PLANNING DEPARTMENT
CURRENT PLANNING DEPARTMENT STAFF REPORT
MAJOR SITE PLAN REVIEW

DATE	December 10, 2025
CASE NO:	2025-0142
APPLICANT:	Taylor Keegan, (MOA Parks & Recreation)
REPRESENTATIVE:	Oona Martin, (The Boutet Company)
REQUEST:	Major Site Plan Review for Town Square Park
LOCATION:	Generally located south of West 5th Avenue, west of E Street, north of West 6th Avenue and east of G Street
SITE ADDRESS:	544 W. 5th Avenue & 551 W. 6th Avenue
LEGAL DESCRIPTION:	Lots 2, 3, & 4, Block 51 Anchorage Townsite, Lots 6B & 7A, Block 51, Anchorage Original Townsite (Plat 84-335)
COMMUNITY COUNCIL:	Downtown
TAX NUMBER:	002-101-21, 22, 23, 37, & 38
GRID:	SW1231
RECOMMENDATION:	Approval with conditions

ATTACHMENTS

1. Parcel Boundary Maps
2. Application
3. Comments

SURROUNDING AREA:

	NORTH	EAST	SOUTH	WEST
Zoning:	B2A	B2A	B2A	B2A
	Downtown Central Business District, Core	Downtown Central Business District, Core	Downtown Central Business District, Core	Downtown Central Business District, Core
Land Use:	City Center	City Center	City Center	City Center

COMPREHENSIVE PLAN:

Classification:	*Park or Natural Area – Anchorage 2040 Land Use Plan Map Fund and Implement Town Square Park Master Plan - Our Downtown Anchorage District Plan 2023*

SITE:

Area:	± 1.71 acres (74,481 square feet) this is all five (5) parcels
Zoning:	B-2A (Downtown Central Business District, Core)
Topography:	Relatively flat
Existing Use:	Town Square Park

PROPOSED DEVELOPMENT

MOA Parks and Recreation has submitted a major site plan review for improvements within Town Square Park in Downtown Anchorage. Town Square Park is five (5) individual lots with a portion of twenty-foot (20') alley bifurcating the north parcels from the south parcel. The improvements are categorized into two phases and align with the *2019 Town Square Park Master Plan*.

PRE-APPLICATION CONFERENCE AND COMMUNITY MEETING

The petitioner attended a pre-application conference with reviewing agencies on September 23, 2025, in accordance with AMC 21.03.080C.2.

The petitioner met with the Downtown Community Council on May 7, 2025, and September 3, 2025. *Attachment 2. Application* includes the petitioner's affidavit of posting, community meeting summary, and application submittal to the Planning Department.

DEPARTMENTAL COMMENTS

Municipal reviewing agencies had no objection to this Major Site Plan Review for Town Square Park. The Alaska Department of Transportation and Public Facilities (DOT&PF) provided comments regarding existing sidewalks along 5th and 6th Avenues and vendor encroachments within the DOT right-of-way. Municipality of Anchorage (MOA) Watershed Management provided comments regarding stormwater treatment of this site. Recommended conditions of approval for the major site plan review incorporate comments. *Attachment 3. Comments* include all comments received by the Planning Department in their original format.

PUBLIC COMMENTS

The Planning Department mailed 446 public hearing notices on November 18, 2025. The Department also provided notice to all community councils. The Rabbit Creek Community Council submitted written comments. As of this writing, the Planning Department has received no additional public comments.

APPROVAL CRITERIA – MAJOR SITE PLAN REVIEW

An application for administrative or major site plan review shall be approved upon a finding that the site plan meets all four criteria denoted in AMC 21.03.180F. *Site Plan Review - 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.**

   This criterion is met.

   The proposed site plan is consistent with the *2019 Town Square Park Master Plan*, which received approval with Case 2019-0111.

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.**

   This criterion is met.

21.11.040B.1., B-2A (Downtown Core Central Business District)

This standard is met.

The property is within the B-2A Downtown Core Central Business District. The development is consistent with the following purpose and intent of the B-2A District:

> *The B-2A district is intended to create a concentrated area of retail, financial and public institutional facilities in order to encourage the development of interrelated uses and functions, reduce pedestrian walking distance between activities, and ensure the development of compatible pedestrian-oriented uses on the ground floor level throughout the district.*

There are no district-specific standards for the B-2A District.

21.11.050A., Table 21.11-2: Table of Allowed Uses – Downtown Districts

This standard is met.

Table 21.11-2 shows the use of "park, public or private" is a permitted use within the B-2A District. Table 21.11-2 references 21.05.040G.2. for use-specific standards and definitions.

21.05.040G.2. Park, Public or Private

This standard is met.

Town Square Park meets the definition of a park, and this review follows use-specific standards to obtain approval of the development project from the Urban Design Commission.

21.11.060B., Table 21.11-4: Table of Dimensional Standards – Downtown Districts

This standard is met.

This site plan follows the dimensional standards of the B-2A District.

21.07, Development and Design Standards and 21.11.070 – Downtown Development and Design Standards

This standard is met.

There is no parking proposed for the project. Comments from Traffic Engineering note that all improvements meet 21.07 Design Standards. There are no perimeter landscaping requirements within the B-2A District.

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.

This criterion is met.

The Department does not anticipate significant adverse impacts the development outlined in the site plan. The removal of existing trees will lower the grade and help improve site topography. This removal of soil and lowering of topography will improve site lines, creating a safer and more secure environment for the public. The new design takes into consideration the need to have access throughout the year by improving pathways in the park and making them easier to clear of snow in the winter months.

4. The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.

This criterion is met.

Anchorage 2020, Anchorage Bowl Comprehensive Plan

The *Town Square Park Master Plan* supports the following goals and policies identified in *Anchorage 2020*:

Goals

- Northern City: Well-planned development based on a design aesthetic that creates a sense of place and incorporates Anchorage's unique northern setting.
- Parks, Trails, and Recreation: A sustainable and accessible system of recreational facilities, parks, trails, and open spaces that meets year-round neighborhood and community-wide needs.
- Arts and Culture: A community that encourages arts and cultural activities as a catalyst for education, communication, economic development, and social progress.
- Social Environment: A welcoming, culturally diverse community with opportunities for all residents to be responsible and active participants in a caring community.
- Civic Involvement: A civic community that encourages public involvement in decision-making.
- Safety: A community where people and property are safe.

Policies

- Policy 42: Northern city design concepts shall guide the design of all public facility project, including parks and roads.
- Policy 44: Design and build public improvements for long-term use.

Anchorage 2040 Land Use Plan:

The *Anchorage 2040 Land Use Plan* classifies the site with a land use designation of "Park or Natural Area". The Anchorage Charter also dedicates Town Square Park as a park.

This Major Site Plan Review supports policy 8.1, "ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being."

Anchorage Downtown Comprehensive Plan

As a major focal point of Downtown Anchorage, Town Square Park features prominently in the *Anchorage Downtown Comprehensive Plan*. The plan's vision is for Town Square Park to be "a desirable place for the community to gather and to participate in special events and also as a place for active and/or passive use the majority of the time. The programs and use areas in the park should continue to serve all members of the community." The plan calls for improvements or changes to the design of Town Square Park to undergo a park master plan process.

DEPARTMENT RECOMMENDATION

The Department finds the site plan meets all 4 criteria and all 5 standards in *AMC 21.03.180F. Site Plan Review - Approval Criteria*. The Department recommends approval of the site plan, subject to the following conditions of approval:

1. A notice of zoning action, including a copy of the approved resolution shall be filed with the District Recorder's Office and proof of such shall be submitted to the Planning Department.
2. All construction shall substantially conform to the following submitted application, narrative, and plans on file with the Planning Department.
3. Resolve with Watershed Management the need for stormwater treatment.

ADVISORY COMMENTS

1. DOT&PF notes that sidewalks along 5th and 6th Avenue should be evaluated, repaired, and upgraded to meet ADA requirements and address safety concerns.
2. Vendor encroachments (food trucks) are not allowed in the DOT right-of-way.
3. Town Square Park presents an opportunity to test/demonstrate the use of bike lockers to provide the public with a central location in Downtown for secure bicycle parking.

Reviewed by:

Mélisa R. K. Babb
Planning Director

Prepared by:

Paul Hatcher
Senior Planner

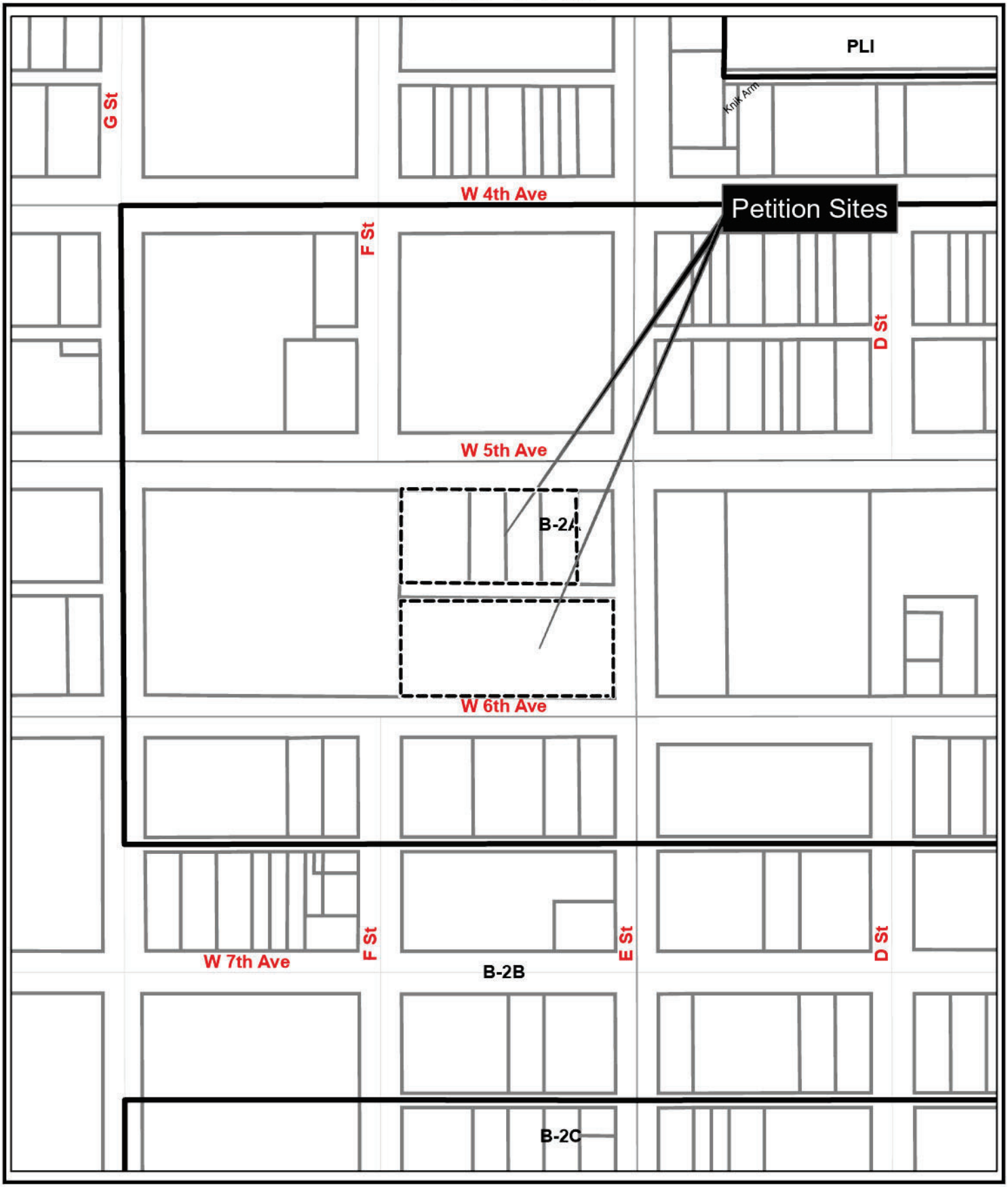
(Case 2025-0142; Parcel Numbers 002-101-21, 22, 23, 37, & 38)

Attachment 1.

Parcel Boundary Maps

Case 2025-0142

2025-0142

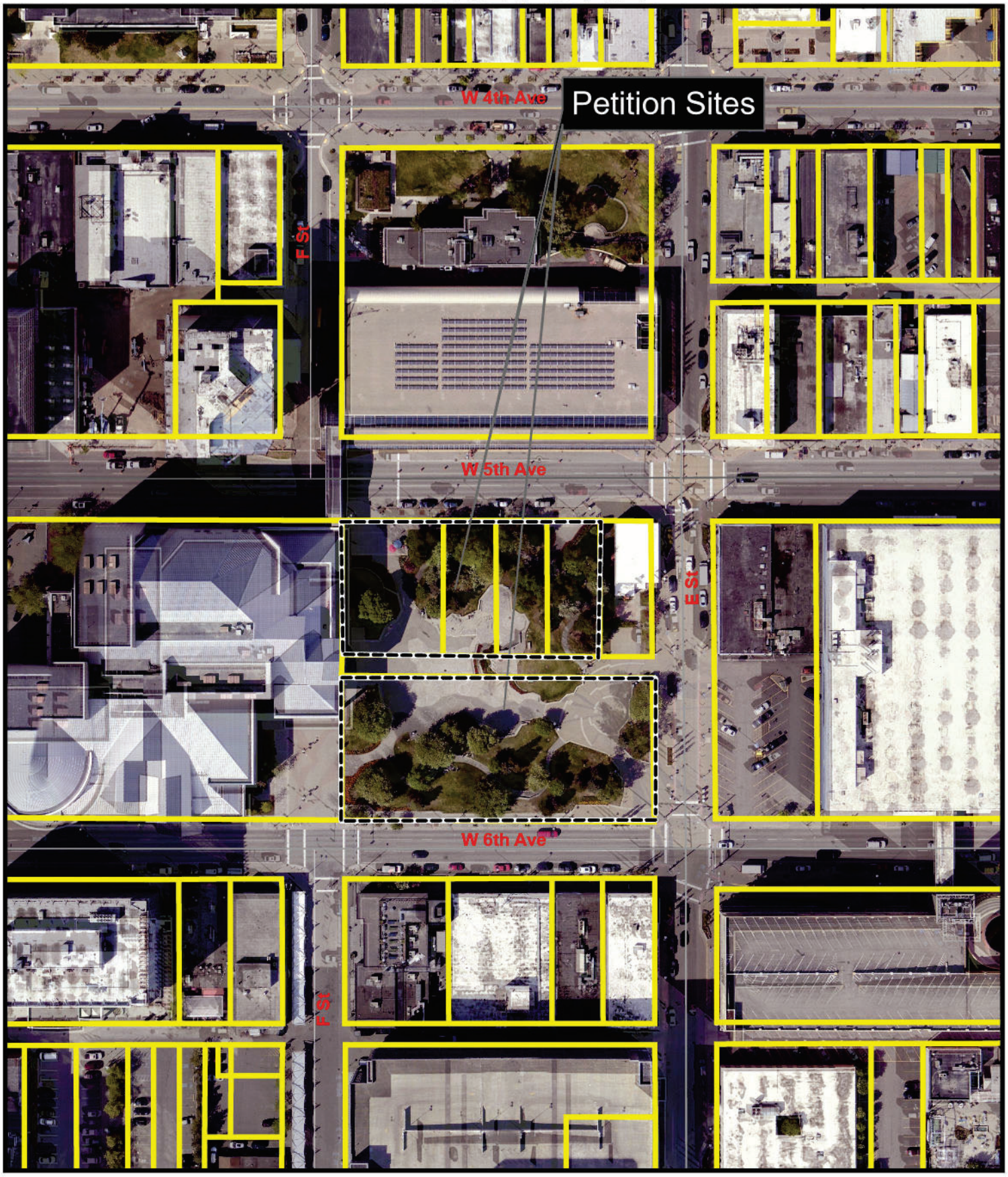


Municipality of Anchorage
Planning Department

Date: 10/20/2025

N

2025-0142



Municipality of Anchorage
Planning Department

Date: 10/20/2025

N

Attachment 2.

Application

Case 2025-0142

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) Taylor Keegan, MOA Parks & Recreation	Name (last name first) Oona Martin, The Boutet Company (TBC)
Mailing Address 632 W. 6th Avenue, Suite 630 Anchorage, AK 99501	Mailing Address 601 E. 57th Place, Suite 102 Anchorage, AK 99518
Contact Phone: Day Evening 907-343-4518	Contact Phone: Day Evening 907-306-3457
E-mail taylor.keegan@anchorageak.gov	E-mail omartin@tbcak.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): See attached LOA

Site Street Address: 544 W. 5th Avenue & 551 W. 6th Avenue

Current legal description: (use additional sheet if necessary)

Town Square Park
Original Townsite Block 5, Lots 2, 3, 4, 6B, and 7A, Per Plat 84-335,

Zoning: B-2A	Acreage: 1.71	Grid #: SW1230	Underlying plat #: 84-335

SITE PLAN APPROVAL REQUESTED

Use:
Park

(●) New SPR ( ) 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.

Tanya S. Hong — 10/01/2025

Signature (●) Owner ( ) Representative (Agents must provide written proof of authorization) Date

Tanya S. Hong, P.E.
Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
E. Appleby	3+1	$5,665.00	2025-0142	UDC: 12-10-2025

MSPR (Rev. 03/21) Front

COMPREHENSIVE PLAN INFORMATION

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

Anchorage 2040 Land Use Designation(s):

- ☐ Large Lot Residential
- ☐ Single and Two-family Residential
- ☐ Compact Mixed Residential – low
- ☐ Compact Mixed Residential–Medium
- ☐ Urban Residential – High
- ☐ Neighborhood Center
- ☐ Town Center
- ☐ Regional Commercial Center
- ☐ City Center
- ☐ Commercial Corridor
- ☐ Main Street Corridor
- ☐ Open Space
- ☐ Facilities and Institutions
- ☐ Industrial

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development
- ☐ Residential Mixed-use Development
- ☐ Greenway-supported Development
- ☐ Traditional Neighborhood Development

Chugiak-Eagle River Land Use Classification:

- ☐ Commercial
- ☐ Industrial
- ☐ Parks
- ☐ Community Facility
- ☐ Town Center
- ☐ Transportation facility
- ☐ Special study area
- ☐ Development reserve
- ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm Land Use Classification:

- ☐ Commercial
- ☐ Industrial
- ☐ Parks/open space
- ☐ Public lands/institutions
- ☐ Resort
- ☐ Transportation facility
- ☐ Special study area
- ☐ Reserve
- ☐ Commercial/Residential
- ☐ Commercial Recreation
- ☐ Residential at _____ dwelling units per acre

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	◉ None	○ "C"	○ "B"	○ "A"	
Avalanche Zone:	◉ None	○ Blue Zone	○ Red Zone		
Floodplain:	◉ None	○ 100 year	○ 500 year		
Seismic Zone (Harding/Lawson):	○ "1"	◉ "2"	○ "3"	○ "4"	○ "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 ½" by 11" copy of site plan/building plans submittal

14 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:
  - ☐ building footprints
  - ☐ parking areas
  - ★ vehicle circulation and driveways
  - ★ pedestrian facilities
  - ★ lighting
  - ★ grading
  - ★ landscaping
  - ☐ loading facilities
  - ★ freestanding sign location(s)
  - ★ required open space
  - ★ drainage
  - ★ snow storage area or alternative strategy
  - ☐ trash receptacle location and screening detail
  - ☐ fences
  - ★ significant natural features
  - ★ easements
  - ★ 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.

AFFIDAVIT OF POSTING

CASE NUMBER: 2025-0142

I, EVAN SHARP hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for TOWN SQUARE PARK MAJOR SITE PLAN. The notice was posted on 11/4/2025 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 4TH day of NOVEMBER, 2025.

Signature

LEGAL DESCRIPTION

Tract or Lot: LOTS 2,3,4, 6B, 7A

Block: 51

Subdivision: ORIGINAL TOWN SITE

MUNICIPALITY OF ANCHORAGE

Municipality of Anchorage, Alaska
Parks & Recreation Department
632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks

ANCHORAGE PARKS AND RECREATION

September 16, 2025

Planning Department
P.O. Box 196650
Anchorage, AK. 99519-6650

Re: Letter of Authorization – Town Square Park Improvements

Dear Ms. Appleby,

The Municipality of Anchorage (MOA) Parks and Recreation Department is the owner of Town Square Park, located on 5 Lots between 5th and 6th Avenues, at 544 West 5th Avenue and 551 West 6th Avenue, Anchorage, Alaska, 99501.

Town Square Park encompasses 4 properties on the Original Townsite Block 51.

- Lot 2 – Tax Id# 002-101-21-000, 544 West 5th Avenue
- Lot 3 – Tax Id# 002-101-22-000, 544 West 5th Avenue
- Lot 4 – Tax Id# 002-101-23-000, 544 West 5th Avenue
- Lot 6b – Tax Id# 002-101-37-0000, 544 West 5th Avenue
- Lot 7a – Tax Id# 002-101-38-000, 551 West 6th Avenue

We authorize The Boutet Company, Inc. to act on our behalf as the Petitioner's Representative for the Major Site Plan Review application for the Town Square Park Improvements Project.

Sincerely,

Tanya S. Hong, PE,
Project Manager
Municipality of Anchorage

cc: Shanna Gamble, Director MOA Parks & Recreation
Taylor Keegan, PLA, Parks Superintendent, MOA
Loren Becia, PE, The Boutet Company, Inc.
Oona Martin, The Boutet Company, Inc.

WMS Archive File Name: 25TownSquarePark

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: Original Townsite Block 51 - Town Square Park
- Project Location, Tax ID, or Legal Description: 002-101-21-000; 002-101-22-000; 002-101-23-000; 002-101-37-000; 002-101-38-000
- Project Area (if different from the entire parcel or subdivision): 544 W. 5th Avenue & 551 W. 6th Avenue

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

_X_ **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:

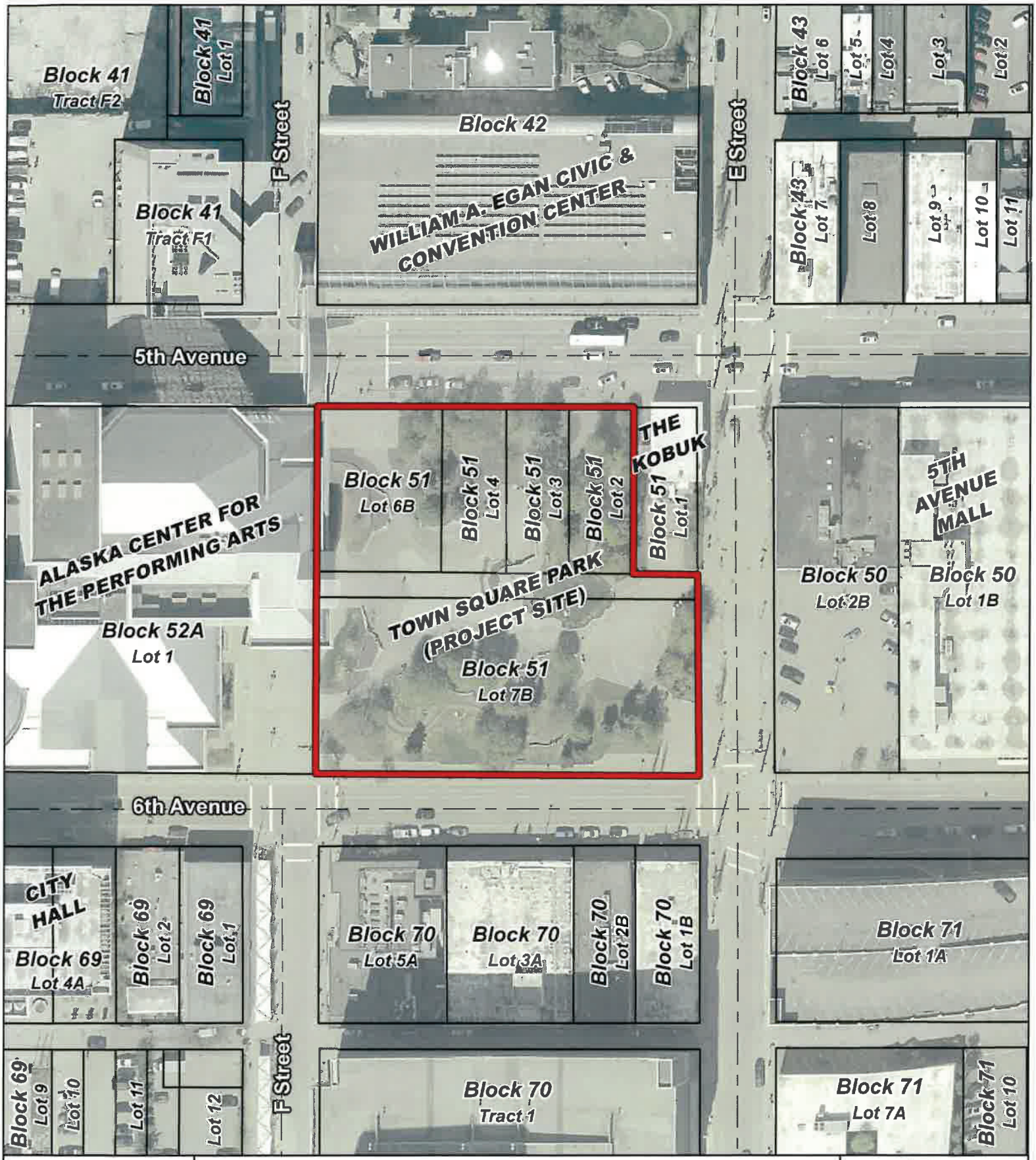
☐Y	☐N	WMS written drainage recommendations are available.	☐Preliminary	☐Final
☐Y	☐N	WMS written field inspection report or map is available.	☐Preliminary	☐Final
☐Y	☐N	Field flagging and/or map-grade GPS data is available.		

Inspection Certified By: Kenna Billey **Date:** 09-25-2025

WMS Archive File Name:
_25TownSq

Kenna Billups

09-25-2025



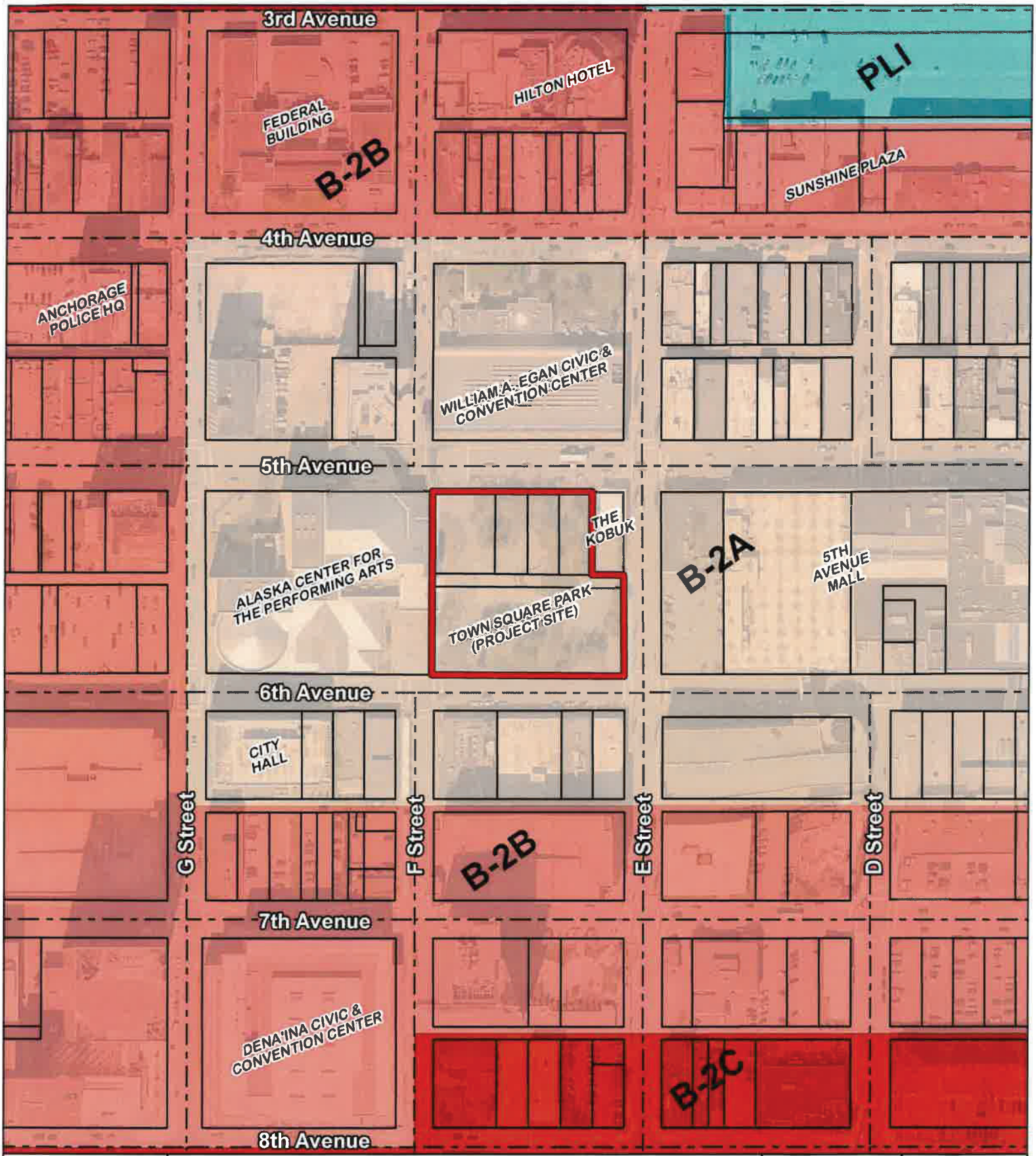
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2026 TOWN SQUARE PARK REDEVELOPMENT

EXISTING CONDITIONS

ORIGINAL TOWNSITE
BLOCK 51, LOTS 2,3,4,6B & 7A
ANCHORAGE, AK, 99501

The Boutet Co.



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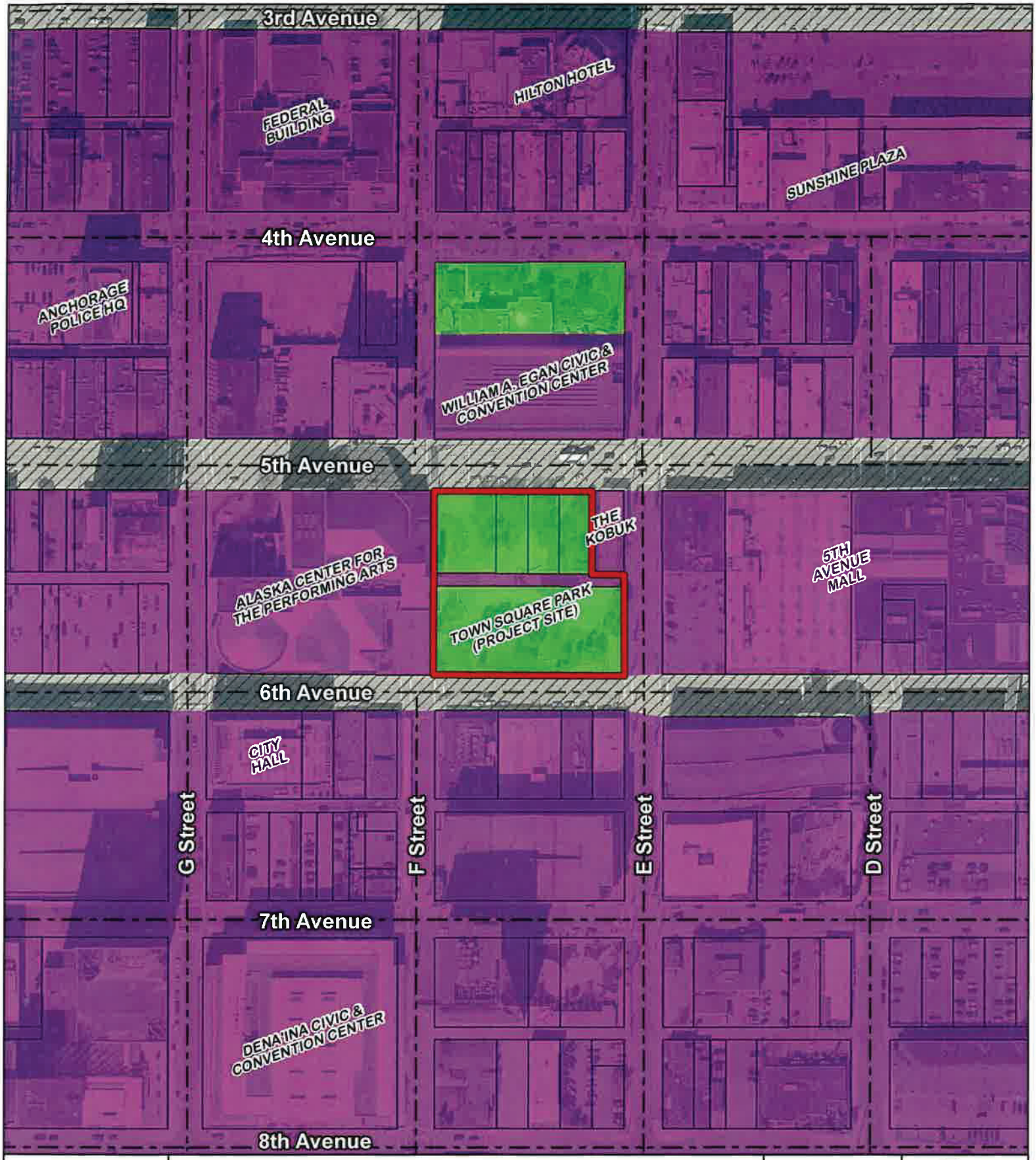
2026 TOWN SQUARE PARK REDEVELOPMENT

ZONING

ORIGINAL TOWNSITE
BLOCK 51, LOTS 2,3,4,6B & 7A
ANCHORAGE, AK, 99501

ZONING
- B-2A
- B-2B
- B-2C
- PLI

The Boutet Co.



N

0 100 200

Feet

2026 TOWN SQUARE PARK REDEVELOPMENT

LAND USE

ORIGINAL TOWNSITE
BLOCK 51, LOTS 2,3,4,6B & 7A
ANCHORAGE, AK, 99501

LAND USE

- City Center
- Park or Natural Area
- ROW

The Boutet Co.

1. Project Overview

Town Square Park (TSP), Block 51, is Anchorage's only park that was dedicate by Anchorage Charter, Article XX, Section 20.01.04. In 2019, following two years of public involvement and plan development, the Town Square Park Master Plan was approved by the Planning and Zoning Commission. The TSP master plan provides a 20-year vision that seeks to address issues, prioritize improvements, and identify strategies to ensure that TSP is a safe and thriving public space for all.

The Master Plan Vision states, "Town Square Park is a safe and welcoming destination in the heart of downtown Anchorage, where residents and visitors gather year-round for celebration, socializing, cultural exchange, and community building.

The Parks and Recreation Department (PRD) proposes to implement several of the master plan's guiding principles, including the following:

- Activate Town Square Park with Programming and Events;
- Improve the relationship of the Park to Surroundings and Surroundings to the Park;
- Create a Park for all Seasons;
- Improve Access, Circulation, and Connectivity;
- Flowers and Green Space are a Valued Asset;
- Manage the Park as an Important Asset;
- Improve Safety & Security;
- Incorporate an Iconic Feature;
- Provide Amenities; and
- Promote a Strong Identity and Purpose.

2. Background, History, and Existing Conditions

Background/History

Town Square Park is an important park and civic space located in the heart of downtown Anchorage. More than a park, Town Square Park is a catalyst for the development of Downtown Anchorage's commerce and cultural exchange.

Town Square Park was created in 1984 through a citizen-led initiative, being the only park dedicated by Anchorage Charter. At the time, the park was envisioned as an oasis from the urban environment of Alaska's largest city. Over the years, use of the park has evolved, as have public preferences for what Town Square Park should be.

Today, Anchorage residents envision TSP not only as a green oasis but also as an active and vibrant public space, a hub for activity downtown, and a place where friends meet, families gather, and the community celebrates.

Located in the heart of downtown Anchorage, Town Square Park is a popular destination and central gathering space. The park is situated between 5th and 6th Avenues, west of E Street and adjacent to the Alaska Center for the Performing Arts (PAC). The park is part of the original Anchorage Townsite and, prior to development in the 1980s, was occupied by small businesses and a parking lot.

Town Square Park is classified as a Community Use Park and is intended to meet the recreational needs of the larger community. Unlike other Community Use Parks, Town Square Park is unique in its urban setting and role as a hub for citywide events.

Town Square Park is surrounded by a mix of land uses including civic and cultural institutions, office, retail, restaurants, and transportation. Major civic and cultural institutions include the PAC to the west, the Egan Center to the north, and the Dena'ina Center one block to the south. Other major institutions include City Hall to the west and the Anchorage Museum two blocks east of the park.

In addition to its close proximity to major civic and cultural institutions, Town Square Park benefits from having a wealth of eating and shopping options within a few blocks of the park. Directly south of the park, at F St and 6th Avenue, is a cluster of bars, restaurants, and live music venues. East of the park is the 5th Avenue Mall, a regional shopping center featuring over 100 stores. One block north of the park is 4th Avenue, Anchorage's historic main street. 4th Avenue is a hub for tourist activity and features gift shops and fine art galleries as well as popular bars and restaurants.

Town Square Park benefits from its central location and close proximity to complimentary land uses. However, busy transportation corridors bordering the park impact overall connectivity. Town Square Park is bordered to the north and south by 5th and 6th Avenues. These major one-way arterial roadways bring high volumes of traffic past the park creating a disconnection between the park and the rest of downtown.

Existing Conditions

The Parks and Recreation Department (PRD) has been working to improve safety within the park through event activation, lighting upgrades, and improving sight lines into the park.

During the summer of 2025, several safety and security enhancements were completed. Select trees were cleared/limbed and invasive tree species were removed, which has greatly improved sightlines and visibility into the park.

Concurrently, seven security cameras were purchased and installed around the perimeter of the park and once live will be monitored by the Anchorage Police Department's (APD's) Real-Time Crime Center. APD and MOA IT are collaborating to ensure system readiness.

Additionally, PRD planned (in collaboration with private partners) several events over the summer to energize the park:

- **Biker Buddies Tuesdays:** A youth cycling program
- **Farmers Market Wednesdays** (10 AM–2 PM): Featuring local makers, food vendors, and artisans
- **Live After Five Thursdays:** Hosted by Anchorage Downtown Partnership
- **Friday Night Market:** After-work events with music, vendors, and food until 9 PM
- **Showdown:** Summer Concert Series (Maoli, Nelly, Yung Gravy, cont.)

In April 2025, a $2.9 million Anchorage Parks and Recreation bond was passed for the implementation of the 2019 master plan. The efforts moving forward will incorporate the goals expressed in the master plan document alongside historical, current, and future context and budgetary considerations. It is anticipated that the April 2026 ballot will also include proposed funding for additional master plan implementation improvements.

The MOA Parks and Recreation Department led a community planning process to identify and prioritize the proposed improvements at Town Square Park. This process included multiple citizen advisory group meetings with Downtown Stakeholders, Master Plan Working Group, numerous individual/small group meetings, one open house, two presentations at the Downtown Community Council, and approval at the Parks and Recreation Commission. (Reference Appendix A for Public Involvement Materials).

3. General Site Plan Review Standards

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.***

In keeping with the *2019 Town Square Park Master Plan*, "Setting the Stage" improvements proposed in Phase 1 of the Project include the following:

- **Demolition** of concrete "sun bowl" and stairs, removal of donor bricks, and lowering of existing earthen mounds down to three feet maximum height to provide clear sight lines across the Park.
- **Walkways & entrances** that are wide and ADA accessible, improving pedestrian circulation, sight lines, and safety.
- **Plazas (Flex Area)** that are sized for civic space uses such as markets, concerts (local and national), and city-wide events.
- **Market space and additional food truck vendor** spaces (with electrical receptacles) are proposed along the PAC frontage to activate the area and strengthen the F Street pedestrian connection.
- An **additional food truck vendor area** is also planned along 5th Avenue to provide another activation spaces and "eyes on the Park."
- **Seat walls & terraced lawns** are proposed along the north and south perimeters of the Park, providing open green space for passive recreation and spectating during events. A gentle slope away from the central plaza offers a subtle sense of separation, while also keeping clear sight lines across the Park.
- **Site electrical w/ LED pedestrian lighting and flood lighting** is proposed to illuminate the park for year-round use and safety.
- **Trees, lawn areas (w/ irrigation), perennial landscaping, and Horticulture annual flower beds** are proposed throughout the park. Flowers in the Park continue to be one of the most celebrated and memorable features of the Park.
- **Utility extensions** for future potential restrooms/buildings are proposed, pending funding & subdivision platting/AWWU tariff requirements.

Pending future funding, Phase 2, "Bringing the Park to Life" improvements may include:

- **String lighting and additional lighting features** are anticipated, and electrical services are planned and designed to accommodate the additional potential power load. Additional lighting features being considered include **lighted focal points** and artistic/vertical elements for the **iconic site feature**(s).
- **Playful site features** such as a Nature Play Area and rocking swings are currently proposed adjacent to the Kobuk to promote positive activity and provide sensory-rich elements encouraging creative and active play.
- **Indigenous place naming and wayfinding** elements are being developed with ongoing collaboration between the Downtown Wayfinding Project and the Indigenous Place Naming Project.
- The existing **Donor bricks** are a valued element of the park, yet many are damaged, illegible or missing. Bricks may be returned to donors if desired and feasible. There are ~13,458 bricks. At this time, it is envisioned that donor names and messages be recorded in a different way - on a series of lighted structures for example - or perhaps in a way where more names can be added over time.

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.***

21.04 Zoning Districts: This site is zoned B2A Central Business District Core; however, Town Square Park was dedicated as a Park in the Anchorage Charter, as noted previously.

21.05 Use Regulations: Since this property is located Downtown, Title 21 Chapter 11 Downtown governs use. Table 21.11-2 Table of Allowed Uses – Downtown Districts, lists Parks (Public or Private) as a permitted land use. Additionally, per AMC 21.05.040.G.2.b.ii(C), Park (public or private) development projects costing more than $1,000,000 or disturbing more than 1 acre are subject to major site plan review.

21.06 Dimensional Standards and Measurements: Since this property is located Downtown, Title 21 Chapter 11 Downtown governs dimensional standards. There are no permanent structures proposed. Lot coverage is unrestricted in the B-2A zoning district.

21.07 Development and Design Standards: Since this property is located Downtown, Title 21 Chapter 11 Downtown governs development and design standards. This Project seeks to obtain ***Alternative Equivalent Compliance*** of the Downtown Development and Design Standards, as the proposed design site plan is equal to or better than the strict application of design standards.

21.11.070.C Tower Mass Reductions
Not Applicable

21.11.070.D Pedestrian-Oriented Frontage Standards

Not Applicable

21.11.070.E Parking Lot Landscaping Requirements

Not Applicable

21.11.070.F Screening

Not Applicable

21.11070.G Downtown Street Landscaping

Not Applicable

21.11070.H Off-Street Parking and Loading

Not Applicable

Alternative Equivalent Compliance

Entrances/Access Points/Circulation

Entrance walkways are wide and provide clear sight lines to locate activities, amenities and adjacent uses along the perimeter of the park, like local businesses. Open, welcoming entrances with colorful flower beds greet visitors, and Downtown Core Wayfinding information may be provided at all main entrances. (Reference Appendix B for Site Furnishing Product Information Sheet Materials.)

The Ruth Moulton memorial plaque mounted on a boulder will remain in the location at the park entrance at 6th Ave and E Street. The master plan recommends similar boulders with plaques honoring Avis Cupples and Shirley Brundage recognizing their work alongside the Anchorage Garden Club to establish Town Square Park. These are proposed to be installed within a dedicated garden space at the northeast park entrance near the Kobuk, fulfilling Anchorage Assembly AR 2007-216.

Walkways throughout the park are designed to encourage visitors to move freely about the park. Clear sight lines and wayfinding help park guests to make decisions about where to go next and bottlenecks are removed by providing multiple, wide walkways. Likewise, the park is also designed to allow for access for emergency and service vehicles, snow removal, and event support equipment.

PAC Access

Formal plans for passenger drop off and loading for the Performing Arts Center in the formerly platted F Street right-of-way are subject to review and approval by the Planning department, in conjunction with the Traffic Engineer, and subsequent review and approval of the Planning and Zoning Commission. (Reference Appendix C for Planning Department Memo, June 23, 2025.)

The 2019 Master Plan and preferred concept were approved without showing vehicular access and passenger loading and drop off to the PAC, siting that this issue would need to be addressed by Planning and Zoning and abide by the Planning and Zoning Commission Resolution 81-104C.

The proposed Project is designed to serve the Park's needs first and foremost and seeks to follow the direction of the 2019 Master Plan while not precluding PAC access.

Long-range plans for bi-directional, lower speeds for 5th/ and 6th/ Avenue are being evaluated, and new drop-off patterns to the PAC could be possible with these changes.

On-Site Landscaping

Trees and flowers are an important part Town Square Park's identity. At this time, all existing trees will be removed due to the extreme grade changes applied to the existing mounds to improve sight lines, accessibility and utility changes. We are strategizing ways to keep the smaller, more recently planted trees and replant them in the park or on other park projects.

New tree plantings aim to balance safety, wind, shade and sun, as well as giving space to each tree to reach its full width and height. The master plan recommends a mix of non-invasive and native species, predominantly deciduous trees. Deciduous trees are preferred as they offer seasonal color and movement and have branch structures that allow for clear sight lines.

For understory planting, the planting plan strives to invoke naturalistic, Alaskan landscape themes such as Birch Understory, Fireweed Belt, Lupine Beach Belts, Silver Shrubs and Rain Garden areas. Each planting theme will consist of characteristic plant types and aim to have rotating peak moments of interest. By using these themes in a balanced way around the park, the plantings can provide year-round interest and a diversity of plant species while also unifying the space. This application of these themes and coverage will be guided by the labor availability of Park Horticulture and Maintenance.

Horticulture display beds for annual planting beds are a celebrated, memorable part of the park and will continue to be distinguishing feature. The current plan matches the amount of proposed horticulture bed area with the existing, keeping expectations in line with what the Horticulture department greenhouse can produce.

The north and south lawns provide green space for passive recreation such as socializing with friends and enjoying the sun. Park visitors may eat lunch brought from home or a local restaurant outside on a nice day. The space is also suited to event watching, where visitors can sit either on the provided seat walls or set up a chair on the gentle rise. A gentle slope away from the central plaza offers a subtle sense of separation, while also keeping clear sight lines across the park.

A pedestrian allée is a tree lined walkway. The 2019 Preferred Concept showed this feature buffering 6th Avenue by diverting pedestrians away from the busy traffic and into the park. The Project keeps both the allée and the existing 11-foot sidewalk to allow for improvements along 6th Avenue in the future.

Winter Design & Lighting

Snow removal strategies are important considerations for a winter-city park. Looking for opportunities to store snow for average years, as well as surplus snow helps snow removal crews quickly clear snow from the park, ensuring daily use and safety. Snow storage will currently remain in the Ruth Moulton plaza for scheduled pickup for Fur Rondy activities.

Maintaining ice for skating in Town Square is challenging and impedes day-day park use. The new design provides space for a small ice-skating rink if conditions allow and demand remains.

The 2019 master plan recognizes the importance of a holiday tree at Town Square Park. In the new design, it is not feasible to keep the existing holiday tree which sits atop the concrete terraced sunbowl, 7' above the central plaza. A solution proposed by the master plan is similar to a model of the National Christmas Tree, where a new tree is brought to Town Square Park each winter. Trees could be locally sourced or donated.

As part of the base bid, a full site lighting plan is proposed to include pedestrian light poles and architectural flood lights to illuminate the park for year-round use and safety. Future lighting upgrades are anticipated so electrical services are planned to be provided for future lighting such as overhead string lights and lighted focal points. Additional elements being considered include integrated bench lighting and artistic, vertical elements for the iconic site features. (Reference Appendix D for Site Lighting Cutsheets Materials.)

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.***

   A safe and secure environmental is essential to the continued use and long-term success of Town Square Park. The Project design proposes significant changes to the site topography, lowering the earthen mounds to provide clear sight lines across the entire Park, improving visibility and safety within the Park. Additionally, lighting, signage, and amenities to support positive use and activation throughout the seasons.

4. ***The development proposed in the site plan is consistent with goals, objectives and policies of the comprehensive plan.***

   The table below presents key policies and strategies promulgated in the *2006 Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan*, the *2007 Anchorage Downtown Comprehensive Plan*, *Anchorage 2020, Anchorage Comprehensive Plan*, the *2040 Land Use Plan*, and the *2021*

Our Downtown: Anchorage Downtown District Plan, as well as other additional Adopted Elements per Anchorage Municipal Code (AMC) 21.01.080, and describes how the proposed Project fulfills these policies and strategies.

Comprehensive Plan Elements Policies and Strategies

Comprehensive Plan Element	***#***	***Policy***	***Discussion of Consistency***
Anchorage Bowl Park, Natural Resources, and Recreation Facility Plan, 2006		*Park Classification: Community Use.*	Town Square Park is a community park, more specifically meeting the definition of a "Town Center Park.
Anchorage 2020, Anchorage Bowl Comprehensive Plan	42	Northern city design concepts shall guide the design of all public facility project, including parks and roads.	The Project paid special attention to snow storage, winter activities, and providing site lighting and additional lighting elements.
	44	*Design and build public improvements for long-term use.*	Town Square Park is designed to meet ADA standards, as well as meeting the goals of the 2019 Master Plan.
	47	*Provide distinctive public landmarks*	The Project proposes to install distinctive Iconic design elements to the Park, as well as Downtown Wayfinding, and Indigenous Place Naming installations.
	86	*Encourage public/private collaboration*	The Project has been engaging with public Downtown stakeholders. As well as private funding collaborate with the Anchorage Park Foundation.
Anchorage 2040 Land Use Plan	8.1	*Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.*	Town Square Park is located within the heart of Downtown Anchorage, providing an oasis from the urban environment of Alaska's largest city.
Anchorage Downtown Comprehensive Plan, 2007		*Land Use & Economic Development Goal 1: Establish Economic Development Strategies*	Town Square Park plans to continue providing fun attractions and events to draw visitors Downtown.
Our Downtown, Anchorage Downtown District Plan, 2021		*Quality of Life Action Item #16 Fund and implement the Town Square Park Master Plan*	This Project implements this goal, as well as overlaps with other early action items, such as completing the Downtown Streets Engineering Study, the Downtown Wayfinding Project, creative indigenous placemaking, urban design, and promoting downtown.

4. Special Limitation Standards

The property has no Special Limitations, and this section is not applicable.

