds that there is a compelling reason to the contrary.

**Accessibility:** All applicable facilities should be directly—physically and visually— accessible from the adjacent street. Depending on the type of uses and design character, the open space may either be directly integrated with the sidewalk or separated by an appropriate enclosure with one or more prominent entries.

**Green Streets:** Address the following guidance regarding Green Streets:

(a) Green Streets are intended to:

- Serve as landscaped open spaces connecting the surrounding neighborhoods.
- Foster and focus pedestrian and neighborhood activity.
- Create a sense of neighborhood identity.
- Integrate buildings and open spaces into a more unified whole.

(b) As opposed to larger, high-volume streets, which are intended to be attractive and continuous thoroughfares, Green Streets are more pedestrian oriented, intimate, and activity focused. Given this direction, parks on, or connected to, Green Streets should conform to the following guidelines:

- Open spaces and public facilities should enhance neighborhood circulation by connecting directly to Green Streets and, if possible, provide a mid-block connection.
- Open spaces should enhance approaches and entries into buildings adjacent to the park.
- Open spaces should include pedestrian elements and features to attract a wide variety of users.
- Open spaces should be visible from the street. In most cases, integration of the open space with the sidewalk will be desired. However, in some cases, such as an off-leash area, children’s playground, or enclosed oasis-type space, some separation between the park and the street may be preferred.
- A variety of open spaces is desired; therefore, new open spaces should not duplicate existing spaces but provide different settings and activities.
- The selection of landscape elements, such as plant materials, paving, lighting, and site furniture, should consider those elements of the Green Street streetscape. In some cases, it may be best to integrate or extend the streetscape elements; in other cases complementary or contrasting elements may be preferred.
- Park designs that create gateways to a neighborhood are encouraged.

### **Safety and Security (CPTED)**

Crime Prevention Through Environmental Design (CPTED) refers to a group of strategies intended to reduce the fear of crime and the opportunities to commit crime. It acknowledges that the existing environment can influence criminal behavior. The application of CPTED guidelines is critical to the safety and success of new parks. The guidelines below are based on the City of Seattle’s Facility Standards and the



Seattle Police Department's Crime Prevention Program.

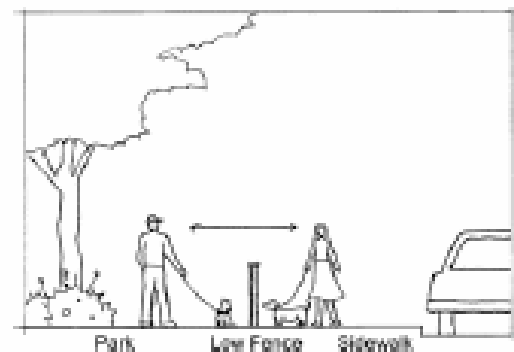
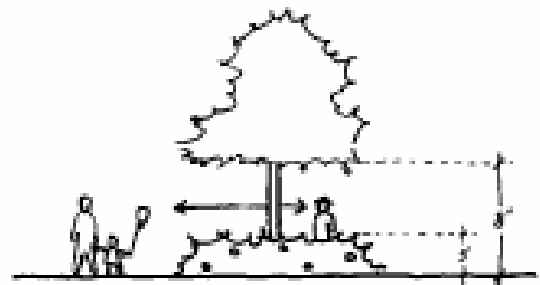
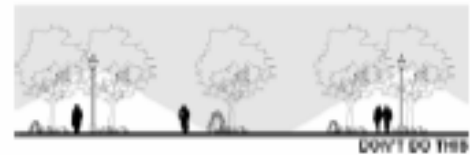
**Natural Surveillance:** Natural surveillance, or “passive surveillance,” occurs when areas of the park are open to view by the public and neighbors. For example, the ability of neighboring residents or workers to look down on the park is a major crime deterrent.

Where possible, urban park and plaza design should maximize the number of “eyes on the park.” Another aspect of natural surveillance is the ability of an officer driving by or through the park to see the facilities that might be targeted by offenders. The screening and vegetation around the parking lots should be trimmed to allow visibility of the ground plane. Orient restrooms, shelters, and other structures so that they are easily visible from the roadways and parking areas.

**Lighting:** Lighting should reflect the intended hours of operation; i.e., lighting of playfields or structures in local parks may actually encourage after-hour criminal activities. Motion sensing lights perform the double duty of providing light when needed and letting trespassers know that “they have been seen.” Unless there is a compelling reason to the contrary, provide at least the following minimum light levels:

- Areas of high activity, attractions (such as fountains), or special services (such as phone booths): 4 foot-candles.
- Pedestrian paths: 2 foot-candles.
- General areas of low activity where security is a concern and parking: 1 foot-candle.
- Use cut-off fixtures to avoid light spill to adjacent properties.

**Landscaping:** Avoid irregularly shaped sites that offer hiding places. Plants should follow the 3-to-7 rule of thumb: hedges no higher than 3 feet and tree canopies starting no lower than 7 feet. This is especially important around



entryways and windows. Landscaping should also be designed so that it does not interfere with lighting design.