5. Phase 1 Development Schedule

Task	*Activity Milestone*	*Completion Date*
Planning	Park Bond Passes	April 2025
	Park Activation	Summer 2025
Design	Public Engagement	Summer/Fall 2025
	Park Design Plan Review	Fall 2025
	Bid Documents	Spring 2026
Construction	Construction	Summer 2026 – Spring 2027

6. Community Meeting Summary

Throughout the planning and design phases of this Project, the project team has coordinated multiple community meetings with stakeholders:

- Downtown Stakeholder Advisory Group (*April 21, 2025 & July 14, 2025)*;
- Master Plan Working Group (*April 30, 2025 & July 22, 2025)*;
- Downtown Community Council (May 7, 2025 & September 3, 2025); and
- Numerous individual/small group stakeholder meetings with the Anchorage Downtown Partnership (ADP), Northern Compass Group, Visit Anchorage, Anchorage Community Development Authority (ACDA), Anchorage Park Foundation (APF), Anchorage Convention Centers, APD, Kobuk, Performing Arts Center (PAC), Cupples, SALT, Indigenous Place Naming (IPN) Committee, Santos, and Showdown;
- Several tabling events within the park (Biker Buddies, Live After Five, & Friday Night Market);
- Internal municipal department coordination with Planning and Traffic Departments, as well as Parks Maintenance and Horticulture Divisions;
- Community Public Open House (September 9, 2025); and
- Parks and Recreation Commission (September 11, 2025).

Reference Appendix A for Public Involvement documents, including announcements, meeting minutes, summaries, and mailer distribution list.

Appendix A

2026 Town Square Park Improvements Project
Application for Major Site Plan Review

Public Involvement Documents

Town Square Park 2026 Implementation

Stakeholder Advisory Group (SAG) Meeting #1
Date: April 21, 2025
Time: 12:10 pm- 1:00 pm
Location: City Hall – Conference Room 830 (Mayor's Conference Room)

Overview

The Anchorage Parks and Recreation Department (P&R) is continuing the development of the 2026 Implementation concept for Town Square Park (TSP). The TSP Master Plan was adopted in 2019 and provides a 20-year vision for the future of the park. The plan will identify current and future needs, address issues and concerns, and establish a framework for future management, maintenance, and park development. To ensure the master plan aligns with the desires of the community, Parks and Recreation has created a Stakeholder Advisory Group (SAG).

The TSP Stakeholder Advisory Group (SAG) was formed to help guide the development of the design. SAG members represent a broad spectrum of community interest groups, including business owners, downtown organizations, and citizens.

The first SAG meeting for the Town Square Park 2026 Implementation took place on Monday, April 21, 2025, at the Anchorage City Hall, Conference Room 830.

Attendees

Project Team:

The Boutet Company	Loren Becia, Project Manager
The Boutet Company	Oona Martin, Landscape Architect
Huddle AK	Lucy Wittlinger, Public Engagement
MOA Parks & Recreation	Taylor Keegan, Park Superintendent
MOA Parks & Recreation	Tanya Hickok, Civil Engineer

MOA Advisory Team Members:

Anchorage Mayor	Suzanne LaFrance, Mayor
Office of the Municipal Manager	Rebecca Windt Pearson, Municipal Manager
MOA Parks & Recreation	Shana Gamble, Acting Director
Mayor's Office	Graham Downey, Acting Chief of Staff
MOA Info/Tech Department	Sioux Marshall, Chief Info/Tech Officer
Anchorage Police Department	Brian Fuchs, Lieutenant

Stakeholder Advisory Group:

Anchorage Center Performing Arts	Codie Costello, President
Northern Compass Group	Mark Begich, President/CEO
The Kobuck	Deborah Bonito, Owner
Anchorage Park Foundation	Beth Nordlund, Executive Director

Peach Investments	Derrick Chang, Owner
Anchorage Convention Centers	Steve Rader, General Manager
ACDA	Melinda Gant, External Affairs Director
Anchorage Downtown Partnership	Radhika Krishna, Executive Director
Visit Anchorage	Julie Saupe, President & CEO
Santos	Sherri Gould

Guests:

Anchorage Park Foundation	Michelle LeBeu
Anchorage Downtown Partnership	Erin Gallagher

Meeting Summary

The SAG meeting began at 12:10 pm Graham Downey from the mayor's office welcomed everyone and led introductions. Taylor Keegan, P&R Superintendent, introduced the project, and Oona Martin from The Boutet Company reviewed the meeting objective. Lucy Wittlinger, with Huddle, gave an overview of the meeting agenda and project schedule. Discussed the opportunity to schedule an individual stakeholder interview and to volunteer at summer tabling events for project awareness.

The presentation continued with information regarding Phase 1 of the project, including the activation of the Park. Taylor reviewed several activities that will be taking place this summer, which include biker buddies, a youth bicycling program, and a Farmers Market, including makers, vendors, and food on Wednesdays from 10:00 am to 2:00 pm. On Thursday will be the Anchorage Downtown Partnership Live at 5 event, and on Friday's a "Friday Night Market" from after work till 9:00 pm to include, including music, vendors, and food. P&R is waiving fees to encourage vendors to activate the space.

Brian Fuch, the Lieutenant with the Anchorage Police Department (ADP), attended the meeting and spoke about what ADP has been doing to help with the design. He explained some of the design methods that could be used to increase sightlines into the park, and the terrain is designed for public safety. He also spoke about the seven cameras that will be installed and monitored by ADP and the real-time crime center. APD and MOA IT are working together to make sure the cameras are up and operational. The cameras are scheduled to be installed in the summer of 2025; the equipment has been purchased. He encouraged everyone to reach out with concerns and report any activity so they can respond.

The presentation continued with Phase 2, the Implementation of the park design. Oona gave a brief overview of the implementation concept. This concept overlays the preferred 2019 master plan concept on a current survey, locating existing trees and features that may be retained as discussed in the master plan. This implementation concept was an exercise in cost estimation, helping inform what could be possible with the allocated 2.9 million bond. At this time, this is limited to demolition, walkways and plaza areas, curbs and concrete structures, some site lighting, and minimal landscaping. Future Upgrades will need additional sources of funding to realize amenities, string lighting, artful and playful features, and 1% for art and event tents. The 2019 master plan design concept, inclusive of all proposed improvements shown, was nearly 10 million in today's dollars.

Major goals were creating inviting entrances to the park with increased sightlines from 5th and 6th Avenue into the park, and ADA compliance. The design retains some features of the park, such as the crabapple trees along the winding pathway, while lowering the grades to increase views into the park. Following the presentation, Lucy led the group discussion,

At the end of the discussion, Lucy reviewed the next steps with the group and reviewed the SAG meeting schedule. To conclude the meeting, Lucy thanked everyone for participating.

Discussion Comments

Below is a summary of comments expressed during the group breakout sessions. Comments are organized by topic or general theme.

General Comments

- Provide more visual renderings to help illustrate the design, including winter use.
- Donor names (bricks) need to be incorporated into the design.
- Restrooms are needed for the main park in Downtown Anchorage.
- ADP is working with DOT to utilize the light pole banners around the park.
- The group was happy about the lighting elements being added to the park.
- Include pedestrian wayfinding, coordinate with the Downtown Wayfinding project.
- Include an operating plan for the park to understand who is managing what for the success of the park.

Alaska Center for the Performing Arts (PAC) – ADA Drop-off

- Where the F Street Market space is located, provide flexibility to accommodate an ADA drop-off zone for the PAC.
    - The original master plan does not allow for an official drop-off zone; however, this design allows for the flexibility of the space for a possible drop-off area at the PAC and vehicle access for the market vendors. This space would be designed for fire truck access.
- Concerns that the planters on the southwest corner of the park would impede future vehicular circulation for the F Street Market access.
    - The planters are designed to allow for single vehicle passage in and out of the F Street Market space near 6th Avenue.
- The PAC needs a safe drop-off zone for accessibility. Especially since most programming takes place during the winter months.
- If 5th and 6th Avenue were turned over to the MOA, a drop-off through the park might not be needed. Good to design this as flexible.

Park Access

- The design needs to address how the park is accessed. 5th and 6th Avenues are highways with fast-moving vehicles. The design should encourage people to access the park and not only use it as a cut-through.

- Improve the entrances to attract more visitors to the park.
- Consider removing parking around the park and designating it ADA or loading/offloading.
- Strengthen the connection between the two convention centers.

Winter Use

- The park needs to be designed for year-round use, as a winter city. Consider heating elements.
- Include outlets throughout the park for more winter use activities, such as winter markets, to encourage year-round vendors.

Public Safety

- Consider pedestrian crossing at 5th and 6th Ave with flashing lights to make it safer for pedestrians.
- Traffic calming could be integrated into the design of the park if 5th and 6th Avenues were MOA roads.
- The arcade on the PAC is too tight and doesn't feel safe; it is dark, not well lit. Incorporate the plaza and the arcade into the park to make it more welcoming.
- Santos discourages visitors from accessing their building through the park due to concerns for public safety.

Project Phasing

- The design should show a full build-out with a phased approach, otherwise, it would be required to go back to the Urban Design Commission. Don't miss anything in this process, otherwise it will delay the progress.
- Consider putting another round of funding on the bond for 2026 for additional construction funding, maintenance, and operations funds. For public safety and daily maintenance.

Phase 2 Funding Elements

- The Anchorage Park Foundation will pursue fundraising through the Rasmuson Foundation for decorative lighting, play features, site amenities, and art.
- Consider a permanent stage structure for more year-round use.

Business Opportunities

- Consider yearly rental spaces in the park to generate revenue.
- Could a curling and bocce court be integrated into the park where a vendor could operate this activity and charge a small fee? Also consider pickleball or other opportunities to bring activation and revenue to offset operating expenses.

Comment Sheets

Comment Sheets were distributed; however, none were collected.

Next Steps

- Schedule individual stakeholder meetings
- Pop-up and Community Tabling Events for Phase 1 Activation
- Next Stakeholder Advisory Group meeting is scheduled for Tuesday, July 15, 2025
    - The meeting could take place at the PAC or The Kobuck in the evening to allow for more time for a site visit.

Town Square Park – 2026 Implementation

Stakeholder Advisory Group Kick-off Meeting
Monday, April 21, 2025
12:10 pm – 1:00 pm
City Hall - Conference Room 830, (Mayors Conference Room)

- **Introductions** – 5 minutes
  - Project Team
  - Stakeholders

- **Meeting Objective** – 5 minutes
  In 2019, following two years of public involvement and plan development, the Town Square Park Master Plan was approved by the Planning and Zoning Commission. The master plan provides a 20-year vision that seeks to address issues, prioritize improvements, and identify strategies to ensure that Town Square Park is a safe and thriving public space for all.

  In 2025, the proposed bond of $2.9 million was passed for the implementation of the master plan. The efforts moving forward will incorporate the goals expressed in the master plan document alongside historical, current, and future context and budgetary considerations.

- **Project Schedule** – 5 minutes
- **Phase I – Summer Activation** – 5 minutes
- **Phase II – Implementation Concept** –
  - Review the proposed concept – 5 minutes
  - Discussion – 20 minutes
- **Wrap up and Next Steps** – 5 minutes

Public Involvement

Project Website

https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx

Project Contacts

Tanya Hickok, P.E., Senior Park Planner
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907-343-4135

Lucy Wittlinger, Public Engagement
lucy@huddleak.com
907-215-8516

Town Square Park Implementation
STAKEHOLDER ADVISORY GROUP MEETING - SIGN IN

DATE & TIME: April 21, 2025, 12:10-1:00pm **LOCATION:** City Hall - Conference Room 830 (Mayors Conference Room)

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS*	INDIVIDUAL MEETING SIGN UP**
[illegible]	Huddle AK	[redacted]	[redacted]	yes
Michelle Lipscomb	ANC Park foundation	[redacted]	[redacted]	Yes
Beth Nordlum	"	[redacted]	[redacted]	$
~~Chad Stovall~~	~~[illegible]~~	[redacted]	[redacted]	[illegible]
Codie Costello	AK Center for the Perf Arts	[redacted]	[redacted]	YES
~~DERRICK CHANG~~	~~PEACH HOLDINGS~~	[redacted]	[redacted]	YES
Julie Saupe	Visit Anchorage	[redacted]	[redacted]	yes
Steve Rador	Anchorage Convention	[redacted]	[redacted]	yes
[illegible] Krishna	ADP	[redacted]	[redacted]	
Erin Gallagher	ADP	[redacted]	[redacted]	
[illegible]	ITD	[redacted]	[redacted]	
[illegible]	Santos	[redacted]	[redacted]	Yes
[illegible]		[redacted]	[redacted]	
Deborah [illegible]	The Kobuk	[redacted]	[redacted]	yes
Melinda Grant	ACDA	[redacted]	[redacted]	yes
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	
		[redacted]	[redacted]	

*** By providing your email or mailing address, you agree to sign up for project updates as they are available.**
**** If you would like the project team to contact you for an individual stakeholder meeting please check this box**

Town Square Park 2026 Implementation

Stakeholder Advisory Group (SAG) Meeting #2 – 35% Design Review
Date: July 15, 2025
Time: 6:00 pm- 7:30 pm
Location: Alaska Center for Performing Arts – Second Level

Overview

The Anchorage Parks and Recreation Department (P&R) is continuing to advance the 2026 Implementation Concept for Town Square Park (TSP), a key milestone in the realization of the 2019 TSP Master Plan—a 20-year vision that outlines long-term strategies for park improvements, management, and community programming. As part of this effort, the project team presented the 35% Design Concept for TSP, sharing early-stage design details and gathering input to help shape the park's future.

The 35% Design provides a foundational layout that addresses existing challenges, identifies near- and long-term infrastructure needs, and proposes enhancements to support year-round use, accessibility, and vibrant community programming. This presentation marked a crucial step in confirming design direction and refining concepts based on technical feasibility and stakeholder feedback.

The second SAG meeting was held on Tuesday, July 15, 2025, at the Alaska Center for the Performing Arts. The project team presented the 35% Design and solicited additional input from stakeholders to inform the next phase of design development.

Attendees

Project Team:

The Boutet Company	Loren Becia, Project Manager
The Boutet Company	Oona Martin, Landscape Architect
Huddle AK	Lucy Wittlinger, Public Engagement
MOA Parks & Recreation	Taylor Keegan, Park Superintendent
MOA Parks & Recreation	Tanya Hickok, Civil Engineer
RSA Engineering	Channing Lillo, Electrical Engineer

Stakeholder Advisory Group:

Anchorage Center Performing Arts	Codie Costello, President
Anchorage Center Performing Arts	Curtis Waller, Programming & Contracts Manager
Northern Compass Group	Mark Begich, President/CEO
The Kobuk	Nina Bonito Romine, Owner
The Kobuk	Deborah Bonito, Owner
Anchorage Convention Centers	Steve Rader, General Manager
Anchorage Downtown Partnership	Radhika Krishna, Executive Director
Santos	Sherri Gould

Meeting Summary

The SAG meeting began at 6:15 pm, Lucy Wittlinger with Huddle welcomed everyone and led introductions. She then gave an overview of the meeting agenda, project schedule, and stakeholder engagement to date. Lucy then invited members to volunteer at summer tabling events for project awareness.

Oona Martin with The Boutet Company led a presentation of the 35% Design Concept. Each participant had an 11x17 double-sided print of the concept with support elevations and photos to illustrate the design, an agenda, and a comment form. Oona described how the public engagement throughout the process has helped inform the design. Throughout her presentation, participants asked questions, and meaningful conversations were had with the group.

Major goals were creating inviting entrances to the park with increased sightlines from 5th and 6th Avenue into the park, and ADA compliance. The design retains some features of the park, such as the crabapple trees along the winding pathway, while lowering the grades to increase views into the park. Following the presentation, Lucy led the group discussion,

At the end of the discussion, Lucy reviewed the next steps with the group and reviewed the SAG meeting schedule. The next SAG Meeting #3 to review the 65% Design will be held on Tuesday, October 7th. The 65% Design Review Open House with the community will take place on Wednesday, September 8th. To conclude the meeting, Lucy thanked everyone for participating. The group then exited the PAC for a walk-through of the park to discuss elements of the plan.

Discussion Comments

Below is a summary of comments expressed during the meeting. Comments are organized by topic or general theme.

General Comments

- What is the height of the proposed community stage? The stage was kept to 2 feet in height, so it doesn't require railings. The stage is ADA-compliant with an access ramp.
- It was asked how the potential future redevelopment of the JCPenney parking garage could affect the project.
- The new Downtown Library is looking into programming for children. Including a space in the park that could be used for daytime children's activities could benefit the library.

Utility & Infrastructure Elements

- The heated sidewalks surrounding the PAC have been turned off for several years. This has led to accessibility and access issues in the wintertime. The PAC would like to see these turned back on.
- Restroom Infrastructure: permanent building infrastructure is restricted by city charter; however, the plan could include a temporary structure as recommended in the Anchorage Areawide Public Restroom Project. Providing water and sewer connections in this phase would save money in the future if the charter were ever changed to allow structures.
- Recommend installing utility corridors with this project to make additions to the park easier in the future.

- The design may be able to accommodate future curb cuts along 5th and 6th Avenues (to be funded separately) to allow for a drop-off zone at the PAC. The design team will be meeting with the Planning and Traffic Departments to discuss design requirements.

Winter City Elements

- Winter city elements need to be included, such as gas heating elements, winter lighting, and electrical outlets to support winter festivals and events. Current gas line access is along 6th Avenue. The project team will discuss the idea of gas heating elements with the Parks & Recreation Department regarding maintenance concerns.
- The design addresses the need for pathways from the corner of 6th Avenue and E Street that would be free of ice during the winter months.

Visibility & Safety

- The sidewalks along 5th and 6th Avenue are in poor condition. What is recommended for improving this element of the park? Resurfacing the sidewalks would be recommended. Funding for ROW improvements is not included in the Park bond funds.
- This past spring, trees were trimmed and removed to improve sightlines into the park, which has helped open up the park and discourage vagrant behaviors.
- Concerns raised about dark areas near Kobuk's patio; recommendation to open up the northeast corner to the park and avoid placing trees that block views. The Kobuk should be celebrated and invited into the park for visitors to dine outside while feeling connected to the park.
- The higher mounds in the park are proposed to be reduced to a maximum height of 36" to allow for improved sightlines into the park but still allow for elevation differences within the park. Some participants were torn about reducing the height as they work well for concerts; however, it was discussed that the current mounds are too steep and could be reshaped to allow for more usability.

Public Art & Entry Features

- Ideas discussed for incorporating artistic features at park entrances.
    - A lighted welcome sign for Anchorage as a piece of public art was proposed.
    - A possible art feature in the middle of the park could draw visitors in; however, it shouldn't obstruct views within the park during larger events such as concerts.
    - Utilizing each entrance of the park for a sense of arrival would be preferred since visitors enter from all four corners.
- One entrance arch was discouraged and thought to be expensive. Also, the Mushing District is building an arch; this could be a competing interest.
- Nina proposed a carousel themed with moose and caribou.
- Avoid overly generic design elements; there was a debate on who determines "what is iconic."

Recreation and Passive Use Ideas

- Activities like pickleball and ping pong tables were proposed for flexible areas. However, P&R has seen varying success with these elements in other parks around Anchorage. Concerns that they could become a hangout or party spot.

- The Anchorage Downtown Partnership has tried to implement passive recreation with removable elements; however, noted resource limitations due to staffing for programming often cut these programs, and it can be challenging to store elements.
- Importance of both active and passive activations is highlighted (e.g., seasonal flexibility, concerts, viewing mounds).

Lighting

- The group likes the idea of providing string lighting throughout the park to attract visitors in the wintertime.
- PAC expressed interest in using similar lighting styles to improve lighting at entrances around the building and in alcoves.

Team Coordination

- Question raised on whether "Fur Rondy" has been involved in the discussions.
    - The project team will reach out for an individual stakeholder interview.
- Does this project need support from the group to ensure its success?
    - The project team would encourage all stakeholders to show their support at the Urban Design Commission hearing later this year.

Funding

- Additional bond money should be requested to make the project whole and for park maintenance and operations costs.
- The park needs an operations plan to ensure its success.

RFP & Construction Timeline

- The goal is to have 95% design completion by December. The RFP will be released in March with contract negotiations scheduled for the end of April. Construction could begin late May 2026.

Comment Sheets

Comment Sheets were distributed; however, none were collected.

Next Steps

- Schedule individual stakeholder meetings
- Pop-up and Community Tabling Events for Phase 1 Activation
- Community Open House scheduled for Tuesday, September 9, 2025
- Next Stakeholder Advisory Group meeting is scheduled for Thursday, October 9, 2025
    - The meeting could take place at the Egan Convention Center

Town Square Park – 2026 Implementation

Stakeholder Advisory Group Meeting #2 – 35% Design Review
Tuesday, July 15, 2025
6:00 pm – 7:30 pm
Alaska Center for the Performing Arts (PAC) – Sky Bridge

- **Introductions** – 5 minutes
  - Project Team
  - Stakeholders
- **Meeting Objective and Project Schedule** – 10 minutes
- **35% Design Review –**
  - Review the 35% Design – 20 minutes
  - Discussion – 20 minutes
- **Wrap up and Next Steps –** 5 minutes
- **Park Walk through and Discussion** – 30 minutes

Public Involvement

Project Website

https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx

Project Contacts

Tanya Hickok, P.E., Project Manager
tanya.s.hickok@anchorageak.gov
907-343-8178

Lucy Wittlinger, Public Engagement
lucy@huddleak.com
907-215-8516

Town Square Park Implementation

STAKEHOLDER ADVISORY GROUP MEETING #2 - SIGN IN

DATE & TIME: Tuesday, July 15, 2025, 6:00 pm - 8:00 pm **LOCATION:** Alaska Center for the Performing Arts - Skybridge

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	Check here for Project Updates*
Channing Lillo	RSA Engineering	[redacted]	[redacted]	X
[illegible]	PAC	[redacted]	[redacted]	X
Curtis Waller	PAC	[redacted]	[redacted]	org ✓
Nina Bonito Romine	Kobuk	[redacted]	[redacted]	✓
Shurri Gould	Santos	[redacted]	[redacted]	✓
Steve Poster	Anchorage Convention Centers	[redacted]	[redacted]	✓
Mark Begich	Wildbacks	[redacted]	[redacted]	✓
Deborah Bonito	Kobuk	[redacted]	[redacted]	✓
Rachel Krishna	ADP	[redacted]	[redacted]	✓
Lorem Becic	TBC	[redacted]	[redacted]	✓
Taylor Keegan	Parks	[redacted]	[redacted]	✓
Tanya Hickok	PME	[redacted]	[redacted]	✓
Lucy Hitlinger	Huddle	[redacted]	[redacted]	✓

* By checking this box you agree to sign up for e-newsletter/email project updates as they are available.

Town Square Park 2026 Implementation

Master Plan Working Group (MPWG) Meeting #1
Date: April 30, 2025
Time: 6:30 pm- 7:30 pm
Location: City Hall – Conference Room 155

Overview

The Anchorage Parks and Recreation Department (P&R) is continuing the development of the 2026 Implementation concept for Town Square Park (TSP). The TSP Master Plan was adopted in 2019 and provides a 20-year vision for the future of the park. The plan will identify current and future needs, address issues and concerns, and establish a framework for future management, maintenance, and park development. To ensure the master plan aligns with the desires of the community, P&R created a Master Plan Working Group (MPWG).

The TSP MPWG was formed to help guide the development of the design. MPWG members represent a broad spectrum of community interest groups, including business owners, park founders, and citizens.

The first MPWG meeting for the Town Square Park 2026 Implementation took place on Wednesday, April 30, 2025, at the Anchorage City Hall, Conference Room 155.

Attendees

Project Team:

The Boutet Company	Loren Becia, Project Manager
The Boutet Company	Oona Martin, Landscape Architect
Huddle AK	Lucy Wittlinger, Public Engagement
MOA Parks & Recreation	Taylor Keegan, Park Superintendent
MOA Parks & Recreation	Tanya Hickok, Civil Engineer

Master Plan Working Group:

Park Founder	Dianne Holmes
Principal/Owner, Agnew:Beck	Tayna Iden
Anchorage Transportation Planner, DOT	James Starzec
Ombudsman, MOA	Darrel Hess
Horticulture Supervisor, P&R, MOA	Annie DuBois
Crime Prevention Design, UAA	Sharon Chamard
Landscape Architect, NPS	Kevin Doniere
Chief Design Officer, Anchorage Museum	Jonny Hayes
Senior Land Use Planner, DOWL	LaQuita Chmielowski
Co-Founder, Participate	Bree Kessler
President, SALT	Michael Fredericks
President, Native Village of Eklutna	Aaron Leggett

Guests:

Anchorage Resident	Will Hughes

Meeting Summary

The MPWG meeting began at 6:30 pm Taylor Keegan, P&R Superintendent, welcomed everyone and led introductions. She introduced the project, and Oona Martin from The Boutet Company reviewed the meeting objective. Lucy Wittlinger, with Huddle, gave an overview of the meeting agenda and project schedule. She discussed the opportunity to volunteer at summer tabling events for project awareness.

The presentation continued with information regarding Phase 1 of the project, including the activation of the Park. Taylor reviewed several activities that will be taking place this summer, which include biker buddies, a youth bicycling program happening on Tuesdays, and a Farmers Market, including makers, vendors, and food on Wednesdays from 10:00 am to 2:00 pm. On Thursday will be the Anchorage Downtown Partnership Live at 5 event, and on Friday's a "Friday Night Market" from after work till 9:00 pm to include, including music, vendors, and food. P&R is waiving fees to encourage vendors to activate the space.

The presentation continued with Phase 2, the Implementation of the park design. Oona gave a brief overview of the implementation concept. This concept overlays the preferred 2019 master plan concept on a current survey, locating existing trees and features that may be retained as discussed in the master plan. This implementation concept was an exercise in cost estimation, helping inform what could be possible with the allocated 2.9 million bond. At this time, this is limited to demolition, walkways and plaza areas, curbs and concrete structures, some site lighting, and minimal landscaping. Future Upgrades will need additional sources of funding to realize amenities, string lighting, artful and playful features, and 1% for art and event tents. The 2019 master plan design concept, inclusive of all proposed improvements shown, was nearly 10 million in today's dollars.

Major goals were creating inviting entrances to the park with increased sightlines from 5th and 6th Avenue into the park, and ADA compliance. The design retains some features of the park, such as the crabapple trees along the winding pathway, while lowering the grades to increase views into the park. Following the presentation, Lucy led the group discussion,

At the end of the discussion, Lucy reviewed the next steps with the group and reviewed the MPWG meeting schedule. To conclude the meeting, Lucy thanked everyone for participating.

Discussion Comments

Below is a summary of comments expressed during the group breakout sessions. Comments are organized by topic or general theme.

General Comments

- Provide more visual renderings to help illustrate the design, including winter use.
- Donor name bricks have become a hazard and need to be removed. However, it is important to keep the names of all donors incorporated into the design.
- Utilize the existing kiosk along E Street near The Kobuck to tell the history of the park.

- The rock on the southeast corner needs to remain; consider incorporating it into the newly designed crabapple walk.
- Consider amending the MOA Code to allow bicycle riding in the park.
- The group was happy about the lighting elements being added to the park.
- The park is in danger of losing its solar access.

Design

- Keep the mounds/hills as this bowl feature reduces noise from the adjacent streets.
- F Street should be emphasized as the major pedestrian connector between the Dena'ina and Egan Centers.
- Remove the ice rink as it is expensive to maintain and reduces accessible pathways to the PAC. Ice skating opportunities already exist on the Park Strip and at West Chester Lagoon.
- Consider incorporating more Indigenous identity into the design. Pull inspiration from existing ideas happening in downtown with the Indigenous Place Names Project, Keh Park, and the Downtown Wayfinding project.
- The mid-block plaza along 6th Avenue seems out of place. People should be directed to the intersections where a park entrance should be celebrated. The pedestrian Allee in the 2019 plan brings people into the park while providing a buffer to 6th Avenue.
- The 2019 Master Plan showed more lawn space. Does this concept use more hardscape than the 2019 Master Plan?
- Consider integrating seating into the design. Concerned that if seating is only identified in Phase 2, the park will never receive seating.
- The park design shouldn't be considered only for events, but for everyday use by residents.
- Consider multi-seasonal lighting throughout the park as artwork.
- The design should consider the possible reduction of light from possible future development along 6th Avenue.

Vegetation

- Consider larger planter beds for seasonal flowers to reduce maintenance for MOA staff.
- Incorporate more spruce and fir trees for winter interest and noise reduction from adjacent streets.
- The landscaping won't be seen in the winter, program the space to be maximized for winter use.
- Concerned that the flowers shown in front of the stage would be trampled.
- Keep more green space, it's the only green island in downtown.
- Consider more birch trees for the pedestrian Allee to connect with the Museum design.

Coordination

- Contact the Indigenous Place Names Advisory Group for coordination on incorporating indigenous identity into the design.
- The plan is only showing the boundary of the park; consider coordinating with other projects happening downtown.

Public Safety

- Make it a safe destination for kids and families
- The hills around the current park give a feeling of being watched.
- The current F Street corridor feels dark and narrow; it needs to be opened with lighting.
- Consider night storage and safety if items need to be locked or put away from vandalism.

Winter Use

- The park needs to be designed for year-round use, as a winter city. Consider heating elements.
- Include outlets throughout the park for more winter use activities, such as winter markets, to encourage year-round vendors or a 24-hour café.

Restrooms

- Restrooms are needed for the main park in Downtown Anchorage. They should be heated and regularly maintained.
- Consider working with the PAC to use their restrooms or repurposing the old Kaladi Brothers along 6th Avenue in the PAC as public restrooms.

Festival Space

- E Street is already a designated Festival Space with the adjacent market space and lunch spot. This space is sunnier and warmer for vendors. The park doesn't need another market space along the F Street corridor.

Comment Sheets

Comment Sheets were distributed, and four (4) were collected from meeting participants. See attachment.

Next Steps

- Pop-up and Community Tabling Events for Phase 1 Activation
- Next Master Plan Working Group meeting is scheduled for Tuesday, July 22, 2025

Town Square Park – 2026 Implementation

Master Plan Working Group Kick-off Meeting
Wednesday, April 30, 2025
6:30 pm – 7:30 pm
Anchorage City Hall – Conference Room 155

- **Introductions** – 5 minutes
  - Project Team
  - Working Group

- **Meeting Objective** – 5 minutes
  In 2019, following two years of public involvement and plan development, the Town Square Park Master Plan was approved by the Planning and Zoning Commission. The master plan provides a 20-year vision that seeks to address issues, prioritize improvements, and identify strategies to ensure that Town Square Park is a safe and thriving public space for all.

  In 2025, the proposed bond of $2.9 million was passed for the implementation of the master plan. The efforts moving forward will incorporate the goals expressed in the master plan document alongside historical, current, and future context and budgetary considerations.

- **Project Schedule** – 5 minutes
- **Phase I – Summer Activation** – 5 minutes
- **Phase II – Implementation Concept** –
  - Review the proposed concept – 5 minutes
  - Discussion – 30 minutes
- **Wrap up and Next Steps** – 5 minutes

Public Involvement

Project Website
https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx

Project Contacts

Tanya Hickok, P.E., Senior Park Planner
tanya.hickok@anchorageak.gov
907-343-4135

Lucy Wittlinger, Public Engagement
lucy@huddleak.com
907-215-8516

Town Square Park Implementation

MASTER PLAN WORKING GROUP MEETING - SIGN IN

DATE & TIME: Wednesday April 30, 2025, 6:30 pm - 7:30 pm **LOCATION:** City Hall - Conference Room 155

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	Check here for Project Updates*
Taylor Kessler	Parks + Rec	[redacted]		—
Annie Dubow	Parks & Rec			✓
[illegible]	Museum			✓
[illegible]	Museum/NVE			✓
Jane Stover	Self			✓
Bree Kessler	Parent/Pate			
[illegible]	DDWL			✓

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* By checking this box you agree to sign up for e-newsletter/email project updates as they are available.

Town Square Park Implementation
MASTER PLAN WORKING GROUP MEETING - SIGN IN

DATE & TIME: Wednesday April 30, 2025, 6:30 pm - 7:30 pm **LOCATION:** City Hall - Conference Room 155

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	Check here for Project Updates*
DARREL HESS	MOA	[redacted]	[redacted]	✓
Loren Becic	TBC			
Dianne Holmes	—			
Kevin Duncan	NPS			✓
Tanya Iden	Agnew::Beck.			✓
MICHAEL FREDERICKS	SALT			✓
WILL HUGHES	SALT			✓
Sharon Chainard	WAA			

* By checking this box you agree to sign up for e-newsletter/email project updates as they are available.

Town Square Park Implementation
COMMENT FORM

NAME	Tanya Iden
ORGANIZATION	Agnew Beck Consulting
EMAIL	[redacted]
PHONE	
DATE	4/30/25

COMMENT

- Love Johnny Hughes idea about a focal point in the middle, somewhere that draws people in all years, right shows, etc.
- Agree that its important to draw people in from corners where people naturally cross street.
- A bit concerned that green is going away
- Winter activation so important. All season all times of day space.
- Straight up - A PUBLIC RESTROOM NEEDS TO HAPPEN. PAC should let theirs be made available to community - they are a public facility
- Yes to indigenous place names!

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

Town Square Park Implementation

COMMENT FORM

NAME	MICHAEL FREDERICKS
ORGANIZATION	SALT / PUBLIC
EMAIL	[redacted]
PHONE	[redacted]
DATE	4/30/25

COMMENT

(1) AMPLIFY INDIGENOUS IDENTITY
(2) CAPITALIZE ON E STREET
(3) LOVE BIRCH - CONNECTION TO MUSEUM + K'EH PARK
(4) WINTER CITY DESIGN - CAPITALIZE ON SNOW
(5) 4TH AVENUE MID BLOCK MODE - NOT FUNCTIONAL - GRASS IT UP
(6) WHAT IS THE FOCAL POINT?
(7) LIGHTING - COLORS!! I LOVE THE LIGHTS ON THE NEW BLDG RENO (KEY BANK) IT MAKES ME SO HAPPY.
(8) AMAZING JOB!
(9) WE WILL TABLE TO GATHER INPUT

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

Town Square Park Implementation
COMMENT FORM

NAME	Sharon Chamard
ORGANIZATION	UAA Justice Center
EMAIL	[redacted]
PHONE	[redacted]
DATE	April 30, 2025

COMMENT

The Food Truck (#5) + lunch spot (#11) areas will presumably have seating available. Will these be moveable? If so, I think there should be a plan for maintenance, theft prevention, and storage of the seating elements.

I support activation of the F St. Market area as much as possible. E street is great for festivals, but the street needs to be blocked off for this to happen.

The hills still seem too high.

Does this plan allow for the possibility of much larger/taller buildings on the southside of 6th Avenue that will reduce sunlight?

I'm not wild about the ice rink concept. Are there many people who skate there? It just seems to make the park extra cold feel extra cold + icy. If there isn't going to be a rink, I'd suggest some pathways with ice-free pavement to encourage people to walk through the park in the winter.

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

Town Square Park Implementation
COMMENT FORM

NAME	Dianne Holmes
ORGANIZATION	
EMAIL	[redacted]
PHONE	
DATE	4-30-25

COMMENT

flowers keep visitors in the park longer — but there are too many small beds which may be more work for the horticultural & maintenance folks. Make all flower beds larger even if the number is reduced.

The ice making - plumbing infrastructure may have been ~~have to~~ removed & if no "ice" is expensive to maintain & it would impede people walking to the PAE. No ice!

#7 - Why just birch trees? Spruce or fir are year-Round & inviting. Make sure there are lots of Services.

Too much commercial although events do keep bad behavior. Keep it a green oasis — not commercial

Do not reduce hills to the point ~~that~~ road noise makes it impossible to talk. Keep them high ~~&~~ because with more open walkways people can see into the park & should not be afraid to enter.

Don't neglect to protect the ~~park~~ ROCK & plague in SE corner

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

F-ST corridor? No ~~and E-ST too~~

E-ST is a major street yet F ST can be closed easily for festivals

#17 ~~hope~~ this will not be an example for TSP as it is ugly & dominating.

Stage areas will need electricity & places to secure equipment.

Town Square Park 2026 Implementation

Master Plan Working Group (MPWG) Meeting #2 – 35% Design Review
Date: Tuesday, July 22, 2025
Time: 6:00 pm- 7:30 pm
Location: Alaska Center for Performing Arts – Second Level

Overview

The Anchorage Parks and Recreation Department (P&R) is continuing to advance the 2026 Implementation Concept for Town Square Park (TSP), a key milestone in the realization of the 2019 TSP Master Plan—a 20-year vision that outlines long-term strategies for park improvements, management, and community programming. As part of this effort, the project team presented the 35% Design Concept for TSP, sharing early-stage design details and gathering input to help shape the park's future.

The 35% Design provides a foundational layout that addresses existing challenges, identifies near- and long-term infrastructure needs, and proposes enhancements to support year-round use, accessibility, and vibrant community programming. This presentation marked a crucial step in confirming design direction and refining concepts based on technical feasibility and stakeholder feedback.

The second MPWG meeting was held on Tuesday, July 22, 2025, at the Alaska Center for the Performing Arts. The project team presented the 35% Design and solicited additional input from stakeholders to inform the next phase of design development.

Attendees

Project Team:

The Boutet Company	Loren Becia, Project Manager
The Boutet Company	Oona Martin, Landscape Architect
Huddle AK	Lucy Wittlinger, Public Engagement
MOA Parks & Recreation	Tanya Hickok, Civil Engineer
RSA Engineering	Lilly Horning, Electrical Engineer

Master Plan Working Group:

Principal/Owner, Agnew:Beck	Tayna Iden
Anchorage Transportation Planner, DOT	James Starzec
Horticulture Supervisor, P&R, MOA	Annie DuBois
Crime Prevention Design, UAA	Sharon Chamard
Chief Design Officer, Anchorage Museum	Jonny Hayes
Landscape Architect, KPB	Tamas Deak
President, SALT	Michael Fredericks
Showdown	Natalie Treadwell
Anchorage Resident	Chris Beck

Meeting Summary

The MPWG meeting began at 6:10 pm, Lucy Wittlinger with Huddle welcomed everyone and led introductions. She then gave an overview of the meeting agenda, project schedule, and stakeholder engagement to date. Lucy then invited members to volunteer at summer tabling events for project awareness.

Oona Martin with The Boutet Company led a presentation of the 35% Design Concept. Each participant had an 11x17 double-sided print of the concept with support elevations and photos to illustrate the design, an agenda, and a comment form. Oona described how the public engagement throughout the process has helped inform the design. Throughout her presentation, participants asked questions, and meaningful conversations were had with the group.

The major discussion topics of the Master Plan Working Group meeting centered on reviewing the 35% design to ensure it supports a vibrant, accessible, and safe year-round public space. Key priorities arising from this meeting included enhancing infrastructure for vendors, integrating playful and shaded areas, improving ADA accessibility, and increasing visibility and comfort throughout the park. The group emphasized the importance of community activation through features like covered seating, utility hookups, and connections to local businesses like The Kobuk, while addressing safety, climate resilience, and long-term usability through thoughtful landscape design and strategic programming.

At the end of the discussion, Lucy reviewed the next steps with the group and reviewed the MPWG meeting schedule. The next MPWG Meeting #3 to review the 65% Design will be held on Tuesday, October 14th. The 65% Design Review Open House with the community will take place on Tuesday, September 9th. To conclude the meeting, Lucy thanked everyone for participating. The group then exited the PAC for a walk-through of the park to discuss elements of the plan.

Discussion Comments

Below is a summary of comments expressed during the group breakout sessions. Comments are organized by topic or general theme.

Design Elements and Features

- The design envisions a playful zone near The Kobuk; however, a connection is needed to the patio space for people to sit, eat, and drink adjacent to the play zone. Ideas included custom canopies and playful all-ages swings, creating an interactive public destination, not a formal playground.
- Emphasis was placed on ensuring ADA-compliant access to the community stage, which is 2 feet above plaza grade. The group discussed maintaining accessibility for both pedestrians and vehicles during event setups.
- The electrical vault will remain in place, but the access manhole lid can be lowered.
- The fountain pump vault and systems currently under the community stage can be removed to streamline use and safety.
- The Ruth Moulton Plaza will be largely preserved, but Parks will look into why the heated sidewalks have not been in use during the winter months. Lighting upgrades (pole-mounted pedestrian lights and flood lights) are planned to increase safety and ambiance year-round.

Site and Landscape Considerations

- The proposed overall terrain is relatively flat. Specific height measurements include:
    - Crabapple zone: 4.5 feet, highest point.
    - Pedestrian Allee: the highest point is 3 feet.
    - A more level park ensures better compliance with ADA requirements.
- The crescent-shaped grass area located between the community stage and the listening lawn area was questioned as to its viability, leading to a discussion about artificial turf and whether it should be used in high-traffic areas.
- The trees lining the side of The Kobuk should be removed for increased visibility. The team is working with The Kobuk to better integrate their patio into the park.
- It was suggested that the current tree species are not ideal, recommending a full rethinking of the biome to better suit the future design of the park.
- It was suggested that the design team reconsider the priority of keeping the existing trees on the north side of the park and weigh them against the long-range goals of the park, particularly where there may be opportunities to provide utilities for future uses.

Public Amenities and Infrastructure

- A major concern raised was the lack of infrastructure for vendors. Suggestions included:
    - Installing water, sewer, and power hookups.
    - Creating comfortable, covered seating for food and vendor areas.
- The PAC wants more activation in front of the building, such as food trucks around E Street and seating to encourage lingering.
- Vendors Jill and Y'll Vrlaku (from the Lagoon hotdog stand) could be a good point of contact to understand more about what vendors are looking for to make operations profitable.
- Questions were raised about portable toilets and restroom design, whether screens would provide privacy, and how vegetation may impact safety.
- Concerns included whether restrooms at the southeast corner would become hiding places, and whether Parks maintenance would be responsible for upkeep.
- Consider installing water bottle refill stations in the park.
- Where will the benches, bike racks, and trash cans be placed?
- Would it be possible to have a bike rental vendor within the park?

Community Insights for a Successful Park -

1. Add Four-Season Daily Activity
    - Install year-round semi-open "people magnets" (cafes, shops, rentals) with covered seating.
    - Bring in utility infrastructure to enable food service and events.
    - Tie Kobuk directly into the park core, both symbolically and physically.
    - Create games and fun spaces for all ages (e.g., climbing for kids, bocce for adults).
2. Redesign for Comfort, Access & Safety
    - Lower berms and enhance visibility.
    - Add heated, covered seating.

    - Include an iconic central element, such as a sundial tower to track sun movement, encouraging curiosity and interaction.
    - Prioritize sunlight and vegetation on the south side to avoid casting shadows on active areas.
- The park would benefit from a temporary food and drink plaza. 49th State Brewing was cited as a successful model.
- Suggestions for temporary structures that can evolve with the space, woven into long-term planning.

Key Concerns Raised by Attendees

- Limited accessibility for vendors was a recurring issue. Some noted that the site feels inaccessible and unwelcoming to newcomers or those with limited mobility.
- Safety concerns about the current park atmosphere—some described it as uncomfortable due to inappropriate behavior (e.g., "people yelling and drinking").
- Trees should offer shade in summer but not block the sun in winter. Winter heating elements should still be considered.
- Concern over long-term climate patterns, such as whether Anchorage might see more winter rain in the next 20 years, potentially impacting winter events like ice skating.
- Debate on the necessity of an ice rink—whether it's truly needed or whether it dominates design at the expense of year-round functionality.

Comment Sheets

Comment Sheets were distributed, and four (2) were collected from meeting participants. See attachment.

Next Steps

- Pop-up and Community Tabling Events for Phase 1 Activation
- Community Open House scheduled for Tuesday, September 9, 2025
- Next Master Plan Working Group meeting is scheduled for Tuesday, October 14, 2025
    - The meeting could take place at the Egan Convention Center

Town Square Park – 2026 Implementation

Master Plan Working Group Meeting #2 – 35% Design Review
Tuesday, July 22, 2025
6:00 pm – 7:30 pm
Alaska Center for the Performing Arts (PAC) – Enter through Stage Door on 5th and G Street

- **Introductions** – 5 minutes
  - Project Team
  - Stakeholders
- **Meeting Objective and Project Schedule** – 10 minutes
- **Upcoming Events – Looking for Volunteers**
  - Biker Buddies – Tuesday, July 22, 9:30 – 12:00 pm
  - Live After Five – Thursday, July 24, 5:30 – 8:00 pm
  - Friday Night Market – Friday, August 1, 4:30 – 8:30 pm
- **35% Design Review –**
  - Review the 35% Design – 20 minutes
  - Discussion – 20 minutes
- **Wrap up and Next Steps** – 5 minutes
  - **Open House:** Wednesday, September 8, 2025
  - **Next meeting:** SAG Meeting #3 – Tuesday, October 14, 2025
  - **Stakeholder Events:** Looking for Volunteers to table events
- **Park Walk through and Discussion** – 30 minutes

Public Involvement

Project Website

https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx

Project Contacts

Tanya Hickok, P.E., Project Manager
tanya.s.hickok@anchorageak.gov
907-343-8178

Lucy Wittlinger, Public Engagement
lucy@huddleak.com
907-215-8516

Town Square Park Implementation
MASTER PLAN WORKING GROUP MEETING - SIGN IN

DATE & TIME: Tuesday, July 22, 2025, 6:00 pm - 7:30 pm **LOCATION:** Alaska Center for the Performing Arts (PAC)

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	Check here for Project Updates*
Tanya Hickok	MOA	[redacted]	[redacted]	
Sharon Chamberd	UAA Justice Center			
Annie DuBois	MOA P&R			✓
Jane Sherer	—			
Loren Becic	TBC			
MICHAEL FREDERICKS	SALT			✓
NATALIE TEARNEW	SHOWDOWN			✓
CHRIS BECK	INTERESTED PERSON			.com ✓
JAMES DEAK	ANCHORAGE CITIZEN			✓
Tanya Iden	Agnew Beck / daughter resident			✓
Joan Hays	Anchorage Museum			
Lilly Fleming				

* By checking this box you agree to sign up for e-newsletter/email project updates as they are available.

Town Square Park Implementation
COMMENT FORM

NAME	MICHAEL FREDERICKS
ORGANIZATION	YOU KNOW ME!
EMAIL	
PHONE	
DATE	

COMMENT

REACH OUT TO Y'LL & JILL VRLAKU WHO OPERATE THE LAGOON HOTDOG VENDOR. JILL - 907.223-6636
Y'LL - 907.229.9275

THEY WILL PROVIDE SOME INFRASTRUCTURE INPUT.

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

NOTES ON THE TOWN SQUARE PARK MASTER PLAN – Chris Beck 7.13.25

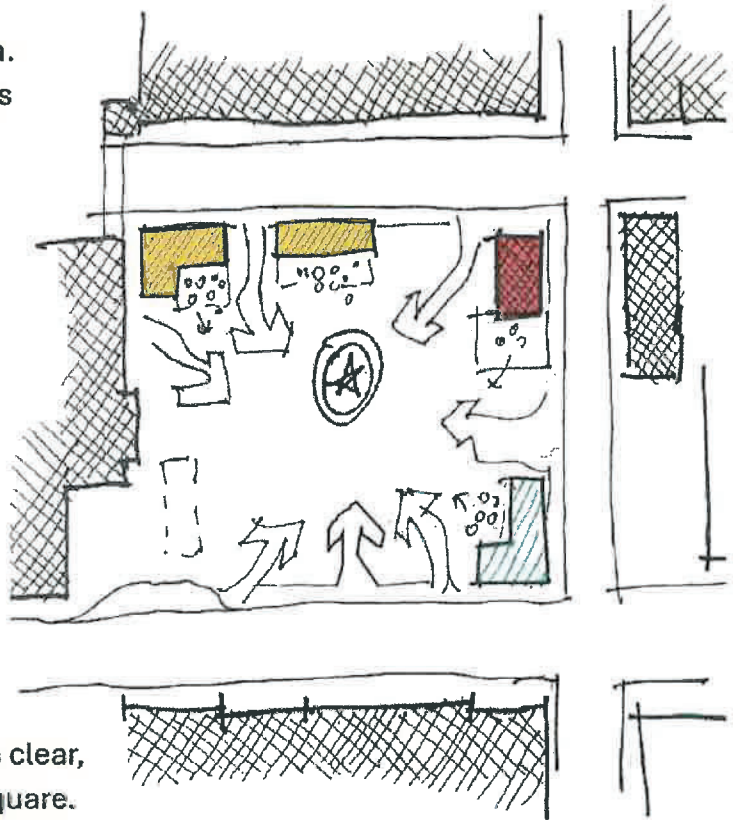
SUMMARY OF OBSERVATIONS

The Townsquare Master Plan reflects an immense investment of work, time, and good intentions, and includes many smart ideas, helpful examples and on-target critiques of Townsquare problems (*see following pages)*. But the Plan concludes with recommendations that don't go far enough to respond to that good advice. And while moving in the right direction, the "*Town Square Park Implementation Concept for 2026*", which reflects the Master Plan, **will not solve the problems** that have plagued Townsquare for 30 years. Building from Master Plan advice, and lessons from successful plazas worldwide, key concepts for success are respectfully offered below.

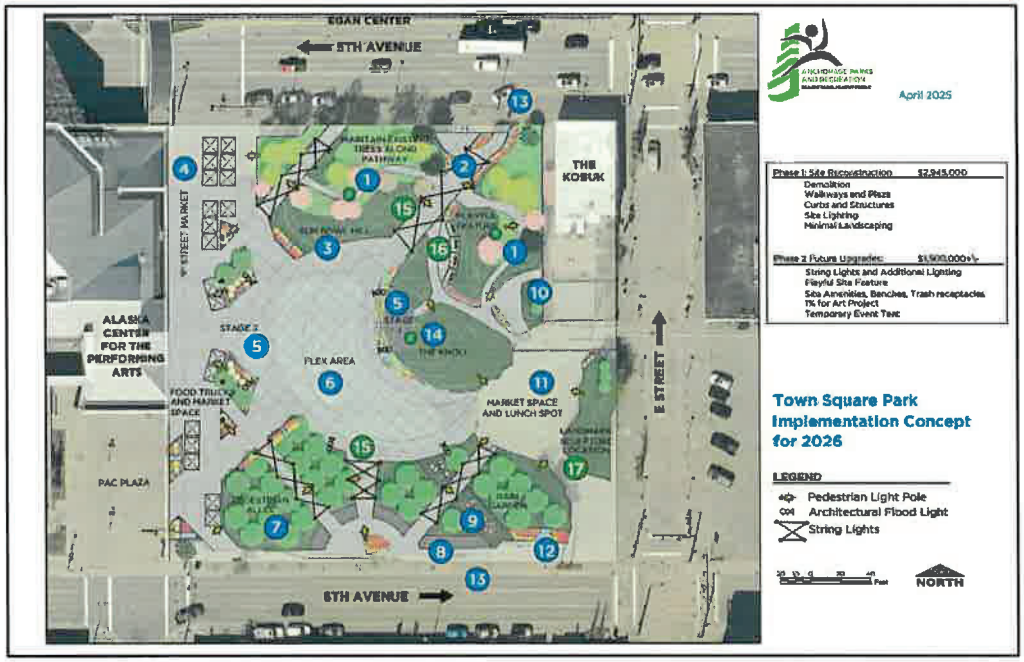
1. **Add Four Season Daily Activity Within Townsquare Boundaries**

   Plazas rarely activate the surrounding area; the surrounding area activates the plaza. Businesses on 6th are cut off by traffic, face north, and focus indoors. The other uses surrounding Townsquare are dead 95% of the time. Programed events can help but won't replace the need for year-round, daily reasons to visit Townsquare. So:

   - Support a ***suite of new year-round indoor/outdoor "people magnets" – within Townsquare*** primarily on the north sun-facing side, with uses like cafes, restaurants, shops, rentals. Make this practical by bringing power, water, sewer on-site. Initially these could be semi-open air, indoor/outdoor spaces, but must include ***covered heated seating***. (*Food trucks could meet some of this need but only with covered seating, and are limited in function, longevity, & season.*)
   - **Connect Kobuk into the heart of the Townsquare.** If not cut off by berms, poor access and the challenges of "urban nomads" (and with new covered outdoor dining), Kobuk could be Townsquare's most important asset.
   - **Add fun and games** – for kids like climbing structures & adults, like bocce ball.