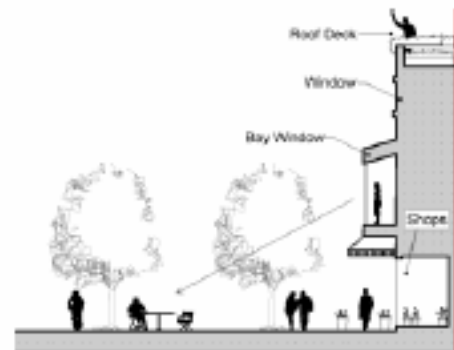
**Fencing:** Fences should allow people to see into the park and to spaces within the park. Avoid fences that create entrapment areas.

**Entrances:** Park entrances should be prominent, well-lit, and highly visible from inside and outside of the park.

**Windows:** Encourage windows that look out onto parks and provide good natural surveillance. Parks with residential and/or other adjacent uses that look out onto the park space will discourage criminal activity. Retirees, stay-at-home parents, and people working from home offices can provide good surveillance for the neighborhood during the day.

**Natural Access Control:** Access control refers to homes, businesses, parks, and other public areas having distinct and legitimate points for entry and exit. However, this should also be balanced to avoid “user entrapment”—not allowing for easy escape or police response to an area. Generally, crime perpetrators will avoid areas that only allow them one way to enter and exit, that have high visibility, and/or that have a high volume of user traffic. This can be assured by:

- *Entry Points:* Park designs with open, uninhibited visibility and a defined entry point generally, but not always, can discourage criminal activity. A good example is a park with transparent fencing around the perimeter and one large opening in the gate for entry. Putting active uses near this entrance creates more traffic and more surveillance.
- *Circulation:* Park entries and walkways should be emphasized with lighting, landscaping, and signage so that users can clearly see them.



- *Buildings:* Park building entrances should be accentuated through architectural elements, lighting, landscaping, or other treatments.
- *Borders:* Visible and attractive borders that separate the park from private spaces should be provided.
- *Restrooms:* Park restrooms should be located in visible, well-trafficked areas—preferably visible from an adjacent roadway, but the park should be visible from adjacent uses.

**Territoriality:** Territoriality means showing that your community “owns” your neighborhood. While this includes removing graffiti and keeping buildings and yards maintained, it also refers to small personal touches. Creating flower gardens or boxes, putting out seasonal decorations, or maintaining the plants in traffic circles sends a clear message that people in the neighborhood care and won’t tolerate crime in their area. This approach is often called “fixing broken windows” after the book by George Kelling and Catherine Coles, which demonstrates that such proactive actions can reduce crime.

**Maintenance and Target Hardening:** Well-maintained parks send the message that the area is well cared for, observed, and owned. Target hardening, as the name suggests, is constructing the facility so that it is a difficult crime target and deals more with the design of the individual site feature than the park’s layout. Target hardening includes methods such as:

- *Boundaries:* Utilize appropriate plants to maintain site lines.
- *Materials:* Durable, high-quality, and maintainable exterior materials should be used.
- *Walls:* Walls should be treated in a way that deters graffiti. Provide texture, anti-graffiti coverings, or landscaping, as appropriate.
- *Locking Systems.*

**Defensible Space:** Do not locate or design parks where potential perpetrators can lurk or commit a crime and then flee via a convenient escape route.

## **STREET IMPROVEMENTS**

### **Goals and Intent**

The streets and roadways that surround Delaney Park Strip provide for the edges and gateways through the park and are important public features that should respect the nature of the park and help define the boundaries and entryways into and through the park. While the streets must continue to safely move traffic through the area, it is just as important that safe pedestrian walkways, landscape buffers and appropriate amenities such as lighting and public art are included into the overall design of each street. Traffic speed and movement should be secondary to the overall experience of the park user and the general public on foot.



### **9<sup>th</sup> Avenue Corridor**

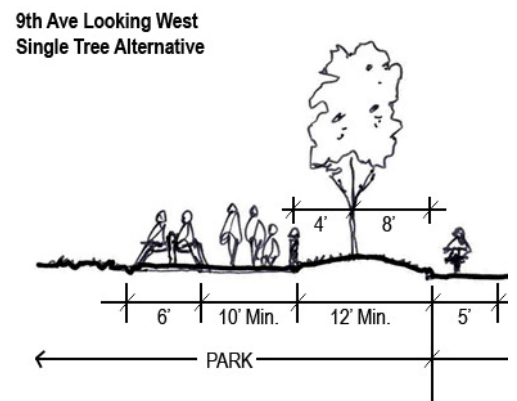
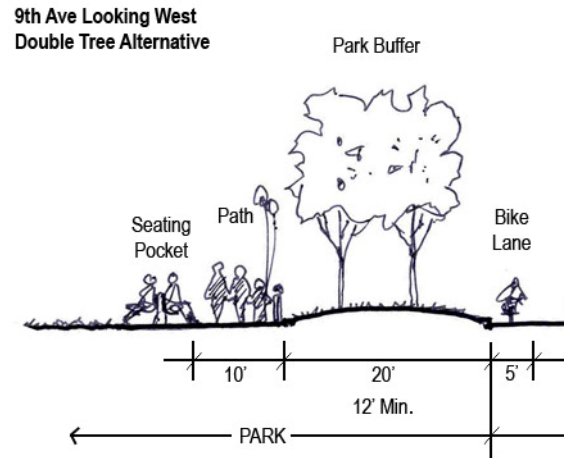
**General Intent** – 9<sup>th</sup> Avenue connects Fairview with Downtown and serves as a major vehicular circulation route. The street is currently scheduled for a major redesign to address both vehicular traffic as well as pedestrian linkage between L Street and Ingra/Gambell Streets. Discussion is underway about some sections of the street moving from 4 lanes to a 3 lane cross-section with parking along one side. Following is a description of the possible design considerations of various sections of 9<sup>th</sup> Avenue as it passes Delaney Park Strip.

### **Specific Guidelines**

- Parking should be considered on one side of the street with a three lane cross-section or,
- A two lane cross section should be considered along with a raised median 12 to

20 feet wide with turning pockets for required left turns. The planting median should have either a single or double row of street trees with ground cover (see pages 30 and 33 for illustrated sections).

- Sidewalk along the south park side should be set back from the roadway by a minimum of 12 feet for a single row of street trees or 20 feet for a double row of street trees. The material should be a decorative sidewalk with textured concrete or brick pavement. The planting area should be gently mounded at a maximum of 1:4 slope to the center.
- Street tree plantings should be limbed to 6 feet in height above the ground to allow for visual connections into the park.
- Sidewalks should be between 6 to 12 feet wide and where no parking is provided they should be set back from the roadway with a landscape buffer.
- Pedestrian crossings with signalization should be at all major intersections and secondary intersections should provide for pedestrian access as appropriate.
- Bike lanes should be considered along both travel lanes
- Moderate level pedestrian style lighting should be placed at appropriate areas
- Low retaining wall and fencing where necessary to adjust grade changes.



## 10<sup>th</sup> Avenue

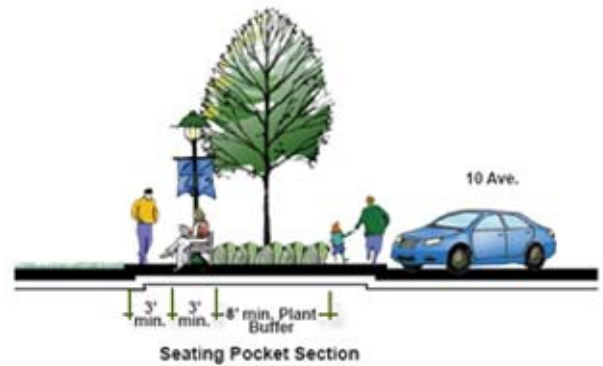
This street is predominantly residential in nature with two way traffic and diagonal parking along the park edge. Some parallel parking is allowed along the residential edge of the street. This street should have the following facilities:

- Parking allowed on both sides with diagonal along the north (park) edge of the street and parallel along the south (residential) edge of the street
- Sidewalk along the north park side 6 to 8 feet wide





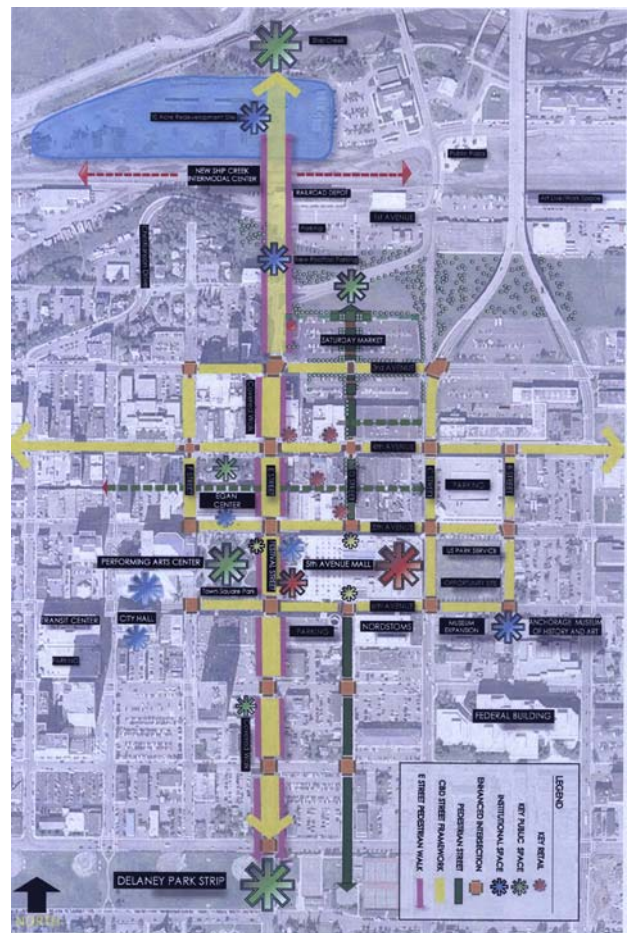
- Low level pedestrian bollard lighting at appropriate spacing
- Pedestrian crossings with markings at all street intersections
- Street tree planting 15 to 20 feet on center set back from the sidewalk a minimum of 6 feet. Plant material should reflect nature of residential area and include flowering trees.
- Seating pockets should be placed along the walkway oriented into the park at appropriate locations.