2. **Change the Townsquare Design to Focus on Safety, Access and Comfort**
   - **Eliminate berms;** leave generous but lowered planters and seat walls. Provide a clear, reassuring view of the whole, largely flat area in a glance from any place in the square.
   - **Create direct, pedestrian access crossing from all sides.** Include people-watching seating along these well used paths.
   - **Dramatically improve seating.** Provide a range of types and places to sit, including movable chairs and small-scale sun pockets. Rely on the new uses (above) for four season seating, with direct visual and physical access into the square.
   - **Something memorable in the middle.** Successful plazas all over the world are flat with a statue, a fountain, and informal seating in the center. For Townsquare, consider a tower that tracks seasonal sun movements, narrow to not block views during events.



https://www.muni.org/Departments/parks/PublishingImages/Planning/TSP/TSP_DesignConcept.pdf

This 2026 Concept Plan is going in the right direction. But it still fails to fully solve the problems of four-season safety and comfort, and the surrounding "dead" spaces. These "hardwired" challenges have held back Townsquare's potential for over three decades.

The examples below, and the master plan notes that follow, show a stronger path to success.







Above, left to right: Healdsburg CA, Mill Valley CA, Whistler, BC. **Healdsburg's** busy plaza is surrounded on four sides by restaurants, hotels, shops, with gazebo in the center. **Mill Valley's Depot Square** has the same surrounding uses, anchored on-site by the Depot, serving food, coffee, baked goods, beer and wine; customers cascade into the square. Whistler's three central squares are oriented to views and sunlight, and bordered by covered arcades featuring shops and restaurants. Restaurants have indoor and outdoor dining, with overhead heating. Hotels rise above.

"Sun is magic in the mountains" *(& Alaska). (Eldon Beck, Whistler designer)*

"What attracts people most, it would appear, is other people." (William Whyte, author of The Social Life of Small Urban Spaces)

REVIEW AND RESPONSE TO MASTER PLAN - https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx
Extracts from the plan in black; CB commentary in red.

"MASTER PLAN: KEY THEMES" – page 7-8

"Town Square Park as a Catalyst"

"Town Square Park is a popular destination and central feature of downtown. Revitalization of the park would act as a catalyst for positive change in downtown." *Per comment above* – Townsquare will never come to life without adding more life to the area, both surrounding and within.

"Activating Town Square Park"

"People would like to see more events and activities in Town Square Park throughout the year. Currently, the park has few amenities to attract visitors and lacks "things to do" when programmed events are not taking place." *See solutions on previous page* – add active year-round uses within Townsquare itself. Townsquare is huge compared to the amount of use; the space can easily accommodate these activating uses while still retaining much loved (but height reduced) planters.

"Design and Usability"

"The physical design, character, and relationship of the park to surrounding businesses and streets impact how people access and use Town Square Park. Addressing design related issues to improve safety, connectivity, and usability are a high priority." *See solutions on previous page* – MOST IMPORTANT: drastically reducing berms: the obscuring topography that reduces safety and makes Townsquare so inviting to "urban migrants"

"RELATIONSHIP TO EXISTING PLANS AND POLICIES" – page 10-11

ANCHORAGE CHARTER, ARTICLE XX. BLOCK 51 TOWN SQUARE DEDICATION The Anchorage Charter was amended in 1984 to include the dedication of Block 51 as Town Square Park. (Section 20.01.04) The amendment **prohibits the construction of new buildings on site** (to succeed this archaic rule must be changed) and limits development underground from changing the grade of the park to above or below street level.

ASSEMBLY ORDINANCE 85-173, DEFINING BUILDING HEIGHTS NEAR TOWN SQUARE PARK In 1985, the Anchorage Assembly passed Ordinance 85-173, amending Title 21 to define maximum building heights near Town Square Park. Section I.5.a states that the maximum height of structures in Block 69 through 71 to limit Anchorage Original Townsite, "will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 AM and 3:00 PM, solar time" Has this been changed to allow taller buildings on south side? If so, the Assembly needs to quickly revoke that action. "Dense birch trees" as called for on Townsquare's south side in the "2026 Implementation Concept Plan" are sun-blocking mistake.

"GUIDING PRINCIPLES" – Page 6

Improve the Relationship of the Park to Surroundings "and Surroundings to the Park" Without better solutions to the current dead spaces around Townsquare the area will never be truly successful.

Activate Town Square Park with Programming and Events – Programming and events can supplement other activating elements but will never on their own be sufficient for success. Plazas worldwide thrive because they're ringed by restaurants, cafes, shops & stores, galleries, hotels… (and streets that can be safely and easily crossed, and adjacent parking). Townsquare success requires adding more of these uses.

Create a Park for All Seasons – Requires two things: a) reasons for people to use Townsquare every day of the year, including in the evenings, b) physical comfort, in particular south-facing, covered, heated indoor-outdoor seating.

Provide Amenities Incorporate an Iconic Feature – Townsquare needs and currently lacks such as feature. "Something in the middle", with seating is essential. One option: a tower/monument that helps people track movements of the sun through the year. This could create a basis for four main annual events, at both solstices and equinoxes. Winter ice skating has never been particularly popular and creates a treacherous area in the middle of Townsquare all winter.

Improve Access, Circulation, and Connectivity; Improve Safety and Security – Solutions for these two are simple and visible in successful plazas world-wide: a) provide direct, convenient pedestrian paths from 8 locations, crossing in the middle and b) flatten mounds to create a near level park where the whole area is visible at a glance.

Flowers and Green Space are a Valued Asset – Certainly this is true, but these can continue to be available in Townsquare without so directly conflicting with safety and security goals

Promote a Strong Identity and Purpose – Townsquare deserves credit for what it at least starts, that is, two things every city needs: 1) a place that allows and accommodates civic gatherings, including protests, and 2) a place where, if someone says I'll meet you in Anchorage but gives no further details, Townsquare could be/should be the obvious spot.

ORIGINAL DESIGN CRITERIA

1. Importance of Maintaining the Park's Identity – NOT if that park-like "oasis" natural area identity has been failing for 30 years

2. Importance of Park's Relation to the PAC – A dead space for 90% of any given week; new solutions needed.

3. Importance of Sunlight – Yes! 4. Importance of Color – Seasonal and Summer – Yes! 5. Importance of Day and Night Time Activities – Yes!

6. Importance of Relief from Rigid Urban Grid – *See responses above. Windy paths while providing 'relief' come with a host of problems.*

7. Importance of Safety – Once again: two keys to safety: flatten the space; increase the amount of regular use by residents and visitors. Together these are the most effect ways to divert or dilute the impacts of the current "urban migrant" users.

OTHER NOTES

Parking - Despite the availability of convenient parking, there is a strong public perception that there is a lack of parking in the city center. This was identified in the 2006 Downtown Comprehensive Plan and for many this perception still exists today. Compare the abundant, immediately adjoinging parking at truly successful plazas like Mill Valley or Healdsburg. Public perception is correct: public parking for Townsquare itself, and to the future uses needed to activate the park is mediocre. Solutions are needed – affordable parking in surface lots and on-street.

Bike and Pedestrian Access - Throughout the planning process, residents and businesses cited high speeds and traffic volumes as a primary safety concern. This remains a very valid and unresolved issue.

Greenspaces and Lawn —The greenspaces to the north and south of the central plaza consist of rolling grass mounds four to seven feet high interspersed with trees and a walking path. The trees and mounds provide a buffer from noise and traffic along 5th and 6th Ave. However, these features also limit visibility into the park which park visitors and public safety professionals have cited as a key safety concern. Park visitors and public safety professionals are right! The "*Town Square Park Implementation Concept for 2026*" reduces the height of these barriers, but the planned 3-4.5 feet is still too high. It's a harsh but relevant statement: "doing the same thing, and expecting different results, is the definition of insanity."

Because of the topography, density of trees, and relatively small lawn areas, Town Square Park's greenspaces are mostly used for viewing events and are not well suited for other activities. – Unfortunately, these spaces are well suited to the way they are most often used today: for homeless/streetpeople to sleep, drink, party and intimidate potential users. Eliminating the long defunct concrete waterfall is an excellent move.

The "Sun Bowl" – A key feature of the central plaza is the "sun bowl", an elevated (8'h) seating area with southern exposure and multiple levels of seating for relaxing and watching events. A valid goal, but a failure due to how it was implemented. Height creates a visual, access and safety issues, material used – concrete – is cold and stays wet. Much better would be covered space associated with privately operated cafés, restaurants, bakeries

Walkways – "Walkways bring visitors into the park and enable circulation through the space. The main walkways are eight to ten feet wide and connect entrance plazas to the interior of the park. These walkways are heavily used by park visitors as well as people cutting through the park". Improving these walkways – more and more direct – is second in importance only to the ring of cafes, restaurants added to the site.

Amenities – Page 79 – "Amenities should be upgraded to improve the overall use, function, and appearance of Town Square Park. Upgrading amenities was identified as a high priority throughout the planning process. Adding new amenities such as game tables, wifi, and cafe seating give people a reason to visit the park." Most important: "café style seating, lighting and power, restrooms, downtown (and citywide wayfinding: "Moose Loop" "Long Trail")

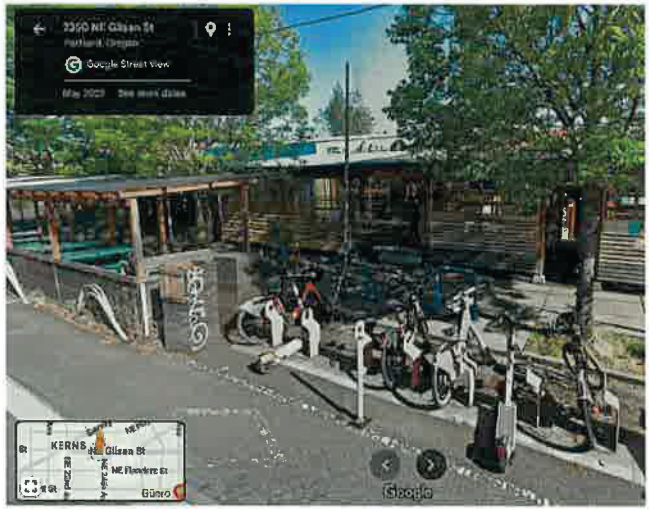
- Café Style Seating
- Park Benches
- Seat Walls
- Trash and Recycling Bins
- Game Tables
- Bike Racks
- Lighting and Power
- Wifi
- Restrooms
- Public Art
- Information Kiosks
- Park Welcome and Rules Sign
- Interpretive Information
- Event Information/Calendar
- Public Safety Contact Info
- Downtown Area Wayfinding

THE BOTTOM LINE

The Master Plan (page 38) includes the turnaround of Bryant Park – check out https://bryantpark.org/ With the parenthetical addition in red below, this conclusion is an excellent summary of what's needed to make Townsquare succeed: "*Bryant Park had a bad reputation for drug deals and poor maintenance. Many of the problems occurring in the park related to critical design flaws. Poor visibility into the park, elevated areas, constricted entrances, and few amenities created the preconditions for disorder and crime to occur out of sight." " Recognizing these flaws, the city made positive steps to improving the park through design interventions, the addition of* ***new amenities and concessions*** *(like cafés, restaurants, shops, rentals, visitor information) and the hosting of daily events.*"

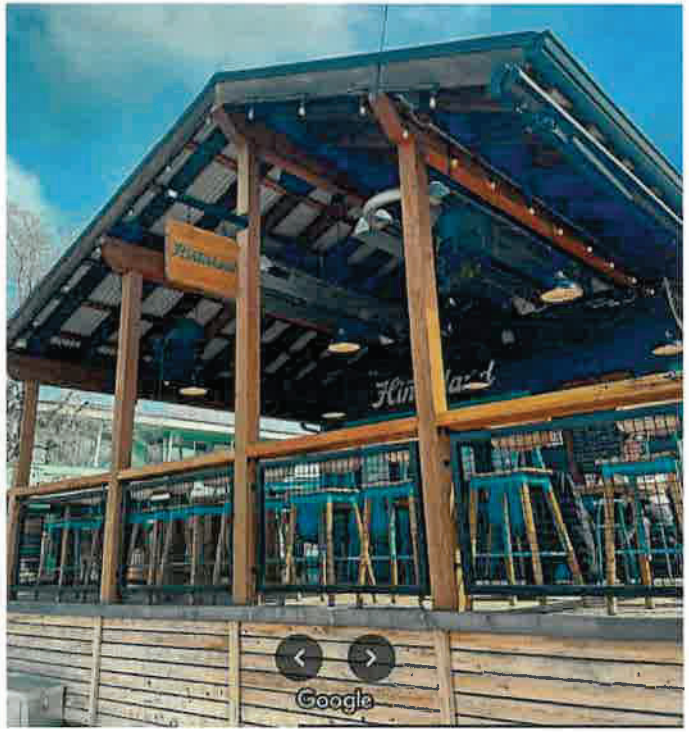
SUCCESS IN PORTLAND OR. - INDOOR OUTDOOR DINING SPACES

These covered, heated areas - in and adjoining the right of way – were initially temporary, but proved so popular permits are now extended indefinitely





















Portland Oregon

28th Street

Outdoor dining, low-cost, temporary structures





Events Are Great, But Can't Substitute for what Townsquare Lacks Now and Has Lacked For 30 Years: Year-Round, Daily Reasons to Visit Townsquare + All Weather/Four-Season Comfort

Below: Thursday evening July 17th; Above, Friday 11:00 AM July 18th. The only way to change that dismal morning scene is to add activating, "people magnet" uses **onsite**, uses like cafes, restaurants, bakeries, rentals, tourist info, with covered, heated seating.





NOTES ON THE TOWN SQUARE PARK MASTER PLAN – Chris Beck 7.17.25

SUMMARY OF OBSERVATIONS

The Townsquare Master Plan reflects an extraordinary investment of work, time, and good intentions, and includes many smart ideas, helpful examples and on-target critiques of Townsquare problems (*see below).* But the Plan concludes with recommendations that do not go far enough to respond to that good advice. And while moving in the right direction, the "*Town Square Park Implementation Concept for 2026*", and the "*Town Square Park 35% Development Concept*," which build from the Master Plan, **fall short of solving the problems** that have plagued Townsquare for 30 years.

Below are extracts of essential Master Plan policies; verbatim extracts are in black; commentary in red. A more complete review is available. https://www.muni.org/Departments/parks/pages/townsquareparkmasterplan.aspx

- **"Activating Town Square Park - People would like to see more events and activities in Town Square Park throughout the year. Currently, the park has few amenities to attract visitors and lacks "things to do" when programmed events are not taking place."** Given the realities of the spaces surrounding Townsquare – which are dead 90% of the time – active, comfortable **year-round uses must be established within Townsquare itself,** uses like cafes, restaurants, bakeries, rentals, tourist information. It's Alaska: people want to eat, drink, be merry and visit with friends while being comfortable outside. Townsquare could and should deliver these opportunities, starting by better connecting Kobuk.
- **"Improve Access, Circulation, and Connectivity; Improve Safety and Security"** Solutions for these two are simple and visible in successful plazas world-wide: a) provide direct, convenient pedestrian paths from all sides, crossing in the middle and b) significantly lower the height of mounds so the whole area is visible at a glance, and so these vegetated areas are less inviting to "urban migrants."
- **"Create a Park for All Seasons"** This requires two things: a) reasons for people to want to be in Townsquare **every day of the year**, including in the winter and the evenings, and b) **four-season physical comfort** with sunny, south-facing, covered, heated indoor-outdoor seating.
- **"Greenspaces and Lawn – The greenspaces consist of rolling grass mounds four to seven feet high interspersed with trees and a walking path. The trees and mounds provide a buffer from noise and traffic along 5th and 6th Ave. However, these features also limit visibility into the park which park visitors and public safety professionals have cited as a key safety concern.** The "35% plan" is going in the right direction on mound heights, but more of this space needs to be devoted, primarily on the north side, for the activating, vital, "people magnet" uses outlined above.
- **"Amenities – Amenities should be upgraded to improve the overall use, function, and appearance of Town Square Park. Upgrading amenities was identified as a high priority throughout the planning process. Adding new amenities such as game tables, wifi, and cafe seating give people a reason to visit the park."** Most important: "café style seating, **utilities including electricity, gas and water**, restrooms, signage to trail connections.
- **"The Turnaround of Bryant Park" –** With the parenthetical addition in red below, this Master Plan example is an excellent summary of how Townsquare could reverse it's 30-year decline, and become Anchorage's "safe, comfortable living room": "*Bryant Park had a bad reputation for drug deals and poor maintenance. Many of the problems occurring in the park related to critical design flaws. Poor visibility into the park, elevated areas, constricted entrances, and few amenities created the preconditions for disorder and crime to occur out of sight. Recognizing these flaws, the city made positive steps to improving the park through design interventions, the addition of* ***new amenities and concessions*** *(like cafés, restaurants, shops, rentals, visitor information) and the hosting of daily events.*"

To: <lucy@huddleak.com>, <radhika@anchoragedowntown.org>

Hello Lucy and Radhika,
My name is Eric Lizer and I own the second largest sound/lighting/staging live event production company in the area, after Creative Lighting and Sound.
I would like to be involved with the design of the improvements to town square park.
My main input would be that I would hope that sufficient electrical hookups and be built into the design to avoid having to bring in or rent generators.
In the current scenario I am just barely able to get away with using the power already there, but it is close to maxed out. I usually need about 15 separate 20 amp outlets, which can be accomplished by using the 50 amp twist lock services and all of the 20 amp outlets. It's a bit of a spider web to access everything. One main 200amp 3 phase derive would be ideal.
I own a mobile stage and roof, similar in size to CLS's two Stageline trailers.
Here is a video from last years Plain White Tee's concert with my gear. We will do this setup again this weekend for Switchfoot.

[redacted]

[redacted]



[redacted]

Tanya et al,

Can you help with Shanna's question below? As you can see there are side conversations going on with folks from the Kobuk about public restrooms. I know the language is up for interpretation, but I'd love to have a dialogue that creates consensus for a response to people when this question comes up.

Shanna- we talked to the PAC about this yesterday and they noted that port-a-cans were a great help to reducing the amount of human feces that ended up (consistently) in different corners surrounding the PAC. Is that something we can help facilitate this year? It sounds like we had some up "near the whale" and local businesses greatly appreciated.

Thanks everyone!
-T

[redacted]

Subject: Fw: Bathrooms downtown

Did you say bathrooms are not allowed in town square in code?

Shanna Gamble
Manager
[redacted]

[redacted]

[redacted]

Subject: Re: Bathrooms downtown

[EXTERNAL EMAIL]

Laile:
Thank you for being a strong voice for the downtown business community on this and other topics.
I share your concerns and support your ideas. I have shared information with the muni about self-cleaning toilets made in Canada that are cost effective.
I would love to see a "pilot toilet" in Town Square Park this summer.
I am still hoping that some research has been done into what water and sewer hook up would cost at Town Square.
Looking forward to some movement on this issue.
Deborah Bonito

On Tue, May 20, 2025 at 11:12 PM Laile Fairbairn <[redacted] wrote:

> Hi Farina, Shanna and Becky — has there been any movement on putting temporary bathrooms in downtown by June 1? I understand there is discussion happening at city hall and I'm hoping you can share details. I've copied other downtown business owners and shareholders who have expressed concerns about this issue. There are many others who share our thoughts but I'm hoping to keep this group nimble and solution oriented.
>
> Without the opportunity to discuss in a meeting, I'll share my ideas in the hopes we can get a conversation started.
>
> Install 6 - 10 portapotties in downtown, perhaps in parking lots, from L Street to Gambell Lock at 10 pm nightly (this is not a universally shared opinion)
>
> Is there hesitation to do this? A lack of funds? As business owners, it's hard to understand why this can't be done tomorrow. The mayor mentioned at a recent meeting that a map of publicly available bathrooms would be published. We look forward to that but it is probable that people using our alleys and vestibules for toilets will need a different approach.
>
> Tourists are here. June 1 is fast approaching. I look forward to working with the Muni to provide dignified toilet options for the houseless community.

On Wed, May 14, 2025 at 3:45 [redacted]

I too am eager to hear a plan for downtown public restrooms beginning June 1.
I have the same concerns a Laile; my employees have to take care of unspeakable things. While I realize some of the perpetrators have mental health issues and may not be redirected easily (and, hopefully we will develope realistic plans for how to house people in those instances), many folks will appreciate being able to use a safe and sanitary restroom.
Thank you,
Deborah

On Wed, May 14, 2025 at 2:58 PM Laile Fairbairn [redacted] wrote:

> Thank you, Farina. I'm encouraged that there are larger internal conversations and an eager to hear back about next steps.
>
> Our hope is that there are temporary bathrooms throughout downtown in place by 6/1. We must provide sanitary and dignified ways for houseless people to use bathrooms. The alternative of not providing this is a public health issue, and as I've stated, an employer issue. I can't ask my staff to clean up anymore.

On Tue, May 13, 2025 at 2:22 PM Brown, Farina [redacted] wrote:

> Hi, I was recently included in a larger internal conversation about downtown bathrooms. I will close the loop with you tomorrow to confirm who spearheads that effort for ongoing discussion.
>
> fb

[redacted]
Sent: Tuesday, May 13, 2025 9:46 AM
[redacted]
Subject: Re: Bathrooms downtown

[EXTERNAL EMAIL]

Hi Farina — when can we set up a meeting?

On Fri, May 9, 2025 at 8:49 AM Laile Fairbairn [redacted]

> Hi Farina — does it work to meet today? If not, then Monday?

On Wed, May 7, 2025 at 8:42 PM Laile Fairbairn [redacted] wrote:

> Thank you. We appreciate the opportunity to meet. I'm free most anytime this Friday or Monday. Perhaps 9:30 am this Friday would work at the Kobuk? Hoping others can join us.
>
> Sorry for the delayed response. I got sick over the weekend and am just now coming out of the fog.
>
> On Sun, May 4, 2025 at 12:18 PM Brown, Farina [redacted]
>
> > Mrs. Fairbairn,
> >
> > I appreciate you reaching out regarding restroom access and its impacts on downtown businesses. We recognize that the lack of public facilities contributes to challenges for both the unhoused and local business owners. While we do not have an immediate solution, we actively evaluate short-term and seasonal sanitation strategies. I'd be happy to meet and talk further-please.
> >
> > Let me know if a time works for you late this week or early next week.
> >
> > Kindly,
> > fb
> > Farina Brown
> > Special Assistant Homelessness & Health
> > Municipality of Anchorage
> > [redacted]
> > **Subject:** Bathrooms downtown
> >
> > **[EXTERNAL EMAIL]**
> >
> > Hello Farina and Shanna --
> >
> > Is there any follow up to the request for public bathrooms downtown that came up at the downtown stakeholder meeting in February? We continue to have incredible problems with people using our property and alleys for bathrooms.

It's extremely hard to ask our staff to help clean up bathrooms that are destroyed or to go clean up outside.

Last year, I know that we tried portapotties and there were challenges to maintain but I hope that we don't give up on providing dignity to anyone who needs to use facilities. I was in Seattle recently and observed their public bathroom set up at the new waterfront area. They have someone staffing the bathrooms to provide oversight and cleaning.

Perhaps there is something already in the works? If not, I'd be happy to host a meeting to discuss possible solutions and locations. It's a critical problem for downtown businesses, locals and our guests.

Thank you.

--

LAILE FAIRBAIRN
President
Locally Grown Restaurants
[redacted]

--

LAILE FAIRBAIRN
President
Locally Grown Restaurants
[redacted]

Timestamp	Email Address	Name (optional)	Phone Number	Your Comment
5/26/2025 15:14:04	[redacted]	Tracy Wilson	[redacted]	1% Art..really?
6/30/2025 10:25:46	[redacted]	MS LINDA JANIDLO	[redacted]	Please include maintenance of Town Square Park in all seasons, particularly removal of snow and ice from pedestrian areas in winter. Thank you.
7/25/2025 8:09:21	[redacted]	Linda Burke	[redacted]	We are in full support of improving the park. As a small business on the corner of 6th and E street; the park is cross the street. We believe the park should be full of activities, vendors and food trucks. What we are concerned about is when you have a concert you cut off our block and there is no access on E to 5th. Locals and the tourist have a hard time finding us. There should be a walking path through during the day with the concert starting at 5 pm; being closed off all day is hard on business. We open at 6 am and our sales for the day (s) you have the whole block fenced with no access we lose over 60% of sales on our busiest days. Plus you block our 6th ave parking with "no parking signs" in front of our store and coffee shop. As a small business we know revitalizing downtown is a priory this is why we are so invested into our location and what we do offering support for other small businesses. Just be aware you're blocking out local businesses with no notification of this happening and it hurts us finacnially and the staff we have to send home. More communication with the businesses around the park and how the development effects us would be greatly appreciated. Thanks, Wild Starr Creations and Coffee House
9/9/2025 14:39:19	[redacted]	Linda Swarner	[redacted]	As an Anchorage South Addition resident who regularly walks the downtown streets and along the Park Strip, I urge you to include all-weather restrooms in the Town Square Park area. Residents and tourists alike need to use facilities at times. You might say "Just buy something in a business that may have public restrooms"! Well, you will experience the fact that many nonfood businesses do not have public restrooms even for customers. As a Senior who accompanies or drives disabled Elders to the Performing Arts Center, I urge you to include a cut out on 5th or 6th Ave letting drivers pull out of the street and patrons can safely exit a vehicle. The 6th Avenue entrance sidewalk has space and allows entrance to the Discovery and Sydney Lawerence Theatres. An example can be found on 8th Ave between A and C in front of a Federal Building. Thank you for listening!
9/12/2025 9:08:30	[redacted]	Edwin Shellabarger	[redacted]	Town square park should be renovated into an urban skateboarding plaza. People will travel from around the world to skate there.
9/15/2025 15:54:35	[redacted]	Darrel W. Hess	[redacted]	I like the revisions from the Master Plan that creates more open space on the west side of the park, adjacent to the Performing Arts Center. This allows for a wider range of community events in the park, by increasing the amount of "useable" space. The Friday Night Market demonstrated that TSP has much greater potential for community events, if we make the space more attractive, functional, and inviting. The open concept will also help promote a sense of safety in the park.
9/24/2025 12:30:06	[redacted]	Jake Holmes	[redacted]	Please add a few skateboarding obstacles of some kind
9/24/2025 14:51:03	[redacted]	N/A		I think skateboarding should be considered in the layout, not as an end goal user but as a group that would utilize the space during less occupied times. Embarcadero and the U.N. Plaza in San Francisco, Love Park in Philadelphia, and most urban city centers in Scandinavian countries are examples of public spaces that consider multi faceted use. More consistent movement throughout the park would also deter vagrancy and illicit behavior. This could be done by incorporating architectural benches retaining walls that primarily serve as seating but are functional skateboard obstacles. Small well placed concrete embankments around garden beds could encourage skateboard use in certain areas, and keep skateboarders away from areas of the park you wouldn't want to promote the use of. It would be a benefit to the area to have skateboarding be more prevalent in town square park, and would be relatively easy to add or modify elements of the design into skateable pieces of architecture.

ANCHORAGE DOWNTOWN COMMUNITY COUNCIL

Wednesday, May 7, 2025 @ 5:30pm – 7:30pm

City Hall – Room 155

In-person meeting

downtown.c.council@gmail.com

CALL MEETING TO ORDER

1. Welcome & Introductions
2. Additions/changes to the agenda. Approval of agenda
3. Approval of March 5, 2025 meeting notes
4. Reports: 3 minutes limit
    a. Assembly Report
        i. Chris Constant - Daniel Volland
    b. Senate Representative Report – Loki Tobin
    c. House of Representative Report – David Nelson
    d. Mayor's Office Report
    e. Anchorage Police Department
    f. Anchorage Fire Department
    g. Anchorage School Board
    h. Anchorage Downtown Partnership – Radhika Krishna
    i. Our Downtown Update – Daniel Mckenna-Foster
    j. JBER - Joy Boston – *Report was emailed to members*
    k. 3rd Avenue Radicals – Jim Renkert or Larry Michael
    l. Alaska Railroad – Railroad Representative
    m. Performance Arts Center –
    n. ACDA – Melinda Gant
    o. Anchorage Coalition to End Homelessness – Guest House Representative
    p. Covenant House Updates – CHA Representative
    q. Sala Anchorage Safety Patrol – David Parish

5. Continuing Business:

    a. Alcohol and Marijuana Committee Update - Silvia
        1. Liquor
            - Pearl – New Application - 16644
            - Voyager Inn – Renewal - 742
            - Aviator – BDL Tourism License – Waiver Renewal -5994
            - Aviator - Brewery Manufacturer – Waiver Renewal – 6043
            - 49 State Brewing – Renewal Winery Manufacturer – 5745
            - 49 State Brewing - Renewal Brewery Manufacturer - 5744
            - Pho-Lena – Renewal – 5635
            - AK Burger & Brew – Transfer from Pho-Lena – 5635
            - Glacier Brewhouse – Brewery Manufacturer License Renewal – 3985
            - Yamaya Restaurant – REP Renewal - 3728

2. Marijuana

    - Great Northern Cannabis – Renewal - 11966

6. Continuing Business –
    a. Resolution Seward/Glenn Hwy Connection – Lindsey Hajduk
    b. Resolution prohibiting commercial trucks3rd Avenue West of 6th Avenue – Justin Millett

7. New Business - Presentations - 6 minutes limit
    a. Downtown Trail Connector Project – Coastal Trail to Ship Creek Van Le and Tanya Hickok
    b. Public Transportation Department updating Transit Development Plan – Stephen Stone, Transit Planner
        i. Transition the Move – view in link below.
        https://www.muni.org/Departments/transit/PeopleMover/Pages/TransitOnTheMove.aspx
    c. The Anchorage Downtown Wayfinding project – Lucy Wittlinger – Huddle AK
    d. Town Square Park 2026 Implementation project - Lucy Wittlinger – Huddle AK

8. Announcements/Neighbor Comments (2 Minute limit)

ADJOURN MEETING

Upcoming Meetings:

- Community Council general meeting: Wednesday, July 9, 2025 at 5:30pm – 7:30pm
- Marijuana & Alcohol Committee: Wednesday, July 16, 2025 at 5:30pm - 6:30pm (In- Person or Telephonic Meeting)

Presentations and reports are timed in consideration of the agenda.
Please wait to be recognized by the Chair.
Please sign in when attending the meeting.
If you would like to be added to the email list provide your email on the sign in sheet or send an email to info@communitycouncils.org or downtown.c.council@gmail.com
The DTCC has a webpage maintained by the Federation of Community Councils. Contact information, agenda, meeting minutes, letters of support, resolutions, and other documents are located on this website.
The DTCC has a facebook page with updates and events for the Downtown Community Council area. Find the page online https://www.facebook.com/AnchorageDowntownCouncil/

Downtown Community Council Board

President:	Silvia Villamides
Vice President:	Mike Ward
Treasurer:	Jason Motyka
Secretary:	Barbara Roberts
Member At Large:	Chris Jones
Member At Large:	Buzz Rohlfing
Member at Large:	Robert Turkingston
FCC Delegate:	Brabara Roberts

Marijuana & Alcohol Committee:
Purpose: Review marijuana and alcohol license applications, renewals, and related issues.
Chair: Silvia Villamides

HUDDLE

Town Square Park 2026 Implementation

Downtown Community Council Meeting
Wednesday, May 7, 2025, 5:30 PM – 8:30 PM
City Hall – Room 155, Anchorage, AK 99501

Summary

- Lucy Wittlinger introduced herself and thanked the community council for their time.
- Lucy presented the fact sheet, 2026 implementation concept with supporting images, and gave a summary of the Town Square 2026 Implementation Project.
- She reviewed the project timeline, summer activation activities, and the work this summer to remove damaged and invasive trees.
- Oona Martin with The Boutet Company gave a brief overview of the implementation design. The design has been modified from the 2019 Master Plan design due to current conditions, with a new survey, and buildable within the bond amount of $2.9 million.
- The project would be in 2 phases, site reconstruction (bond funded) and future upgrades, which are not currently funded and would need future bonding or private funds.
- Lucy then thanked the community council, shared her contact information for more information, and asked if there were any questions.

Questions

- A council member asked if the design will consider the winter months?
    - Lucy responded that the project team will be considering winter design for accessibility, lighting, electrical for winter markets, and possible heating elements.
- Natalie with Showdown Alaska asked if the park was being designed with larger concert events in mind. She would like to see electrical outlets placed in the correct location for concert equipment.
    - The project team would like to schedule a meeting with Showdown to discuss large-scale event needs.
- Natalie also asked about the timeline for tree limbing and removal. She has safety concerns that the site will be prepared and safe for concert goers.
    - Lucy will get Natalie in touch with Parks for the removal schedule.

ANCHORAGE DOWNTOWN COMMUNITY COUNCIL

Wednesday, September 3, 2025 @ 5:30pm – 7:30pm

City Hall – Room 155

In-person meeting

downtown.c.council@gmail.com

CALL MEETING TO ORDER

1. Welcome & Introductions
2. Elections – MOA Ombudsman Darrel Hess
3. Additions/changes to the agenda. Approval of agenda
4. Approval of July 9, 2025 meeting notes
5. Reports: 3 minutes limit
    a. Assembly Report
        i. Chris Constant - Daniel Volland
    b. Senate Representative Report – Loki Tobin
    c. House of Representative Report – David Nelson
    d. Mayor's Office Report
    e. Anchorage Police Department
    f. Anchorage Fire Department
    g. Anchorage School Board
    h. Anchorage Downtown Partnership – Radhika Krishna
    i. Our Downtown Update – Daniel Mckenna-Foster
    j. JBER - Joy Boston
    k. 3rd Avenue Radicals – Jim Renkert or Larry Michael
    l. Alaska Railroad – Railroad Representative
    m. Performance Arts Center – Marygrace McManus/Alex Huseman
    n. ACDA – Melinda Gant
    o. Anchorage Coalition to End Homelessness – Guest House Representative
    p. Covenant House Updates – CHA Representative
    q. Sala Anchorage Safety Patrol – David Parish

6. Continuing Business:

    a. Alcohol and Marijuana Committee Update - Silvia

1. Liquor
    - Bernies' Bungalow – 3781
    - Uncle Joes Pizzeria – 3915
    - Originale – 5820
    - Palmeira Tropical Fusion – 6106
    - AK Alchemist – 5757
    - Bridge – 5103
    - Tequila 61 – 826

- Broken Blender – 1244
- Café 817 – 4449
- Hightide Coffee – 16816
- Sheraton Anchorage - 1443

2. Marijuana
   - Green Room – 10646
   - Red Run – 11411
   - Canna Test – 10009

7. Continuing Business –
   - None Noted

8. New Business - Presentations - 6 minutes limit

   - Town Square Park 2026 Implementation project - Lucy Wittlinger – HUDDLE

9. Announcements/Neighbor Comments (2 Minute limit)

ADJOURN MEETING

Upcoming Meetings:

- Community Council general meeting: Wednesday, November 5, 2025 at 5:30pm – 7:30pm
- Marijuana & Alcohol Committee: Wednesday, November 19, 2025 at 5:30pm - 6:30pm (In-Person or Telephonic Meeting)

Presentations and reports are timed in consideration of the agenda.
Please wait to be recognized by the Chair.
Please sign in when attending the meeting.
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Member at Large:	Robert Turkingston
FCC Delegate:	Brabara Roberts

Marijuana & Alcohol Committee:
Purpose: Review marijuana and alcohol license applications, renewals, and related issues.
Chair: Silvia Villamides

HUDDLE

Town Square Park 2026 Implementation

Downtown Community Council Meeting
Wednesday, September 3, 2025, 5:30 PM – 8:00 PM
City Hall – Room 155, Anchorage, AK 99501

Summary

- Lucy Wittlinger introduced herself and thanked the community council for their time.
- Lucy gave a brief overview of the public engagement activities to date, including stakeholder meetings, tabling at activation events, such as Biker Buddies, Live After Five, and the Friday Night Market.
- She reviewed the project timeline and invited the council to attend the Community Open House to review the Preliminary Design Concept on Tuesday, September 9th, from 5:00 – 8:00 pm in Room 155 at City Hall.
- Oona Martin with The Boutet Company gave a brief overview of some of the elements that were incorporated into the preliminary design concept as a result of the public process.
- Lucy then thanked the community council, shared her contact information for more information, and asked if there were any questions.

Questions

- A council member asked if the design will consider a designated accessible drop-off zone for the Alaska Center for the Performing Arts (PAC)?
    - Lucy responded that the project team has taken into consideration the need for a drop-off zone. The area in front of the PAC is designed for an F Street Market space, which would double as a drop-off area for events at the PAC. Curb cuts are not a part of this design as 5th and 6th Avenue are still DOT roads.
- A council member asked if the parking area between the PAC and The Kobuk along 5th Avenue could be used as a drop-off zone for PAC events?
    - It was discussed that this is not the safest option for patrons, as passengers would be exiting into the travel lane on 6th Avenue. Melinda Gant from ACDA suggests using the Egan Center's drop-off zone and bringing PAC patrons to the PAC over the skybridge connecting the Egan Center and the PAC. This, however, only works for the larger theater and not the Discovery theater, as they are not connected.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Robert Cupples
Date: Monday, May 19, 2025
Time: 11:00 am- 12:00 pm
Location: Town Square Park
Attendees: Oona Martin – The Boutet Company, Taylor Keegan – MOA Parks, Lucy Wittlinger – Huddle, Robert Cupples - Resident

Meeting Summary

Project team members met with Robert Cupples, grandson of Avis Cupples (park founder), to discuss the location of a monument recognizing the efforts of Avis Cupples and Shirley Brundage.

The Cupples family has waited more than a decade to see a monument get installed.

Last year, Robert met with then-Anchorage Parks Director Mike Braniff to discuss the monument. Two trees were installed near the PAC, where one large one was removed. It was discussed using this area as the memorial site. It made sense to Robert to celebrate the two women with two trees and a meaningful plaque.

At the time of that meeting, Robert was not in favor of an Avis Cupples pathway, thinking it should reference the effort made to create a green space in downtown and not honor his late grandmother with pavement. The pathway, in its current state, did not convey the message of his grandmother's love of flowers and gardens.

Referring to the implementation concept, we discussed how the park will be changing. Mainly, Robert is interested in finding a way to equally commemorate Avis Cupples and Shirley Brundage, relative to the efforts made regarding Ruth Moulton plaza and boulder.

With that in mind, we looked at the proposed way-finding plaza and park entrance just west of the Kobuk and

It was discussed using this northern entrance area as a location for the memorial. Incorporating a large boulder with a plaque could be an option, or some other element with a plaque into a horticulture bed

Robert shared a printout of a timeline of the creation of the park. It was suggested to add interpretive elements to the park. Telling the story of how the land was saved for green space.

Robert asked for the timeline for the implementation of the new park design. with the accelerated timeline, Robert was comfortable waiting for the 2026 Implementation for the memorial to be installed.

Robert is in custody of an extensive collection of newspaper clippings related to the history, pressures and development of Town Square Park.



ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

April 2025

Phase 1: Site Reconstruction	$2,945,000
Demolition	
Walkways and Plaza	
Curbs and Structures	
Site Lighting	
Minimal Landscaping	

Phase 2 Future Upgrades:	$1,500,000+\-
String Lights and Additional Lighting	
Playful Site Feature	
Site Amenities, Benches, Trash receptacles	
1% for Art Project	
Temporary Event Tent	

Town Square Park Implementation Concept for 2026

LEGEND

- Pedestrian Light Pole
- Architectural Flood Light
- String Lights

20 10 0 20 40 Feet

NORTH

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Alaska Center for the Performing Arts (PAC)
Date: Tuesday, May 20, 2025
Time: 12:00 pm- 1:00 pm
Location: Alaska Center for the Performing Arts (PAC)
Attendees: Oona Martin – The Boutet Company, Taylor Keegan – MOA Parks, Lucy Wittlinger – Huddle, Shane Porter, Facility Manager - PAC, Mary Grace McManus, Community Engagement-PAC, Codie Costello, President - PAC

Meeting Summary

Project team members met with Codie Costello and staff of the Alaska Center for the Performing Arts (PAC), to discuss the design of Town Square Park (TSP) as it relates to the PAC.

Drop-off and Traffic Flow

- A suggestion was made to include future drop-off space in the design at a minimum. Keep a space clear of any permanent design features that would inhibit a future drop-off area.
- The current design has a flexible space proposed, but concerns were raised that it doesn't produce a safe drop-off solution.

PAC Facility Assessment and Infrastructure

- PAC is undergoing a facility assessment. The focus areas are the Theater, Arts Consortium, Mechanics/Building. The building was built in 1997, and no major improvements have been made since.
- Weapon detectors may be relocated to TSP doors if needed in the future.
- PAC Plaza had heated surfaces until 2020 — the system was turned off with no clear explanation.
- Questions were raised about ownership and maintenance of PAC Plaza, including:
    - Tree grates on 5th Ave create a tripping hazard.
    - Trash can maintenance.
    - Trees removed along 6th & 5th Avenues
- The emergency exit and main entrance are located on 6th Avenue. APD and Parks and Recreation use this plaza space for loading.

Sanitation, Safety, and Vandalism Concerns

- The building is facing unsanitary conditions from human relief.
    - TSP is getting port-a-potties for the summer.
- PAC has 50 cameras for monitoring.

- The doors facing TSP are, for now, to remain exit-only to reduce safety concerns.
- Snow removal concerns — berms hinder safety and sanitation.

Design Ideas & Community Use

- Codie likes the idea of a future atrium building on the plaza to connect theaters and provide a centralized box office and restroom.
- The old Kaladi space will be used by PAC as a rental and public open space.
    - It is possible to allow restrooms, but a full operations plan is required; the PAC does not have the resources to maintain restrooms that are open to the public.
- Desire for positive activity at PAC-facing doors.
- Suggests designing raised flower beds to prevent damage from pedestrian traffic.
- Would recommend electrical be included in the design for lighted elements and outlets to support food trucks. The outlets at ground level could be locked.
- Port-a-potties or permanent restrooms need to be considered for future inclusion in PAC plans.

Summer Park Improvements

- Parks and Recreation will be painting the park and reclaiming space through tree removal (18/20 invasive and spruce to allow more light).

Interagency Coordination

- PAC would like information on the type of lighting the project is using and project updates to better connect TSP to PAC.
- Alignment and coordination across agencies (e.g., AWWU, Conoco) to ensure materials and work are cohesive.
- PAC requested clarity on how APD (Anchorage Police Department) can support these efforts.

Events & Programming

- Is the PAC allowed to play music in the direction of the park? (Taylor does not object)
- Coordination ongoing with Showdown for renting PAC space for events.
- Creative Light & Sound (CLS) has a large screen setup but currently lacks access due to driveway issues.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – The Kobuk
Date: Thursday, May 22, 2025
Time: 11:00 am- 12:00 pm
Location: The Kobuk
Attendees: Oona Martin & Loren Becia – The Boutet Company, Lucy Wittlinger – Huddle, Tanya Hickok – PM&E, Deborah Bonito & Nina Bonito Romine – The Kobuk

Meeting Summary

Project team members met with Deborah Bonito and Nina Bonito Romine of The Kobuk to discuss the design of Town Square Park (TSP) as it relates to The Kobuk.

Discussion topics and comments:

- Restrooms are needed for Town Square Park. The Kobuk becomes a de facto public restroom.
    - MOA Parks is working on a temporary solution to provide portables for the summer months.
    - It would be beneficial to design a placeholder for a permanent restroom structure and related utilities.
        - The Park Charter has limitations: Current clause (20.2) prohibits building; would require a charter amendment for permanent structures.
- The park needs 24-hour security. Support from the future surveillance camera installation should help.
- The project team asked about connecting TSP to Kobuk's patio; however, they have plans for an expansion.
    - Expansion plans – The Kobuk is exploring a 4-story building with apartments that may reach the property line to the south. The plan is to have retail on the ground floor facing E Street, and there could be a possible pass-through to the park. This project has a potential construction timeline within the next 3 years.
        - Deborah will provide a rendering of the proposed development.
- Tree Management within the park needs to be addressed. It was recommended to thin trees near buildings due to the unsanitary conditions they promote.

Design Comments

- Stage Locations - Concerns over having two stages. Didn't like the original Master Plan stage location.
- A future art installation could be a storytelling-themed carousel with indigenous-themed fish and moose elements. Deborah loves this idea and would be willing to spearhead the fundraising effort.

- Consider adding heating sidewalks and heated elements for the winter months, and use gas heat so it can easily be turned off when needed.
- The F Street Market design is a good concept, especially for PAC access.
- Vendors could utilize 5th/6th Avenue sidewalks if they were designed wide enough for vendor operations.
    - New plans may focus on using E/F Streets for vendors instead of 5th/6th.
- They liked the Museum Alle of trees as it's valued for its transparent visibility. There are no security concerns at the Museum because they have 24/7 security.
- Seasonal flower planting beds are a wonderful feature for the park and would encourage expanding space for this. However, it must be coordinated with MOA.
- Egan Center is a major tourist drop-off and pick-up location. Visitors must have a great first impression of TSP. Consider the views from the north toward TSP in the design.
- Lighting Concept – the plan includes string lights; discussion on their visibility and functionality during summer.
    - These lighting pathways should facilitate movement toward the PAC for the winter months.
- The Plaza on 6th Avenue seems out of place. This plaza was conceptually for the donor bricks, now exploring new visual options, such as Inukshuk-style figures.
- Include adjustable seating in the design for increased flexibility.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Michael Fredericks
Date: Tuesday, May 28, 2025
Time: 9:00 am- 10:00 am
Location: SALT
Attendees: Oona Martin – The Boutet Company, Tanya Hickok – PM&E, Lucy Wittlinger – Huddle, Michael Fredericks - SALT

Meeting Summary

Project team members met with Michaell Fredericks, with SALT, the coordinator of the Indigenous Place Names Advisory Committee. The purpose of the meeting was to discuss the integration of indigenous themes into the Town Square Park design.

Michael suggested presenting to the Indigenous Place Names (IPN) Advisory Committee at their quarterly meeting on Tuesday, June 3rd. This would allow for an introduction to the project and gather feedback from the IPN movement and future direction.

IPN is a movement with an identifiable brand. Michael suggests the IPN brand movement could be used/adapted through a local indigenous artist, such as Melissa Shaginoff or Sebastian Garber, for use in the Town Square Park design.

The 2.9 million dollar project funding will not be able to cover an art installation for the park design. One option is to allow the Anchorage Park Foundation to fundraise for the indigenous artist component to allow for more flexibility in the design and installation.

Another options would be to pursue bed tax dollars to help supplement the needed funds for Phase 2.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Anchorage Police Department
Date: Tuesday, June 10, 2025
Time: 2:00 pm- 3:00 pm
Location: Teams
Attendees: Oona Martin & Loren Becia – The Boutet Company, Lucy Wittlinger – Huddle, Tanya Hickok – PM&E, Brian Fuchs - APD

Meeting Summary

Project team members met with Brian Fuchs, Anchorage Police Department, Lieutenant, to discuss the design of Town Square Park (TSP) as it relates to safety downtown.

APD Operations Priorities

- **Operation Level**
  - APD does not need anything specific. It would be nice to have signage about the APD patrolling the area. To give people safety and security.
  - Surveillance Cameras (7) will be installed within the park.
    - The cameras could feel imposing, unless there is an option to make them fit into the park design. How can we make the ugly boxes fit into the design?
    - Access is needed to the cameras for maintenance, and to coordinate with APD.
    - The cameras are mounted 16' to 23' in the air, on traffic signals, light poles, and on walls.
      - The IT department plans to install at the end of July or early August.
      - Since they are being installed this year, it gives the design team time to see how they are functioning and if they need modification to fit the park design.
      - It's the support boxes that house the large switches; the cameras are quite small.
      - APD will install signs that indicate that the area is under observation.
        - APD has that signage, and they will be installing it once the cameras go up. It is a requirement of APD.
        - If the sign or location changes, APD will have to discuss it with the design team.
        - Brian can share the sign type with the team.
  - Fiber optics: There may be a power transfer from pole to pole; most will be powered by an internal power source from the light poles.
- **Tactical Level**
  - The design shouldn't be affected, but it pertains to the line of sight across the park, not major obstacles, to allow for visitors to leave in an emergency.
  - Don't create bottlenecks in the park where egress is needed in case of an emergency.

Design

- The design should be beautiful, but not to encourage people to stay for a long time. Don't want the park to invite people to sleep or take shelter in the park.
- What is different between the Museum Park and Town Square Park?
    - The museum has hourly walk-throughs and 24 surveillance
    - The museum has a different feel; they have security, a different vibe, it's a business, and not a public park.
    - If you want to help the police, keep the park activated.
- APD needs emergency vehicle access at a minimum of two different points.
    - Two entry/exit points are needed as a minimum.
    - Not opposed to having access, it could be subtle or controlled with a gate, bollard, etc.
    - Access that is not known to the general public, but to emergency services.
        - In an emergency, spaces can become congested as people are leaving the space, and it can slow emergency response.
    - Import APD can get access to the park to render aid promptly.
- Brian's team has received training in CPTED (Crime Prevention Through Environmental Design) and is happy to review the design.

APD Design Review

- Brian could assign an office to attend a quarterly meeting to help consult on the design.
- At 35% Design Review, APD can review and provide comments.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Downtown Stakeholders
Date: Tuesday, June 10, 2025
Time: 3:00 pm- 4:30 pm
Location: Teams
Attendees: Oona Martin & Loren Becia – The Boutet Company, Lucy Wittlinger – Huddle, Tanya Hickok – PM&E, Radhika Krishna & Kristin May – ADP, Julie Saupe – Visit Anchorage, Melinda Gant – ACDA, Beth Nordlund – APF, Therin Ferrin – Anchorage Convention

Meeting Summary

Project team members met with Radhika Krishna – ADP, Julie Saupe – Visit Anchorage, Melinda Gant – ACDA, Beth Nordlund – APF, Therin Ferrin – Anchorage Convention, to discuss the design of Town Square Park (TSP) as it relates to downtown.

Round of introductions

The project envisions a multi-functional space combining an event venue and a public park that collectively tells the story of Anchorage. It emphasizes the importance of:

- Storytelling and cultural representation within the park.
- Integrating green space around the event area.
- Future design upgrades, with particular attention to Phase 2 development plans.
- Infrastructure needs, such as ensuring adequate electrical capacity for events.

The involved stakeholders include event planners and storytellers, with strong ties to tourism and the downtown community.

What is missing in the design and should be considered moving forward to the 35% Design?

- Anchorage Park Foundation
    - Beth is asking Rasmuson for $1 million for Town Square Park!
        - Beth will need letters of support.
        - ADP is willing to help with this effort.
    - *Your Parks Bonds At Work* – APF is putting together a campaign to connect bonds to ACTION!
    - Stakeholders want to see the design focus on Anchorage being a Winter City; the string lights and additional lighting would be a huge benefit for the design.
        - Lighting should clear Fire Trucks.
    - Beth gets the feeling TSP could be on the Bond for 2026.
        - Funding from Rasmuson for a 2026 gift that helps get a Bond.
        - TSP funding engages the voters to support another bond.
    - Not interested in having two phases; everything on this page should be done in 2026.
        - And more! A bit of a danger of hitching our future to no change. It needs magic, 1% for Art
        - Need to keep the momentum going!

- The design element plaza along 6th Ave seems out of place.
    - The plan is to expand the arc to connect the two corners of the park.
- Anchorage Downtown Partnership
    - First Stage – More designed for Live After Five Concerts – smaller events.
        - The stage in the concept is the same size as the current one.
        - The ADP tent is currently 20 ' x 20', which is an industry standard.
            - But sometimes it needs space beyond that.
            - It would be great to have a stage with a permanent roof with lighting.
                - If there was already a plug-and-play option for a stage. That could be a huge benefit for events.
                - In the charter, it states that a permanent structure is not allowed in TSP without an Amendment.
                - Working with Planning to learn if it would be possible to amend the charter.
        - Where would seating for stage one be located if guests did not bring a chair?
            - The Sun Bowl Hill could offer green space for seating.
    - Stage two space – Designed for larger concerts
        - It's becoming increasingly common for larger concerts to bring in semi-trucks that serve as the stage and lighting. Space for this should accommodate semi-trucks.
        - ADP wouldn't need a second event tent; ask Showdown or another vendor if it's needed.
    - Power in the Park
        - One problem in the park is the power. Sometimes the power works, other times not.
        - It is needed to have electrical outlets on different circuits.
        - The design team is working with RSA on electrical and will be involved in the design.
        - ADP has a key; it's important to consider how the power is secured.
    - Surfacing
        - The current design is a large amount of concrete, and it looks very gloomy. How can it look nice even when it's not full of people?
        - The plaza will need a surface rating that can support food trucks.
        - Currently, burn barrels are placed on top of cinder blocks; however, after the event, they are hot and can't be moved right away and need to be left overnight. Then they are used and moved.
    - Locked storage for the Park
        - Having locked storage within the park could be beneficial for a seasonal event tent, burn barrels, corn hole, giant Jenga, or other easy activation equipment for community use.
    - Consider including a Holiday Tree in the design.
- ACDA
    - Friends of Waterfront Park in Seattle - past donor bricks were transformed into a temporary installation of locks on a fence as a temporary installation.
    - Artistic Lighting

        - LED Strip Lighting: Install solar-powered or low-energy LED strips to outline concrete edges, benches, or paths. Artistic Light Sculptures: Use light-based public art to transform gray surfaces into glowing features.
        - Since we do not have dependable winters for ice projects, artistic light sculptures might be the answer
        - The design could include these bigger ideas as a comprehensive plan.
    - PAC ADA/valet/drop-off zone
        - The design is setting aside space for this in the future.
        - Need to talk to DOT, because 5th and 6th are currently DOT roads.
        - MOA is working to reclassify 5th and 6th to MOA. The project team is in contact with DOT ROW.
        - Unfortunately, it is past the cutoff to include this project on the AMATS funding that would have needed to go through a TIP.
        - It could still be included in a road bond.
        -

- Downtown Wayfinding Coordination
    - Have the design complement other downtown elements, including Indigenous patterning, colors, and themes.
- Favorite Public ART
    - Denver Bear – Beth
    - Dublin Spire – Lucy
    - Maman Sculpture - Giant Spider in Otta - Oona
    - Guggenheim Bilbao, Spain, Puppy 1992

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – Sherri Gould, Santos
Date: Wednesday, June 11, 2025
Time: 9:00 am- 9:30 am
Location: Teams
Attendees: Oona Martin & Loren Becia – The Boutet Company, Lucy Wittlinger – Huddle, Taylor Keegan – MOA Parks, Sherri Gould - Santos

Meeting Summary

Project team members met with Sherri Gould from Santos to discuss the design of Town Square Park (TSP) in relation to downtown.

- Major concerns pertain to public safety, lighting, cameras, and the need for law enforcement.
- Love flowers and summer events to help address concerns about homelessness.
- Addressing ADA access to the PAC would be important.
    - The F Street Market space would allow for a market space and a second stage area for larger concerts and productions. Secondly, this space could allow for a future drop-off zone for the PAC.
- Working with APD to understand more about how to keep the space safe for the public.
- Creating better sightlines into the park to increase visibility into the park and reducing the height of the mounds to also increase visibility.
- Enjoy the winter activities and lighting.
- Working with Conoco Phillips to help with the park's safety. Is there anything else Santos can be doing to help in the effort to make this a successful project?
    - Increasing movement in and around the park.
        - Possible lunchtime food trucks or other daytime activities.
        - Does the park have picnic tables? Only the concrete seat walls.
        - It would be a great place to sit outside and have lunch.
    - Summer Activation Events
        - Tuesday – Biker Buddies
        - Wednesday – Fresh Market
        - Thursday – Live at Five
        - Friday – Night Market

Town Square Park 2026 Implementation

Showdown
Date: Tuesday, June 17, 2025
Time: 1:00 pm- 2:00 pm
Location: 300 Latouche St, Anchorage, AK 99501
Attendees: Natalie Treadwell, Raymond Flores, Hellen Fleming – Showdown Alaska; Susan Schneider – Willawaw; Oona Martin & Loren Becia – The Boutet Company; Lucy Wittlinger – Huddle; Taylor Keegan – MOA Parks; Lilly Horning – RSA

Meeting Summary

Project team members met with Showdown to learn more about their operations of concert production in relation to the Town Square Park Implementation

- Public safety, increase sight lines, keep it programmed to keep it safe
- Engineering is looking into options to remove the vault from the fountain to reduce the height of the mound in that location.
- Showdown
    - The current Stage 1 area was used for the tech crew at the last concert. Normally, 100' is needed from the stage. Space to accommodate a 10'x15' tent for tech is needed.
    - Consider ADA access for the park. The ADA accessible area was located on the south side of the park. It worked okay, but the grass in the park made it difficult to designate an area.
    - For larger venues, Showdown rents a Stage Line (SL) trailer. It was located on the west side of the park near the PAC; however, it was difficult to position it between the concrete planter walls. could not get it closer to the PAC – not enough clearance.
    - Need 40' stage
        - 32' long (40' with hitch) by 28' wide by 5' tall
        - 20' from PAC to meet fire code
- Hellen
    - Would like to see it host more events
    - The greenery/flowerbeds were fenced off to protect them from concert goers; however, if the design could show framing and fencing for protection, that would be a benefit.
        - Showdown used stakes and snow fencing around flowerbeds.
    - Reliable electricity is needed on E Street for the office, food, and vendors.
    - Consider adding water access for a water bottle filling station.
    - The park needs a better solution for garbage and recycling.
    - Showdown was happy with the tree removal because it opened up more sight lines in the park.
    - Would like to see grades reduced
    - The current stage area has a 6' drop, which was a safety hazard. Showdown used it for their tech area; however, Showdown would like to see the park designed safely.
    - The park could have better vendor access.
- What is needed for power?

    - Showdown brings in larger generators for concerts; however, electricity is needed for vendors.
    - 50 amp circuits
    - 20, 30, 100 amp
    - Showdown is not aware of the power draw used for the concrete because they use the generators. 80k power generation
- Messaging for Park events can be difficult. Showdown suggested including a digital sign on the corner of E St and 5th Street. It could be used for events going on in the city, or at the park, or PAC.
- How is the project's relationship with PAC? Are there improvements planned for the PAC to build balconies?
    - Showdown used the PAC as a green room for their concert, hoping the relationship could grow. The PAC bathrooms were used for VIP access.
- Stages
    - Setting up a smaller stage, such as a clamshell, is not preferred because it takes hours of work and labor. Showdown prefers to use the Stage Lines (SL) truck stages.
    - Showdown likes the SL because they are flexible and have a stage face
    - Max site SL 40'x 30' trailer, 42'x35' stager
    - Wouldn't want trailers side by side
- Performance Size
    - The Nelly performance on July 13th is estimated to accommodate 4,500 people, which is the maximum for production.
    - Showdown doesn't find that doing larger concerts works well during the summer because of the cost of accommodation in Anchorage.
- Setup
    - Start Thursday night with fencing the park, and complete Friday morning with privacy screens
    - Friday, the trailer stage was brought in, and by Saturday at 1:00 am, everything was taken down.
- Concert Experience
    - Concert guests didn't know they could stand on the back side of the mounds, which restricted the amount of usable space for the concert goers.
    - Conceptually, Showdown likes the line of sight of the current design for safety and emergency exiting.
    - The park is less windy than having concerts on F Street because of the tunneling effect. And the sun exposure in the park worked well, having the stage on the west side.
- The summer 2026 park will be closed
    - Construction start date anticipated to be mid-May once load restrictions are lifted
    - Probably not possible to do events before or after
- Showdown would like to be involved in the Cuddy Park Master Plan process
    - To do: add Natalie to the Cuddy Park stakeholder group
- Update on cameras
    - Permits were received, and the cameras will face into the park from the perimeters of 5th, F, E, and 6th
    - Cameras will be controlled by APD

Town Square Park 2026 Implementation

Chris Beck
Date: Wednesday, July 16, 2025
Time: 2:00 pm- 3:00 pm
Location: Teams
Attendees: Chris Beck; Oona Martin – The Boutet Company; Lucy Wittlinger – Huddle

Meeting Summary

Project team members Lucy and Oona met with Chris Beck, former owner of Agnew::Beck, to learn more about the Town Square Park Implementation.

- Chris has a landscape architecture and urban design degree from Berkley.
- He cares about the project being successful and wants to create a meaningful space for Anchorage.
- Is there a deadline for the 35% design comments?
    - Include a comments deadline for the 35% Design.
- Schedule a meeting to meet in person, or we can add Chris to the Master Plan Working Group.
- Suggests adding soft structures on the northern perimeter of the park to allow for activation of more permanent food carts with utilities and seating. Having covered outdoor seating with southern exposure.
- Being able to see through the park with a central focal point. It leads to people feeling safe to enter and being drawn into the park. Reducing the height of the berms to create a more inviting space.
- Not including The Kobuk is a missed opportunity.

Town Square Park 2026 Implementation

Individual Stakeholder Meeting – The Kobuk
Date: Friday, August 1, 2025
Time: 8:30 am- 9:30 am
Location: Huddle AK
Attendees: Oona Martin – The Boutet Company, Lucy Wittlinger – Huddle, Deborah Bonito – The Kobuk

Meeting Summary

Project team members met with Deborah Bonito of The Kobuk to discuss the design of Town Square Park (TSP) as it relates to The Kobuk.

The Kobuk is exploring a potential expansion that would introduce street-level retail with residential units above. Throughout various stakeholder meetings, there has been a consistent call for enhanced access to food and beverage vendors near the park, accompanied by inviting seating options.

To align with this community feedback, the project team is considering design modifications that would improve connectivity between The Kobuk and the adjacent park space. One key concept involves opening up the western façade of The Kobuk to create a seamless link between the retail area and the park's children's play zone. This approach aims to support pedestrian flow and activate the park edge.

Design considerations emphasize avoiding large landforms or dense tree groupings that could obstruct visibility or accessibility. Instead, the focus is on creating an open, welcoming interface that encourages public use and enhances the vibrancy of both the retail expansion and the park.

Town Square Park – 2026 Implementation

Biker Buddies – 35% Design Review
Tuesday, July 22, 2025
10:00 am – 12:00 pm
Town Square Park

Summary:

The Town Square Park 2026 Implementation project team, Oona Martin with The Boutet Company, Lucy Wittlinger with Huddle AK, and stakeholder volunteer Nina Bonito Romine attending the Downtown Biker Buddies event in Town Square Park. The project members were available for the public to review, ask questions, and provide comments on the 35% Design Concept.

They arrived at 9:30 am to set up and provide large-format plots of the 35% Design, supporting images, and the original master plan concept. Additional materials included the project fact sheet, comment forms, a project sign-up form, and an 11x17 double-sided handout of the 35% design with supporting images.

The project team interacted with a small number of people; approximately seven (7) individuals stopped to learn more about the project. No formal comments were submitted, and no one signed up for e-newsletter updates. The project team distributed copies of the plan and fact sheet, and the following comments were recorded by the project team.

Comments:

- What is being done about the homelessness issue? Will there be an area of the park dedicated to homelessness?
- Integrate The Kobuk into the park for outdoor seating and dining.
- Will more seating be incorporated into the park?
- Will restrooms be incorporated into the design?
- Like the ideas of providing a lawn with seating areas.
- What will the playful area look like?



TOWN SQUARE PARK

544 WEST 5TH AVE.

ANCHORAGE PARKS AND RECREATION

BIKER BUDDIES

Join Anchorage Parks and Recreation for Biker Buddies at Town Square Park! This fun, outdoor drop-in program is for 3 to 5-year-olds to build confidence on balance bikes and practice skills on playful courses at their own pace!



TUESDAYS
JUNE 3-JULY 29

10 AM - 1 PM

FREE

AGES 3 - 5

LEARN MORE:
WWW.MUNI.ORG/PARKS

Town Square Park – 2026 Implementation

Live After Five – 35% Design Review
Thursday, July 24, 2025
5:00 pm – 8:00 pm
Town Square Park

Summary:

The Town Square Park 2026 Implementation project team, Oona Martin with The Boutet Company, Tanya Hickok with PM&E, Taylor Keegan with Parks and Recreation, Lucy Wittlinger with Huddle AK, and stakeholder volunteer Radihika Krishna attended the Anchorage Downtown Partnership Live After Five Concert in Town Square Park. The project members were available for the public to review, ask questions, and provide comments on the 35% Design Concept.

They arrived at 4:30 pm to set up and provide large-format plots of the 35% Design, supporting images, and the original master plan concept. Additional materials included the project fact sheet, comment forms, a project sign-up form, and an 11x17 double-sided handout of the 35% design with supporting images.

The project team interacted with a number of people; approximately seven (25) individuals stopped to learn more about the project. No formal comments were submitted, and no one signed up for e-newsletter updates. The project team distributed copies of the plan and fact sheet, and the following comments were recorded by the project team.

Comments:

- Brad Erickson, Northern Lights, Sound & Video / Erickson Productions
    - Possibly serves on the Downtown Partnership board.
    - Along with his business partner, Eric Lizer, he is producing the Switchfoot concert in Town Square on Saturday, July 26.
    - Eric recently reached out via email to you and Radhika regarding power requirements for their temporary stage (a smaller version of the SL260 used by Showdown).
    - Both Brad and Eric expressed interest in being included in the Town Square design conversations, especially to share their operational experiences in the park.
    - Brad requested to be added to the project update distribution list
- Amanda Thompson, Local Artist
    - Advocates for increased visibility and opportunities for local artists within the park.
    - Suggestions include:
    - Artist residencies and retail opportunities tailored to the financial realities of working artists.
    - Ensuring the inclusion of underrepresented voices, beyond developers and political stakeholders.
    - Drawing inspiration from Balboa Park in San Diego for art-forward park programming.
    - Reviewing the Girdwood Arts Council's proposal to Project Anchorage for establishing an Arts District as a model.
    - Stressed that artist contributions are vital to successful events (citing examples like live music and balloon artists).

    - Advocates for long-term, stable support for the arts, immune to political shifts.
    - Provided a business card and asked to be included in future updates.
- Ed Frank, Facilities Maintenance, Municipality of Anchorage
    - Has valuable legacy knowledge regarding winterization of the park.
    - Shared names of colleagues for technical consultation on winterization (noted on sticky).
    - Recommended consulting with Colton Irrigation for insights on the park's irrigation system.
- Kris, Anchorage Downtown Partnership
    - Suggested connecting with Lucy, a sound engineer involved in event productions, to get feedback on community stage height and technical needs.
- Other Comments Received
    - A regular attendee of park music events expressed general support for the proposed improvements. They also emphasized the importance of retaining names on donor bricks in any redesign.
    - Unnamed woman: Why did they fence off the park when the trees came down? Why did they paint over everything? If it hadn't been fenced off, people would have chained themselves to the trees.
    - Unnamed woman: Is this a done deal? Is this already in the budget? Did we already vote to support this? When was the fountain demolished? (A. 2014) Seems too soon to be making changes again already.
    - Unnamed man: supportive of the plans to make it safer by removing the hills so we can see better. (doesn't generally feel safe downtown at night, daytime is ok).
    - Unnamed man: supportive of the plans in general, likes the events in the park.
    - The park should be designed as an amphitheater for a better concert experience, and there needs to be more seating in the park.
    - Local artist Ziggy expressed his frustration over the park being painted grey. He became very angry towards the project team members, and park security needed to be called.
    - Leaving the event, one of the musicians mentioned that there may be concerns over lowering the stage height by some – unclear where this comment is coming from.

Town Square Park – 2026 Implementation

Friday Night Market – 35% Design Review
Friday, August 1, 2025
5:00 pm – 8:30 pm
Town Square Park

Summary:

The Town Square Park 2026 Implementation project team, Oona Martin with The Boutet Company, and Lucy Wittlinger with Huddle AK, attended the Friday Night Market in Town Square Park on Friday, August 1st. The project members were available for the public to review, ask questions, and provide comments on the 35% Design Concept.

They arrived at 4:30 pm to set up and provided large-format plots of the 35% Design, supporting images, and the original master plan concept. Additional materials included the project fact sheet, comment forms, a project sign-up form, and an 11x17 double-sided handout of the 35% design with supporting images.

The project team interacted with many people; approximately seventy-five (75) individuals stopped to learn more about the project. One formal comment was submitted, and no one signed up for e-newsletter updates. The project team distributed copies of the plan and fact sheet, and the following comments were recorded by the project team.

Comments:

Below is a summary of comments collected verbally from community members during the event.

Key Safety Concerns

- Pedestrian Safety: Multiple attendees expressed that the park isn't currently safe to walk through.
    - Specific hazard: damaged metal grates on 5th and 6th Avenues that can cause trips (page 1, 6). Anecdote: A stroller nearly tipped over on a grate near the Captain Cook Hotel.
- Security Issues: Calls for more security to assist with homeless-related safety concerns.

Design Suggestions

- More colorful structures; avoid gray tones.
- Cleaner, brighter, and more welcoming atmosphere, especially for families and kids.
- Increase the presence of public art, sculptures, and interactive art installations.
- Consider a permanent tent at the stage for year-round events.
- Dedicated space for fire-related elements.
- Keep the ice-skating rink in winter.
- Real playground similar to Russian Jack Park, playful for all ages. Include play features like boulders.
- Consider ice sculpture installations, which aren't ice, but resemble ice that can be lit throughout the winter months.

Event & Activation Ideas

- More frequent markets like the Friday Night Market.
- Live music and dedicated dancing space.
- "Live After 5"–style events.
- Support for tourism as a key part of downtown vibrancy.
- Regular events such as run fests, Tuesday night races, and activation programming.
- Consider the question – why am I visiting the park if there is no event on? What will I do?

Infrastructure & Amenities

- Food & Seating:
    - Picnic tables and chairs for eating lunch, not necessarily from a café, but including lunch brought from home.
    - Designated spaces for food trucks.
- Nature Features:
    - Flower beds, Zen areas, and attractive landscaping.
- Bike & Transit:
    - Secured bike parking/storage (mentioned multiple times).
    - Downtown wayfinding for biking and parking.
- Parking: A persistent challenge raised by several attendees.

Connections & Integration

- Better direct connections to nearby businesses like The Kobuk for delicious donuts.
- Coordination with surrounding spaces, such as Easy Park, for secured bike parking.
- Integration with new downtown developments, e.g., the new library.

Town Square Park Implementation
COMMENT FORM

NAME	Jacquie BRADEN
ORGANIZATION	
EMAIL	[redacted]
PHONE	
DATE	

COMMENT

Love the potential for increased access & PAC, welcoming and inviting environment.

Would love to see ~~more~~ addition of bike amenities, maintenance plan for ice rink + cocoa station

How does redesign exist with new downtown library?

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

HUDDLE

Town Square Park 2026 Implementation

Community Open House – Preliminary Design Review
Tuesday, September 9, 2025, 5 PM – 8 PM
City Hall – Room 155, Anchorage, AK 99501

Project Team Attendees

The Boutet Company – Oona Martin, Loren Becia
Parks and Recreation – Taylor Keegan
MOA PM&E – Tanya Hong
RSA Engineering – Lilly Horning
Huddle AK – Lucy Wittlinger, Peyton Going

Summary

Upon arrival, attendees were welcomed and asked to sign in. They were invited to pick up a fact sheet and a comment sheet before walking through the room to review the informational boards. Members of the project team were stationed throughout the space to answer questions and engage in discussion.

The boards presented details on the 65% preliminary design of the park, including anticipated phasing, design elements, and guiding principles. Additional topics highlighted included support for various activities, seasonality and lighting, frequently asked questions, and iconic and memorable design elements.

A total of 10 members of the public attended the open house.

Comment Summary

Participants were encouraged to submit written comments. The following is a summary of comments received and recorded during the Open House.

Accessibility & Drop-Off Access

- Concern about Alaska Center for the Performing Arts (ACPA) access: Attendees emphasized the need for a safe and convenient drop-off area for ACPA patrons, especially for those with mobility challenges.
- Example shared: Caregivers for patrons in wheelchairs currently must pull onto the pavement at the main doors to ensure safe drop-off before parking.
- Recommendation: Incorporate designated drop-off access in the park design to support accessibility.

Safety & Security

- Multiple comments noted that Town Square currently feels unsafe, with groups congregating in ways that discourage use.
- Recommendation: Ensure that security measures and design strategies are integrated to make the park safe and welcoming for ACPA patrons and other downtown visitors.

Vegetation & Tree Species

- Community members asked that tree species be carefully selected:
    - Avoid trees that are messy, drop fruit, or seeds that could create hazards or require excess maintenance.
    - Preference for species that contribute to a clean, attractive, and inviting park environment.

Design & Aesthetic Features

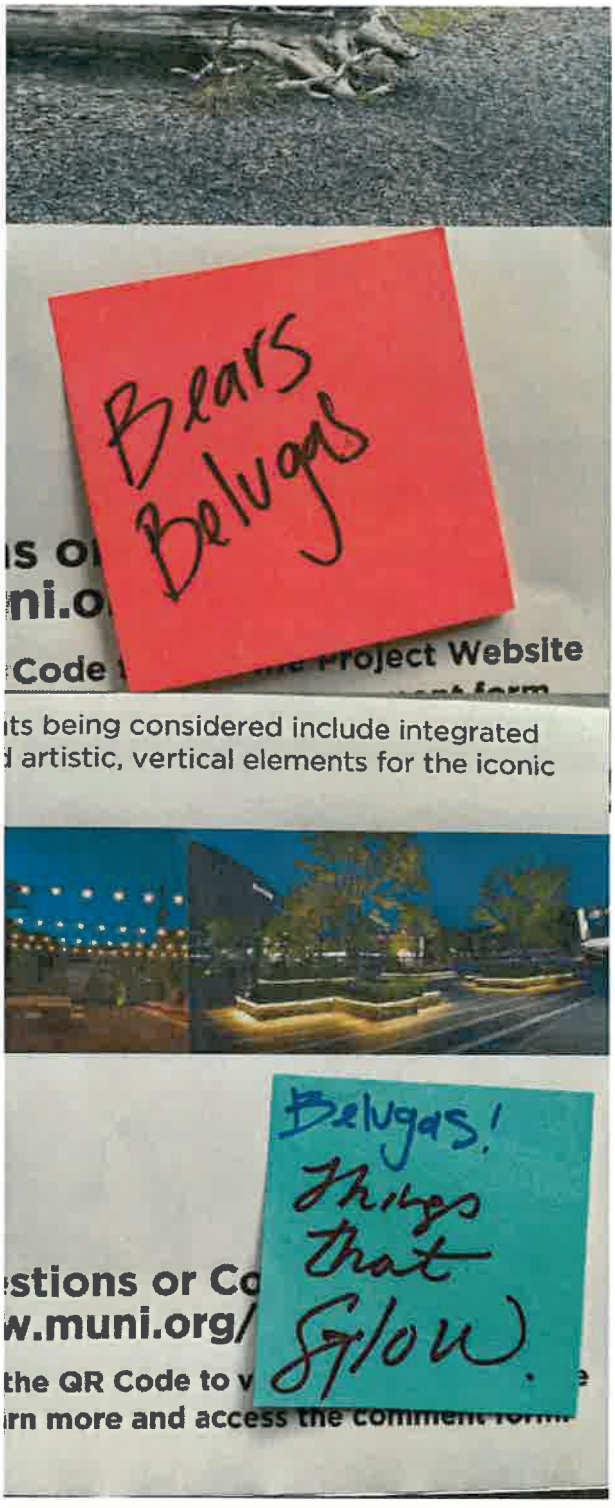
- Strong interest in incorporating unique and engaging design elements into the park:
    - Lighting and glow elements create a safe and vibrant atmosphere at night.
    - Public art and sculptures are integrated into the design to strengthen identity.
    - Attendees suggested moving away from overused fish motifs in Anchorage landscaping. Instead, incorporate other local icons such as bears or beluga whales to celebrate Alaska's cultural and natural heritage.
    - Other sculptural element suggestions were made, including that of referencing Marvel comics or other popular crowd-gathering items. The design company Creative Machines was referenced.
    - Vendor space should be oriented towards the park and not 5th Avenue.
    - There is a strong need/desire for a central feature that will draw people into the park from each corner entrance.

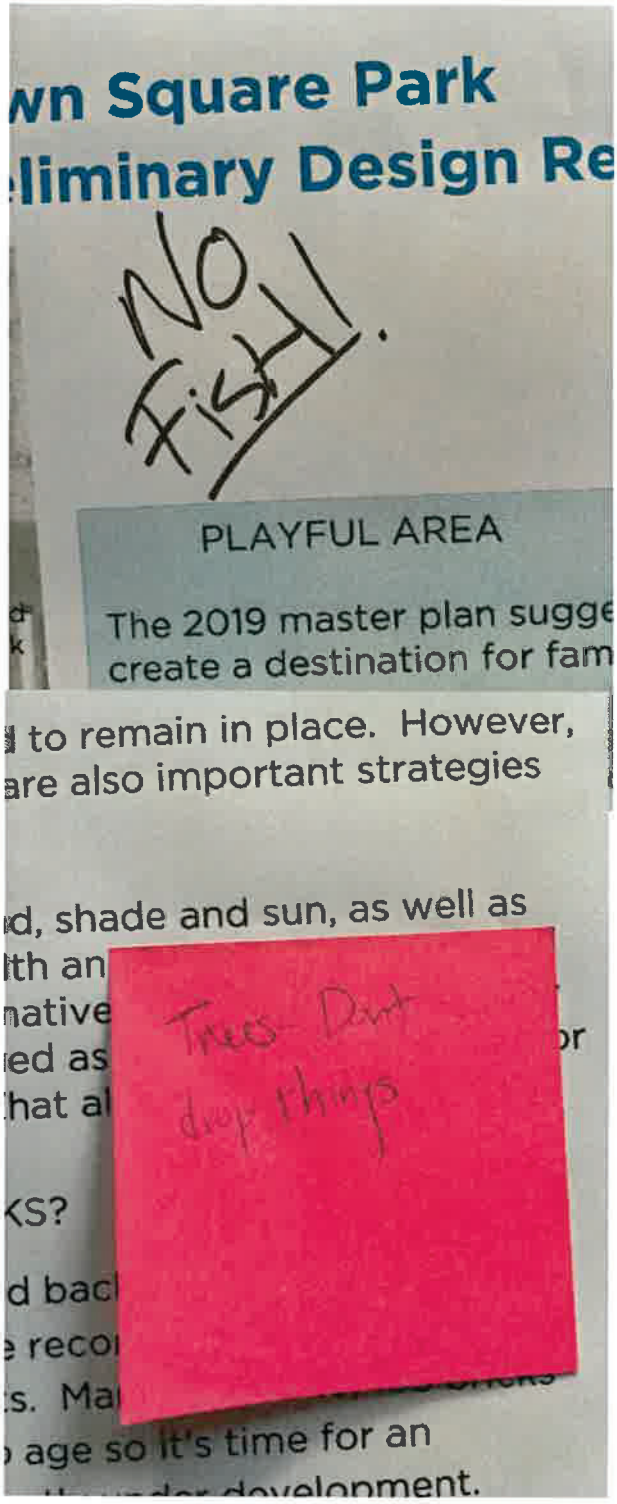



EXIT


EXIT

PUBLIC COMMENTS





Town Square Park Implementation
COMMUNITY OPEN HOUSE - PROJECT SIGN UP

DATE & TIME: Tuesday, September 9, 2025, 5:00 pm - 8:00 pm **LOCATION:** City Hall, Room 155

NAME	ORGANIZATION	PHONE NUMBER	EMAIL ADDRESS	Check here for Project Updates*
Darrel Hess		[redacted]		
Matt Samuel	McKinley Properties			✓
Nancy Boardman				✓
CAMILLY MOESSNER	TEAM ALASKA			—
Zach Boltz	PAC BOD			✓
Maxine Fekete				✓
Tom Petrie	Resident of Anchorage			✓
Diana Rhoades	ANC Park Foundation			✓
Cheryl Shroyer	Master Gardeners Anchorage			✓
CHAS BECK	INTERESTED PERSON			✓

Town Square Park Implementation
COMMENT FORM

NAME	Nancy Boardman
ORGANIZATION	Volunteer – APAC
EMAIL	[redacted]
PHONE	
DATE	9/9/25

COMMENT

I am disappointed that drop-off access for patrons to the ACPA is not included at this time. I have volunteered at the APAC for over 10 years and can attest to how difficult it is for persons with disabilities to park and walk to the PAC. Ive also been a caregiver to my husband who had mobility issues – he needed to be dropped off and the only option I had was to drive up on the pavement in front of the main door in order to drop him off, get him safely into the APAC and then go park the car.

I also would like to learn more about security. Currently, people are congregating in Town Square and making it unhospitable and unsafe to APAC patrons and other downtown visitors.

Please submit this comment form to any member of the project team or send to:
Huddle AK, 605 W. 2nd Avenue, Anchorage, AK 99501
Email: lucy@huddleak.com | 907-215-8516
Public Engagement: Lucy Wittlinger, PLA, Huddle

Preliminary Design Review

TOWN SQUARE PARK OPEN HOUSE

More than a park, Town Square Park is a catalyst for the development of Downtown Anchorage's commerce and cultural exchange.

PROJECT OVERVIEW

In 2019, following two years of public involvement and plan development, the Town Square Park Master Plan was approved by the Planning and Zoning Commission. The master plan provides a 20-year vision that seeks to address issues, prioritize improvements, and identify strategies to ensure that Town Square Park is a safe and thriving public space for all.

From 2023 to the present, the Parks and Recreation Department has been working to improve safety within the park through event activation, lighting upgrades, and improving sight lines into the park.

PARK VISION

"Town Square Park is a safe and welcoming destination in the heart of downtown Anchorage where residents and visitors gather year-round for celebration, socializing, cultural exchange and community building."





Preliminary Design Review

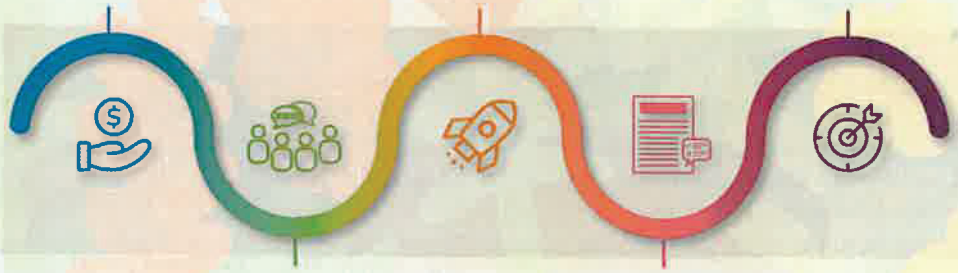
TOWN SQUARE PARK OPEN HOUSE

PROJECT TIMELINE

APRIL 2025
PARK BOND PASSES!
Town Square Park recieves $2.9M

SUMMER
Park Activation Events
Concerts, Markets, & More!

SUMMER 2026
IMPLEMENTATION
Construction Begins



SUMMER / FALL
Public Engagement
Refine Park Design Concept

FALL
Park Design Plan Review
Community Open House - 65% Design

GUIDING PRINCIPLES

Improve the relationship of the park to surroundings



Activate the Park with programming & events



Create a Park for all seasons



Manage the Park as an important asset



Provide amenities to support use



Incorporate an iconic feature



Improve access, circulation, and connectivity



Improve safety and security



Flowers and green space are a valued asset



Promote a strong identiy and sense of purpose



Preliminary Design Review

TOWN SQUARE PARK OPEN HOUSE



GET INVOLVED!

Follow project updates via:
E-Newsletters
Social Media
Project Website

Attend Upcoming Events:
Visit the project website for a full list of upcoming events

FOR MORE INFORMATION

Scan the QR code or visit:
www.muni.org/parks

PROJECT CONTACTS

Tanya Hong, P.E., Project Manager
tanya.s.hong@anchorageak.gov

Lucy Wittlinger, Public Engagement
lucy@huddleak.com

Town Square Park 2026 Implementation

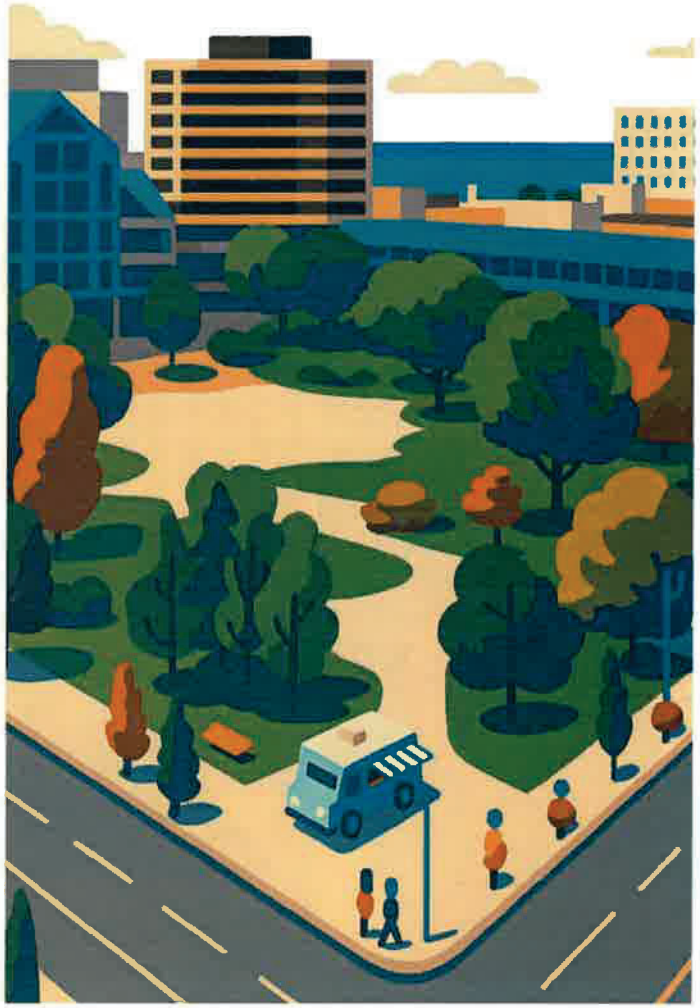
ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

YOU'RE INVITED!

Town Square Park Community Open House

Tuesday, September 9th,
5:00 pm - 8:00 pm
at City Hall, Room 155

Join the project team to review the **Preliminary Design Concept** for the Redesign of Town Square Park!



Town Square Park 2026 Implementation

Park VISION

"Town Square Park is a safe and welcoming destination in the heart of downtown Anchorage where residents and visitors gather year-round for celebration, socializing, cultural exchange and community building."

Project Background and Goal

In 2019, following two years of public involvement and plan development, the Town Square Park Master Plan was approved by the Planning and Zoning Commission. The master plan provides a 20-year vision that seeks to address issues, prioritize improvements, and identify strategies to ensure that Town Square Park is a safe and thriving public space for all.

In 2025, the proposed bond of $2.9 million was passed for the implementation of the master plan. The efforts moving forward will incorporate the goals expressed in the master plan document alongside historical, current, and future context and budgetary considerations.

Project Timeline

APRIL
PARK BOND PASSES!
Town Square Park recieves $2.9M

SUMMER
Park Activation Events
Concerts, Markets, & More!

SUMMER 2026
IMPLEMENTATION
Town Square Park Construction Begins

SUMMER / FALL
Public Engagement
Refine the Implementation Concept

Fall
Park Design Plan Review
Community Open House - 65% Design



Questions about the implementation plan?

SCAN the QR Code to visit the Project Website to learn more

For information on Park Activation Events happening this summer, visit:
www.muni.org/parks

Public Engagement
Lucy Wittlinger, Huddle AK | 907-215-8516

From: Lucy Wittlinger - Huddle AK
To: Lucy Wittlinger
Subject: Town Square Park 35% Design Concept Review
Date: Thursday, July 31, 2025 11:01:53 AM

View this email in your browser



Town Square Park
35% Design Concept Review

The Town Square Park - 2026 Implementation 35% Design Concept is available on the project website for the community to review and provide public comment.

Please visit the website for a downloadable PDF of the 35% Design Concept, comments can be submitted via the on-line comment form or emailed to lucy@huddleak.com

Project documents available for review and download:

35% Design Concept (July 2025)

Park Bond Design Concept (April 2025)

Project Fact Sheet

Town Square Park Master Plan (May 2019)

Project Schedule



Upcoming Events

Friday Night Market - Tabling Event
Friday, August 1, 2025, 5:00 pm - 8:30 pm at Town Square Park

Downtown Community Council Meeting #2
Wednesday, September 3, 2025, 5:30 pm - 8:30 pm
City Hall, Room 155, Anchorage, AK 99501

Community Open House 65% Design Review Draft
Tuesday, September 9, 2025, 5:00 pm - 8:00 pm

Past Events

Live After Five - Project Tabling Event
Thursday, July 24, 2025, 5:00 pm - 8:00 pm

Biker Buddies - Project Tabling Event
Tuesday, July 22, 2025, 10:00 am - 12:00 pm

Stakeholder Advisory Group Meetings #1 & #2
Monday, April 21, 2025 & Tuesday, July 14, 2025

Master Plan Working Group Meetings #1 & #2
Wednesday, April 30, 2025 & Tuesday, July 22, 2025

Downtown Community Council Meeting #1
Wednesday, May 7, 2025, 5:30 pm - 8:30 pm
City Hall, Room 155, Anchorage, AK 99501

Project Website

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From: Lucy Wittlinger - Huddle AK
To: Lucy Wittlinger
Subject: Town Square Park - Community Open House Invitation!
Date: Wednesday, August 27, 2025 1:55:39 PM

View this email in your browser



YOU'RE INVITED!

Town Square Park
Community Open House

Join the project team to review the Preliminary Design Concept for the Redesign of Town Square Park.

Tuesday, September 9th, 5:00 pm - 8:00 pm at City Hall, Room 155.

Please visit the website for more information.

Comments can be submitted via the on-line comment form or emailed to lucy@huddleak.com

Project documents available for review and download:

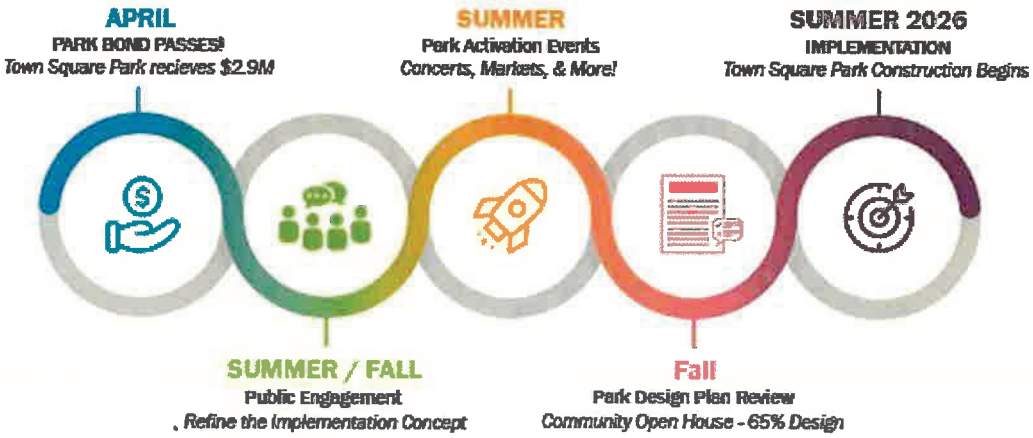
35% Design Concept (July 2025)

Park Bond Design Concept (April 2025)

Project Fact Sheet

Town Square Park Master Plan (May 2019)

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Community Open House Preliminary Design Review
Tuesday, September 9, 2025, 5:00 pm - 8:00 pm
City Hall, Room 155, Anchorage, AK 99501

Anchorage Parks and Recreation Commission
Thursday, September 11, 2025, 6:00 pm - 8:00 pm
Spenard Community Recreation Center,
2020 W. 48th Ave, Anchorage, AK 99517

Urban Design Commission - Public Hearing 65% Design
Wednesday, December 10, 2025, 6:30 pm

Loussac Library - Assembly Chambers
3600 Denali Street, Anchorage, AK 99503

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To: Lucy Wittlinger
Subject: Town Square Park - Community Open House Invitation!
Date: Monday, September 8, 2025 12:50:40 PM

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Town Square Park
2026 Implementation

REMINDER
YOU'RE INVITED!

Town Square Park
Community Open House

Join the project team to review the Preliminary Design Concept for the Redesign of Town Square Park.

Tuesday, September 9th, 5:00 pm - 8:00 pm at City Hall, Room 155.

Please visit the website for more information.

Comments can be submitted via the on-line comment form or emailed to lucy@huddleak.com

Project documents available for review and download:

35% Design Concept (July 2025)

Park Bond Design Concept (April 2025)

Project Fact Sheet

Town Square Park Master Plan (May 2019)

Project Schedule



Upcoming Events

Community Open House Preliminary Design Review
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From: Lucy Wittlinger - Huddle AK
To: Lucy Wittlinger
Subject: Town Square Park - Preliminary Design Comment Period
Date: Friday, September 12, 2025 2:03:50 PM

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Town Square Park
Preliminary Design
Comment Period - NOW OPEN

The Preliminary Design Concept for the Redesign of Town Square Park is now available for public comment.

Comment Period Closes
Tuesday, October 21, 2025

Please visit the website for more information.

Comments can be submitted via the on-line comment form or emailed to lucy@huddleak.com

Project documents available for review and download:

Preliminary Design Concept - FOR REVIEW

Additional Design Information - FOR REVIEW

35% Design Concept (July 2025)

Park Bond Design Concept (April 2025)

Town Square Park Master Plan (May 2019)

Project Fact Sheet

Project Schedule



Upcoming Events

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Wednesday, December 10, 2025, 6:30 pm
Loussac Library - Assembly Chambers
3600 Denali Street, Anchorage, AK 99503

MAY 2026 - CONSTRUCTION BEGINS

Past Events

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Get ready Anchorage!

TOWN SQUARE PARK IMPROVEMENTS

Changes are happening thanks to you passing the park bond!

In 2025, the proposed bond of $2.9 million was passed for the implementation of the Town Square Park Master Plan. The efforts moving forward will seek to ensure that Town Square Park is an active and vibrant space and a hub for downtown activities.

Scan the QR code for more information and ways to get involved!

PROJECT TIMELINE

APRIL 2025
PARK BOND PASSES!
Town Square Park recieves $2.9M

SUMMER
Park Activation Events
Concerts, Markets, & More!

SUMMER 2026
IMPLEMENTATION
Construction Begins



SUMMER / FALL
Public Engagement
Refine Park Design Concept

FALL
Park Design Plan Review
Community Open House - 65% Design

SUMMER 2025 PARK PROGRAMMING



Biker Buddies
Tuesdays
June 3 - July 29, 10 AM - 1PM

Farmers Market
Wednesdays
10 AM - 2PM

Live After Five
Thursdays
May 29 - July 24, 5:30 PM - 8 PM

Summer Night Market
Fridays
June 6 - Aug 29, 5 PM - 8:30 PM
(except June 13 and July 4)

PROJECT CONTACTS

Tanya Hickok, P.E., Project Manager
tanya.s.hickok@anchorageak.gov

Lucy Wittlinger, Public Engagement
lucy@huddleak.com

ALASKA PUBLIC MEDIA
PBS npr
Donate

Anchorage is planning several upgrades to Town Square Park, starting with security cameras

Alaska Public Media | By Wesley Early

Published May 15, 2025 at 3:39 PM AKDT



Matt Faubion / Alaska Public Media

Anchorage Town Square Park on Tuesday afternoon, May 13, 2025.

The city of Anchorage is hoping a series of upgrades to Town Square Park will make the area more vibrant and safe for the community.

Anchorage Police Chief Sean Case says in recent years, the park, which sits in the center of downtown, has had a lot of public safety concerns.

"Town Square Park is amongst the higher end of the parks, in terms of the crimes that are being committed there," Case said. "Those numbers have been pretty stabilized over the last several months because we've had a lot of police presence in that park.

But, he said, he wants to eventually drive down crime enough in the area that the

Alaska Public Media / KSKA
Fresh Air

A way he hopes to deter more crime is by installing security cameras.

This month, the Anchorage Assembly approved a purchase order of roughly $57,000 to buy and install eight security cameras that police will use to monitor the park. While police have used traffic camera footage in the past, Case said these would be the first cameras the department has direct access to, outside of their main properties.

"We're hoping, first and foremost, that this will be a deterrent," Case said. "That some of the activity that is taking place in Town Square Park that's impacting businesses or impacting those that want to use Town Square Park, that that activity will be reduced just by the fact that there's cameras that are operating."

Case said the order is placed for the cameras but he doesn't yet have a date for when they'll be installed.

They're not the only changes coming to the park. In the longer term, voters approved a bond in April for $2.9 million to pay for a series of upgrades. They include added lighting, making the walkways more accessible and making parts of the park more visible. In an interview, Mayor Suzanne LaFrance said she wants the area to be safe and inviting.

"We want to open it up," LaFrance said. "We want to address public safety concerns around visibility. We want to make it a space where people feel comfortable being in it, where it's easy to activate."

LaFrance said the city is currently in the design phase for the park upgrades, and construction is set to start in summer 2026.

Anchorage



Wesley Early

Wesley Early covers Anchorage at Alaska Public Media. Reach him at

Alaska Public Media / KSKA
Fresh Air

Appendix B

2026 Town Square Park Improvements Project
Application for Major Site Plan Review

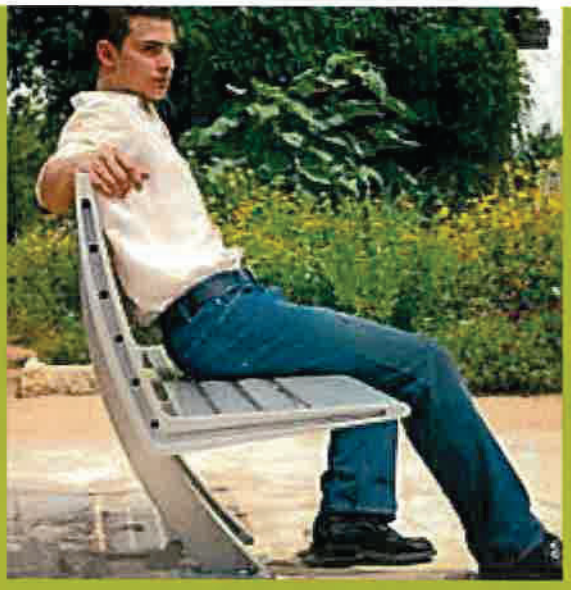
Site Furnishing Product Information Sheets

landscapeforms®



austin™





Austin blends modernist inspiration into a new interpretation that's as timely as today.









Very Very Contemporary

The Austin Bench, designed by landscape architect Robert Chipman, is a study in beautiful balance. Inspired by architecture of the 20s and classic modern furniture of the 50s, it expresses familiar themes in thoroughly contemporary terms. Austin balances lightness and substance, is relaxed, yet refined, poised but never boring. The cantilever version is a natural for minimalist spaces, the four-legged version a fine fit within a range of architectural styles. Composed of minimal parts, (just two extrusions create the seat and back in all versions) Austin masters the details, from its tapered slats to the lovely winged shape of its end piece. In aluminum or wood Austin is a high-design solution — and a breath of fresh air — for corporate and healthcare courtyards, atria, small-scale public places, and private retail space.









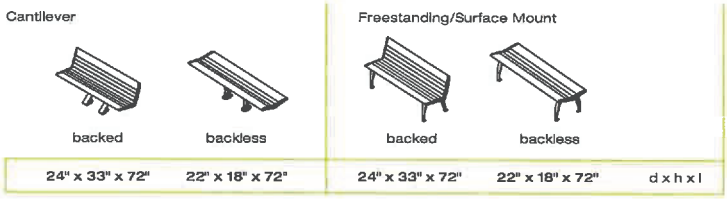
Sense of Place

We believe in the power of design and its ability to elevate public spaces. Landscape Forms provides great design, integrated product collections, and leading edge technology for creating a sense of place in outdoor environments.

Austin™ Specifications

Seat

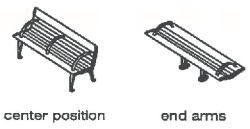
Austin benches are available in backed or backless, and in a selection of interior and exterior woods, as well as aluminum extruded boards. Unique cantilever style or freestanding/surface mount supports are cast iron.



24" x 33" x 72"	22" x 18" x 72"	24" x 33" x 72"	22" x 18" x 72"	d x h x l

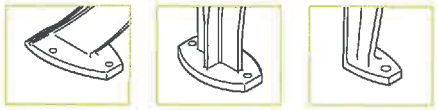
Arm Options

Optional arms may be added to both ends, as well as the center position. Arms are available for either backed or backless benches. All arms are cast aluminum and attached to the seat boards.