### E Street Corridor

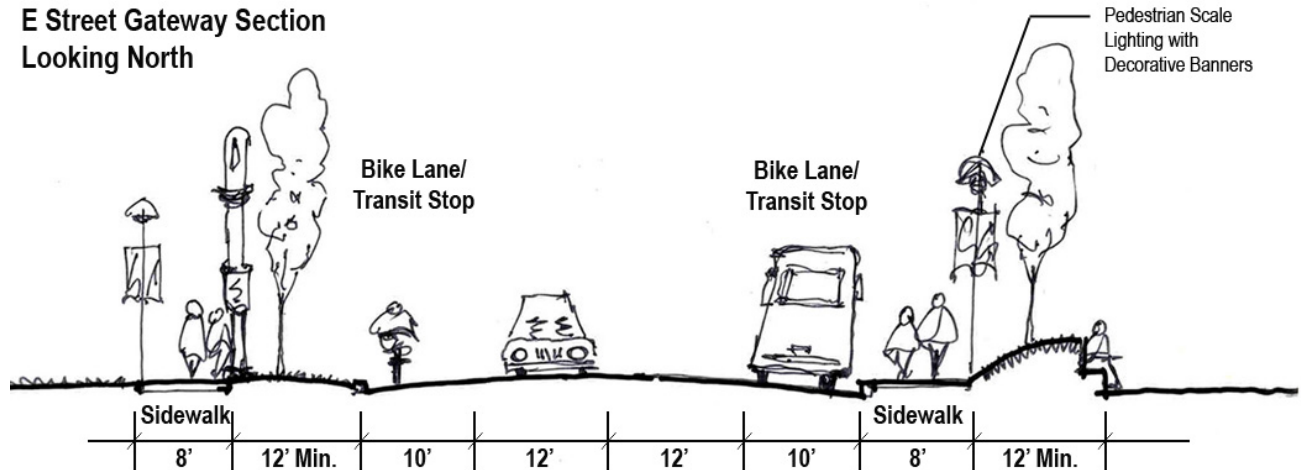
The E Street Corridor is under design as a major gateway into Downtown Anchorage from 9<sup>th</sup> Avenue to Ship Creek. The larger context of the street should consider south extensions of design features to Chester Creek and Valley of the Moon Park. The portion of E Street passing through Delaney Park should be considered as a Gateway opportunity providing links to Town Square Park, Performing Arts Center and Ship Creek. Current conditions has two way traffic to 9<sup>th</sup> Avenue and then turning into one way as the street moves north. There are bus stops along both sides of the street and the street cross section has two travel lanes and two 10 foot shoulders. The sidewalk along the west edge is set back by a 2 foot grass strip and 6 feet in width. The east side has a 2 foot grass strip and is 6 feet wide and edged by a grass planting berm adjacent to the free skating rink. This section should have the following facilities (see page 34 for an illustrated section of the E Street gateway):

- Two way traffic
- Bus pull outs for both sides
- Bike lanes both directions 6 feet wide
- Pedestrian cross walks with signalization
- Sidewalk width of 8 to 10 feet either adjacent to the curb or set back 12 feet minimum from the curb
- Landscape elements that are columnar in nature such as Columnar Aspen or Mt. Ash



- Pedestrian scale lighting that matches the E Street Corridor final lighting selection
- Public art or specialty features marking the area as a gateway to Downtown Anchorage

### E Street Gateway Section Looking North

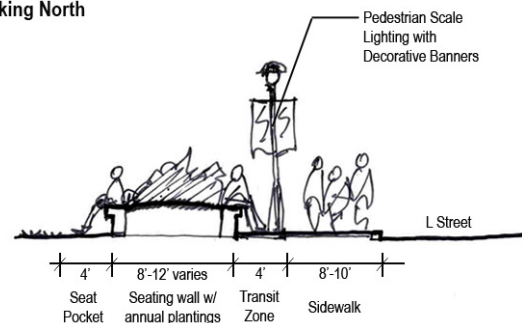


### A/C Couplet and L/I Couplet

These are major north south collector streets with 3 to 4 lanes of one way traffic. The portion of these streets passing through Delaney Park should be considered as a Gateway opportunity providing links to the Anchorage Museum of History and Art as well as related shopping and residential districts. The sidewalks are set back from the roadway by small grass strips or landscape plantings with 6-8 foot walkways. This section should have the following facilities:

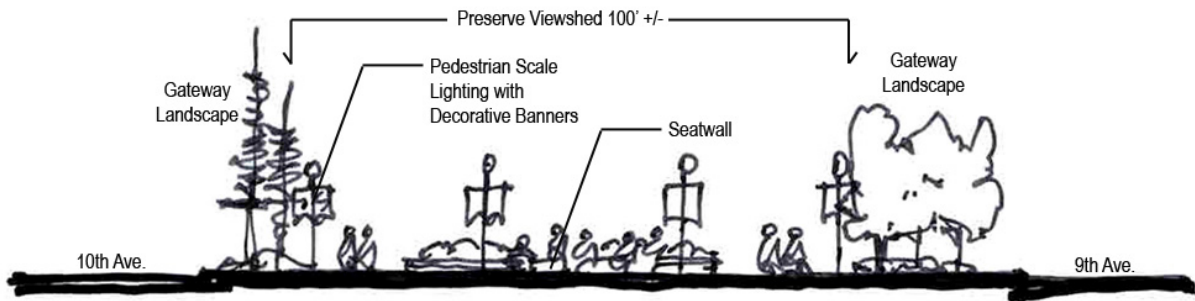
- Maintain one way traffic and traffic lanes
- Bus pull outs where appropriate for bus routes (L Street)
- Bike lanes 6 feet wide where appropriate
- Sidewalk width of 8 to 10 feet either adjacent to the curb or set back 12 feet minimum from the curb
- Landscape elements that are columnar in nature such as Columnar Aspen or Mt. Ash

### L St. Transit Stop Looking North



- Pedestrian scale lighting as well as roadway lighting compatible with the park setting
- Public art or specialty features marking the area as a gateway to Downtown Anchorage

### L Street Gateway Elevation Looking West



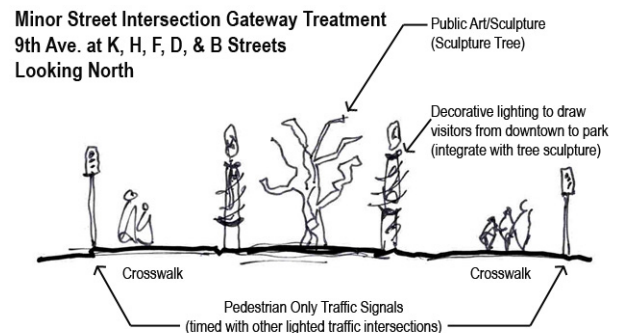
## PEDESTRIAN CONNECTIONS

### General Intent

A successful Downtown requires a safe, attractive pedestrian environment. Connection of the park to various Downtown districts and attractions as well as to surrounding residential districts is critical to the safe function of the park. These connections will be made through a number of streetscape enhancements, including increased sidewalk widths, traffic calming measures, heated sidewalks, lighting, signage, art work, and street furniture.

### Pedestrian Connection Guidelines

- All utilities shall be placed underground
- Decorative sidewalk with textured concrete, brick or other non-asphalt materials, a minimum of 10 feet in width
- Seating areas with benches and trash containers grouped to encourage socialization





- Flower planting beds and perennial shrubs that complement surrounding activities, provide focal points and complement the mountain vistas
- Low level ornamental flowering trees
- Pedestrian scale lighting at appropriate spacing
- Interactive public art or sculpture piece or gateway feature
- Way-finding kiosks and interpretive signage
- Secondary pedestrian crosswalk striping and possible signalization timed with major intersection lights.
- Street trees consistent with 9<sup>th</sup> Avenue planting

### **Connections to South Addition**

Access to South Addition across 10<sup>th</sup> Avenue should be marked with striped crosswalks and bulb outs at key intersections. Design elements should include the following:

- Crosswalk striping
- Bulb outs at street intersections
- Decorative sidewalk with textured concrete, brick pavement or other non-asphalt material
- Street trees consistent with 10<sup>th</sup> Avenue planting – low scale flowering ornamental
- Pedestrian scale bollard lighting placed on center at appropriate widths
- Special connection from Delaney Park to Frontier Park to allow for safe access for children using play equipment
- Interactive public art or sculpture piece or gateway feature

### **Connection to Fairview**

The portion of 9<sup>th</sup> Avenue east of Delaney Park should be designed to encourage pedestrian movement along both sides of the street with wider sidewalks, bulb outs at intersections, decorative lighting, decorative pavement patterns, plantings and public art work.

Development of a three lane section with intermittent parking along one side or raised center median should be considered along the entire length of the roadway. Design elements should consider the following:

- Parking should be considered along one side of the street or,
- A three lane cross section with a raised median 12 to 20 feet wide with turning pockets for required left turns should be considered. The planting median should have either a single or double row of street trees with ground cover.
- Sidewalk should be a minimum of 8 feet in width and have patterned or textured surface materials
- Pedestrian crossings should have signalization at all east/west crossings and at major north/south crossings
- Pedestrian scale lighting 40 feet on center should be placed along the walkway on both side of the roadway
- Street tree plantings should be located where sidewalk width permits a minimum of 6 foot clear walking zone or placed at bulb outs at intersections
- Bike route lanes should be considered along both travel lanes
- Public art shall be considered as appropriate
- Way-finding signage shall be strategically located to assist in location of major nodes along the route

### **Connection to Tony Knowles Coastal Trail**

The Tony Knowles Coastal Trail is located west of Delaney Park, but access is cut off by the Alaska Railroad. Current access to the trail is located at Elderberry Park to the north and Westchester Lagoon to the south. There is a strong desire to develop a trail connection from the terminus of 9<sup>th</sup> Avenue to the Coastal Trail. This will require either an underpass or overpass to cross the Alaska Railroad tracks. As residential housing increases along 9<sup>th</sup> Avenue



and Downtown, there will be an increased need to connect to the trail.