Mounting Options

Austin benches with freestanding/surface mount supports ship with glides which may be removed for surface mounting. All cantilever supports must be surface mounted into concrete.



Finishes

Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer. Special stain may be specified for an upcharge.

Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powercoat, a hard yet flexible finish that resists rusting, chipping, peering and fading. Call for standard color chart. A wide array of optional colors may be specified for an upcharge.

To Specify

Select the Austin bench in backed or backless option. Specify surface mount cantilever or freestanding/surface mount support. Specify wood type and/or powdercoat color. Specify number of arms. Benches may be specified in FSC certified woods. Visit landscapeforms.com; click Design Tools, Materials/Colors link for standard offerings, including FSC wood options.

www.landscapeforms.com
Download product photos, brochures, color charts, SketchUp components, technical information, CAD details, CSI specifications, assembly instructions.

Austin is designed by Robert Chipman, ASLA.
Specifications are subject to change without notice.
Austin is manufactured in U.S.A.
Austin meets BIFMA performance and safety standards.
Location photography: Lady Bird Johnson Wildflower Center, Austin, TX
Landscape Forms supports the LAF at the Second Century level.
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Austin may be specified with FSC Certified woods; call for pricing and lead times. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs. Bench materials are 100% recyclable.

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431 Lawndale Avenue, Kalamazoo, MI 49048
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Plainwell

landscapeforms

Product Data Sheet



Plainwell, designed by Robert Chipman, ASLA, is both lyrical and robust. The subtle curve of the back and slope of the seat provide comfort. A hefty cast aluminum end frame, wood or aluminum seat and back slats of generous substance and dimension, and stainless steel hardware, provide exceptional strength and durability. Plainwell is manufactured of the finest quality materials to Landscape Forms' demanding standards. While Plainwell has its imitators, they are no match for the original. The choice of discriminating design professionals and clients for nearly a decade, Plainwell consistently performs under the rigors of public use in city parks and streetscapes, shopping centers, mixed use malls, and healthcare environments. A coordinating litter receptacle unifies the esthetic, whatever the setting.

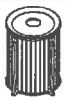
Bench

- The Plainwell bench is available with seats constructed of aluminum or wood.
- The aluminum end frames on the wood bench and the all aluminum bench may be specified with Pangard II® powdercoat in standard colors; optional colors available for an upcharge.
- Available in two lengths, the 72" and 96" bench may both be specified with a center arm.
- The 96" bench may also be specified with 2 intermediate arms, placed at equal intervals.
- Freestanding/surface mount support is standard.

Litter Receptacles

- The Plainwell litter receptacle has a 35-gallon capacity, and includes a black polyethylene liner. Side panels are available in aluminum or a selection of woods.
- Metal parts finished with Pangard II® powdercoat available in standard colors; optional colors available for an upcharge.
- Frame and aluminum side panel may be specified in different colors.
- Rotomolded black polyethylene top is attached by cable to the receptacle.
- Lid available in top opening or side opening styles.
- Freestanding/surface mount support is standard.
- Unit is emptied by lifting bag from top.

	Style	Depth	Width	Height	Product Weight
	72" bench	26"	73"	32"	jarrah: 130 lb alum: 156 lb
	72" bench with center arm	26"	73"	32"	jarrah: 136 lb alum: 162 lb
	96" bench with center arm	26"	97"	32"	jarrah: 171 lb alum: 205 lb
	96" bench with intermedi-ate arms	27"	97"	32"	jarrah: 178 lb alum: 211 lb

	Style	Depth	Height	Product Weight
	top-opening	30"	38"	jarrah: 113 lb alum: 117 lb
	side-opening	30"	45"	jarrah: 114 lb alum: 118 lb

Plainwell

Product Data Sheet

landscapeforms






Finishes

- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powercoat, a hard yet flexible finish that resists rusting, chipping, peering and fading.
- Call for standard color chart.
- A wide array of optional colors may be specified for an upcharge.

To Specify

- Bench: Select Plainwell bench, 72" or 96" length, wood type or aluminum seat and powdercoat color.
- Specify with or without center arm or intermediate arms for 96" bench.
- Litter Receptacle: Select Plainwell litter, top or side opening, wood type or aluminum side panels and powdercoat color.

Designed by Robert Chipman, ASLA

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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RING®

Product Data Sheet



A simple circle hovering above ground, provides an artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle and Professionals (APBP) recommendations. Ring must be embedded. Ring can secure two bicycles parked parallel to the rack. The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over. A standard D-shaped bike lock can secure both a wheel and the frame.

Bike Rack

- Capacity: 2 bikes
- Bike racks made of 1.5" o.d., .120" wall stainless steel tubing, with a electropolish finish on bare stainless steel.
- Ring is also available in powdercoated steel.
- Ring must be embedded.
- Ring can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two- point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Ring	1.5"	25"	27"	13 lb

Finishes

- All metal parts are finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.

To Specify

- Select bike rack style. Specify powdercoat color or stainless steel.

Designed by Brian Kane, IDSA
All Landscape Forms bike racks meet guidelines established by the Association of Pedestrian and Bicycle Professionals.

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Product Overview

Date: September 25, 2025

LF Quote #: 449121

Project: Anchorage Town Square Park – Swing Structures and Swings

Quote is based on drawings by Landscape Forms Studio 431 dated: *May 12, 2022*

Quote is based on current market price. Landscape Forms will hold pricing for 60 days. Price is subject to change after this time has expired.

Lead Time:

- Studio 431 custom lead times vary, are dependent on approved submittals, and can range from +/- 7 months.
- Estimated lead times are inclusive of engineered shop drawings, structural engineer's stamp (if applicable), fabrication, and delivery.
- Preliminary lead time is for initial planning purposes only. Upon receipt of purchase order the assigned Studio 431 Project Manager will provide a finalized project schedule.

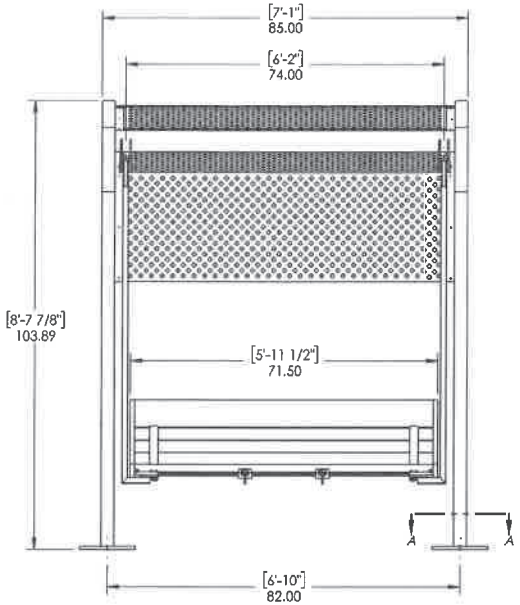
Inclusions:

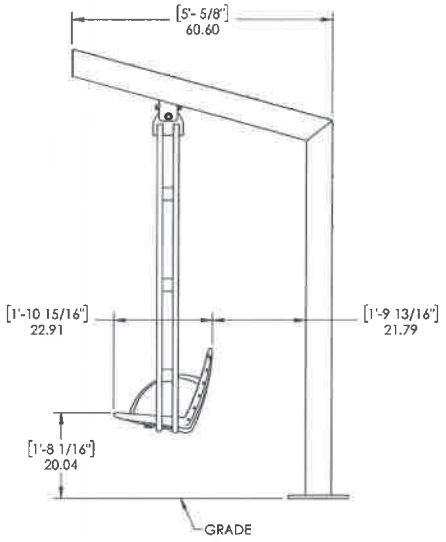
- **Two Post Cantilever Structure with Perforated Metal Roof**
  - Structure:
    - Steel tube at columns and beams
    - Steel plate at base plates and end caps
    - Perforated steel sheet at metal roof
      - Perforation pattern by others, not to exceed 60% open space
      - Powder coated from Landscape Forms standard color offerings, color TBD
  - Hardware: Stainless Steel
  - Notes:
    - Structure will be supplied as a kit of parts to be assembled and installed on site by others.



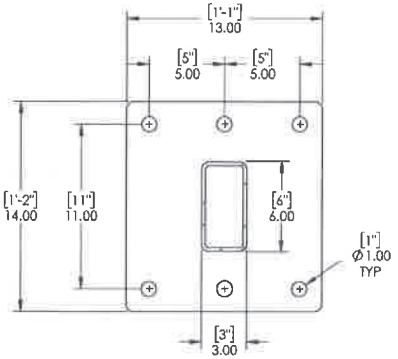
- **Austin Swing Wood**
  - Structure:
    - Steel tube at swing arms
    - Aluminum castings at end frame and armrests
      - Powder coated from Landscape Forms standard color offerings, color TBD
  - Hardware: Stainless Steel
    - Includes bearing mechanism with custom swing limiter attachment
  - Wood:
    - Non-FSC Ipe or Domestically Sourced Thermally Modified Ash – Nominal 2x4 – Unfinished
    - Boards will be lengthwise orientation, laid flat.
  - Notes:
    - Swing will be supplied pre-assembled to be installed on site by others











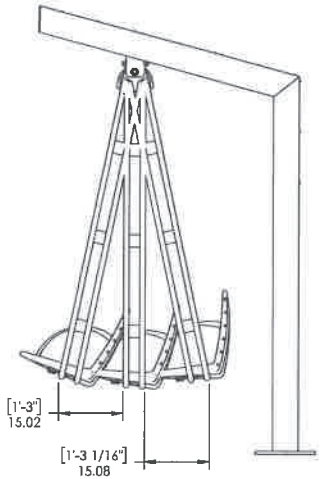
SECTION A-A
SCALE 1 : 8

2 LEG CANTILEVER PERF FRAME WITH WOOD SLAT AUSTIN SWING

CARBON STEEL CONSTRUCTION WITH POWDERCOAT FINISH
STANDARD LANDSCAPE FORMS POWDERCOAT COLORS AVAILABLE
WOOD SPECIES AND PERF PATTERN CUSTOMIZABLE
SWING STRUCTURE MUST BE ANCHORED SECURELY
ANCHORING HARDWARE NOT SUPPLIED
BY LANDSCAPE FORMS

FOOTING DESIGN AND ANCHOR SELECTION BY OTHERS
SWING AND FRAME WEIGHT AS SHOWN - 1160 LBS.
(SWING WEIGHT - 240 LBS. FRAME WEIGHT - 920 LBS.)
SWING SEATING CAPACITY - 900 LBS. (MAX LIVE LOAD)

FOR DESIGN INTENT PURPOSES ONLY



SWING MOTION
FORWARD AND BACKWARD

STUDIO431
landscapeforms®
7800 E. MICHIGAN AVE. P 800.430.6209
KALAMAZOO, MI 49048 P 800.521.2546
USA landscapeforms.com

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TITLE: 2 LEG CANTILEVER PERF FRAME - AUSTIN		SCALE: 1:28
PROJECT: CUSTOM READY SWINGS		AUTHOR: JCS
FILE NAME: SFCR-S-003_REV-A	UNIT OF MEASURE: INCHES [FEET & INCHES]	SHEET: 1 OF 1
DRAWING CREATED: Thursday, May 12, 2022 11:35:33 AM	DRAWING REVISION: A DATE REVISED: 3/5/2025	

B-SIZE SHEET

Appendix C

2026 Town Square Park Improvements Project
Application for Major Site Plan Review

Planning Department Memo, June 23, 2025

Municipality of Anchorage

Planning Department

Memorandum

Date: June 23, 2025

To: Parks and Recreation Department

From: Planning Department

Thru: Mélisa R. K. Babb, Planning Director

Subject: Town Square Park Passenger Drop Off and Loading

In May of 2025, the Municipality of Anchorage Parks Department approached the Planning Department with a request to clarify seemingly conflicting policy guidance regarding vehicular access and passenger loading and drop off in Town Square Park adjacent to the Performing Arts Center.

Conclusion: Vehicular access and passenger loading and drop off are allowed, subject to the following:

- Plans for passenger drop off and loading for the Performing Arts Center are subject to review and approval by the Planning Department, in conjunction with the Traffic Engineer, and subsequent review and approval by the Planning and Zoning Commission.
- Plans for vehicular access to the area formerly platted as F Street are subject to the review and approval of the Planning and Zoning Commission.
- Other improvements to Town Square Park may be approved by the Planning Director or sent to the Urban Design Commission for their approval, depending on cost and the discretion of the Planning Director.

Background Information

The following provides a brief outline of the documents reviewed by the Planning Department as part of this investigation:

- The Performing Arts Center (PAC) sits on Block 52A of the Original Anchorage Townsite, immediately adjacent to Town Square Park, which sits on Block 51 of the Original Anchorage Townsite. The most recent plat for the area is from 1984 (Plat 84-335), which shows the vacation of right-of-way for F Street on the PAC parcel. There is a platted alley right-of-way within Town Square Park.

- Article XX of the Anchorage Municipal Charter, Sections 20.01-20.04, stipulates the dedication of Block 51 as Town Square Park and limits the placement or erection of any new buildings on Block 51. This section only allows underground uses in the park if they are approved by the Planning and Zoning Commission (PZC) and Assembly and *"do not cause the grade of the town square to be above or below street level."*

- The PAC was approved as a conditional use by Planning and Zoning Commission resolution No. 104-81 (A-F). This conditional use was last amended through an administrative approval to permit a Portland Loo public toilet on the northwest corner of Block 52A by PZC Case 2021-0068.

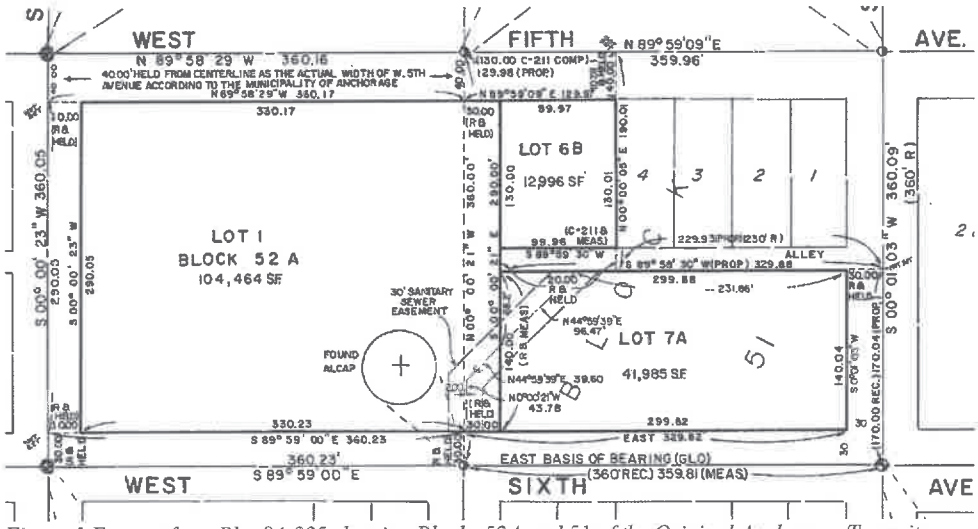


Figure 1 Excerpt from Plat 84-335 showing Blocks 52A and 51 of the Original Anchorage Townsite.

- AO 1989-94 called for an amendment to Article XX "*providing for an access road for the Alaska Center for the Performing Arts on land dedicated as town square park*" but it was tabled indefinitely at the July 25, 1989, Assembly meeting. From minutes of that meeting:

> *"Ms. Flynn said she as dismayed this ordinance came forward. It is a very divisive issue. She noted the Municipality had lost five court cases over the Town Square. The access street issue pits the Square against the PAC in a no-win situation. She noted there were other alternatives to the access issue, and asked the ordinance to be withdrawn to avoid all the controversy it would cause."*

- The Planning and Zoning Commission approved a park master plan for Town Square Park in 2019 with PZC Case 2019-0111. The master plan states:

> *"The master planning process revived calls for improvements to the Alaska Center for the Performing Arts (PAC) passenger drop off and loading zones, particularly for persons with limited mobility. Today, the PAC recommends F Street south of 6th Avenue and the 5th Ave Egan Center loading zone for drop-offs. Both of which require the signalized crossing of 5th or 6th Avenue, or use of the sky bridge.*
>
> *The planning team conducted a technical review of alternative drop off areas to evaluate the potential impacts on traffic operations and use of the park. Of the alternatives considered, none of them adequately address PAC access concerns without significant negative impact to the size, use and pedestrian safety of Town Square Park.*
>
> *While this Master Plan recognizes the need for internal and external ADA access issues at the PAC to be resolved, these issues are beyond the scope of a park master plan. Rather, the park master plan addresses issues, identifies needs, and*

provides a framework for management, development and programming within the park property boundaries."

The plan incorrectly states that:

"PZC Resolution No. 81-104C specifically prohibits the use of Town Square Park for the purposes of passenger loading and is a requirement of the conditional use sought by the PAC for the vacation of the F Street Right of Way"

PZC Resolution No. 81-104C does not make this explicit prohibition. Correct guidance for this issue can be found in Condition 11 for PZC resolution 81.014C:

Condition 11: Drop off and loading for this site will be resolved with the Community Planning Department in conjunction with Traffic Engineering and submitted for review by the Planning and Zoning Commission prior to the issuance of any building permits beyond footings and foundations. No extensions of these uses into Block 51, as platted on the date of this approval, shall be approved without a public hearing and concurrent from the Planning and Zoning Commission.

Condition 14, included below, provides additional clarity:

Condition 14: Decisions respecting public access to portions of the street level within the former F Street are subject to the review and approval by the Planning and Zoning Commission.

These provisions allow access to the PAC from Block 51, subject to approval by Planning, Traffic Engineering, and the Planning and Zoning Commission. Though it was approved by the Planning and Zoning Commission as a master plan, the Town Square Park Master Plan is not an adopted element of the Municipality of Anchorage Comprehensive Plan.

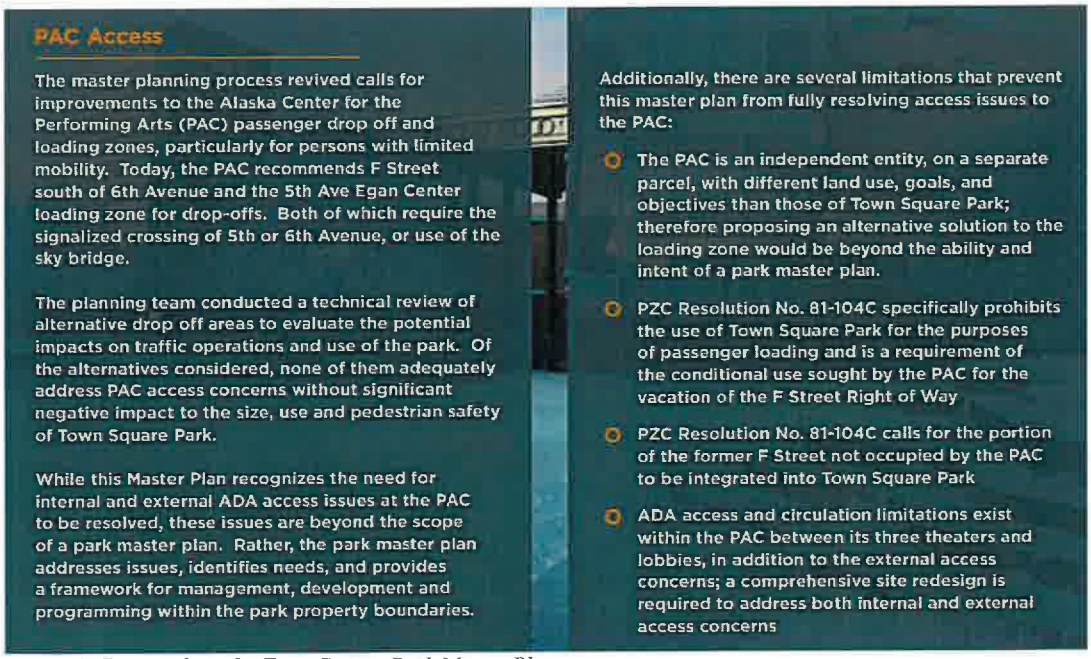


Figure 2: Excerpt from the Town Square Park Master Plan.

- AMC 21.03.080E also requires that an amendment to a conditional use go to the Planning and Zoning Commission for review.

- The Municipality maintains F Street and the Alaska Department of Transportation and Public Facilities (AKDOT&PF) maintains 5th Avenue and 6th Avenue. The staff report reviewing the Town Square Park Master Plan recommends converting 5th Avenue to a two-way street.

- Resolution No. 81-104 requires non-structural developments in Town Square Park to be reviewed by either the Urban Design Commission with a public hearing or be approved administratively by the Planning Department, depending on the cost of the improvements and the discretion of the Planning Director

- AMC 21.05.040G.2.b.ii. also requires that all development projects in municipal parks undergo a site plan review. The Urban Design Commission reviews site plans requiring a public hearing, per AMC 21.03.180.

Summary:

- PZC Resolution 81-104C requires that any changes to access to the PAC, or access from the former F street right-of-way be approved by Planning, Traffic Engineer, and go before the Planning and Zoning Commission with a public hearing.

- The Town Square Park Master Plan does not put additional restrictions on PAC access, but rather incorrectly references PZC Resolution 81-104(A-F). The Town Square Park Master Plan was a master plan approved by PZC, and is not an adopted element of the Comprehensive Plan.

- PZC Resolution 81-104 requires that non-structural development/improvements to Town Square Park go either before the Urban Design Commission with a public hearing or be approved administratively, depending on Director discretion and their cost.

Attachment: PZC Resolution No. 81-104 (A-F)

Appendix D

2026 Town Square Park Improvements Project
Application for Major Site Plan Review

Site Lighting Cutsheets

Date: _____ Customer: _____

Project: _____

Type: _____ Qty: _____

selux

Saturn 1 LED



Order Code: SA1L - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

Pole Order Code: _____ - _____ - _____ - _____

Series | Height | Finish | Options

SA1L	Series	**SA1L** Saturn 1 LED						
_____	Optics	**TS** Tritec Symmetric	**TA**[1] Tritec Asymmetric					[1]Asymmetric optics not available with Gold Reflector light engines.
_____	Mounting	**1** Single	**1A** Single Arm Mount	**2** Double	**W** Wall Mount			
_____	Light Engine	**S1G1** Silver Reflector, 24W, Single Stack	**S1G2** Silver Reflector, 50W, Double Stack	**G1G1** Gold Reflector, 24W, Single Stack	**G1G2** Gold Reflector, 50W, Double Stack			
_____	CCT	**22*** 2200K	**27*** 2700K	**30** 3000K	**35*** 3000K	**40** 4000K	**50*** 5000K	*Consult factory.
_____	Power Cord Length	**08** 8'	**10** 10'	**12** 12'	**14** 14'	**16** 16'	**18** 18'	**XX** XX	*For 1 mounting use the pole height. For 1A or 2 mounting use the pole height +2.
_____	Finish	**WH** White	**BK** Black	**BL** Semi-Matte Black	**BZ** Bronze	**SV** Silver	**SP** Specify Premium Color		
_____	Voltage	**UNV** 120-277V	**120**[2] 120V	**240**[2] 240V	**277**[2] 277V	**347**[3] 347V	**480**[3] 480V		[2]Specify for HL option. [3]Equipped with step down transformer.
_____	Options	**HS** House Side Shield (180°) **NH** No Hoop	**PCT**[6,7] Photocell Tenon	**DM**[4] Dimming (0-10V)	**HL30**[4,5] Hi-Lo Switching Low Output 30%	**HL50**[4,5] Hi-Lo Switching Low Output 50%	**BP** Blue Prism Ring Optic Accessory	**RP** Red Prism Ring Optic Accessory	**MS**[4,7] Motion Sensor with Optional Photocell See Pole Spec Sheet for Order Code	[4]DM, HLXX or MS only. Cannot be combined. [5]120V, 240V or 277V only. [6]Not available with UNV. [7]PCT or MS only. Cannot be combined.

Product Modifications

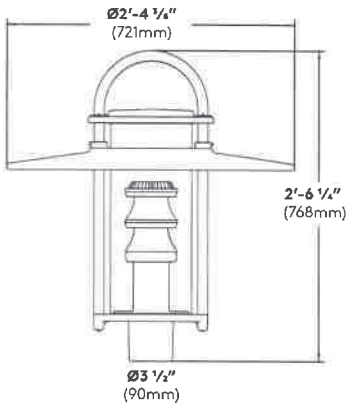
Please list modification requirements for review by factory:

Approvals

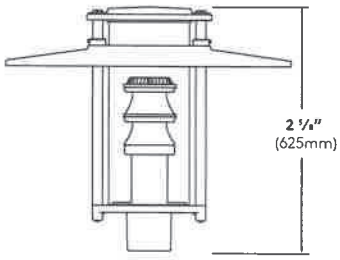
Date:

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SA1L-XX-1



SA1L-XX-1-NH



Specifications

Luminaire Cover - Die cast aluminum cover made from low copper alloy, designed to ensure optimal thermal management for extra long life time of LED light engine.

Cover Support - Machined support connected to fixture cover with architectural Allen head nut detail.

Cover Set Screw - Two stainless steel, socket head cap screws provide attachment of fixture cover and support to 1" (25mm) diameter connection rods. Loosening screws allows removal of fixture cover without tools.

Fixture Hood - Aluminum shade with white painted interior for maximum reflectivity.

Gasketing - Continuous gasket provides weatherproofing, dust and insect control at all fixture connections.

Luminaire Hood - Aluminum shade with white painted interior.

LED Array - Mid-power LEDs mounted to aluminum core PC boards and attached to aluminum heat sink for maximum LED performance and life. CCT tolerance ¼ step binning for 3000K. CRI minimum 80K. Complete light engine can be removed easily for future upgrade. LED light engine provides a reported lumen maintenance of 93% at 50,000 hours. L70 calculated greater than 100,000 hours.

LED Optics - Symmetric or Asymmetric distributions created by conical textured reflector and patterned acrylic reveal with alternate LED PCB layouts. Type V and Type IV IES distribution types. An indirect lighting effect spreads brightness and improves visual appearance.

LED Driver - LEDs are driven by RoHS compliant high-efficiency driver. Excellent for cold temperature starting and instant on.

Pole Fitter - Self-leveling, die cast low-copper aluminum alloy, fitter base secured to pole with three, stainless steel, Allen head set screws. Fitter for 3 ½" (90mm) O.D. poles.

Diffuser - Clear, U.V. stabilized, acrylic with minimum wall thickness of 0.125" (3mm).

Surge Protector - Designed to protect luminaire from electrical surge (20kA).

Power Cord - Pre-installed at factory. Please specify power cord length in accordance to height of the pole. Add 2 feet to power cord length if single arm mounting (1A) or double mounting (2) is specified.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI. Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide.

5 Year Limited LED Luminaire Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that the Saturn 1 LED luminaire shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the LED driver and LED array when installed and operated according to Selux instructions. For details, see "Selux Terms and Condition of Sale."

Listings and Ratings: Luminaire and LED tested to IESNA LM-79-08 standards. LED tested to LM-80 standards. Luminaire and LED tested at 25°C ambient temperature.

NRTL Listed (i.e. UL, CSA)

Visit selux.us for our LED End of Life recycling policy.

For Buy American compliance on poles, please consult the factory.

For Buy American compliance on poles, please consult the factory.

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selux

Mounting

Single (1)
Die cast aluminum fitter base secured to pole with three stainless steel, Allen head set screws.

EPA = 1.0ft² (0.09m²)
Weight = 39lbs. (17.7kg)

Single Arm Mount (1A)
Die cast aluminum single luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for Ø3 ½" tenon.

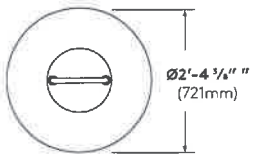
EPA = 1.4ft² (0.13m²)
Weight = 53lbs. (24.0kg)

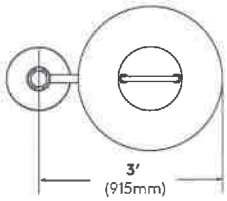
Double (2)
Die cast aluminum double luminaire mounting arm secured to pole with four stainless steel, Allen head set screws. Outer slip fitter for Ø3 ½" tenon.

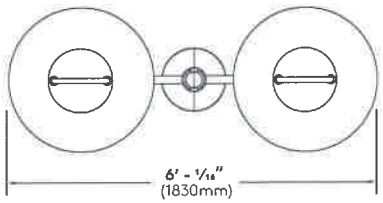
EPA = 2.7ft² (0.25m²)
Weight = 100lbs. (45.4kg)

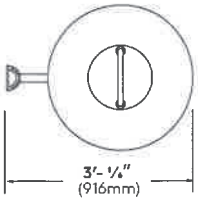
Wall (W)
Die cast aluminum double round wall mount arm. Secured to wall with ¼" diameter threaded fasteners (by others).

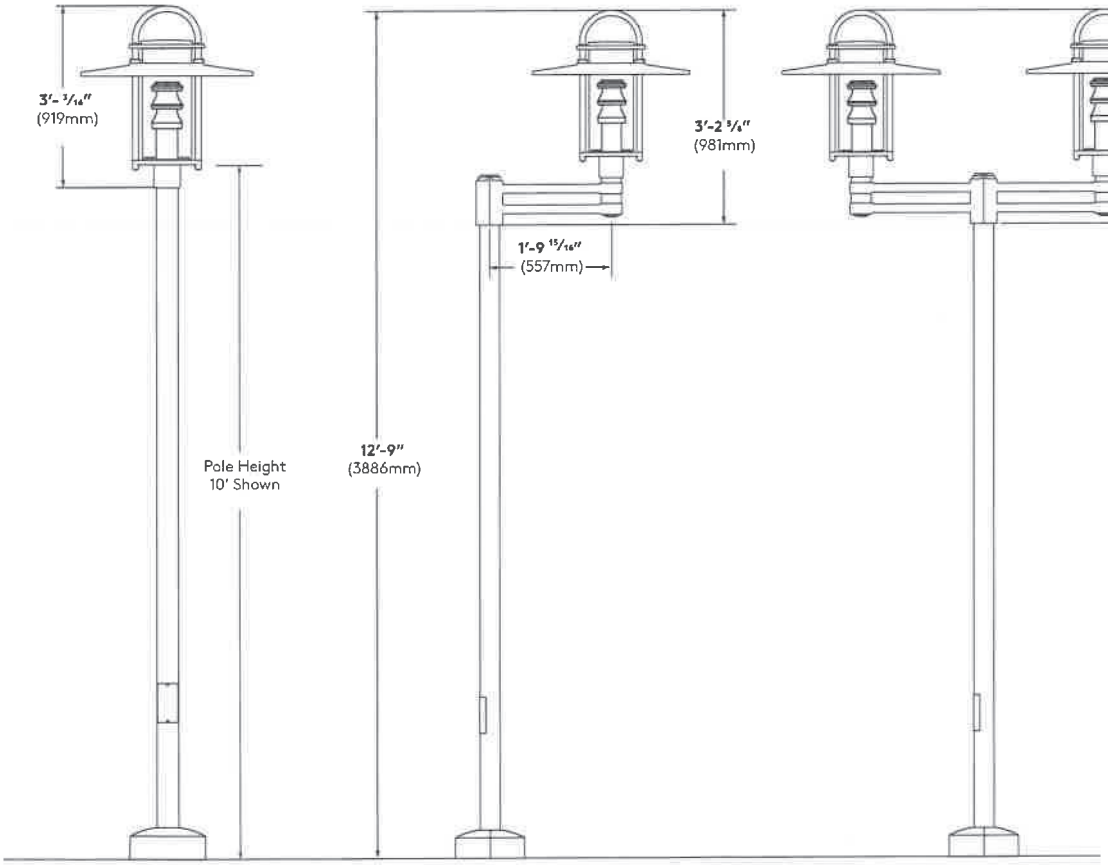
EPA = 1.4ft² (0.13m²)
Weight = 50lbs. (22.7kg)



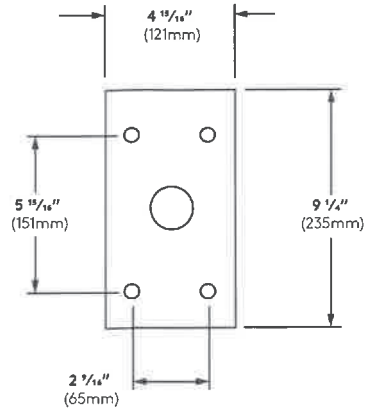








Wall Arm Mounting Detail
(Conduit and mounting hardware by others).



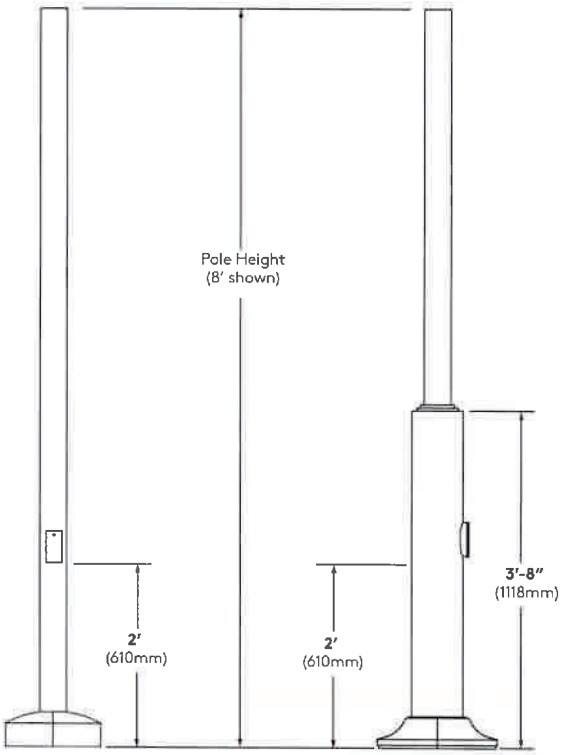
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Pole Information

Refer to pole specification sheets for construction details, anchorage information and additional options.

A35 & S35
Round Straight Aluminum
& Round Straight Steel Poles

S635
Round Stepped
Steel Poles

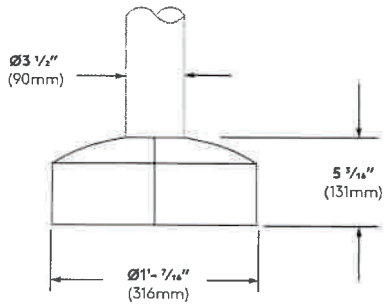


Shown with standard base covers.

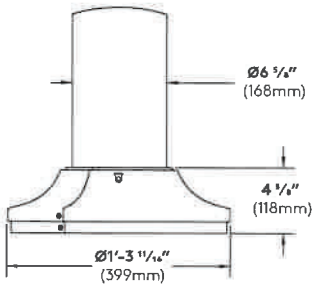
Base Cover Information

Refer to pole specification sheets for construction details, anchorage information and additional options.

Standard Base Cover (BC5)
Supplied with A35 and S35
Two-piece cast aluminum

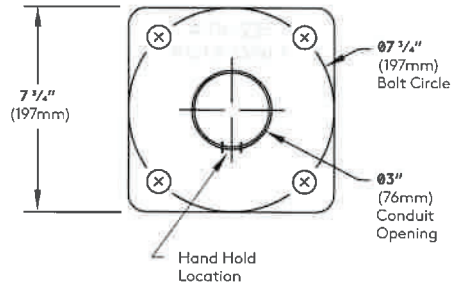


Standard Base Cover (BC6)
Supplied with S635
Two-piece cast aluminum



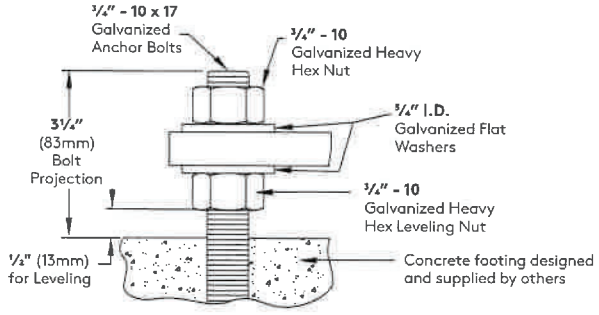
Bolt Circle for A35 & S35

Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown



Note: Adequate drainage must be provided in concrete foundation.

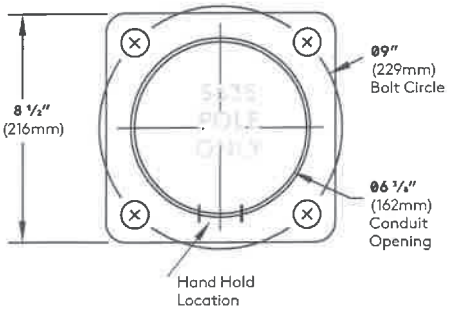
Anchor Bolt Detail for A35 & S35



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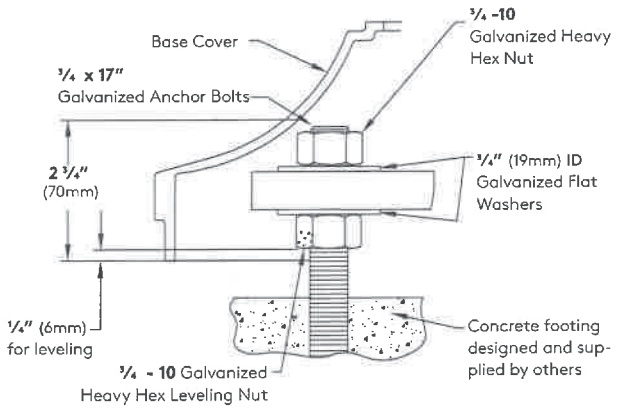
Bolt Circle for S635

Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown.



Note: Adequate drainage must be provided in concrete foundation.

Anchor Bolt Detail for S635



Pole Data Chart

Pole Series	Bolt Circle (in)	Wall (in)	Maximum EPA Rating (ft²) / Wind Speed (mph)											Height	Finish	Options
			85	90	100	110	120	130	140	150	160	170	180			
A35 3 ½" Round Straight Aluminum Pole	7¾	0.197	8.7	7.7	6.0	4.8	3.9	3.1	2.6	2.2	1.9	1.7	1.5			
S35 3 ½" Round Straight Steel Pole	7¾	0.125	13.1	11.5	9.2	7.4	6.0	5.0	4.2	3.6	3.2	2.8	2.4	**8ft** 8ft	**WH** White	**BC3** Decorative Cast Aluminum Base Cover (AT535)
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	34.4	30.6	24.6	20.2	16.8	14.2	12.2	10.5	9.2	8.1	7.2		**BK** Black	**BC5** Decorative Cast Aluminum Base Cover (A35 and S35)
A35 3 ½" Round Straight Aluminum Pole	7¾	0.197	6.9	6.0	4.6	3.6	2.8	2.2	1.8	1.5	1.2	1.0	0.9		**BL** Semi-Matte Black	**BC6** Decorative Cast Aluminum Base Cover (S635)
S35 3 ½" Round Straight Steel Pole	7¾	0.125	10.5	9.2	7.2	5.7	4.6	3.7	3.1	2.6	2.3	2.0	1.7	**10** 10ft	**BZ** Bronze	**REC*** GFCI Duplex Receptacle with weatherproof cover.
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	28.5	23.5	20.2	16.5	13.7	11.5	9.8	8.5	7.4	6.5	5.7		**SV** Silver	**REC2*** GFCI Duplex Receptacle with padlockable in-use cover.
A35 3 ½" Round Straight Aluminum Pole	7¾	0.197	5.4	4.7	3.5	2.6	1.9	1.4	1.1	0.8	0.7	-	-		**SP** Specify Pre-mium Color	**REC3*** USB & GFCI Duplex Receptacle with weatherproof cover.
S35 3 ½" Round Straight Steel Pole	7¾	0.125	8.6	7.5	5.7	4.4	3.5	2.7	2.2	1.9	1.6	1.3	1.1	**12** 12ft		**REC4*** USB & GFCI Duplex Receptacle with padlockable in-use cover.
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	23.6	21.0	16.9	13.7	11.3	9.4	8.0	6.9	6.0	5.2	4.6			**MS** Motion Sensor with optional Photocell (Meets Title 24 Requirements).
A35 3 ½" Round Straight Aluminum Pole	7¾	0.197	3.8	3.2	2.2	1.5	0.9	-	-	-	-	-	-			
S35 3 ½" Round Straight Steel Pole	7¾	0.125	6.3	5.4	4.0	3.0	2.2	1.6	1.2	1.0	0.8	0.6	-	**14** 14ft		
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	18.2	16.2	13.1	10.5	8.6	7.0	5.9	5.0	4.4	3.8	3.3			
A35 3 ½" Round Straight Aluminum Pole	7¾	0.197	2.7	2.2	1.3	0.7	-	-	-	-	-	-	-			
S35 3 ½" Round Straight Steel Pole	7¾	0.125	5.1	4.3	3.1	2.1	1.4	0.9	0.6	-	-	-	-	**16** 16ft		
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	15.6	13.9	11.2	8.9	7.1	5.7	4.8	4.0	3.5	3.0	2.6			
S35 3 ½" Round Straight Steel Pole	7¾	0.125	4.2	3.4	2.2	1.4	0.8	-	-	-	-	-	-			
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8⅝	0.188	8.9	7.6	5.7	4.3	3.3	2.6	2.1	1.7	1.4	1.2	1.0	**18** 16ft		
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	13.7	12.2	9.5	7.5	5.9	4.6	3.8	3.2	2.7	2.3	2.0			
AT535 5" to 3 ½" Round Tapered Aluminum Pole	8⅝	0.188	7.3	6.2	4.4	3.2	2.3	1.7	1.4	1.1	0.9	-	-			
S635 6" to 3 ½" Round Straight Stepped Steel Pole	9	0.125	12.1	10.8	8.2	6.3	4.8	3.7	2.9	2.4	2.0	1.7	1.4	**20** 20ft		

Notes:
1. Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6-13) for 3-s gust wind speeds based on Allowable Stress Design (ASD) analysis

2. Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds

3. Rated performance is de-pendant upon the pole being properly attached to a supporting foundation of adequate design

*The EPA capacity of a S35 pole is reduced with receptacle option. Consult factory for S35 EPA capacity with receptacle.

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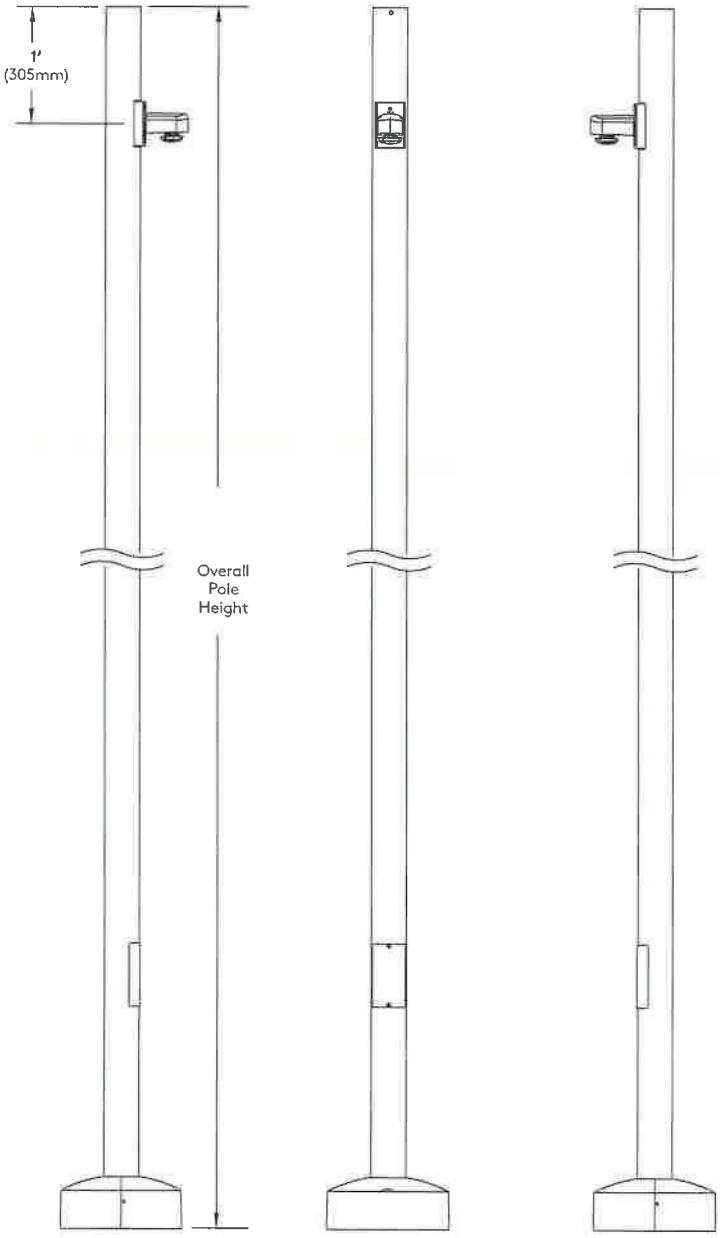
selux

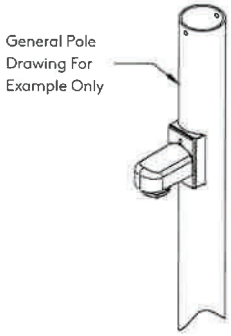
Round Pole Motion Sensor

The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes built-in photocell.
Sensor comes pre-installed in cast aluminum housing painted to match pole finish.

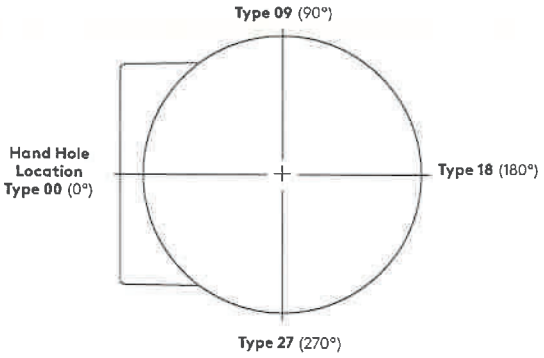
Series	Hand Hole Orientation	Dim Level	Photocell Feature	Voltage
MS Motion Sensor	**00** 0° Clockwise from Hand Hole **09** 90° Clockwise from Hand Hole **18** 180° Clockwise from Hand Hole **27** 270° Clockwise from Hand Hole	**D0** (Off) **D1** (1V=10%) **D3** (3V=30%) **D5** (5V=50%)	**Y** Yes **N** No	**UNV** (100-347VAC single phase or 208/230/480VAC phase-to-phase)

Factory Defaults:
Delay to Dim: 5 minutes
Delay to Off: 1 hour
Sensitivity: Max
Custom Programming: Consult Factory





Sensor angular orientation from hand hole 0°
90° increments clockwise around pole (Type 00, 09, 18, 27)



Top View

Motion Sensor Features

- Customize programming using smartphone application (Refer to the FSP-321 at www.wattstopper.com).
- 5 Year Warranty.
- 100% Digital PIR Detection, excellent RF Immunity
- 270° coverage pattern.
- IP66 Rated for outdoor applications.
- Made for LED light source.
- Adjustable time delays, max/min dim levels, and ramp rates.
- Suitable for Title 24 applications.

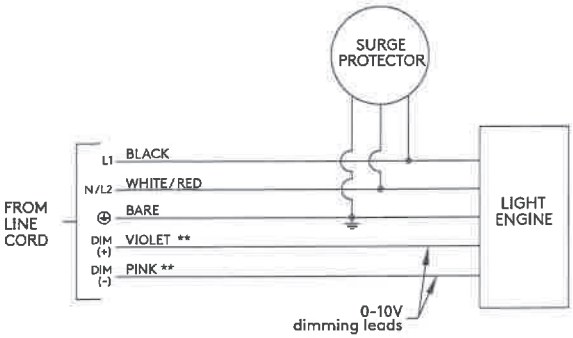
(For coverage details refer to wattstopper FSP-321 spec sheet at www.wattstopper.com).

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Wiring Diagrams

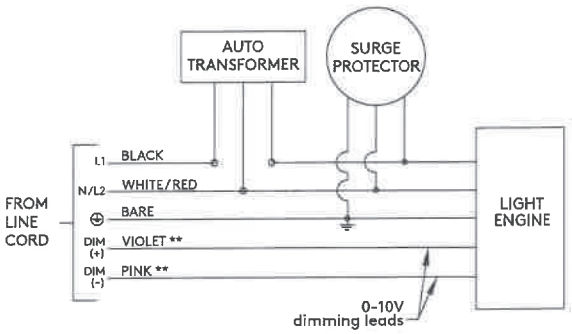
Standard Wiring (120V-277V)

**When dimming is not required cap dimming wires.



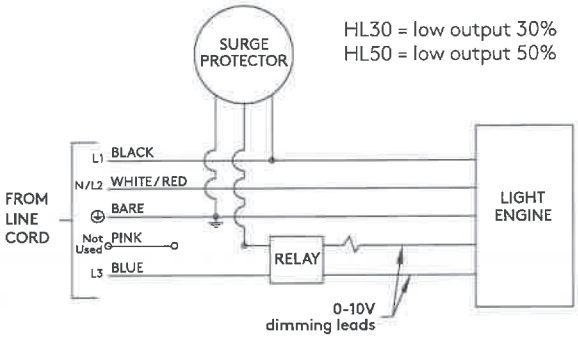
Standard Wiring (347/480V with Step-down Transformer)

**When dimming is not required cap dimming wires.



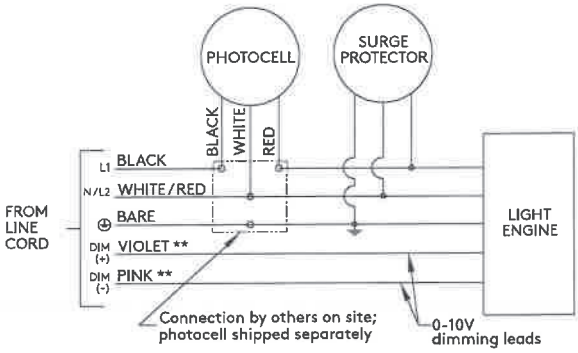
Hi-Lo Switching Option (HL) Wiring HL30 & HL50 Only

120V, 240V, 277V. When blue is energized, light output will be at "Lo" level. Specify low-level by using one of the 2 levels listed below (i.e. HL30 or HL50). For other combinations, consult factory

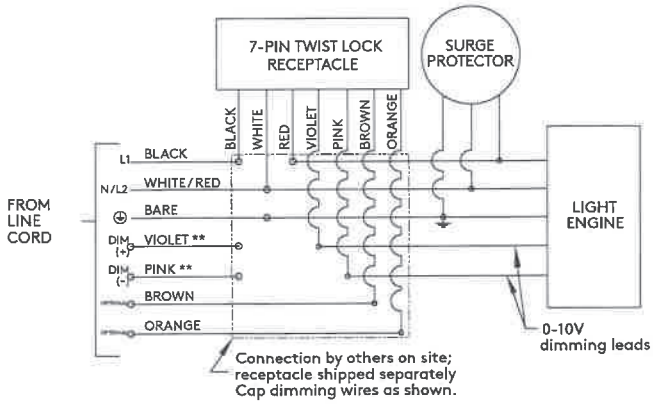


Photocell Option (TLRP) Wiring

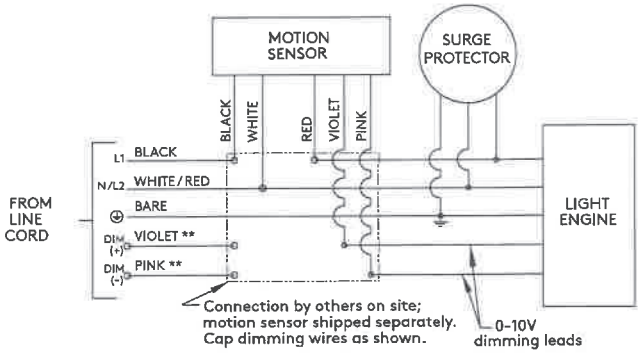
**When dimming is not required cap dimming wires.



7-Pin Twist Lock Receptacle Option (TLR) Wiring



Motion Sensor Option (MS) Wiring (120-480V)

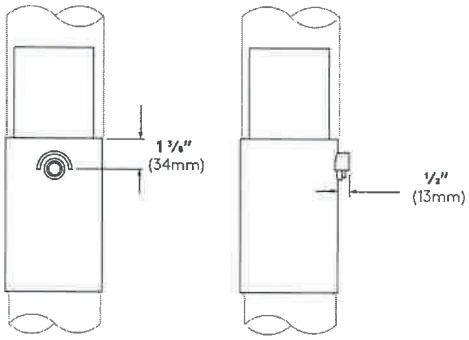


Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120/277V) or L2 (208/240V)

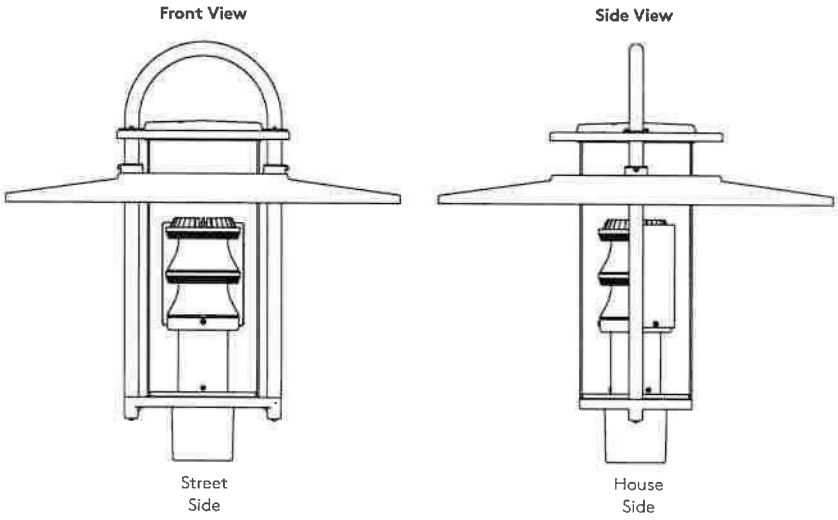
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Optional Accessories

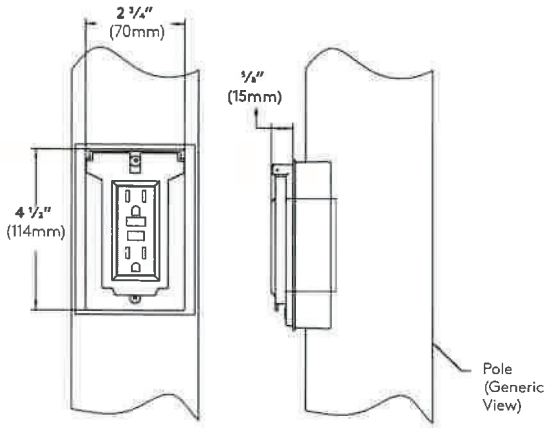
Photo Cell Tenon (PCT) - Button type photocell mounted in cast aluminum pole top tenon. Tenon has integral cast visor to prevent false start/stop cycle and can be oriented for optimum performance. Refer to luminaire spec sheet to determine if this option is applicable.



House Side Shield



REC and REC3

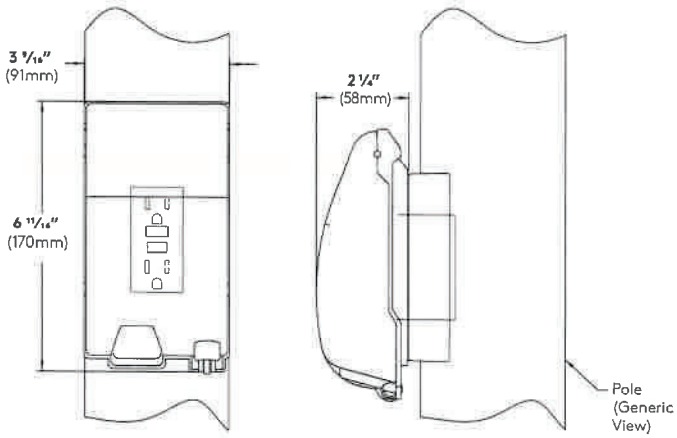


Cover shown in the closed position

GFCI Duplex Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & GFCI Duplex Receptacle (REC3) (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC2 and REC4



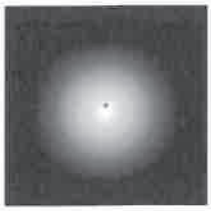
Cover shown in the closed position

GFCI Duplex Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

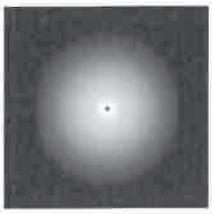
USB & GFCI Duplex Receptacle (REC4) (not shown) - 120V 15A GFCI duplex receptacle with USB combination ports. (1) USB Type-A and (1) USB Type-C port share 2.0A charging capacity between both ports. Includes weatherproof, self-closing padlockable in-use cover; located 36" (914mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

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Photometry



TA - Distribution Type IV					
Light Engine	Lumens	CCT	Input Watts	lm/W	BUG Rating
S1G1	2228	3000K	24	92	B1-U3-G1
S1G2	4569	3000K	48	95	B2-U3-G2



TS - Distribution Type VS					
Light Engine	Lumens	CCT	Input Watts	lm/W	BUG Rating
S1G1	2782	3000K	28	100	B1-U3-G1
S1G2	5176	3000K	50	104	B2-U3-G2

Saturn 1 LED	
Multiplier Chart	
2200K	0.61
2700K	0.93
3000K	1.00
4000K	1.09
Gold Reflector	0.85
Blue/Red Prism Ring	0.88

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Date: _____ Customer: _____

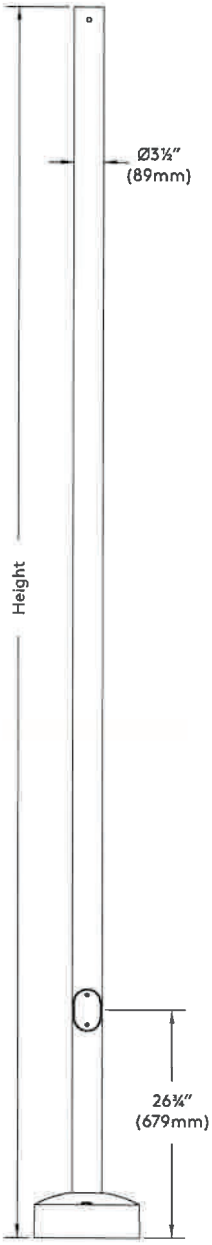
Project: _____

Type: _____ Qty: _____

selux

S35

3 ½" Round Straight Steel Pole



Order Code: S35 - ____ - ____ - ____

S35	Series	**S35** 3 ½" Round Straight Steel Pole						
____	Height	**8** 8'	**10** 10'	**12** 12'	**14** 14'	**16** 16'	**18** 18'	
____	Finish	**WH** White	**BK** Black	**BL** Semi-Matte Black	**BZ** Bronze	**SV** Silver	**SP** Specify Premium Color	
____	Options	**BC5** Standard Cast Aluminum Base Cover	**REC**[1] GFCI Receptacle with weather-proof cover	**REC2**[1] GFCI Receptacle with padlockable in-use cover	**REC3**[1] USB & Duplex Receptacle with weather-proof cover	**REC4**[1] USB & Duplex Receptacle with weather-proof padlockable in-use cover	**MS**[2] Motion Sensor Meets Title 24 Requirements)	[1] See page 3-4 for details [2] See pages 5-6 for details
		T30 Supplied with Ø3" Tenon, 4" High	**PCT**[1] GFCI Photocell Tenon					

Product Modifications

Please list modification requirements for review by factory:

Approvals

Date:

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Specifications

Pole Shaft - Pole shaft is constructed of ASTM A500 steel tubing.

Anchor Base - Anchor base is manufactured of ¾" thick ASTM A709 steel. The anchor base and shaft are joined by a continuous circumferential weld at the outside top and inside bottom of the anchor base.

Access Hole - The opening measures 2" x 4" (50 x 100mm) oval opening reinforced hand hole. Cover is supplied with tamper resistant fasteners. 5/16"-18 ground lug is located inside pole, opposite the hand hole.

Anchor Bolts - Pole is supplied with four ¾" x 17" steel hot dip galvanized anchor bolts each with two nut and two flat washers.

Base Cover - Standard two-piece base cover is made from die cast A360 alloy aluminum.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and poles are finished in our Tiger Drylac certified facility and undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt and humidity resistance as well as ultraviolet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black, Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. Hot Dip Galvanized finish (GV) on all steel parts also available.

All Poles are constructed per AASHTO standards for structural supports for highway signs, luminaires and traffic signals as published in 2013 (LTS-6).

A consideration of field conditions such as (but not limited to) wind zone, height, and vibration must be given by the designer/specifier for the appropriate application.

Performance of poles is dependent upon proper support/attachment of pole to adequate foundation design. Selux does not design or offer recommendations for foundations. EPA values assume that the bottom of the pole is at grade level.

Call Selux (1-800-SELUXCS) if there are any questions, or for any assistance in determining suitability with appropriate fixtures.

S35 - EPA MATRIX (ft²)

Height (ft)	Bolt Circle (in)	Wall Thk (in)	Max Luminaire Weight (lbs)	Maximum EPA (ft²) / Basic Wind Speed (mph)										
				85 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
8	Ø7 ¾"	1/8	100	13.1	11.5	9.2	7.4	6.0	5.0	4.2	3.6	3.2	2.8	2.4
10				10.5	9.2	7.2	5.7	4.6	3.7	3.1	2.6	2.3	2.0	1.7
12				8.6	7.5	5.7	4.4	3.5	2.7	2.2	1.9	1.6	1.3	1.1
14				6.3	5.4	4.0	3.0	2.2	1.6	1.2	1.0	0.8	0.6	0.5
16				5.1	4.3	3.1	2.1	1.4	0.9	0.6	0.4	0.3	-	-
18				4.2	3.4	2.2	1.4	0.8	0.3	-	-	-	-	-

S35 with REC

Height (ft)	Bolt Circle (in)	Wall Thk (in)	Max Luminaire Weight (lbs)	Maximum EPA (ft²) / Basic Wind Speed (mph)										
				85 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
8	Ø7 ¾"	1/8	100	3.8	3.3	2.4	1.8	1.3	0.9	0.7	0.5	0.4	0.3	-
10				2.4	1.9	1.2	0.7	1.4	-	-	-	-	-	-
12				1.2	0.9	0.3	-	-	-	-	-	-	-	-

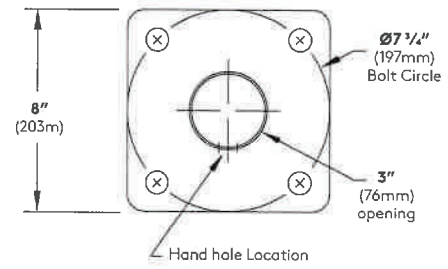
Notes:

1) Maximum EPA ratings certified in accordance with AASHTO 2013 (LTS-6) for 3-s gust wind speeds based on Allowable Stress Design (ASD) analysis
2) Consult factory for equivalent Load and Resistance Factor Design (LRFD) wind speeds
3) Centroid of all loads located a max height of 2'-6" above pole top and 2'-0" eccentric
4) Rated performance is dependant upon the pole being properly attached to a supporting foundation of adaquate design

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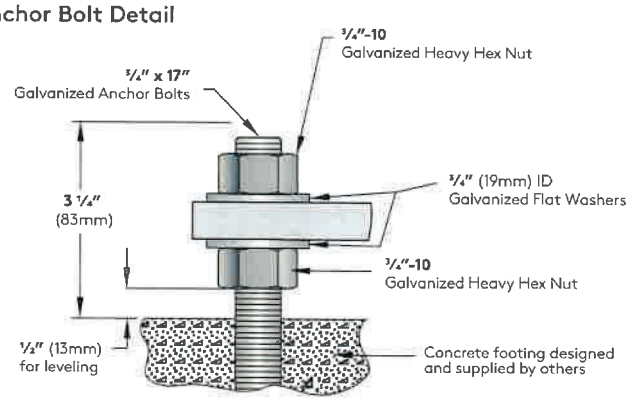
selux

Bolt Circle
Use caution when setting anchor bolts. Bolts must be vertically straight and centered on dimensions shown.



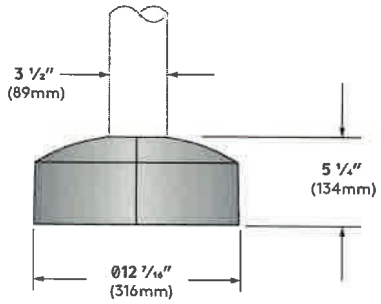
Note: Adequate drainage must be provided in concrete foundation or grout.

Anchor Bolt Detail

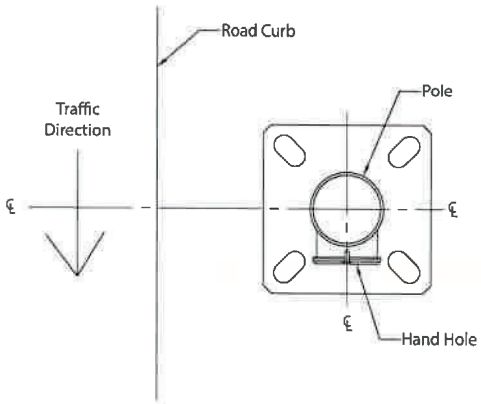


Base Cover Information
Refer to pole specification sheets for construction details, anchorage information, and additional options.

Straight Poles (S35) BC5 Standard Base Cover
Two-piece cast aluminum



AASHTO recommmened orientation of hand hole.



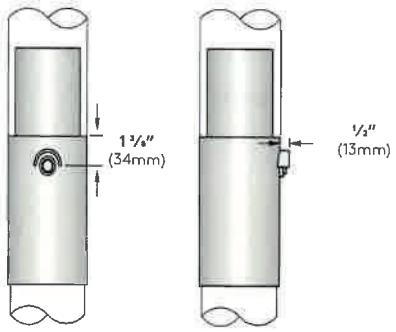
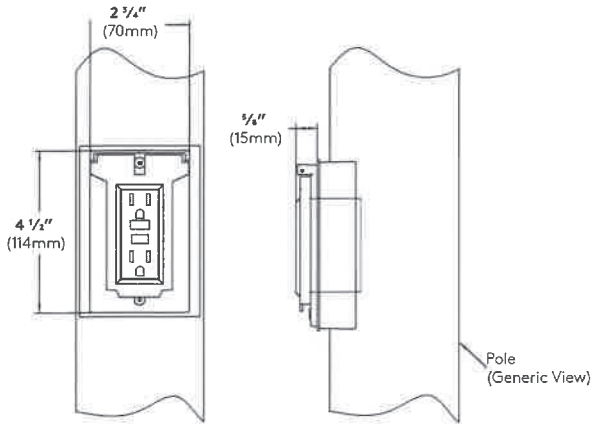


Photo Cell Tenon (PCT) - Button type photocell mounted in cast aluminum pole top tenon. Tenon has integral cast visor to prevent false start/stop cycle and can be oriented for optimum performance. Refer to luminaire spec sheet to determine if this option is applicable.

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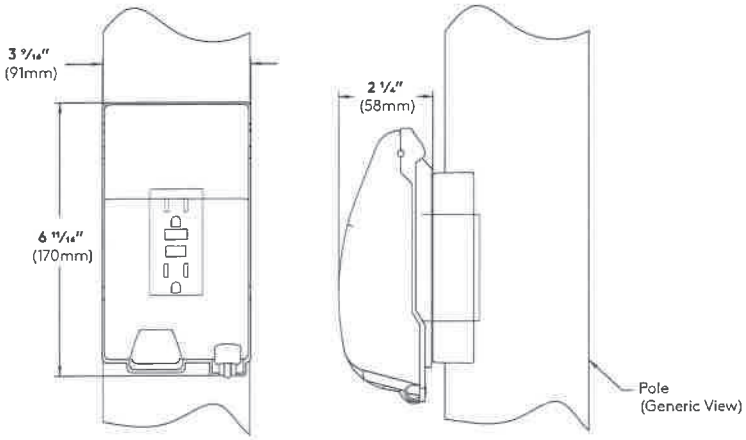
Optional Accessories

REC and REC3



Cover shown in the closed position

REC2 and REC4



Cover shown in the closed position

GFCI Receptacle (REC) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC3) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

GFCI Receptacle (REC2) - 120V 15A GFCI duplex receptacle with weatherproof, self-closing, padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel (120V only).

USB & Duplex Receptacle (REC4) (not shown) - 120V 20A duplex receptacle with USB combination ports. (1) type A and (1) type C high power 5A, 5V USB outlets. With weatherproof, self-closing padlockable in-use cover; located 36" (915mm) o.c. from base of pole, in-line with hand hole. Receptacle is intended only for portable tools or other portable equipment to be connected to outlet only when attended by operating personnel.

REC4 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be powered by a GFCI protected branch circuit (by others).

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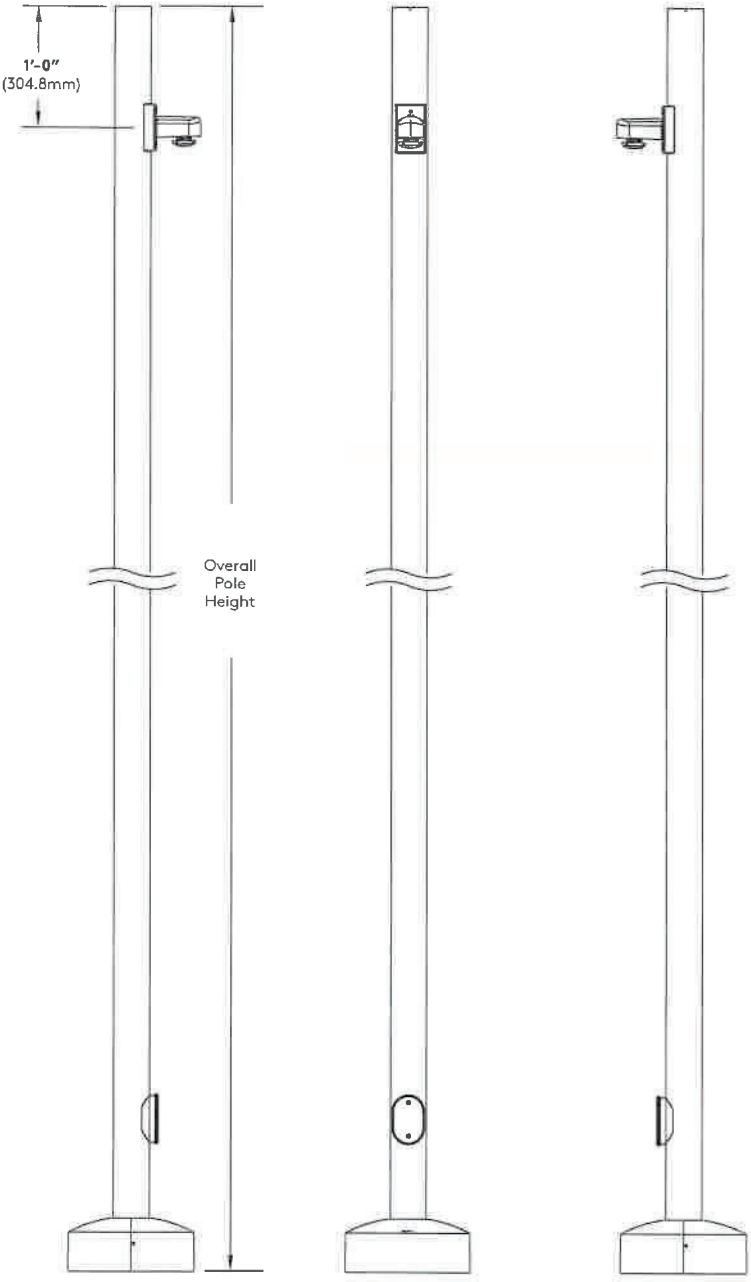
selux

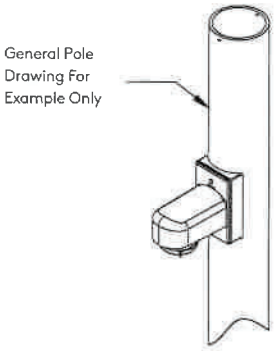
Round Pole Motion Sensor

The Selux outdoor rated sensor incorporates Passive Infrared (PIR) Technology for motion sensing and also includes built-in photocell. Sensor comes pre-installed in cast aluminum housing painted to match pole finish.

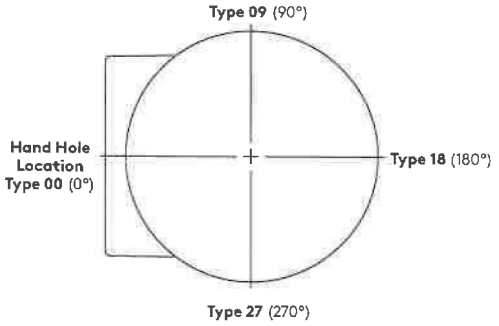
Series	Hand Hole Orientation	Dim Level	Photocell Feature	Voltage
MS Motion Sensor	**00** 0° Clockwise from Hand Hole **09** 90° Clockwise from Hand Hole **18** 180° Clockwise from Hand Hole **27** 270° Clockwise from Hand Hole	**D0** (Off) **D1** (1V=10%) **D3** (3V=30%) **D5** (5V=50%)	**Y** Yes **N** No	**UNV** (100-347VAC single phase or 208/230/480VAC phase-to-phase)

Factory Defaults:
Delay to Dim: 5 minutes
Delay to Off: 1 hour
Sensitivity: Max
Custom Programming: Consult Factory





Sensor angular orientation from hand hole 0°
90° increments clockwise around pole (Type 00, 09, 18, 27)



Top View

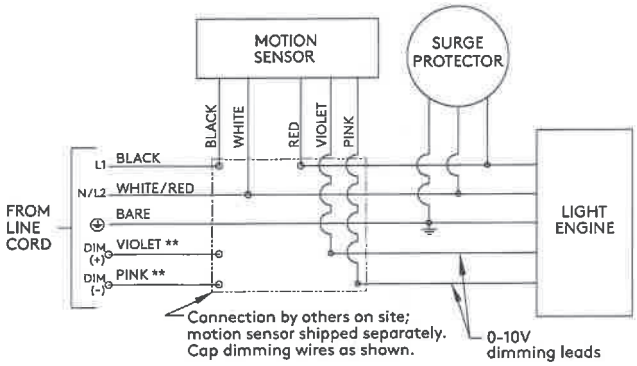
Motion Sensor Features

- Customize programming using smartphone application (Refer to the FSP-321 at www.wattstopper.com)
- 5 Year Warranty
- 100% Digital PIR Detection, excellent RF Immunity
- 270° coverage pattern
- IP66 Rated for outdoor applications
- Made for LED light source
- Adjustable time delays, max/min dim levels, and ramp rates
- Suitable for Title 24 applications

(For coverage details refer to wattstopper FSP-321 spec sheet at www.wattstopper.com)

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Motion Sensor Option (MS) Wiring (120-480V)



Wire Designation Table		
Source Voltage (VAC)	**Wire Color**	**Wire Designation**
120V, 277V, or 347V	Black	L1
	White	Neutral
208V, 240V, or 480V	Black	L1
	Red	L2
UNV (120V-277V)	Black	L1
	White	Neutral (120/277V) or L2 (208/240V)

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KIM LIGHTING®

KFL3

ARCHITECTURAL FLOOD

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Architectural
FLOODLIGHT COLLECTION

FEATURES

- Lumen range from 10,000 to 20,000 lm
- Color Temperature 3000K, 4000K, 5,000K at 70 and 80 CRI
- Yoke and Threaded Knuckle, and Slipfitter Knuckle mounting options
- 6 beam distributions and beam angles including: Narrow 17°x17°, Medium 26°x26°, Medium Flood 62°x62°, Wide 80°x81°, Horizontal 53°x21°, and Vertical 21°x53°

c UL us LISTED | IP66 | DLC LISTED



KFL3 White

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

RELATED PRODUCTS

Ouro Pavilion PGL8

SPECIFICATIONS

CONSTRUCTION

- One piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 with vents and .100" minimum wall thickness
- Separate internal driver compartment rated for IP66 ingress protection
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Standard colors include (BLS) Black Gloss Smooth, (BLT) Black Matte Textured, (DBS) Dark Bronze Gloss Smooth, (GTT) Graphite Matte Textured, (LGS) Light Gray Gloss Smooth, (PSS) Platinum Silver Smooth, (VGS) Verde Green Smooth, (WH) White, and (CC) Custom Color (Include RAL#).
- Lens is impact resistant 1/8" tempered glass with anti-reflective coating
- Lens has a one-piece extruded vulcanized silicone gasket
- Lens frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Lens frame has a one-piece O-ring extruded vulcanized silicone gasket
- Mid-frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and .100" minimum wall thickness
- Mid-frame secures to Lens Frame and housing by stainless steel recessed Allen-head screws
- Silicone gaskets throughout
- All external fasteners are stainless steel

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories recognized
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories recognized
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

ELECTRICAL (CONTINUED)

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10,000k in parallel, 20,000k in series
- SF for 120, 277, 347 Line volts
  DF for 208, 240, 480 Line volts
- Wiring: No. 18AWM rated 105°C, wet rating.

CERTIFICATIONS AND LISTINGS

- UL 1598 Standard for Luminaires.
- IP66 certified.
- RoHS compliant.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	9,411–21,710
Wattage Range	90–175
Efficacy Range (LPW)	100.3–125.8
Reported Life (Hours)	L70/60,000
Weight	30 lbs 13.6 kg
EPA Front View / Side View	1.85 / .60

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KFL3

ARCHITECTURAL FLOOD

ORDERING GUIDE

Example: KFL3-60L-135-3K7-MF-UNV-K-GT-BD

CATALOG #

HOUSING

KFL3

Housing		LED Engine		CCT/CRI		Beam Spread		Voltage		Mounting		Color	
KFL3	Architectural Floodlight	**40L-90**	90W, 10,000 lm	**3K7**	3000K, 70 CRI	**N**	Narrow	**UNV**	Universal 120–277V	**Y**	Architectural Yoke	**BLS**	Black Gloss Smooth
		60L-135	135W, 15,000 lm	**3K8**	3000K, 80 CRI	**M**	Medium	**347**	347V	**K**	Threaded Knuckle	**BLT**	Black Matte Textured
		80L-175	175W, 20,000 lm	**4K7**	4000K, 70 CRI	**MF**	Medium Flood	**480**	480V	**S**	Slipfitter Knuckle	**DBS**	Dark Bronze Gloss Smooth
				4K8	4000K, 80 CRI	**WF**	Wide Flood					**DBT**	Dark Bronze Matte Textured
				5K7	5000K, 70 CRI	**HF**	Horizontal Flood					**GTT**	Graphite Matte Textured
				5K8	5000K, 80 CRI	**VF**	Vertical Flood					**LGS**	Light Grey Gloss Smooth
												LGT	Light Grey Matte Textured
												PSS	Platinum Silver Gloss Smooth
												VGT	Verde Green Matte Textured
												WHS	White Gloss Smooth
												WHT	White Matte Textured
												Color Option	
												CC [1]	Custom Color

TYPE B

Control Options		Options		Opical Options	
PC [3]	Button Photocontrol	**SF**	Single Fuse 120, 277, 347 Line Volts	**BD**	Barn Doors
NXW	NX Wireless Enabled	**DF**	Double Fuse 208, 240, 480 Line Volts	**HS**	Half Glare Shield

Mounting Accessories

Mounting Accessories		Accessories Color	
JBR 2/3/21/24 [2]	Brass In-Grade Architectural Junction Box	**BLS**	Black Gloss Smooth
JBR 4/5 [2]	Composite In-Grade Architectural Junction Box	**BLT**	Black Matte Textured
JBR30 [2]	(2) ½" NPT in bottom, (2) 19" long stakes Brass In-Grade Staked Junction Box	**DBS**	Dark Bronze Gloss Smooth
JBR32 [2]	(2) ½" NPT in bottom, (2) 19" long stakes with 9' cord Brass In-Grade Staked Junction Box	**DBT**	Dark Bronze Matte Textured
J-27N	Surface Mount	**GTT**	Graphite Matte Textured
JB1	Architectural Junction Box	**LGS**	Light Grey Gloss Smooth
M2B	Twin Mount Tenon	**LGT**	Light Grey Matte Textured
M3E	Triple Mount Tenon	**PSS**	Platinum Silver Gloss Smooth
SPT	Side Pole Mount Tenon	**VGT**	Verde Green Matte Textured
SM2	Stanchion Mount Tenon	**WHS**	White Gloss Smooth
SM18	Stanchion Mount	**WHT**	White Matte Textured
SPM	Side Pole Mount	**Color Option**	
SMT	Surface Mount Tenon	**CC** [1]	Custom Color
WM	Wall or Ceiling Mount		
WM1	Wall Mount		
WM2	Wall Mount Tenon		

Notes:

1 Consult factory for custom color, marine and corrosive finish options

2 See pages 8 for all JBR options and ordering logic

3 Not available in 480V

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KIM LIGHTING®

DATE: LOCATION:

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KFL3

ARCHITECTURAL FLOOD

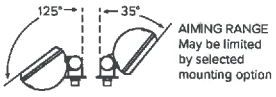
DELIVERED LUMENS

LEDs #	Nominal Watts	Nominal Lumens	Distribution	Beam Angles	3000K 70CRI			4000K 70CRI			5000K 70CRI		
					Lumen	Center Beam Candlepower	lm/w	Lumen	Center Beam Candlepower	lm/w	Lumen	Center Beam Candlepower	lm/w
40L	90	10,000 lm	N	17° x 17°	9447	82353	104.4	9710	84646	107.3	10080	87871	111.6
			M	27° x 28°	9883	34135	109.2	10159	35088	112.2	10546	36425	116.5
			MF	62° x 63°	9941	10543	109.8	10217	10835	112.9	10607	11249	117.1
			WF	81° x 81°	10699	7957	118.2	10997	8178	121.5	11416	8490	125.8
			HF	53° x 21°	9458	16271	104.5	9721	16724	107.4	10092	17362	111.6
			VF	21° x 53°	9411	16308	104.0	9673	16762	106.9	10042	17401	111.1
60L	135	15,000 lm	N	17° x 17°	13951	125164	104.7	14339	128645	107.6	14886	133553	111.6
			M	27° x 27°	14488	50783	108.7	14891	52195	111.7	15459	54186	116.1
			MF	62° x 62°	14753	16207	110.7	15164	16658	113.8	15742	17293	117.6
			WF	80° x 80°	15738	11759	118.1	16176	12086	121.4	16793	12547	125.8
			HF	53° x 21°	13709	23862	102.9	14091	24529	105.7	14628	25464	110.2
			VF	21° x 53°	13610	23691	102.1	13990	24352	105.0	14523	25280	109.3
80L	175	20,000 lm	N	17° x 17°	18241	164445	103.8	18749	169024	106.7	19464	175470	110.7
			M	26° x 26°	18966	67733	107.9	19495	69623	111.0	20238	72276	115.0
			MF	62° x 62°	19035	20901	108.3	19565	21483	111.4	20311	22302	115.5
			WF	80° x 81°	20346	15200	115.8	20913	15624	119.0	21710	16219	123.7
			HF	53° x 21°	17615	31364	100.3	18106	32238	103.0	18796	33467	107.1
			VF	21° x 53°	17679	31509	100.6	18171	32386	103.4	18864	33621	107.5

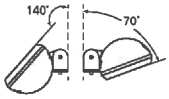
CRI Lumen Multiplier	
CCT	80 CRI
3000K	0.9119
4000K	0.8941
5000K	0.8625

AIMING INFORMATION

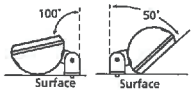
THREADED KNUCKLE



YOKE AIMING RANGE



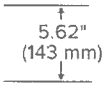
YOKE AIMING RANGE WITH GROUND RESTRICTIONS

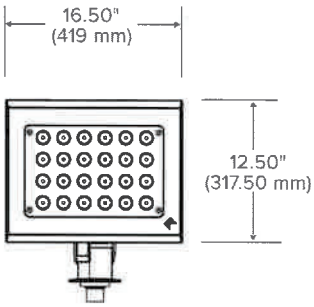


DIMENSIONS

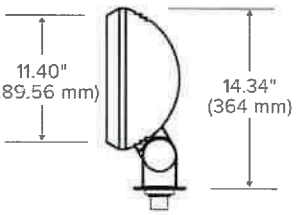


TOP VIEW





FRONT VIEW



RIGHT SIDE VIEW

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KIM LIGHTING®

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

KFL3
ARCHITECTURAL FLOOD

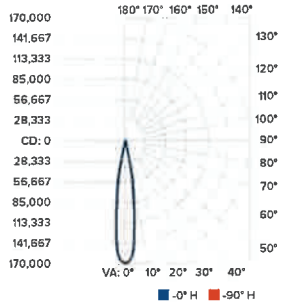
PHOTOMETRY

KFL3-80L-175-4K7-N

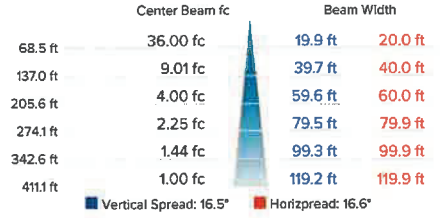
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18749
Watts	175.7
Efficacy	106.7
Beam Angles (H x V)	17° x 17°
Center Beam Candlepower	169024

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

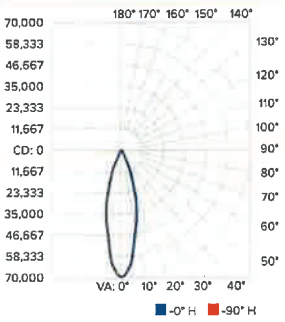
Zone	Lumens	% Total
0-10	10,366.2	54.90%
10-20	5,828.3	30.90%
20-30	1,066.3	5.70%
30-40	476.1	2.50%
40-50	402.6	2.10%
50-60	328.4	1.70%
60-70	239.9	1.30%
70-80	133.9	0.70%
80-90	28.2	0.10%

KFL3-80L-175-4K7-M

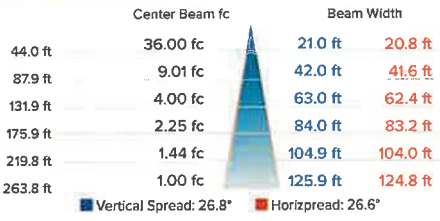
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	19495
Watts	175.7
Efficacy	111.0
Beam Angles (H x V)	26° x 26°
Center Beam Candlepower	69623

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

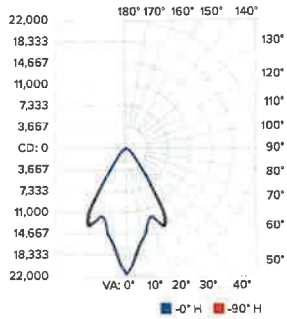
Zone	Lumens	% Total
0-10	5,158.4	26.40%
10-20	8,367.7	42.80%
20-30	4,026.0	20.60%
30-40	1,019.0	5.20%
40-50	395.9	2.00%
50-60	281.9	1.40%
60-70	182.3	0.90%
70-80	90.8	0.50%
80-90	20.2	0.10%

KFL3-80L-175-4K7-MF

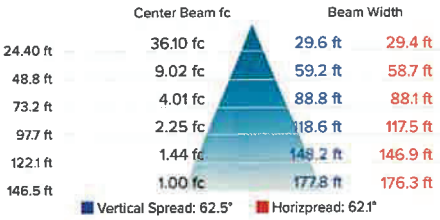
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	19565
Watts	175.7
Efficacy	111.4
Beam Angles (H x V)	62° x 62°
Center Beam Candlepower	21483

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

Zone	Lumens	% Total
0-10	1,654.6	8.40%
10-20	3,949.9	20.20%
20-30	6,536.7	33.40%
30-40	4,257.1	21.70%
40-50	1,649.4	8.40%
50-60	782.3	4.00%
60-70	484.1	2.50%
70-80	218.0	1.10%
80-90	51.9	0.30%

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KFL3
ARCHITECTURAL FLOOD

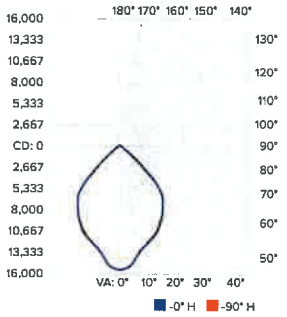
PHOTOMETRY CONTINUED

KFL3-80L-175-4K7-WF

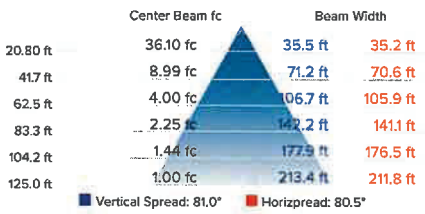
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	20913
Watts	175.7
Efficacy	119.0
Beam Angles (H x V)	80° x 81°
Center Beam Candlepower	15624

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

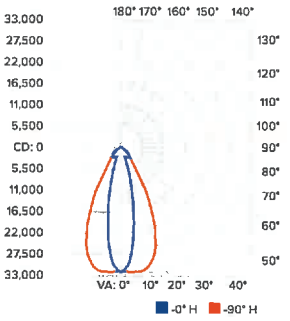
Zone	Lumens	% Total
0-10	1,397.1	6.70%
10-20	3,594.0	17.20%
20-30	5,113.7	24.40%
30-40	5,699.6	27.20%
40-50	4,076.9	19.50%
50-60	823.6	3.90%
60-70	148.6	0.70%
70-80	63.6	0.30%
80-90	17.4	0.10%

KFL3-80L-175-4K7-HF

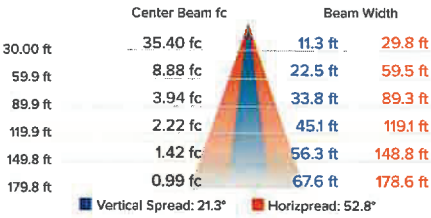
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18106
Watts	175.7
Efficacy	103.1
Beam Angles (H x V)	53° x 21°
Center Beam Candlepower	32238

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

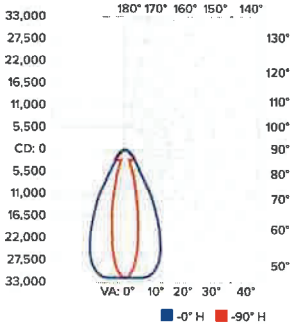
Zone	Lumens	% Total
0-10	2,726.4	15.00%
10-20	4,825.7	26.60%
20-30	3,051.4	16.80%
30-40	2,195.1	12.10%
40-50	2,387.1	13.20%
50-60	1,738.1	9.60%
60-70	830.2	4.60%
70-80	327.8	1.80%
80-90	61.8	0.30%

KFL3-80L-175-4K7-VF

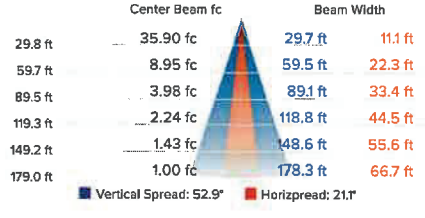
LUMINAIRE DATA

Description	4000K, 70CRI
Delivered Lumens	18171
Watts	175.7
Efficacy	103.4
Beam Angles (H x V)	21° x 53°
Center Beam Candlepower	32386

POLAR CANDELA DISTRIBUTION



ILLUMINANCE AT A DISTANCE



LUMENS PER ZONE

Zone	Lumens	% Total
0-10	2,734.1	15.00%
10-20	4,838.7	26.60%
20-30	3,056.1	16.80%
30-40	2,212.7	12 20%
40-50	2,387.2	13.10%
50-60	1,743.8	9.60%
60-70	837.6	4.60%
70-80	332.8	1.80%
80-90	63.8	0.40%

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KIM LIGHTING®

DATE: LOCATION:

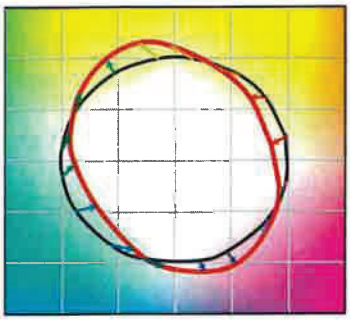
TYPE: PROJECT:

CATALOG #:

KFL3
ARCHITECTURAL FLOOD

TM-30 DATA

COLOR VECTOR GRAPHIC

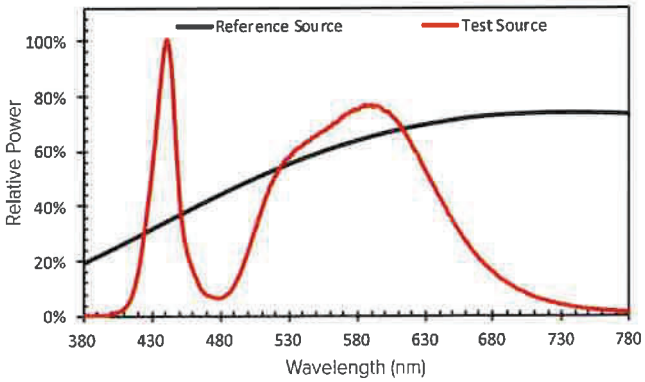


Reference Illuminant — Test Source

TEST SOURCE

R_f	68
R_g	99
CCT(K)	3947
Duv	0.0004
x	0.3831
y	0.3793
CIE R_a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Electrical												Dimming				
Light Engine	System Watts	Drive Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
40L	90	700 mA	120-480	50/60	0.75	0.43	0.38	0.32	0.26	0.19	>0.9	20	10% to 100%	0mA	1mA	0V	10V
60L	135				1.13	0.65	0.56	0.49	0.39	0.28							
80L	175				1.46	0.84	0.73	0.63	0.50	0.36							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Hours	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	95.95%	94.71%	93.16%	87.84%	> 60,000

CRI Multiplier	
CCT	Multiplier
3000K	0.9119
4000K	0.8941
5000K	0.8625

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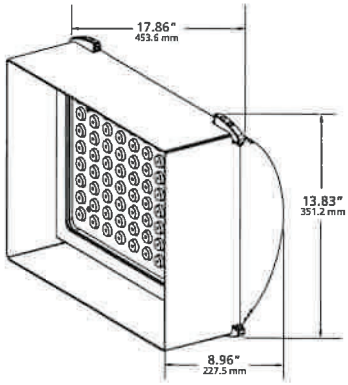
KFL3
ARCHITECTURAL FLOOD

PRODUCT EXCEPTIONS & DETAILS

OPTICAL OPTIONS

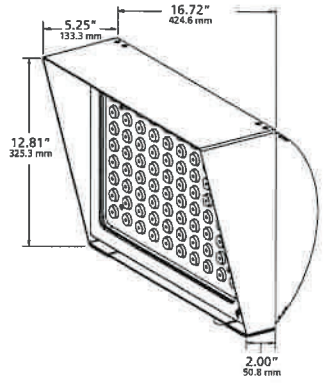
BARN DOORS (BD)
- Formed 3/32" thick aluminum. Each door is hinged to a cast, low copper (<0.6% Cu) aluminum frame, and locks by set screws. Doors are individually removable. Barn Door assembly mounts to predrilled door frame holes. Assembly will be painted to match fixture housing

CAUTION:
- Not recommended for ground mounted fixtures in vandal prone areas



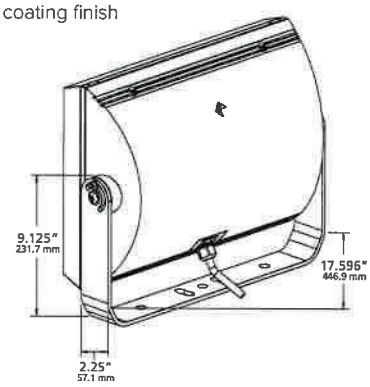
HALF GLARE SHIELD (HS)
- Formed 3/32" thick aluminum. Mounts to predrilled door frame holes. Can be mounted along the top or bottom of the fixture to shield the lamp and lens from view. Assembly will be painted to match fixture housing

CAUTION:
- Not recommended for ground mounted fixtures in vandal prone areas

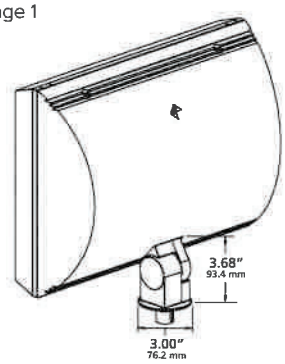


MOUNTING OPTIONS

ARCHITECTURAL YOKE (Y)
- Architectural Yoke Mount used for surface mounting applications. Secured to surface using three 1/4" bolts
- Yoke is stainless steel material with powder coating finish

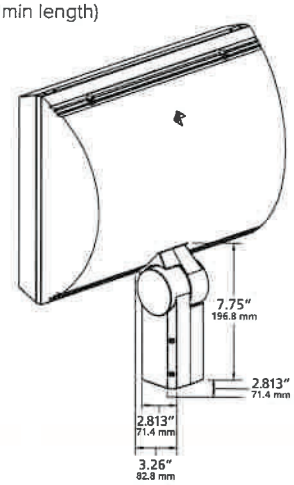


THREADED KNUCKLE (K)
- Threaded Knuckle is die-cast aluminum with integral locking teeth providing 5° adjustment intervals. Stainless steel allen-head screw with spring locking washer and 1/2" NPSM. Clear anodized prior to chromate conversion coating for added corrosion resistance
- Threaded Knuckle mounting used in conjunction with mounting accessories listed on page 1



SLIPFITTER KNUCKLE (S)
- Slipfitter Knuckle is die-cast aluminum with integral locking teeth providing 5° adjustment intervals. Stainless steel hardware Allen-head screw with spring locking washer and four set screws. Clear anodized prior to chromate conversion coating for added corrosion resistance

NOTE:
- Slips over 2" pipe-size tenon (2 3/8" O.D. x 3 1/2" min length)



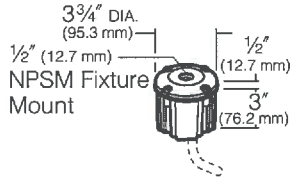
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PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

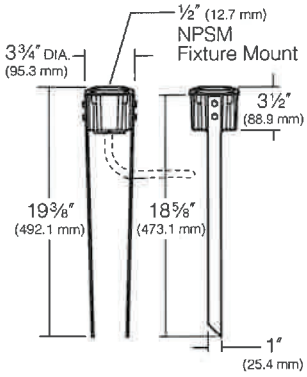
BRASS IN-GRADE ARCHITECTURAL JUNCTION BOX (THREADED KNUCKLE MOUNT ONLY)

- **JBR-2** (2) ½" NPT in bottom
- **JBR-3.** (2) 3/4" NPT in bottom
- **JBR21** (2) ½" NPT in sides (2) ½" NPT in bottom
- **JBR24** (4) ½" NPT in sides (2) ½" NPT in bottom
- Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume. NOTE: All side taps provided with plugs. Creates a flush-mounted appearance. May be cast in concrete for increased stability. **CAUTION:** Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



BRASS IN-GRADE STAKED JUNCTION BOX (THREADED KNUCKLE MOUNT ONLY)

- **JBR-30** (2) ½" NPT in bottom, (2) 19" long stakes Brass In-Grade Staked Junction Box
- **JBR-32**. (2) 19" long stakes
- Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume. Creates a flush-mounted appearance. May be cast in concrete for increased stability. **CAUTION:** To assure a rigid installation, Staked Junction Box must be set in concrete (by others). Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.

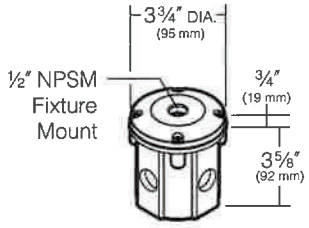


COMPOSITE IN-GRADE ARCHITECTURAL JUNCTION BOX

- **JBR-4** (2) ½" NPT knock-outs in bottom (4) ½" NPT knock-outs on sides at 90°
- **JBR-5** Same as above but with brass cover
- Composite box with ½" NPSM fixture mount and composite cover. Internal set screw provided for locking position. 19 cu in. internal volume.

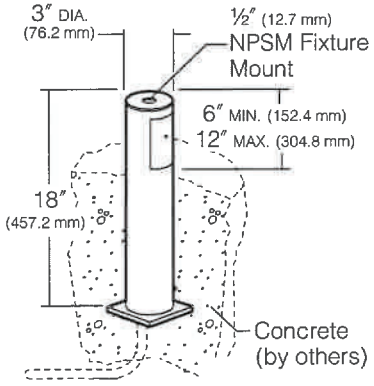
NOTE: May also be used to hard mount low voltage fixtures.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from junction box.



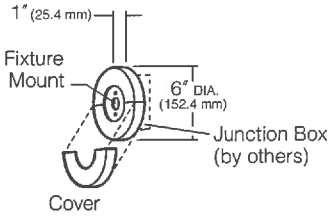
STANCHION MOUNT (SM18) (THREADED KNUCKLE MOUNT ONLY)

- 3" O.D. by .188" wall cast low copper (<0.6% Cu) aluminum with 1/2" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead. **CAUTION:** To assure a rigid installation, stanchion must be set in concrete (by others).



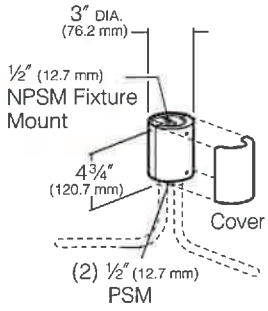
WALL OR CEILING MOUNT (WM) (THREADED KNUCKLE MOUNT ONLY)

- Electro zinc steel mounting plate adapts to standard 4" square or octagonal Junction Boxes. Fixture mounts to cast low copper (<0.6% Cu) aluminum upper cover which attaches to mounting plate. Lower cover half provides splice access. Dielectric sealing compound provided for wall interface.