## LANDSCAPE & OPEN SPACES

### General Intent

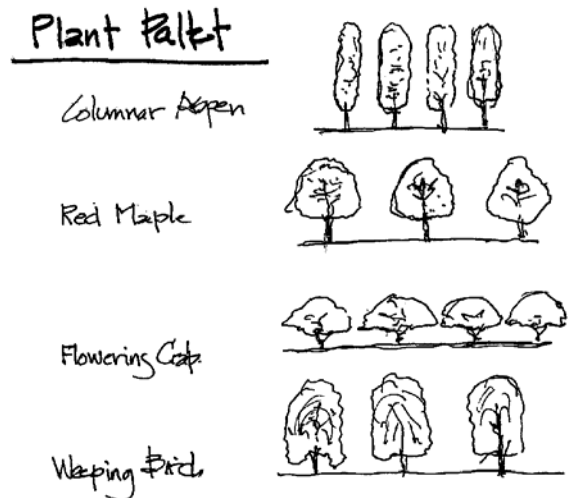
The landscape and open spaces for Delaney Park are particularly important because the park is designed to function as one of Anchorage's most civic of public spaces. Consequently, urban design considerations, in addition to the landscape design, will be critical to the successful implementation of Delaney Park as a unique destination, creating a lively place to play and watch people, and encourage pedestrian activity with clear circulation patterns, both internally and externally to the park.

### Planting Palette

#### Trees

The use of trees in Delaney Park should be done with care to avoid damage to the lineal nature of the park and the viewsheds to the east and west. The selection of tree species should also consider the climate, the height and mature spread of the tree, as well as color and textures to complement to overall nature of the park. Trees should be carefully placed to frame views to distant landscape such as mountains and inlet and maintain a visual connection into the park by providing a ratio of 3 feet to 7 feet so that visual connection is always maintained into the park. The recommended pallet of street trees includes the following

- Norway Maple – these trees have been used successfully within the vicinity as a slow growing hard wood. They should be considered as a major planting element especially along 9<sup>th</sup> Avenue



- Columnar Mountain Ash – A common street tree used throughout the Anchorage bowl. This is an acceptable substitute for Norway Maple, but does not provide the unique individual character desired for the park overall theme
- Weeping Cut-leaf Birch – this species has proven hardy to the region and can be used as accent plantings, as well as for 9<sup>th</sup> or 10<sup>th</sup> street plantings
- Flowering Crab Apple Trees – a variety of species are appropriate for 10<sup>th</sup> Avenue planting, as well as for some interior plantings along walkways. The lower growth pattern makes these an ideal tree for interior spaces and along residential zones.
- Columnar Swedish Aspen – this variety has been successfully utilized in the downtown area and would be an appropriate gateway tree for placement along the north and south roadways.
- Conifer Trees – the use of evergreen trees should be limited to focal points such as gateway treatments at intersections to minimize the impact to the visual connection between blocks and not to obstruct distant views.



## Shrubs

Low level shrubs should be used as accent plantings at intersections and as screening for seat pockets or formal areas. Selection should focus on low growing varieties that require minimum maintenance such as rugosa roses, spirea, alpine current, juniper and others that have a maintained height of 3 feet or less so as not to obstruct views into the park.

## Ground Cover

The dominant ground cover for Delaney Park will be turf grasses that will be mowed on a weekly basis. The grasses will be a recommended blend of Kentucky Blue Grass, Fescues and Rye hardy to the northern region



and adaptable to high level of public use. All lawn areas shall be irrigated with automatic sprinkler systems.

### **Annuals**

Annual flower plantings will be used sparingly to provide accent to formal areas, gateways and to public buildings. The use of annuals will be limited based on available budget and resources.

### **Focal Plantings**

Locate groupings of trees and shrubs to accent park edges and to mark gateways into the park at major road intersections.

## **AUTOMATIC IRRIGATION**

### **General Intent**

Lawn areas and plant material shall receive an appropriate amount of seasonal water to ensure the healthy growth and survival of the plant material.

- Lawn areas shall have fully automatic irrigation capable of providing up to 2 inches of rain fall per week at 60 % overlap coverage.
- Plant beds and trees shall have automatic irrigation capable of providing appropriate amounts of water to individual species. Irrigation will include both automatic heads, risers and drip irrigation as appropriate.
- Irrigation equipment and piping shall conform to industry standards, be frost resistant and meet park design standards.
- Automatic controls shall be centrally located with manual override capabilities.



### **Plazas and Gathering Areas**



It is important that public gathering areas be designed to minimize impact to the lineal feel of the park while at the same time provide public spaces to gather, sit and watch others at play, socialize and interact with other citizens. These areas should have a unique sense of design and feel part of the overall landscape plan. At a minimum the public areas should include some of the following:

- Special concrete, brick or natural stone pavers that accent focal points and provide interest and variety to the plaza; these areas should not have poured in place concrete as a paving material
- Uniform park amenities that form an integrated park feature including park benches, trash receptacles and bike racks
- Ornamental trees that create shade and provide buffers at the edges of the plaza area
- Formal plantings used selectively to create seasonal color and variety in the area
- Water features, raised planters or public art located to create interest
- Pedestrian scale lighting



### **Seating Pockets**

Small gathering areas should be provided along the edges of the park as well as at key public facilities and gathering areas. These seating pockets should provide for quiet observation of the park, individual contemplation, or small group gatherings. At a minimum the areas should include the following elements:

- Uniform seating design consistent with the park theme for 4 to 8 people
- Hard surface paving for the bench areas, as well as for adequate walking space to reduce maintenance costs and accommodate ADA requirements
- Trash receptacles
- Pedestrian scale bollard lighting
- Landscape screening for areas placed between roadway and the park that provides

some level of buffer, but that does not obscure safe views into the park

- Solar exposure that provides wind breaks while orienting the visitor towards the sun

### Site Furnishings and Public Art

- Site furniture should be consistent throughout the site and should be of high quality and durable materials and placed for the convenience of pedestrians
- Benches should occur at regular intervals along 9<sup>th</sup> and 10<sup>th</sup> Avenue and in the plaza areas. Benches should not be placed in lawn areas or without proper orientation.
- Trash receptacles should be located with benches at appropriate locations throughout the park
- Café tables should be located at Pete’s Gym and other gathering areas to expand summer use of the outdoor plaza spaces surrounding the building
- Public art is encouraged as it adds interest and character to the site. Public art should be complementary to the overall design theme of the park and visually pleasing to diverse user groups. Art may be interactive and designed to allow children to climb or other forms of uses.
- Use bollards similar in style to pedestrian lighting bollards to secure areas from vehicular traffic at key public areas.



### Memorials

The placement of memorials and monuments in Delaney Park shall comply with the overarching memorial policy of the department. The design goals for memorials are to be an integrated and cohesive part of the overall park design theme.

- Memorials shall reflect the character of Delaney Park and shall not substantially change the character or intended park use
- Memorials should avoid disturbing existing natural and cultural resources and should be respectful of community values



- The memorial should be sited so that it does not interfere with, or encroach on an existing memorial
- The memorial shall enhance the aesthetic quality of Delaney Park and not be aesthetically intrusive
- The memorial shall be constructed of durable material suitable to and compatible with the local outdoor environment
- Landscape features of memorials shall be compatible with the climate and vegetation types applicable to the region and suitable to the Delaney Park planting pallet
- Memorials shall be consistent with the Delaney Park Memorial Policy guidelines

### **Maintenance Standards**

Delaney Park facilities shall be designed to receive the highest level of service provided by the park maintenance division. The Department will institute a “Zone Gardener” concept for the park depending on availability of funding. A Zone Gardener will provide a single point of contact for all park maintenance tasks performed within the park and shall direct all work, coordinate with District Managers on special events and work with volunteer groups such as Adopt-a-Park organizations to improve park maintenance. This shall include the following:

1. Lawn Maintenance
  - a. Mow lawn to maximum recommended height for the specific turf variety at least once weekly during the growing season
  - b. Aerate as required, but not less than once every two years in high traffic areas
  - c. Edge sidewalks, borders, fences and other appropriate areas once by-weekly during the growing season
  - d. Install sod or seed to maintain uniform turf coverage of 90%



- e. Weeds should cover no more than 15% of the grass surface consistent with established IPM threshold
  - f. Inspect thatch layer regularly and remove as needed
  - g. Remove grass clippings only if coverage is unsightly or impacts health of the turf
  - h. Inspect regularly for insects, disease and rodents, and respond to outbreaks according to IPM threshold standards within three days
2. Landscape Plant Material maintenance
- a. Inspect plant material for insects and disease as required
  - b. Treat plant material for insects and disease as required within 48 hours of identification of pests
  - c. Utilize Integrated Pest Management (IPM) practices
  - d. Prune dead and diseased plant material as required
  - e. Provide shaping and pruning for ornamental values, as appropriate, once per season
  - f. Replace dead plant material within 48 hours of notification
3. Paved surface maintenance
- a. Remove debris and glass immediately upon discovery
  - b. Remove sand, dirt, and organic debris from roads, walks, lots and hard surfaces weekly
  - c. Remove trip hazards from pedestrian areas immediately upon discovery
  - d. Repair concrete walks, patios, curbs and other surfaces as needed
  - e. Repair asphalt walks, parking lots, roadways and other surfaces as needed
4. Structure maintenance
- a. Inspect fences, gates and other landscape structures at least once annually
  - b. Complete other repairs within 48 hours

- c. Repair storage and shop buildings as necessary
5. Winter Maintenance
  - a. Restrict snow storage or blowing of snow onto landscape lawns and planting areas along perimeter streets
  - b. Maintain a winter walking path of a minimum of ¼ mile snow free zone
  - c. Maintain ice rinks for winter use including ice hockey and free skate areas

## **SITE LIGHTING**

### **Goal and Intent**

The exterior lighting of the park will serve two roles. First, and most importantly, lighting provides safety and security for the area. The lighting should be efficient by providing a minimum of at least one foot candle but varying intensity throughout the park. Lighting should have an absence of stray light and glare. Second, lighting provides aesthetic enhancement to the park by unifying the design elements and creating focal points. Special lighting techniques may be used to enhance pedestrian gateways at intersections, plazas and pedestrian crossings.

### **Street Lighting**

- Street lighting should conform to the appropriate style of lighting consistent with the overall street lighting plan.
- The height of fixtures should be uniform throughout the park
- Street lighting should be white light provided by LED lighting, metal halide or similar source
- Lighting shall have deflectors or cutoff features to limit stray light and to focus light on road surfaces and minimize glare
- Encourage decorative lighting throughout the park, especially seasonal lights
- Use a lighting palette that blends in with Downtown lighting

## **Pedestrian Scale Lighting**

- Pedestrian scale lighting will utilize a consistent lighting fixture so that the lighting will be uniform in design and color, complementary to the overall design of the park, and in scale with the park design elements
- The height of fixtures should be uniform throughout the park with a range of 10 to 14 feet
- Pedestrian scale lighting should be white light provided by metal halide or similar source
- Lighting shall have deflectors to limit stray light and to focus light on pathway surfaces
- Light poles shall have adaptors for hanging flower baskets and banners



## **Low Level Bollard Lighting**

- Low level bollard scale lighting will utilize a consistent lighting fixture so that the lighting will be uniform in design and color, complementary to the overall design of the park, and in scale with the park design elements
- The height of fixtures should be uniform throughout the park with a height of 4 feet
- Bollard scale lighting should be white light provided by metal halide or similar source
- Lighting shall have deflectors to limit stray light and to focus light on pathway surfaces

## **Street Tree and Ornamental Lighting**

- Landscape accent lighting may be used and are encouraged in plazas, streetscapes and walkways provided they are consistent with adjacent buildings and indicative of the quality of the overall park.
- Ornamental lights may be utilized with street tree plantings as accents or for entire block themes.



- Special lighting for fountains, sculptures and other public art is encouraged, provided the lighting does not cast glare or interfere with the enjoyment of these spaces
- Electrical outlets shall be provided at intervals to allow lighting of trees without stringing lights from one tree to another and to provide for outdoor special events to reduce the need for portable generators.

## SIGNAGE & WAY-FINDING

### Goals and Intent

A well-organized and coordinated signage system is essential to identify uses, direct pedestrians and provide information to park visitors. An integrated sign system can serve the dual role of creating identity and prestige for the park by presenting a unified theme. As park, street and pedestrian projects within Downtown Anchorage proceed, a detailed way-finding and signage plan should be developed that will provide a system of signs that are graphically and aesthetically unified.



### Permanent Signs

- All site signs should be coordinated so that the style is consistent throughout the park. Site signs should be high quality and maintain a uniform color scheme, material and design. A unifying park logo should link the signs with one another.
- Primary entrance signs identify the park and occur at key locations where major roadways pass through the park such as A and C Streets and E Street.
- Way-finding signs indicate location of the park visitor and related park facilities. They should be designed in a similar format scaled to pedestrian movement.
- Information and Interpretive signs provide for historic background of the park and related activities. These signs should be located in such a way as to encourage



pedestrians to stop and read the information and to understand the relevance of the event to the park history. They should be designed in a similar format and scaled to pedestrian movement.

## **BUILDINGS, STRUCTURES & FACILITY ELEMENTS**

### **Goals and Intent**

The architectural style of permitted buildings, structures and facilities plays a critical role in conveying the sense of place for Delaney Park Strip. The structural style, architectural detailing and massing will help frame the pedestrian environment that is key to the success of the park. The design elements must create a unified image without sacrificing creativity and individuality within the facilities themselves. The park structures must present a coherent and unified appearance that conveys a sense of high quality to the park visitor. At a minimum, park facility elements shall consider the following:

- All facility elements should be coordinated so that the style is consistent throughout the park. Facility elements should be high quality and maintain a uniform color scheme, material and design.
- High quality and durable materials such as brick, stone, and cast iron or steel are encouraged.
- Structures should be designed to limit wind exposure and provide wind relief where appropriate.
- Appropriate screening with plant material and walls to minimize visual impacts.

### **Facilities Include**

Pete's Gym existing building shall be the only permanent structure allowed in the park for



year-round occupancy. This aging facility will require major upgrades at some point in the future. New features for Pete's Gym shall consider the following:

- Historic character of the existing structure and surrounding uses
- Maximum building height of 30 feet

Other structures permitted within the park subject to these guidelines shall include:

- Kiosks
- Restrooms
- Storage Buildings
- Temporary Vendor Carts
- Ice Rink liners
- Ball field fencing and backstops