ARCHITECTURAL JUNCTION BOX (JB1) (THREADED KNUCKLE MOUNT ONLY)

- Die-cast, low copper (<0.6% Cu) anodized aluminum with 1/2" NPSM fixture mount. Internal set screw provided for locking position. Two 1/2" NPSM in bottom, 17 cu in. internal volume. **CAUTION:** Junction Box must be installed high enough to avoid contact with soil or standing water.



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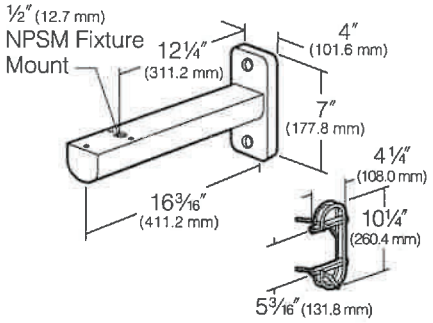
KFL3
ARCHITECTURAL FLOOD

PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

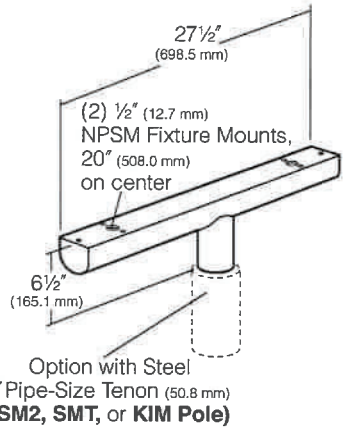
WALL MOUNT (WM1)
(THREADED KNUCKLE MOUNT ONLY)

- Extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" dia. mounting holes. Optional Wall Embedment Bracket (WEB) provides 3/8-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive fixture attachment bolts. Component EPA: 0.3.



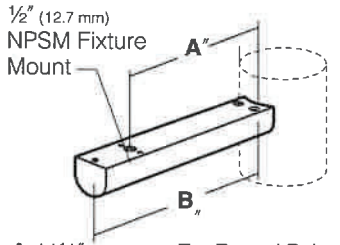
TWIN MOUNT (TM2)
(THREADED KNUCKLE MOUNT ONLY)

- Extruded aluminum arm. Internal set screw fixture locks. Can be mounted on a SM2, SMT, or Steel Kim Pole with steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access. CAUTION: Approved for mounting to poles with steel tenons only. Component EPA: 0.6.



SIDE POLE MOUNT (SPM-X)
(THREADED KNUCKLE MOUNT ONLY)

- Available for Round and Square Poles. Extruded aluminum arm. Internal set screw fixture lock. Removable end cap for wiring access. For use with other Kim Site/Roadway Luminaires as an additional mid-pole floodlight. X in Side Pole Mount Cat. No. indicates 3", 3-1/2", 4", 5" or 6" pole dia. Example: SPM-4/BL is for 4" round pole with Black finish. For square poles, omit -X. NOTE: Field drilling of Poles is required. Component EPA: 0.3.

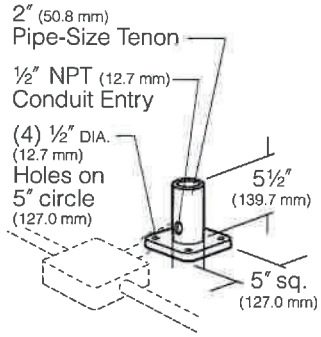


A 11½″ (292.1 mm) For Round Poles
12″ (304.8 mm) For Square Poles

B 15⅜″ (390.5 mm) For Round Poles
15⅞″ (403.2 mm) For Square Poles

SURFACE MOUNT TENON (SMT/BL)

- (2" tenon for optional heavy duty swivel mount only)
- 2" pipe-size tenon (2-3/8" O.D., 2" I.D.) welded to a cast aluminum plate. Plate has four 1/2" mounting holes, and tenon has one 1/2" NPT for side conduit entry. Black finish.
- NOTE: Not for use with PT2, M2B, or M3E options. May be wall mounted if horizontal fixture adjustment is not required. For wall mounting with horizontal fixture adjustment, use WM2.



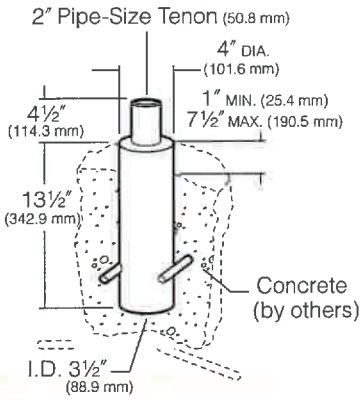
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PRODUCT EXCEPTIONS & DETAILS CONTINUED

MOUNTING ACCESSORIES

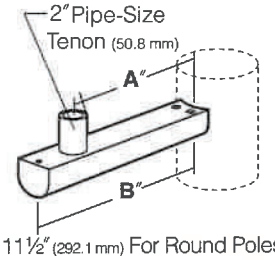
STANCHION MOUNT TENON (SM2/BL)

- (2" tenon for optional heavy duty swivel mount only)
- 4" O.D. cast low copper (<0.6% Cu) aluminum stanchion with 2" pipe-size tenon (2-3/8" O.D., 1-3/8" I.D.) for mounting a single fixture or multiple top-mounts. Black finish.
- CAUTION: Multiple top-mounts must not be used in locations where people can climb on fixtures and mounting arms. To assure a rigid installation, stanchion must be set in concrete (by others).



SIDE POLE MOUNT TENON (SPT-X)

- (2" tenon for optional heavy duty swivel mount only)
- Available for Round and Square Poles. Extruded aluminum arm with one 2" pipe-size tenon (2-3/8" O.D., 2" I.D.). Removable end cap for wiring access. For use with other Kim Site/Roadway Luminaires as an additional mid-pole floodlight. X in Side Pole Mount Cat. No. indicates 3", 3-1/2", 4", 5" or 6" pole dia. Example: SPM-4/BL is for 4" round pole with Black finish. For square poles, omit -X. NOTE: Field drilling of Poles is required. Not for use with PT2 option. Component EPA: 0.3.



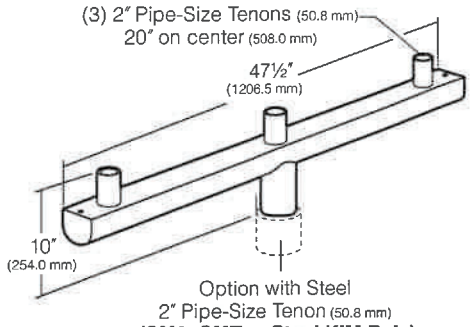
A 11½″ (292.1 mm) For Round Poles
12″ (304.8 mm) For Square Poles

B 15⅜″ (390.5 MM) For Round Poles
15⅞″ (403.2 MM) For Square Poles

Triple Mount Tenon (M3E)

- (2" tenon for optional heavy duty swivel mount only)
- Extruded aluminum arm with three 2" pipe-size tenons (2-3/8" O.D., 2" I.D.). Can be mounted on a SM2, SMT, or Steel Kim Pole with steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access.

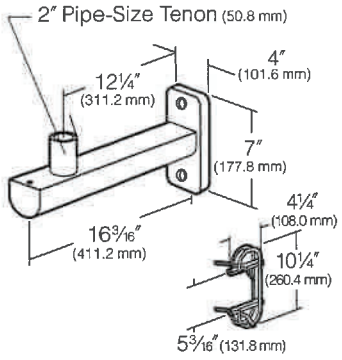
CAUTION: Approved for mounting to poles with steel tenons only. Not for use with PT2 option. Component EPA: 1.0.



Option with Steel
2″ Pipe-Size Tenon (50.8 mm)
(SM2, SMT or **Steel KIM Pole)**

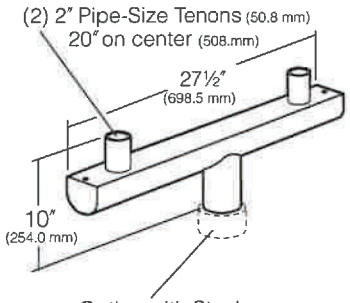
WALL MOUNT TENON (WM2)

- (2" tenon for optional heavy duty swivel mount only)
- 2" pipe-size tenon (2-3/8" O.D., 2" I.D.) welded to an extruded aluminum arm with a removable end cap for wiring access. Arm is welded to a cast aluminum plate with two 1/2" mounting holes. Optional Wall Embedment Bracket (WEB) provides 3/8-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive fixture attachment bolts. Component EPA: 0.3.



TWIN MOUNT TENON (M2B)

- (2" tenon for optional heavy duty swivel mount only)
- Extruded aluminum arm with two 2" pipe-size tenons (2-3/8" O.D., 2" I.D.). Can be mounted on a SM2, SMT, or Steel Kim Pole with a steel 2" pipe-size tenon (2-3/8" O.D. x 3-1/2" min. length). Removable end caps for wiring access. CAUTION: Approved for mounting to poles with steel tenons only. Not for use with PT2 option. Component EPA: 0.6.



Option with Steel
2″ Pipe-Size Tenon (50.8 mm)
(SM2, SMT or **Steel KIM Pole)**

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valmont STRUCTURES

ROUND TAPERED STEEL DS210
Light Duty

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: DS210 — Quote:	Customer Approval: Date:



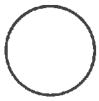
Tenon Top



Pole Cap



Cross Section



Handhole



Full Base Cover (Standard Square)



Dart Square-2T (Optional)



Dart Round - DT (Optional)



SPECIFICATIONS

Pole Shaft - The pole shaft is a 1-piece assembly conforming to ASTM A595 Grade A or A572 Grade 55 with a constant linear taper of 0.14 in/ft.

Pole Top - Pole is provided with either a tenon top or drilled for a fixture mounting. A removable pole cap is provided for drilled poles. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes a cover and the cover attachment hardware. Poles with a 5.90" base diameter are supplied with a 3" X 5" rectangular handhole. All other pole assemblies are provided with a 4" X 6.5" ovalized handhole. Handhole dimensions are nominal.

Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Valmont reserves the right to provide a two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter. Nut covers can be substituted on most models. Additional base cover options, including the Dart Square (2T) cast aluminum cover and Dart Round (DT) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

ROUND TAPERED STEEL
DS210
Light Duty

valmont STRUCTURES

Job Name: _____ Client Name: _____

Job Location - City: _____ State: _____ Created By: _____ Date: _____

Product: DS210 — Quote: _____ Customer Approval: _____ Date: _____

DESIGNATION, LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION						POLE DIMENSIONS				DESIGNATION
	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST					
NOMINAL MOUNTING HEIGHT	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	BASE OD (IN)	TOP OD (IN)	WALL THK (GA)	STRUCTURE WEIGHT[2] (LBS)	
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	160	650A200
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250
	20.3	507	16.2	405	13.1	327	7.00	3.50	11	200	700A250
	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
30'-0"	11.7	292	9.3	232	7.5	187	6.60	2.40	11	200	660A300
	18.9	473	14.9	373	12.0	300	8.00	3.80	11	265	800A300
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300
35'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
39'-0"	10.7	267	8.5	212	6.6	165	7.82	2.40	11	285	782A389
	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389
	28.5	715	23.0	575	19.0	475	9.00	3.58	7	515	900E389
45'-0"	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	T00A450
	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	T00E450
50'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	T00A500
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	T00E500

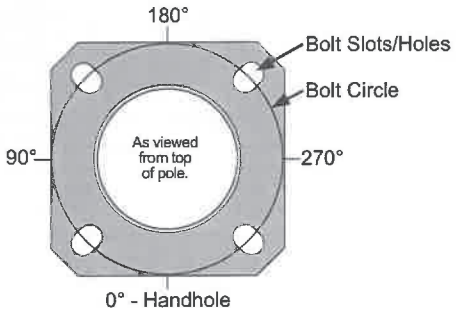
DS210 Heavy Duty poles available at valmontstructures.com

1. Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires and/or brackets having a centroid 2'-6" above the Nominal Mounting Height. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.

ANCHORAGE DATA

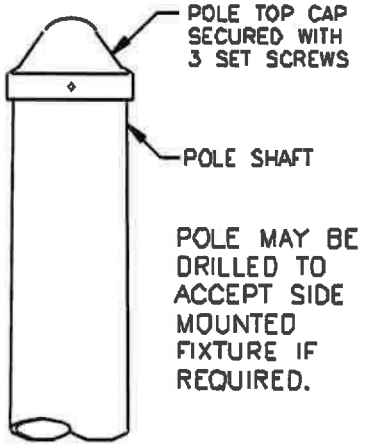
POLE		BASE PLATE				ANCHOR BOLTS		
		BOLT CIRCLE						
BASE OD (IN)	WALL THK (GA)	DIA (IN)	± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
5.90	11	9.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.60	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	10.00	0.50	10.88	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	7	10.00	0.50	10.88	1.000	1.00 x 36.00 x 4.00	4.25	0.25
7.30	11	10.50	0.50	11.25	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.82	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	7	11.00	0.50	11.50	1.250	1.25 x 42.00 x 6.00	5.00	0.25
8.50	11	11.50	0.50	12.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	11	12.50	0.50	12.38	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	7	12.50	0.50	12.38	1.250	1.25 x 42.00 x 6.00	5.00	0.25
9.50	11	13.00	0.50	13.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	11	13.50	0.50	14.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	7	13.50	0.50	14.00	1.250	1.25 x 42.00 x 6.00	5.00	0.25

Anchor Base Detail

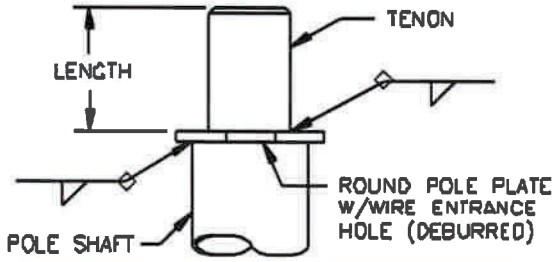


PRODUCT ORDERING CODE

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS210	590A200	P2	GV	SL	FBC	AB	
	Select Correct Designation from the *Load and Dimensional Data Chart.*	**Drill Mounting (See Orientation)** D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D3 = (3) Drillings @ 60°, 180°, & 300° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° **Tenon Mounting** P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) **Other Options** PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted —OPTIONAL— FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP57 = V-PRO™ 57 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HG = Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover —OPTIONAL— NC = Nut Covers 2T = Square Dart Cover DT = Dart Round Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

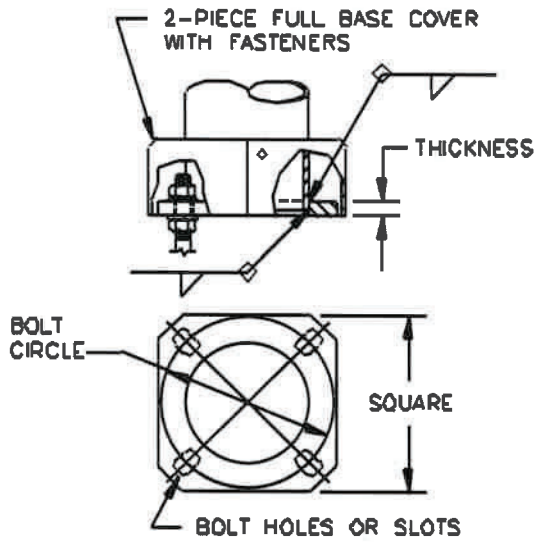


CAP DETAIL (OPTIONAL)

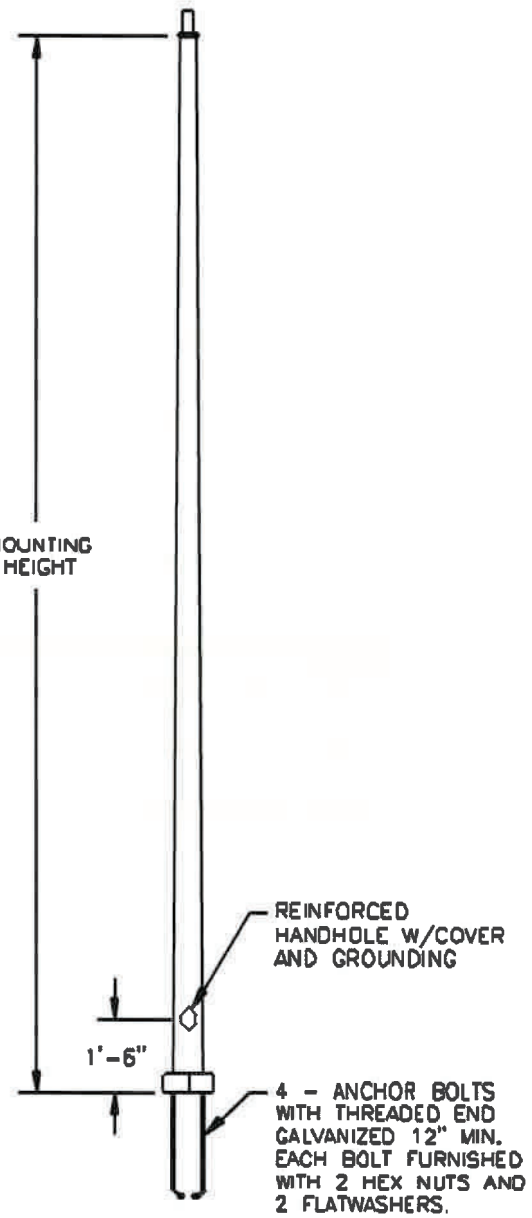


DESIGN NUMBER	O.D. (in)	PIPE SIZE	LENGTH (in)
P2	2.375	2.0" SCHED 80	4
P4	4.000	3.5" SCHED 40	6
PL	2.400	POLE TOP	N.A.

TENON DETAIL (STANDARD)



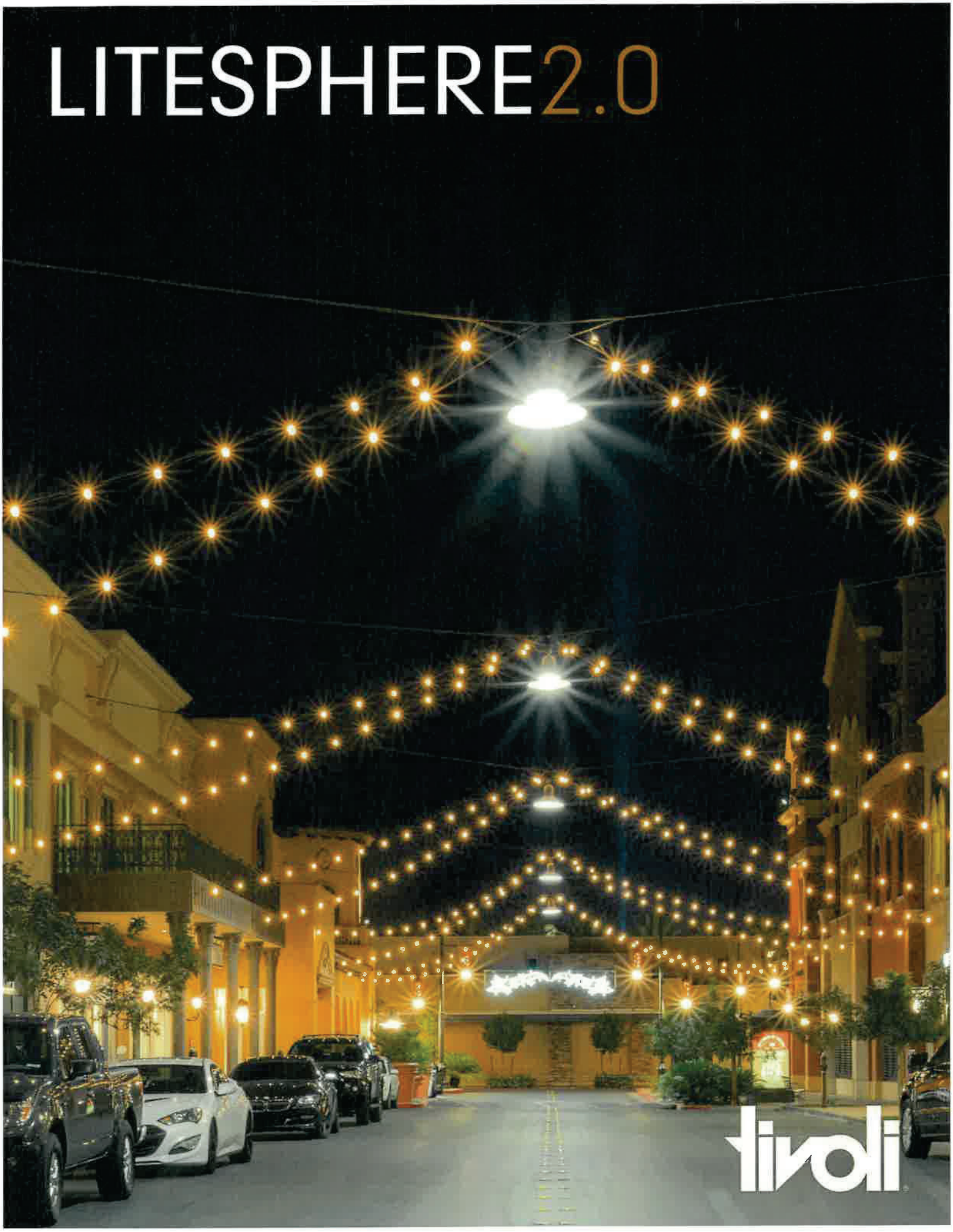
POLE BASE DETAIL



DS210 POLE DETAIL

SPC7204 02/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.

LITESPHERE2.0



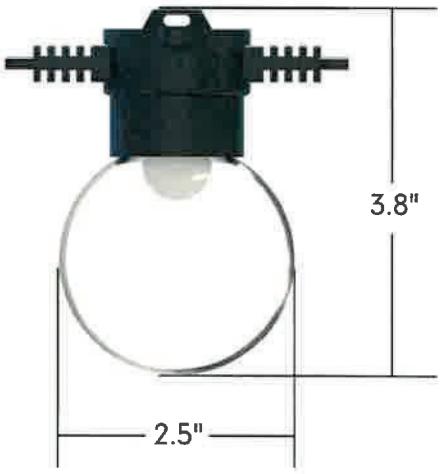


Project: _____ TYPE: _____

Product Features

- Tivoli's next evolution of Litesphere delivers a robust specification-grade strand with factory molded standard spacing for consistent quality from start to finish
- Litesphere 2.0 design provides optional suspended mounting or a twist-off cap for surface applications
- 12V DC Low voltage system for long runs
- IP67
- cULus
- 3 Year warranty

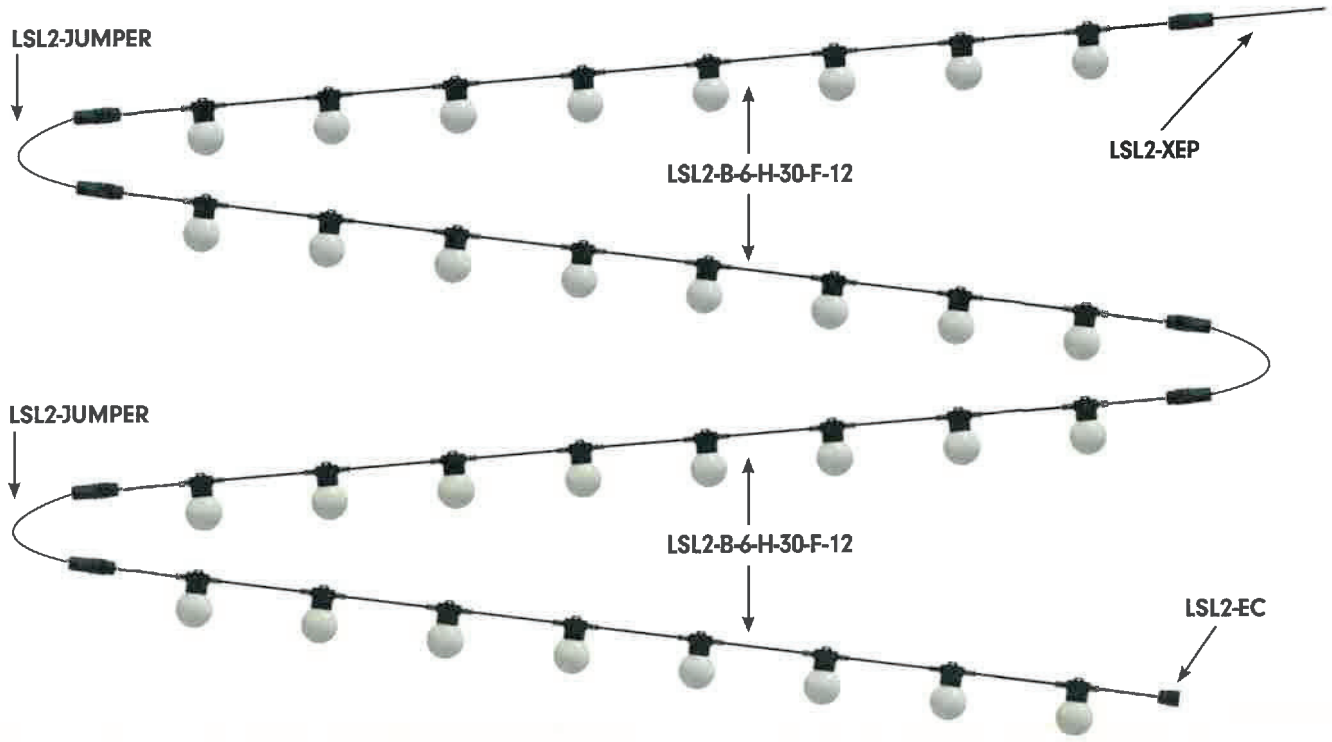
Dimensions



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System Configuration Example



Strand Order Guide

Note: For suspension application, a catenary cable is required for proper installation. Please contact Tivoli for recommendations on unique mounting applications.

Product	Wire	Spacing	LED Type	LED Color	Globe	Voltage
LSL2						
Litesphere 2.0	B Black	06 6" OC	V Very High Output	19 1900K	C Clear	12 12V DC
	W White	12 12" OC	H High Output	27 2700K	F Frosted	
		18 18" OC	S Standard Output	30 3000K	O Opal	
		24 24" OC		35 3500K		
		36 36" OC		40 4000K		
		48 48" OC		50 5000K*		
				AM Amber*		
				RB Royal Blue*		
				RD Red*		
				GN Green*		
				YL Yellow*		

*Available in VHO LED only

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Power Lead Order Guide

Figure A - All Litesphere 2.0 are evenly cut between globes according to specified spacing.
Figure B - Power leads are added to the end cut, extending the total length of the power lead.

LSL2-XEP-X-XX
X = B (Black), W (White)
XX = 05 (5'), 10 (10'), 15 (15'), 20 (20'), 25 (25')
For custom length consult factory

Figure A

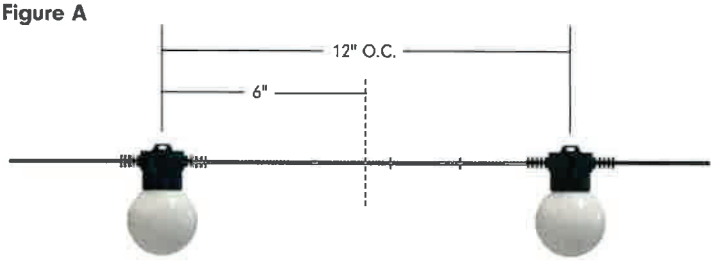
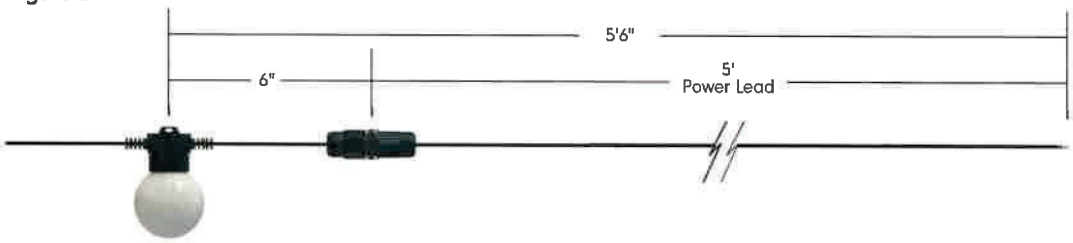


Figure B



Jumper Order Guide

Figure A - All Litesphere 2.0 are evenly cut between globes according to specified spacing.
Figure B - Jumpers are added between the cuts, extending the total length of wire between globes.

LSL2-JUMPER-X-XX
X = B (Black), W (White)
XX = 05 (5'), 10 (10')
For custom length, consult factory

Figure A

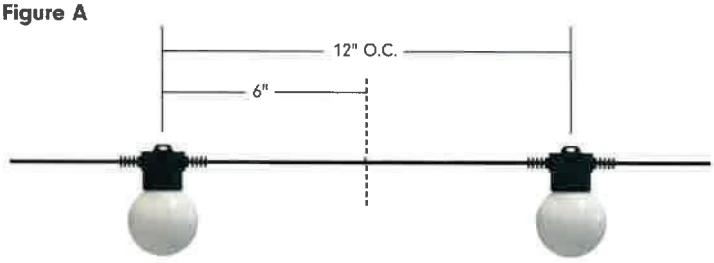
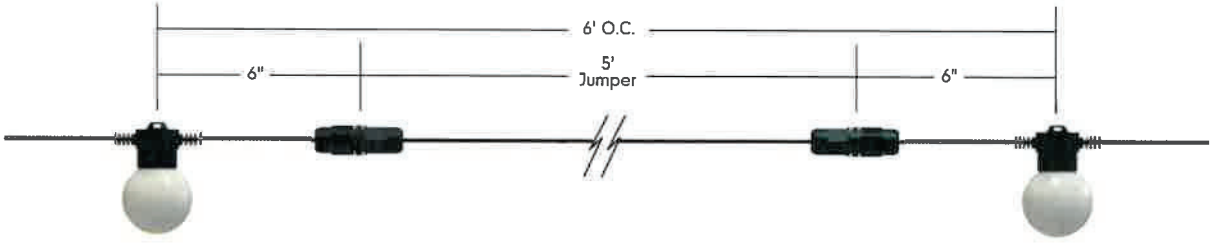


Figure B



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Specifications

Output - Standard Brightness						
On-Center Spacing	6"	12"	18"	24"	36"	48"
Lumens/ft	11	6	4	3	2	N/A
Watts/ft	0.17	0.09	0.06	0.04	0.03	0.02
Maximun Electrical Run	130'	180'	230'	250'	275'	275'

Output - High Output						
On-Center Spacing	6"	12"	18"	24"	36"	48"
Lumens/ft	29.9	15	10	7	5	N/A
Watts/ft	0.46	0.23	0.15	0.12	0.08	0.05
Maximun Electrical Run	80'	110'	130'	150'	175'	200'

Output - Very High Output						
On-Center Spacing	6"	12"	18"	24"	36"	48"
Lumens/ft	180	90.2	60	45	30	N/A
Watts/ft	1.92	0.96	0.64	0.48	0.32	0.24
Maximun Electrical Run	30'	55'	70'	80'	90	100'

Weights						
On-Center Spacing	6"	12"	18"	24"	36"	48"
lb/ft	0.33	0.28	0.24	0.20	0.17	0.13
lb/ft with catenary cable	0.35	0.30	0.26	0.22	0.19	0.15

Output - Based on 3000K Clear Globe	
Efficacy	Standard Brightness (40), High Output (46), Very High Output (94)
Electrical	
Input Voltage	12V DC
Power Consumption (W/LED)	Standard Brightness (.09), High Output (.23), Very High Output (.96)
Control	
Control System	0-10V, ELV, MLV, DMX 512 (Dim to 1% with an Infinity power supply and a 0-10V Lutron Diva dimmer)
Physical	
Dimensions	2.5"W x 3.8"H
Socket Housing	PVC
American Wire Gauge	14 AWG
Globe	PE
Mounting	Surface Mount, Suspended
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Storage Temperature	-40°C to 80°C (-40°F to 176°F)
Certification and Testing	
Certification	cULus
Environment	Wet Location
Lumen Maintenance (L70) Hours	70,000
IP Rating	IP67
Warranty	3 Years

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Mounting Options

SURFACE/FLUSH

For surface mount applications, remove the top suspension-plate by turning counter-clockwise until off. Place socket flush against the desired surface and mount using proper screws according to substrate.





SUSPENDED

Suspended mounting will use a combination of LS-Cable, LS-Locks with LS-UVZP. Tension the cable wire with our LS-TT (Tension Tool) for desired sag (Please adhere to local city code for suspended application).

Note: For suspension application, a catenary cable is required for proper installation.
Please contact Tivoli for recommendations on unique mounting applications.



Mounting Accessories



LS-CABLE-60 Catenary Cable Kit - 60'
(1/8" galvanized cable includes 2 cable locks for use with loads up to 200lbs)

LS-CABLE-110 Catenary Cable Kit - 110'
(1/8" galvanized cable includes 2 cable locks for use with loads up to 200lbs)

LS-CABLE-500 Catenary Cable Kit - 500'
(1/8" galvanized cable for use with loads up to 200lbs)



LS-LOCK-X Cable Lock
X = 2 (2 Locks), **4** (4 locks) Includes (1) cable release key. Cable Lock for 1/8th inch cable, Heavy-duty lockable fasteners support loads up to 200 lbs. Can be easily adjusted without the use of tools.



LS-TT
Catenary Cable Tensioning Tool up to 880lbs with minimal effort due to the 6:1 gear drive mechanism. Integral torque gauge controls the load applied to the wire, giving consistent tension every time and optimizing the life of the wire.



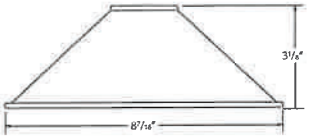
LS-UVZP-BK-XX
XX = 30 (30pcs), 50 (50pcs)
Black UV resistant, heavy duty ties.
Maximum weight up to 100 lbs./per tie.

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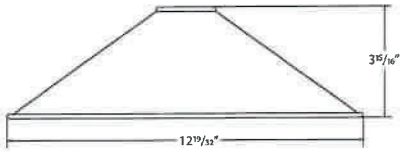
Light Shades

HAT





SHADE-HT-BK-BK-8
Light Shade - HAT
8.3" Black Top, Black Bottom
Weight: 0.38 lb



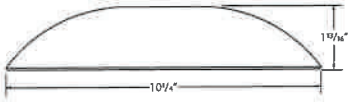
SHADE-HT-BK-BK-13*
Light Shade - HAT
12.6" Black Top, Black Bottom
Weight: 1.06 lb

SHADE-HT-BK-CO-13 *
Light Shade - HAT
12.6" Black Top, Copper Bottom
Weight: 1.06 lb

*Consult factory for lead time and MOQ

DISH

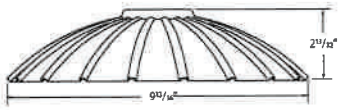




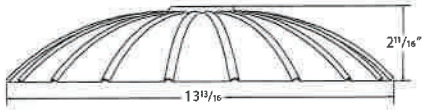
SHADE-DS-BK-BK-10
Light Shade - DISH
10.2" Black Top, Black Bottom
Weight: 0.72 lb

FLOWER





SHADE-FL-BK-BK-10
Light Shade - FLOWER
9.8" Light Shade , Black Top, Black Bottom
Weight: 0.54 lb



SHADE-FL-BK-BK-13
Light Shade - FLOWER
13.8" Light Shade, Black Top, Black Bottom
Weight: 1.1 lb

Accessories



SHADE-ADP-LSL2-XX-01 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter - Sold individually.

SHADE-ADP-LSL2-XX-25 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter Kit - Sold in packs of 25

SHADE-ADP-LSL2-XX-50 2.0 Light Shade Adapter
X = BK (Black), WH (White)
PVC Black Adapter Kit - Sold in packs of 50

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Replacement Parts



Very High Output



Standard & High Output

LSL-19-V-12
12V Wedge base
1900K
LSL-27-V-12
12V Wedge base
2700K
LSL-30-V-12
12V Wedge base
3000K
LSL-35-V-12
12V Wedge base
3500K
LSL-40-V-12
12V Wedge base
4000K
LSL-50-V-12
12V Wedge base
5000K

LSL-AM-V-12
12V Wedge base
Amber
LSL-RD-V-12
12V Wedge base
Red
LSL-RB-V-12
12V Wedge base
Royal Blue
LSL-GN-V-12
12V Wedge base
Green
LSL-YL-V-12
12V Wedge base
Yellow

STANDARD	HIGH OUTPUT
LSL-19-S-12 12V Wedge base 1900K	**LSL-19-H-12** 12V Wedge base 1900K
LSL-27-S-12 12V Wedge base 2700K	**LSL-27-H-12** 12V Wedge base 2700K
LSL-30-S-12 12V Wedge base 3000K	**LSL-30-H-12** 12V Wedge base 3000K
LSL-35-S-12 12V Wedge base 3500K	**LSL-35-H-12** 12V Wedge base 3500K
LSL-40-S-12 12V Wedge base 4000K	**LSL-40-H-12** 12V Wedge base 4000K



LST-CG
Litesphere 2.0
Clear globe
sold each



LST-OG
Litesphere 2.0
Opal globe
sold each



LST-FG
Litesphere 2.0
Frosted globe
sold each



LSL2-EC-X
X = B (black), W (white)
Litesphere 2.0 End-Cap
Weight: 0.0375 lb
sold each

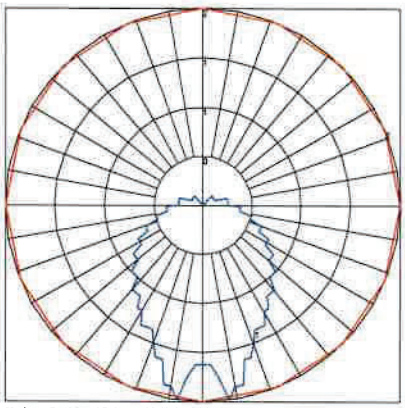
Photometrics

Frosted Globe - Based on 3000K LED

Standard Brightness

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
1.6		0		7.5	

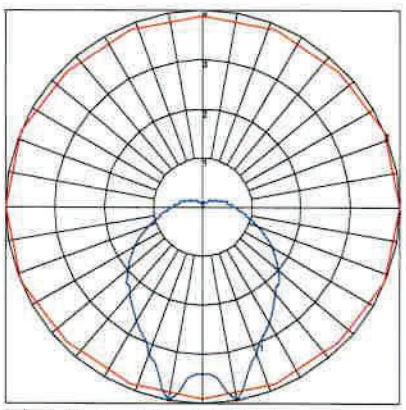


Maximum Candela = 1.6 Located At Horizontal Angle = 0, Vertical Angle = 7.5
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (7.5) (Through Max. Cd.)

High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
4		0		10	

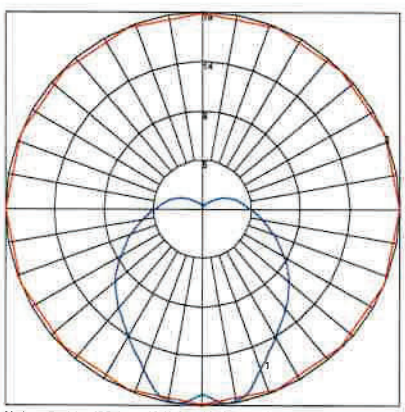


Maximum Candela = 4 Located At Horizontal Angle = 0, Vertical Angle = 10
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (10) (Through Max. Cd.)

Very High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
18.5		0		7.5	



Maximum Candela = 18.5 Located At Horizontal Angle = 0, Vertical Angle = 7.5
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (7.5) (Through Max. Cd.)

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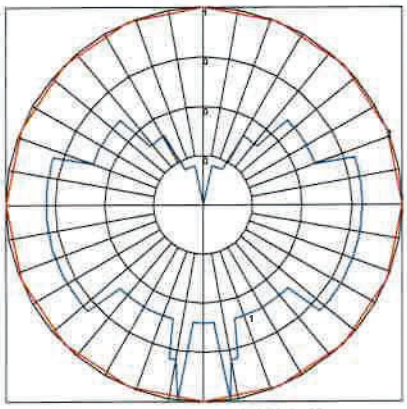
Photometrics

Opal Globe - Based on 3000K LED

Standard Brightness

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
0.5	0		7.5		

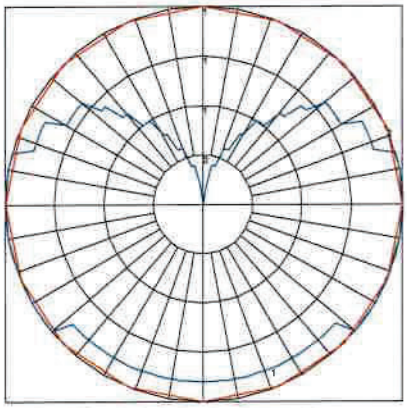


Maximum Candela = .5 Located At Horizontal Angle = 0, Vertical Angle = 7.5
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (7.5) (Through Max. Cd.)

High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
1	0		50		

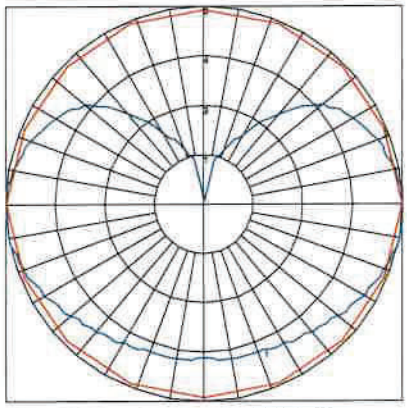


Maximum Candela = 1 Located At Horizontal Angle = 0, Vertical Angle = 50
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (50) (Through Max. Cd.)

Very High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
5.9	0		77.5		



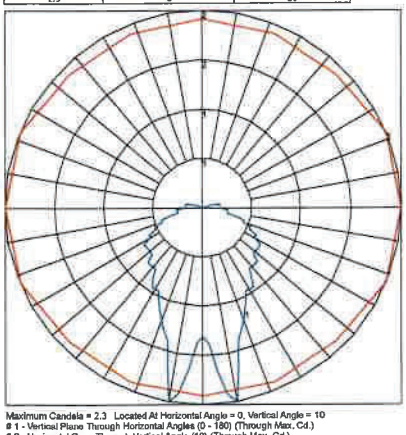
Maximum Candela = 5.9 Located At Horizontal Angle = 0, Vertical Angle = 77.5
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (77.5) (Through Max. Cd.)

Clear Globe - Based on 3000K LED

Standard Brightness

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
2.3	0		10		

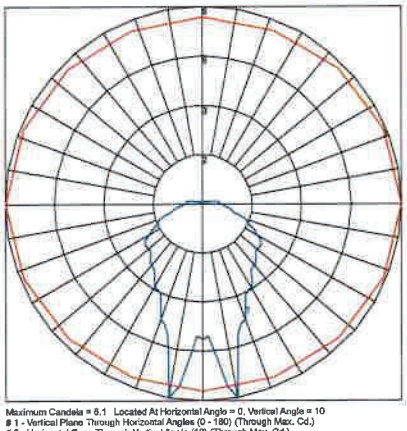


Maximum Candela = 2.3 Located At Horizontal Angle = 0, Vertical Angle = 10
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (10) (Through Max. Cd.)

High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
6.1	0		10		

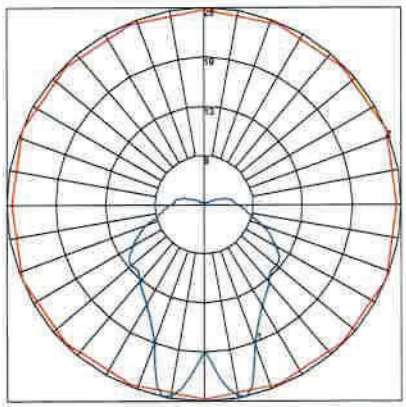


Maximum Candela = 6.1 Located At Horizontal Angle = 0, Vertical Angle = 10
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (10) (Through Max. Cd.)

Very High Output

PHOTOMETRIC AND ELECTRICAL MEASUREMENTS - DISTRIBUTION METHOD (25°C +/- 1°C)

POLAR GRAPH AND MAXIMUM CANDELA INTENSITY					
Maximum Candela	Location	Horizontal Angle	Location	Vertical Angle	
25.3	22.5		12.5		



Maximum Candela = 25.3 Located At Horizontal Angle = 22.5, Vertical Angle = 12.5
1 - Vertical Plane Through Horizontal Angles (22.5 - 202.5) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (12.5) (Through Max. Cd.)

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Power Supplies

ADNM - NON DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-D	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-D				1	60W	5A
	ADNM-150-2-5-12-D				2	2x60W	2x5A
	ADNM-240-3-5-12-D				3	3x60W	3x5A
	ADNM-320-4-5-12-D				4	4x60W	4x5A

ADNM - 0-10V DIMMING

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-DOT	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-DOT				1	60W	5A
	ADNM-150-2-5-12-DOT				2	2x60W	2x5A
	ADNM-240-3-5-12-DOT				3	3x60W	3x5A
	ADNM-320-4-5-12-DOT				4	4x60W	4x5A

ADNM - DMX SINGLE ADDRESS

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-60-1-5-12-DIN	Indoor / Outdoor	100-277V AC 50/60 HZ	12V DC	1	60W	5A
	ADNM-80-1-5-12-DIN				1	60W	5A
	ADNM-150-2-5-12-DIN				2	2x60W	2x5A
	ADNM-240-3-5-12-DIN				3	3x60W	3x5A
	ADNM-320-4-5-12-DIN				4	4x60W	4x5A

ADNM - DMX MULTI ADDRESS

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	CIRCUIT CAPACITY
ADNM Series Class 2 Transformer	ADNM-150-2-5-12-DIN-2	Indoor / Damp	100-277V AC 50/60 Hz	12V DC	2	2x60W	5A
	ADNM-240-3-5-12-din-3				3	3x60W	3x5A

INFINITY - MLV / ELV / 0-10V / PWM / TRIAC

Dim to 1% with a 0-10V Lutron Diva dimmer (by others)

DESCRIPTION	CAT NO	APPLICATION	PRIMARY VOLTAGE	SECONDARY VOLTAGE	CIRCUIT BREAKERS	MAX LOAD	MIN LOAD	CIRCUIT CAPACITY
Infinity Series Class 2 Transformer	INF-J-30-1-2.5-12	Indoor / Outdoor	100 - 277V AC	12V DC	1	30W	3W	2.5A
	INF-J-60-1-5-12				1	60W	6W	5A
	INF-J-180-3-5-12				3	3x60W	3x6W	3x5A
	INF-J-300-5-5-12				5	5x60W	5x6W	5x5A

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Controls



Touchscreen

TVOQ-1-WH
White
512 DMX channel, 16 scene,
4 zone, glass touch screen



Touchscreen

TVOQ-10-XX-7
XX = BK (Black), WH (White)
1024 DMX channel, 500 scene,
10 zone, glass touch screen



Touchscreen

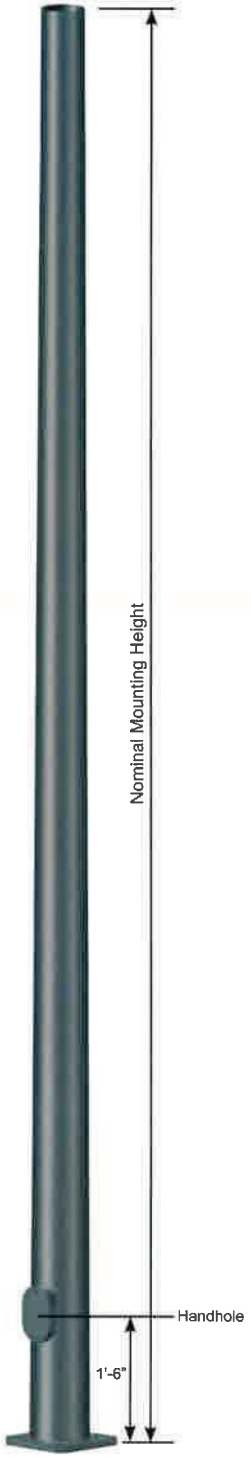
TVOQ-2-BK
Black
512 DMX channel, 99 scene,
1 zone, glass touch screen

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valmont STRUCTURES

ROUND TAPERED STEEL DS210
Light Duty

Job Name:	Client Name:
Job Location - City: State:	Created By: Date:
Product: DS210 — Quote:	Customer Approval: Date:



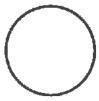
Tenon Top



Pole Cap



Cross Section



Handhole



Full Base Cover (Standard Square)



Dart Square-2T (Optional)



Dart Round - DT (Optional)



SPECIFICATIONS

Pole Shaft - The pole shaft is a 1-piece assembly conforming to ASTM A595 Grade A or A572 Grade 55 with a constant linear taper of 0.14 in/ft.

Pole Top - Pole is provided with either a tenon top or drilled for a fixture mounting. A removable pole cap is provided for drilled poles. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes a cover and the cover attachment hardware. Poles with a 5.90" base diameter are supplied with a 3" X 5" rectangular handhole. All other pole assemblies are provided with a 4" X 6.5" ovalized handhole. Handhole dimensions are nominal.

Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Valmont reserves the right to provide a two-piece steel full base cover on some applications depending upon the finish requirement and/or pole base diameter. Nut covers can be substituted on most models. Additional base cover options, including the Dart Square (2T) cast aluminum cover and Dart Round (DT) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

ROUND TAPERED STEEL
DS210
Light Duty

valmont STRUCTURES

Job Name: _____ Client Name: _____

Job Location - City: _____ State: _____ Created By: _____ Date: _____

Product: DS210 — Quote: _____ Customer Approval: _____ Date: _____

DESIGNATION, LOAD AND DIMENSIONAL DATA

DESIGN INFORMATION							POLE DIMENSIONS				DESIGNATION
	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST						
NOMINAL MOUNTING HEIGHT	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	MAX EPA[1] (SQ FT)	MAX WEIGHT[1] (LBS)	BASE OD (IN)	TOP OD (IN)	WALL THK (GA)	STRUCTURE WEIGHT[2] (LBS)	
20'-0"	19.3	482	15.1	377	12.2	305	5.90	3.10	11	140	590A200
	24.2	605	19.3	482	15.6	390	6.50	3.70	11	160	650A200
25'-0"	12.5	312	9.9	247	8.0	200	5.90	2.40	11	155	590A250
	20.3	507	16.2	405	13.1	327	7.00	3.50	11	200	700A250
	30.5	760	24.0	625	19.8	495	7.00	3.50	7	280	700E250
30'-0"	11.7	292	9.3	232	7.5	187	6.60	2.40	11	200	660A300
	18.9	473	14.9	373	12.0	300	8.00	3.80	11	265	800A300
	33.5	838	27.0	675	22.0	550	8.00	3.80	7	380	800E300
35'-0"	11.2	280	8.9	222	7.1	177	7.30	2.40	11	250	730A350
	18.9	472	15.1	377	12.2	305	8.50	3.60	11	315	850A350
	23.2	580	18.2	455	14.5	363	9.50	4.60	11	370	950A350
39'-0"	10.7	267	8.5	212	6.6	165	7.82	2.40	11	285	782A389
	17.2	430	13.5	338	10.8	270	9.00	3.58	11	355	900A389
	28.5	715	23.0	575	19.0	475	9.00	3.58	7	515	900E389
45'-0"	17.4	435	13.5	338	10.6	265	10.00	3.70	11	450	T00A450
	28.5	715	23.0	575	19.0	475	10.00	3.70	7	650	T00E450
50'-0"	13.2	330	10.6	265	8.3	208	10.00	3.00	11	475	T00A500
	20.5	512	16.5	412	13.6	340	10.00	3.00	7	680	T00E500

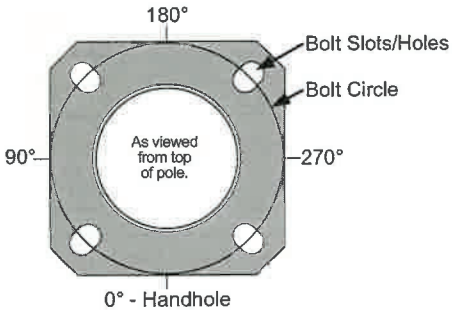
DS210 Heavy Duty poles available at valmontstructures.com

1. Maximum EPA (Effective Projected Area) and weight values are based on top mounted luminaires and/or brackets having a centroid 2'-6" above the Nominal Mounting Height. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
2. Structure weight is a nominal value which includes the pole shaft and base plate only.

ANCHORAGE DATA

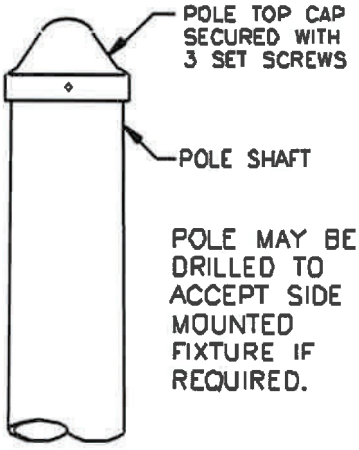
POLE		BASE PLATE				ANCHOR BOLTS		
		BOLT CIRCLE						
BASE OD (IN)	WALL THK (GA)	DIA (IN)	± (IN)	SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)
5.90	11	9.00	0.50	10.00	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.50	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
6.60	11	9.50	0.50	10.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	11	10.00	0.50	10.88	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.00	7	10.00	0.50	10.88	1.000	1.00 x 36.00 x 4.00	4.25	0.25
7.30	11	10.50	0.50	11.25	0.875	1.00 x 36.00 x 4.00	4.13	0.25
7.82	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	11	11.00	0.50	11.50	0.875	1.00 x 36.00 x 4.00	4.13	0.25
8.00	7	11.00	0.50	11.50	1.250	1.25 x 42.00 x 6.00	5.00	0.25
8.50	11	11.50	0.50	12.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	11	12.50	0.50	12.38	1.000	1.00 x 36.00 x 4.00	4.25	0.25
9.00	7	12.50	0.50	12.38	1.250	1.25 x 42.00 x 6.00	5.00	0.25
9.50	11	13.00	0.50	13.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	11	13.50	0.50	14.00	1.000	1.00 x 36.00 x 4.00	4.25	0.25
10.00	7	13.50	0.50	14.00	1.250	1.25 x 42.00 x 6.00	5.00	0.25

Anchor Base Detail

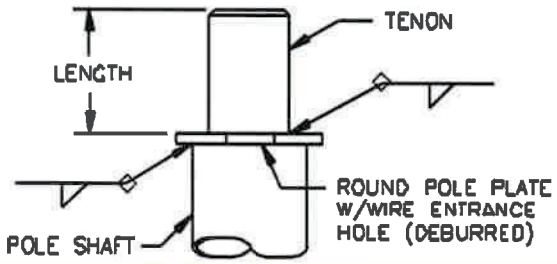


PRODUCT ORDERING CODE

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS210		PC	FPGV	SL	FBC	AB	
	Select Correct Designation from the *Load and Dimensional Data Chart.*	**Drill Mounting (See Orientation)** D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D3 = (3) Drillings @ 60°, 180°, & 300° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° **Tenon Mounting** P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) **Other Options** PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted —OPTIONAL— FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP57 = V-PRO™ 57 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HG = Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover —OPTIONAL— NC = Nut Covers 2T = Square Dart Cover DT = Dart Round Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

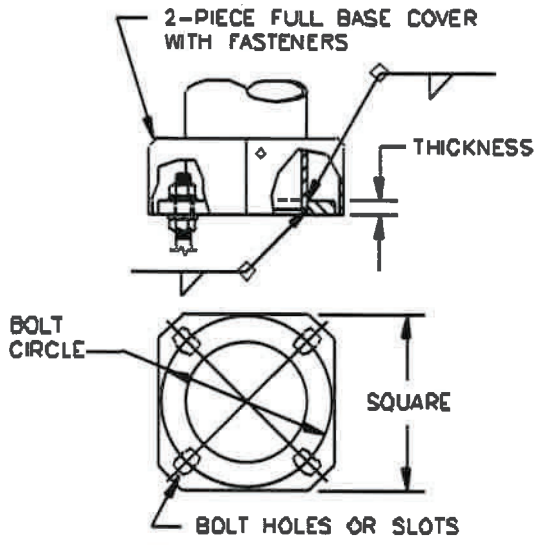


CAP DETAIL (OPTIONAL)

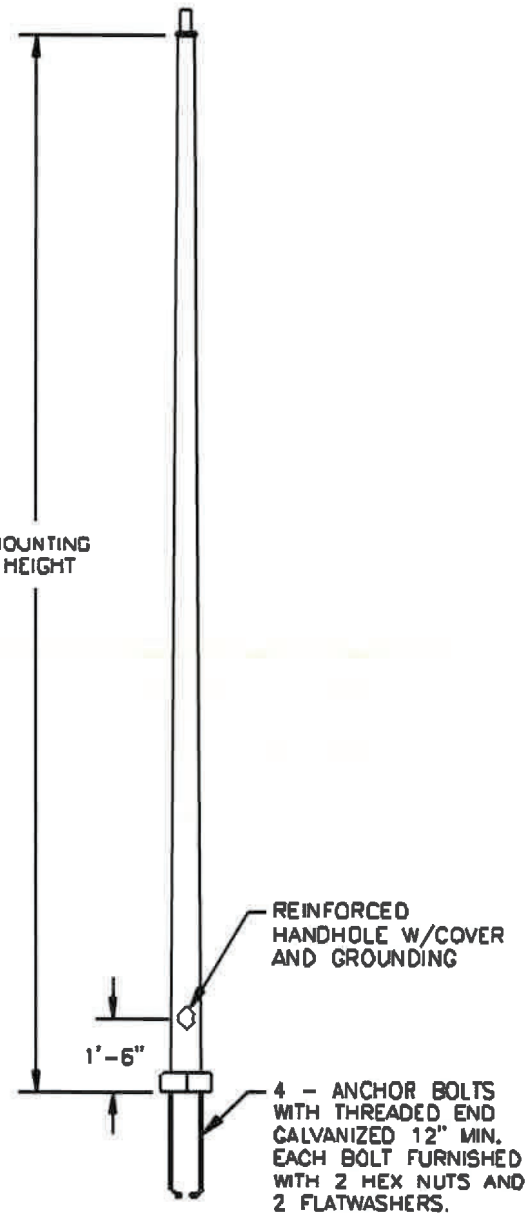


DESIGN NUMBER	O.D. (in)	PIPE SIZE	LENGTH (in)
P2	2.375	2.0" SCHED 80	4
P4	4.000	3.5" SCHED 40	6
PL	2.400	POLE TOP	N.A.

TENON DETAIL (STANDARD)



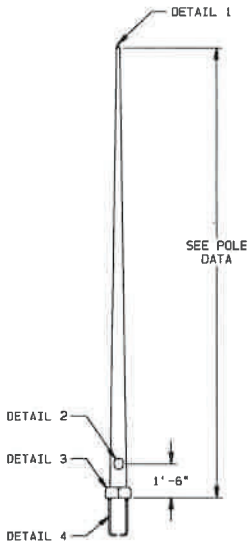
POLE BASE DETAIL

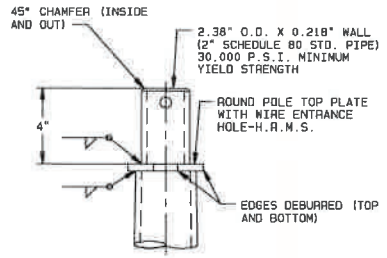


DS210 POLE DETAIL

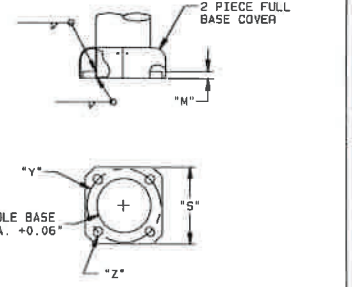
SPC7204 02/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.

DESIGN INFORMATION:
DESIGN CRITERIA: VALMONT



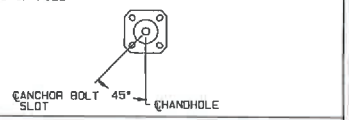


DETAIL 1 | POLE TOP TENON



DETAIL 3 | POLE BASE

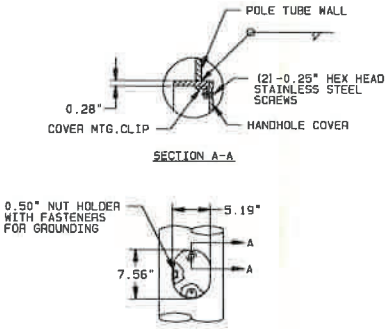
ALL ANGLES MEASURED CLOCKWISE FROM HANDHOLE AS VIEWED FROM SMALL END OF POLE



RADIAL INDEX

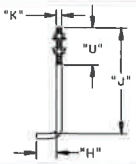
ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

VIBRATION DISCLAIMER



DETAIL 2 | 4"x6.5" HANDHOLE

(4)-ANCHOR BOLTS WITH (2) HEX NUTS AND (2) WASHERS PER BOLT WITH THREADED END GALVANIZED AT LEAST 12.00".



DETAIL 4 | ANCHOR BOLT

MATERIAL DATA

COMPONENT	ASTM DESIGNATION	MIN. YIELD (KSI)
POLE TUBE	A595 GR.A	55
POLE BASE	A36	36
ANCHOR BOLTS	F1554 GR.55	55
GALVANIZING-HARDWARE	HOT DIP ZINC	--

FINISH DATA

SYSTEM: FINISH PAINT/GALVANIZED (FPGV)
BASE COAT: HOT-DIP GALVANIZED TO ASTM A123
PRIME COAT: NONE
FINISH COAT: TGIC OR URETHANE POLYESTER POWDER
COLOR: SILVER
SPEC: F-2838K

POLE DATA

ITEM	QTY.	POLE TUBE				POLE BASE				ANCHOR BOLT			
		BASE DIA. (IN)	TOP DIA. (IN)	LENGTH (FT)	GAUGE OR THK. (IN)	SQUARE "S" (IN)	BOLT CIRCLE "Y" (IN)	THK. "M" (IN)	SLOT "Z" (IN)	DIA. "K" (IN)	LENGTH "J" (IN)	HOOK "H" (IN)	THREAD LENGTH "U" (IN)
1	6	5.90	3.10	20.00	11	10.00	9.00	0.875	1.13 x 1.69	1.00	36.00	4.00	6.00

REV	DRAWN BY-DATE	CHECK BY-DATE	DESCRIPTION
—	AT7 09/26/25	AT7 09/26/25	— — — — — — — — — — — — — — — —

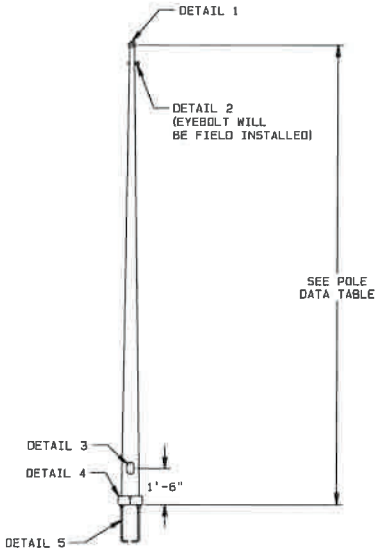
SOLD TO:
SHIP TO:
P.O. #: SALESPROPOSAL
AGENT: ARCTIC SALES AGENCY

JOB: MOA TOWN SQUARE
TITLE: LIGHTING STRUCTURES

VALMONT INDUSTRIES, INC. RESERVES THE RIGHT TO INSTALL VARIOUS, ENGINEER APPROVED, MATERIAL HANDING ACCOMMODATIONS TO FACILITATE THE MANUFACTURING PROCESS.

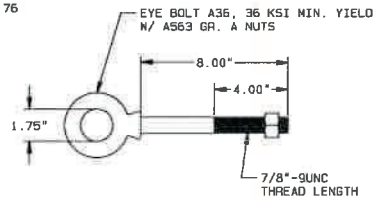
valmont
Valley,NE 68064
(402) 359-2201

ORDER NUMBER: 606746-P1
PAGE NUMBER: 1 OF 2
DRAWING NUMBER: AK606746P1
REV:





DETAIL 1

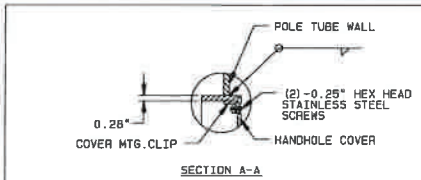


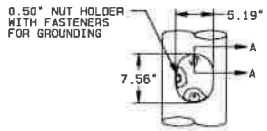
NOTE:
EYEBOLT GOING ON POLE WILL BE FIELD INSTALLED.

MAXIMUM ALLOWABLE DESIGN LOAD

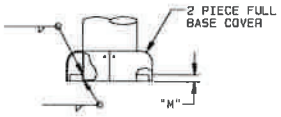
BOLT DIAMETER	DESIGN LOAD IN LBS.
0.88"-9	7000

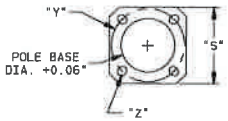
DETAIL 2 | EYEBOLT - GALVANIZED



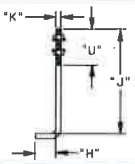


DETAIL 3 | 4"x6.5" HANDHOLE





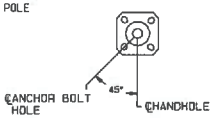
DETAIL 4 | POLE BASE



[4]-ANCHOR BOLTS WITH
[2] HEX NUTS AND [2] WASHERS
PER BOLT WITH THREADED
END GALVANIZED AT LEAST
12.00".

DETAIL 5 | ANCHOR BOLT

ALL ANGLES MEASURED
CLOCKWISE FROM HAND-
HOLE AS VIEWED FROM
SMALL END OF POLE



RADIAL INDEX

THE LIGHTING STRUCTURES SHOWN ON THIS DRAWING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LOADING AND THE ALLOWABLE STRESS REQUIREMENTS OF THE 2013 AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS", SIXTH EDITION, LTS-6. THE WIND LOADS WERE CALCULATED FROM A BASIC WIND VELOCITY OF 100 MPH WITH A RECURRENCE INTERVAL OF 50 YEARS.

AASHTO 2013 SPECIFICATIONS

MATERIAL DATA

COMPONENT	ASTM DESIGNATION	MIN. YIELD (KSI)
POLE TUBE	A595 GR.A	55
POLE BASE	A36	36
ANCHOR BOLTS	F1554 GR.55	55
GALVANIZING-HARDWARE	HOT DIP ZINC	--

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VIBRATION DISCLAIMER

POLE DATA

ITEM	QTY.	POLE TUBE				POLE BASE				ANCHOR BOLT			
		BASE DIA. (IN)	TOP DIA. (IN)	LENGTH (FT)	GAUGE OR THK. (IN)	SQUARE "S" (IN)	BOLT CIRCLE "Y" (IN)	THK. "M" (IN)	HOLE "Z" (IN)	DIA. "K" (IN)	LENGTH "J" (IN)	HOOK "H" (IN)	THREAD LENGTH "U" (IN)
2	38	7.00	4.90	15.00	7	11.50	11.00	1.25	1.50	1.25	42.00	6.00	6.00

JOB: MOA TOWN SQUARE
TITLE: LIGHTING STRUCTURES

VALMONT INDUSTRIES, INC. RESERVES THE RIGHT TO INSTALL VARIOUS, ENGINEER APPROVED, MATERIAL HANGING ACCOMMODATIONS TO FACILITATE THE MANUFACTURING PROCESS.

valmont
Valley, NE 68064
(402) 359-2201

ORDER NUMBER: 606746-P1
PAGE NUMBER: 2 OF 2
DRAWING NUMBER: AK606746P1
REV:



ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

NOVEMBER 2025

Phase 1: Site Reconstruction "Set the Stage"

- Demolition
- Walkways and Plaza
- Seatwalls and Structures
- Site Electrical with Pedestrian and Flood Lights
- Trees, Horticulture Beds and Lawn Areas
- Irrigation Service Extensions

Phase 2: Future Upgrades "Bring Town Square to Life"

- String Lights and Dynamic Lighting
- Swing Benches and Playful Site Features
- New Site Amenities, Benches,
- New Trash receptacles and Bike Racks
- Iconic Lighted Focal Points
- Legacy Donor Names Structures

Town Square Park Preliminary Design Review

LEGEND

- Pedestrian Light Pole
- Architectura Flood Light
- String Lights - Future Upgrade
- 10x10 Event Tents and Umbrella Tables
- Food Truck / Vendor Opportunities
- Portable Restrooms
- Underground Cable Conduit for Events

20 10 0 20 40 Feet

NORTH

Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

1 PARK ENTRANCE GARDENS and HISTORY

As a premier civic space, provide opportunities for education about the history of Anchorage and Alaska.



Collaborate with Downtown Wayfinding Project and Indigenous Place Names Movement at entrances of the park.

Recognize Avis Cupples, Shirley Brundage equally with Ruth Moulton within a Park Story Garden which tells the history of and vision for Town Square Park.

LIGHTING IS A PRIORITY FOR YEAR ROUND PARK ENJOYMENT AND PUBLIC SAFETY



2 ADD PLAYFUL, MEMORABLE MOMENTS with ALASKA FLAIR



Arendering of the 'TLH' structure pan along Capital Cascades Trail, designed by Ryan Shepilek and Cosby Hayes, KCCI.

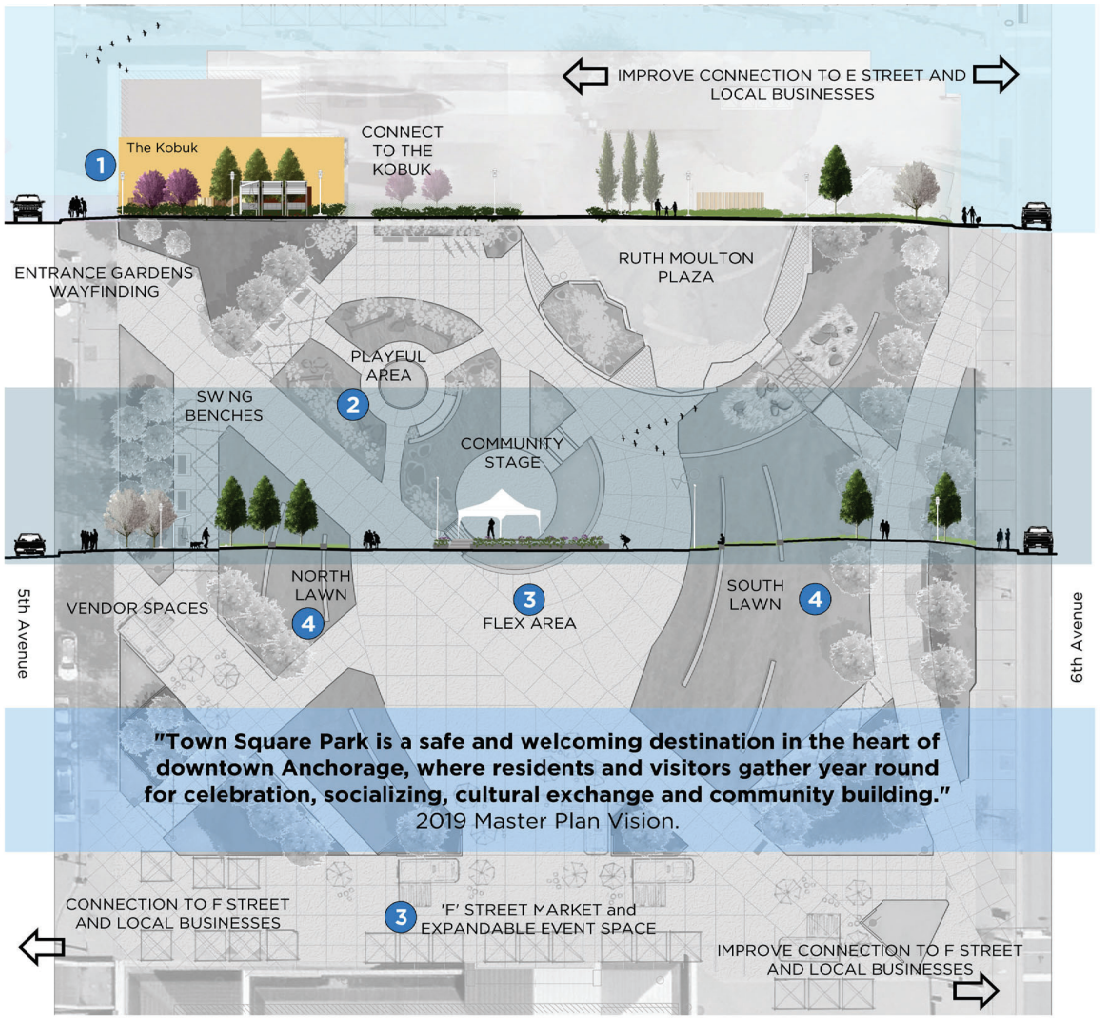
UNIFY DOWNTOWN with COLOR and AMENITIES.



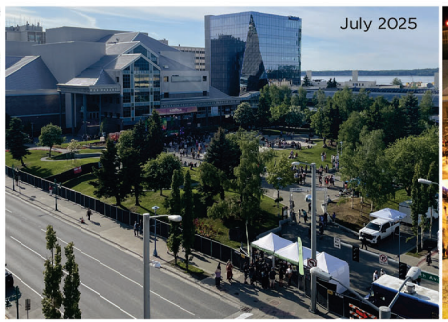
Downtown Site Furniture

Renderings of the Anchorage Downtown Wayfinding Signage for designed by HuddleAK and Merje in collaboration with Sebastian Garber.

4th Avenue Bike Rack



'F' STREET MARKET FLEX AREA and EXPANDABLE EVENT SPACE 3





ICONIC ALASKA THEMES and FEATURES



Anchorage, Alaska: a place unforgettable with a town center full of character and multiple cultures.

Ongoing collaboration between Downtown Wayfinding Project, Indigenous Place Names Project and local Artists to further develop project identity and elements.

4 NORTH and SOUTH LAWNS



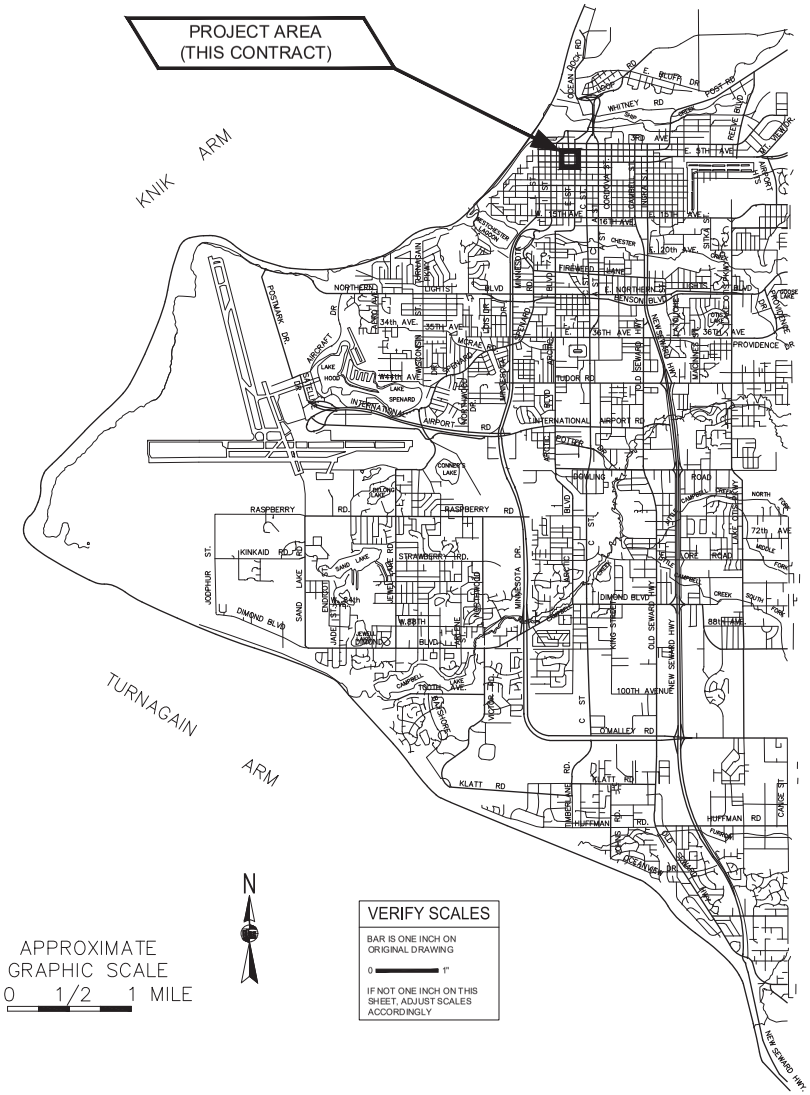
ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

NOVEMBER 2025

Town Square Park Preliminary Design Review

Questions or Comments?
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Scan the QR Code to visit the Project Website to learn more and access the comment form.



VICINITY MAP
ANCHORAGE, ALASKA

MUNICIPALITY OF ANCHORAGE
PARKS AND RECREATION DEPARTMENT

2026 TOWN SQUARE PARK REDEVELOPMENT

UDC SUBMITTAL
FOR REVIEW
NOVEMBER 19, 2025

SHEET INDEX:

G1 ..... TITLE SHEET
G2 ..... NOTES, ABBREVIATIONS, AND LEGEND
G3 ..... SURVEY CONTROL
G4 ..... DEMOLITION PLAN

C1 ..... SITE PLAN
C2 ..... GRADING PLAN

D1 ..... DETAILS
D2 ..... DETAILS

L1 ..... LANDSCAPE OVERVIEW PLAN
L2 ..... LANDSCAPE PLANT SCHEDULE
L3 ..... LANDSCAPE DETAILS

E1 ..... ELECTRICAL LEGEND FIXTURE AND SCHEDULE
E2 ..... ELECTRICAL DEMOLITION PLAN
E3 ..... ELECTRICAL EXHIBIT PLAN
E4 ..... ELECTRICAL EXHIBIT PLAN
E5 ..... ELECTRICAL REMODEL PLAN
E6 ..... ELECTRICAL PHOTOMETRIC PLAN
E7 ..... ELECTRICAL LOAD CALCULATIONS

S1 ..... GENERAL STRUCTURAL NOTES AND LEGEND
S2 ..... ELEVATED WALKWAY DETAILS

APPROVED BY:

SHANNA GAMBLE
DIRECTOR PARKS AND RECREATION

GENERAL NOTES:

1. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS, STREETS–DRAINAGE–UTILITIES–PARKS, DATED 2024 HEREAFTER REFERRED TO AS M.A.S.S. (OR MASS), AS CURRENTLY AMENDED BY THE SPECIAL PROVISIONS AND THESE CONSTRUCTION DRAWINGS.

2. DRAWING SCALES ON SHEETS WITHIN THESE PLANS MAY VARY AND SHOULD BE NOTED PRIOR TO USE. THESE PLANS WERE CREATED FOR 11x17 PLAN SET AND AT A SPECIFIC DRAWING SCALE. ANY REPRODUCTION OR PUBLISHING OF THESE PLANS MAY RESULT IN DISTORTION OF SCALE AND SHALL BE VERIFIED PRIOR TO USE.

3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED AT THE JOB SITE.

4. FURNISH AND INSTALL 6' HEIGHT TEMPORARY CHAIN LINK FENCE AROUND THE PROJECT BOUNDARY AND STAGING AREAS DURING CONSTRUCTION. THE FENCE SHALL BE LOCKED SECURELY EVERY DAY AT THE END OF OPERATIONS. TEMPORARY FENCING SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND NO SEPARATE PAYMENT SHALL BE MADE.

5. CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH M.A.S.S. DIVISION 65.00 CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION SURVEY. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER FOR INSPECTION ON THE JOBSITE.

6. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH AS–BUILT PLANS/DRAWINGS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE DESIGN.

7. THESE NOTES CONTAIN INFORMATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK CONTAINED ON THESE IMPROVEMENT DRAWINGS. THESE NOTES APPLY TO ALL DRAWINGS. ADDITIONAL CONSTRUCTION NOTES MAY ALSO BE SHOWN ON INDIVIDUAL DRAWING SHEETS. THE CONTRACTOR IS RESPONSIBLE TO READ AND COMPLY WITH ALL NOTES SHOWN ON THE DRAWINGS. THE TERM "CONTRACTOR", AS USED IN THESE NOTES AND ELSEWHERE IN THIS DRAWINGS, MEANS THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND INDIVIDUALS AUTHORIZED TO PERFORM WORK SHOWN ON THESE IMPROVEMENT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL NOTES APPLICABLE TO THE WORK. ALL CONTRACTORS ARE DIRECTED TO CONTACT THE ENGINEER FOR ANY QUESTIONS REGARDING THE STATED OR IMPLIED MEANING OF ANY NOTE OR OTHER INFORMATION CONTAINED ON THESE IMPROVEMENT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THEIR CONTRACT FOR SERVICES INCLUDES THE RESPONSIBILITIES DEFINED BY THE APPLICABLE NOTES.

8. ALL QUANTITIES SHOWN HEREIN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

9. IMPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL: WEST O'MALLEY ROAD – NORTH MINNESOTA DRIVE – NORTH I STREET – WEST 5TH AVENUE.

10. EXPORT HAUL ROUTE: ANCHORAGE SAND AND GRAVEL SAND LAKE PIT: EAST 5TH AVENUE – SOUTH L STREET – SOUTH MINNESOTA DRIVE – WEST DIMOND BOULEVARD – SAND LAKE ROAD – SAND LAKE PIT.

11. HOURS OF OPERATION: MONDAY–SATURDAY: 7AM–7PM, IN COMPLIANCE WITH THE MUNICIPAL NOISE AND HOURS OF OPERATION REQUIREMENTS DURING CONSTRUCTION IN AMC 15.70.060.B.3.

EXISTING UTILITIES:

12. LOCATIONS DEPICTED FOR THE UTILITIES ARE APPROXIMATE. UTILITIES HAVE BEEN LOCATED FROM AS–BUILT DRAWINGS AND UTILITY COMPANY LOCATES. INACTIVE AND UNDOCUMENTED UTILITIES MAY EXIST WITHIN THE PROJECT AREA. UPON DISCOVERY OF UNDOCUMENTED UTILITIES THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE CONTRACTOR SHALL DOCUMENT THE LOCATION, DEPTH, AND TYPE OF UTILITY AND PROVIDE THIS INFORMATION TO THE ENGINEER.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES AND PERFORMING ANY NECESSARY VERIFICATION PRIOR TO CONSTRUCTION.

14. (UNDERGROUND) OVERHEAD ELECTRICAL AND TELECOMMUNICATION LINES (AND POLES) OCCUR NEAR THE PROJECT AREA; CONTRACTOR SHALL COORDINATE WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING (OVERHEAD) UNDERGROUND LINES (AND POLES) SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE ELECTRICAL FACILITY CLEARANCE REQUIREMENTS OF THE GOVERNING UTILITY.

15. HAND DIGGING IS REQUIRED WITHIN TWO FEET OF BURIED ELECTRICAL CABLE. SOME UTILITIES HAVE BEEN LOCATED FROM AS–BUILT DRAWINGS AND MAY NOT BE VISIBLE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE PLANS. THIS RESPONSIBILITY INCLUDES CONTACTING UTILITY COMPANIES FOR LOCATIONS OR POTHOLING PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

EXCAVATION:

17. EXACT LOCATION OF EXCAVATION AND BACKFILL SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.

18. ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.

19. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF DEWATERING IS REQUIRED, REFER TO MASS. ANY SUCH DEWATERING EFFORTS SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT.

20. CLASSIFIED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12–INCHES IN DEPTH AND SHALL BE COMPACTED TO 95% M.D.D., AND NON–STRUCTURAL SECTIONS TO 90% M.D.D.

21. NO FROZEN SOILS CAN BE USED IN FILLS. NO FILL CAN BE PLACED OVER FROZEN GROUND

22. ALL AREAS TO BE FILLED SHALL BE CLEARED OF VEGETATION AND ROOT MAT.

23. FINISH GRADE (FG) REPRESENTS THE ELEVATION OF THE FINISHED SURFACE INCLUDING WORK (NIC). THIS INCLUDES LANDSCAPE AREAS, PAVED OR CONCRETE SURFACES, ROCK RIP–RAP SURFACE AND ELEVATION AT EXTERIOR OF STRUCTURE FOUNDATION, UNLESS OTHERWISE DENOTED ON DETAIL OR SPECIAL LABEL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST SUBGRADE OR TOPSOIL TO ALLOW FOR FINISHED SURFACE MATERIAL DIMENSIONS.

CLEANUP AND TOPSOIL:

24. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXISTS WITHIN THE PROJECT LIMITS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO SEPARATE PAYMENT SHALL BE MADE.

25. CONTRACTOR SHALL RESTORE DISTURBED PROPERTY, INCLUDING STAGING AREAS, TO PRE–CONSTRUCTION CONDITION(S), UNLESS OTHERWISE DIRECTED BY THE ENGINEER. PAYMENT FOR RESTORING DISTURBED PROPERTY OUTSIDE THE AREA OF WORK, OR SCOPE OF WORK, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO SEPARATE PAYMENT SHALL BE MADE UNLESS THESE AREAS HAVE BEEN IDENTIFIED ON THE DRAWINGS BY THE ENGINEER AND ARE ASSOCIATED WITH SCHEDULED BID ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL RESTORED AREAS UNTIL ACCEPTED BY THE ENGINEER.

ABBREVIATIONS:

ADA	AMERICAN WITH DISABILITIES ACT OF 1990
ADOT	STATE OF ALASKA DEPARTMENT OF TRANSPORTATION
AC	ASPHALTIC CONCRETE
APPROX	APPROXIMATELY
BOP	BEGINNING OF PROJECT
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP
CL	CENTERLINE
CONST	CONSTRUCT
DET	DETAIL
DEPT	DEPARTMENT
E	EAST
EP/EOP	EDGE OF PAVEMENT
EL	ELEVATION
ESMT	EASEMENT LINE
EST	ESTIMATED
EX	EXISTING
FI	FURNISH AND INSTALL
FG	FINISHED GRADE
FG(e)	EXISTING FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
GPS	GLOBAL POSITIONING SYSTEM
HOR	HORIZONTAL
HP	HIGH POINT
IE	INVERT ELEVATION
INT	INTERSECTION
IAW	IN ACCORDANCE WITH
L	LENGTH
LF	LINEAR FEET
LOC	LOCATION
LP	LOW POINT
LT	LEFT
MASS	MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MOA	MUNICIPALITY OF ANCHORAGE
MON	MONUMENT
MSL	MEAN SEA LEVEL
N	NORTH
NIC	NOT IN CONTRACT
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
PG	PLAYGROUND GRADE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RAP	RECYCLED ASPHALT PAVEMENT
R&R	REMOVE AND REPLACE
ROW	RIGHT–OF–WAY
RP	RADIUS POINT
RT	RIGHT
RTK	REAL TIME KINEMATIC
REF	REFERENCE
RET	RETURN
S	SOUTH
SG	SUBGRADE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SY	SQUARE YARD
SW	SIDEWALK
ST	STREET
SHT	SHEET
SD	STORM DRAIN
TAN	TANGENT
TEL	TELEPHONE
TBM	TEMPORARY BENCH MARK
TOE	TOE OF SLOPE
TS	TOP OF STEP
TYP	TYPICAL
VER	VERTICAL
W	WEST
YPC	YELLOW PLASTIC CAP

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		EASEMENT LINE
		ROADWAY CENTER LINE
		BUILDING LINE
		CONCRETE EDGE LINE
x x		FENCE LINE
		EDGE OF ASPHALT LINE
		CURB LINE
W		WATER LINE
S		SANITARY SEWER LINE
G		GAS LINE
SD	SD	STORM DRAIN LINE
E		ELECTRIC LINE
E		PRIVATE ELECTRIC LINE
T		TELEPHONE LINE
C		COMMUNICATION LINE
FO		FIBER OPTIC LINE
100	100	CONTOUR MAJOR
101	101	CONTOUR MINOR
		WATER VALVE
S		SANITARY SEWER MANHOLE
D	D	STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
E		ELECTRIC MANHOLE
E		ELECTRIC RISER
JBOX		ELECTRIC JBOX
		ELECTRIC OUTLET BOX
		LIGHT POLE
		LIGHTED BOLLARD
R		IRRIGATION VALVE/CONTROL
IR		IRRIGATION BOX
T		TELEPHONE RISER
		SIGN
		BOLLARD
		BOULDER
		TREE
		CONCRETE
		DONOR BRICKS
		OPEN SPACE
		SEATWALL

811 Know what's **below.** **Call** before you dig.

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ANCHORAGE PARKS AND RECREATION
MUNICIPALITY OF ANCHORAGE

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License No. AECC007

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

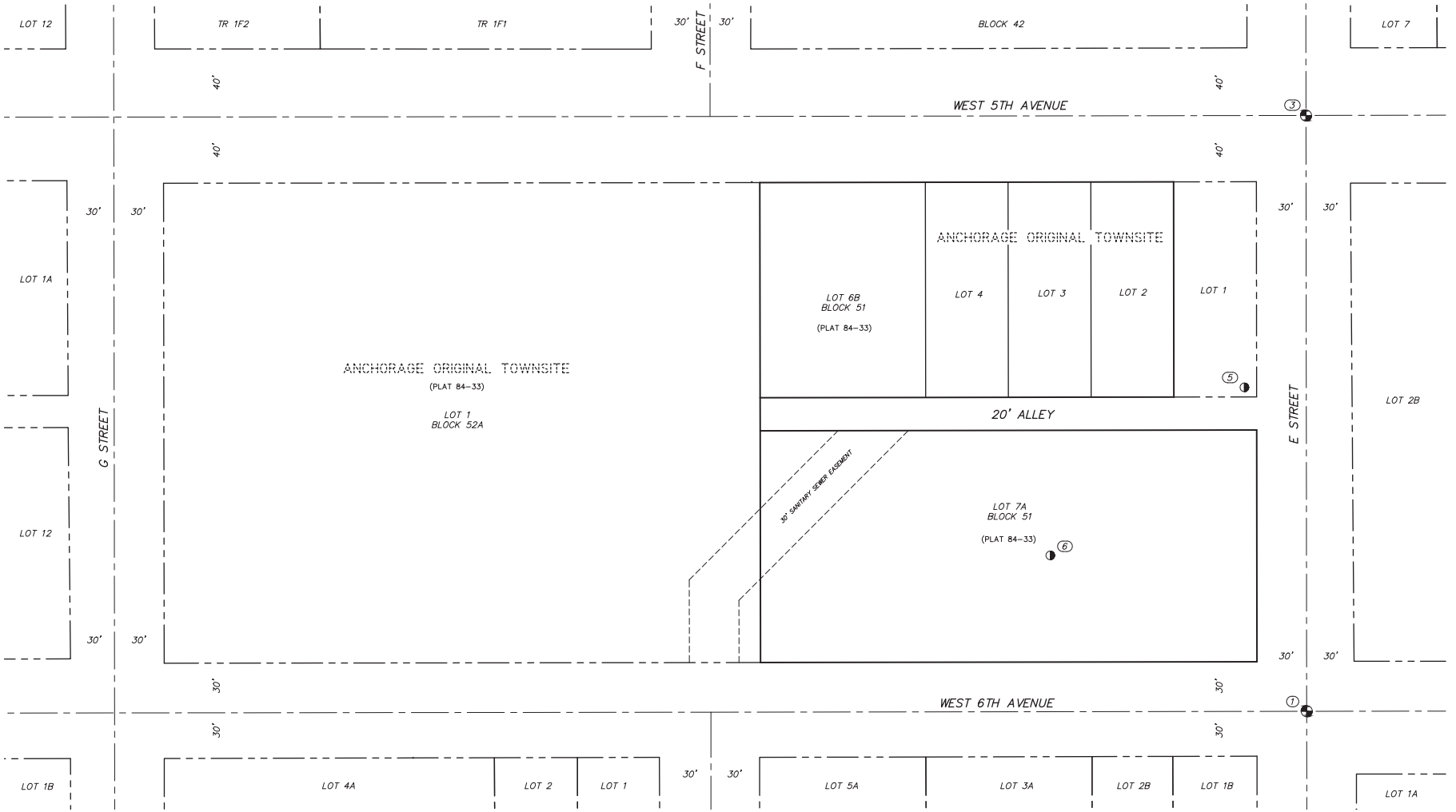
NOTES, ABBREVIATIONS, AND LEGEND

REVISIONS				
REV#	DATE	DESCRIPTION	BY	CKD

DESIGNED ZR | DRAWN ZR | CHECKED LB

JOB # P25-079
PROJECT TSP IMPROVEMENTS
STATUS IDC SUBMITTAL
STATUS NOVEMBER 19, 2025
SCALE HOR N/A VER N/A
GRID EW1200

SHEET G2 of 20



SURVEY NOTES:

1. THE FIELD SURVEY WAS PERFORMED BY THE BOUTET COMPANY, FROM MAY 26, 2016 THROUGH XXXXXX 2025 AND JANUARY 2024, FIELD SURVEY INFORMATION FOR THIS PROJECT IS LOCATED IN THE MOA FIELD BOOK 3658, PAGES 49-54 AND IN T.B.C. FIELD BOOK 2024-7, PAGE 6 AND 2025-4, PAGES 1-3, 40
2. A TITLE SEARCH WAS NOT PERFORMED. EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORDED PLATS ARE NOT SHOWN HEREON.
3. VERTICAL CONTROL IS BASED ON THE MOA BENCHMARK GAAB CB-2F ELEVATION = 103.90 FEET (GAAB) AND MOA BENCHMARK GAAB B74, ELEVATION = 111.20 FEET (GAAB), AS DESCRIBED ON THE ON-LINE MOA SURVEY BENCHMARK MAP.
4. COORDINATE SYSTEM:
THIS PROJECT IS LOCATED ENTIRELY WITHIN THE ANCHORAGE BOWL 2000 ADJUSTMENT, A LOCAL SURFACE GRID COORDINATE SYSTEM EXPRESSED IN U.S. SURVEY FEET UNITS DEVELOPED BY THE ALASKA DEPARTMENT OF TRANSPORTATION.

BASIS OF COORDINATES:
THE BASIS OF COORDINATES IS NGS STATION O'MALLEY, LOCATED NEAR THE INTERSECTION OF THE NEW SEWARD HIGHWAY AND O'MALLEY ROAD. SAID STATION HAS ANCHORAGE BOWL 2000 COORDINATES OF 3039339.2310 N, 353362.5446 E. U.S. SURVEY FEET.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS A LOCAL PLANE BEARING BETWEEN NGS STATION O'MALLEY AND NGS STATION LOOP 2 USE RM 3 1964. NGS STATION LOOP 2 USE RM 3 1964 BEARS N 01°43'26.4" E A DISTANCE OF 49488.4476 FEET FROM NGS STATION O'MALLEY. NGS STATION LOOP 2 USE RM 3 1964 HAS ANCHORAGE BOWL 2000 COORDINATES OF 353405.2778 N, 354851.3982 E. U.S. SURVEY FEET.

TRANSLATION PARAMETERS:
TO CONVERT THE LOCAL COORDINATES TO NAD83 (92) STATE PLANE COORDINATES EXPRESSED IN U.S. SURVEY FEET, TRANSLATE USING +2,296,868.6878 N U.S. SURVEY FEET, +1,312,517.4904 E U.S. SURVEY FEET, AND SCALE USING 0.9998910192.

SURVEY CONTROL

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	340012.89	347220.67	—	FD YPC 6091
3	340372.88	347220.23	—	FD YPC 6091
5	340208.58	347183.05	103.43	SET RPC
6	340107.03	347065.79	105.99	SET RPC

0 30 60

LEGEND

- RECOVERED REBAR WITH YELLOW PLASTIC CAP IN MONUMENT CASE
- SET REBAR WITH RED PLASTIC CAP

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TOWN SQUARE PARK
SURVEY CONTROL

REVISIONS

REV#	DATE	DESCRIPTION	BY	CKD

JOB # P25-07
PROJECT TSP IMPROVEMENTS
STATUS UDC SUBMITTAL
STATUS NOVEMBER 19, 2025
SCALE HOR. 1" = 30' VER. N/A
DRAWN BY MJ
CHECKED BY TH
GRID NAD83(92)

SHEET G3 of 20



SITE DEMOLITION WORK:

- LIMITS OF DISTURBANCE
- REMOVE CONCRETE SIDEWALK OR APRON
- REMOVE STRUCTURES AND OBSTRUCTIONS (WALLS/SEATS)
- GRUBBING
- REMOVE AND SALVAGE DONOR BRICKS
- REMOVE TREE

1. SEE ELECTRICAL FOR REMOVAL OF BOLLARD LUMINAIRES, LIGHTPOLES, OUTLETS, AND JBOXES (TYP).
2. REMOVE AND RELOCATE SIGNS.
3. REMOVE MODULAR BLOCK WALL.
4. PROTECT IN PLACE BOULDER.
5. SALVAGE TRASH CANS.
6. REMOVE STRUCTURES AND OBSTRUCTIONS (PUMP VAULT).
7. REMOVE IRRIGATION STRUCTURES (TYP).
8. REMOVE PIPE.
9. REMOVE MANIHOLE.

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TOWN SQUARE PARK

DEMOLITION PLAN

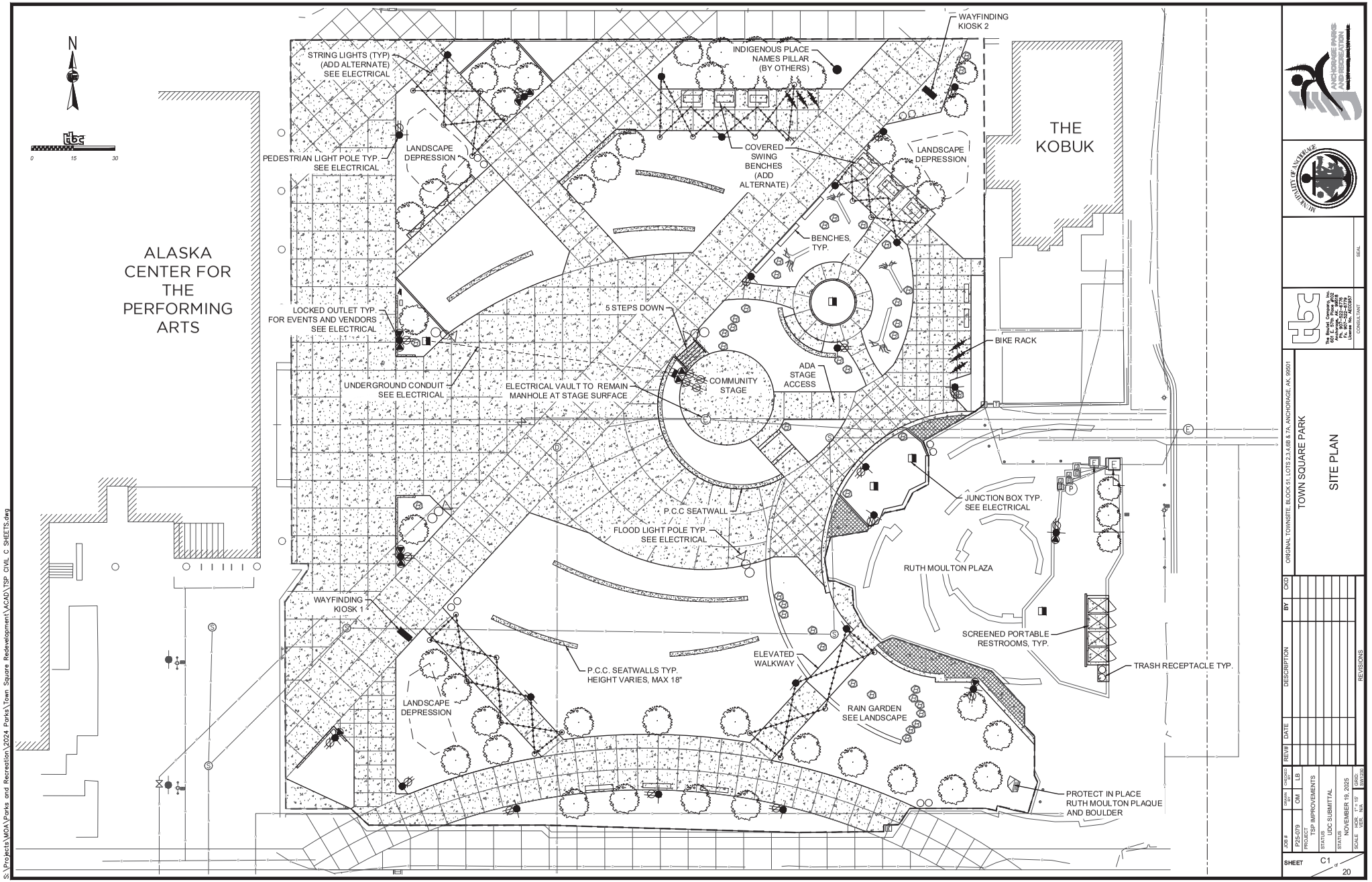
NO	BY	CKD	DESCRIPTION	DATE	REV#

REVISIONS

JOB # P25-079
DESIGNED ZR
DRAWN ZR
CHECKED LB
PROJECT TSP IMPROVEMENTS
STATUS IDC SUBMITTAL
DATE NOVEMBER 19, 2025
SCALE HOR 1" = 40'
VER N/A
GRID EW1200

SHEET G4 of 20

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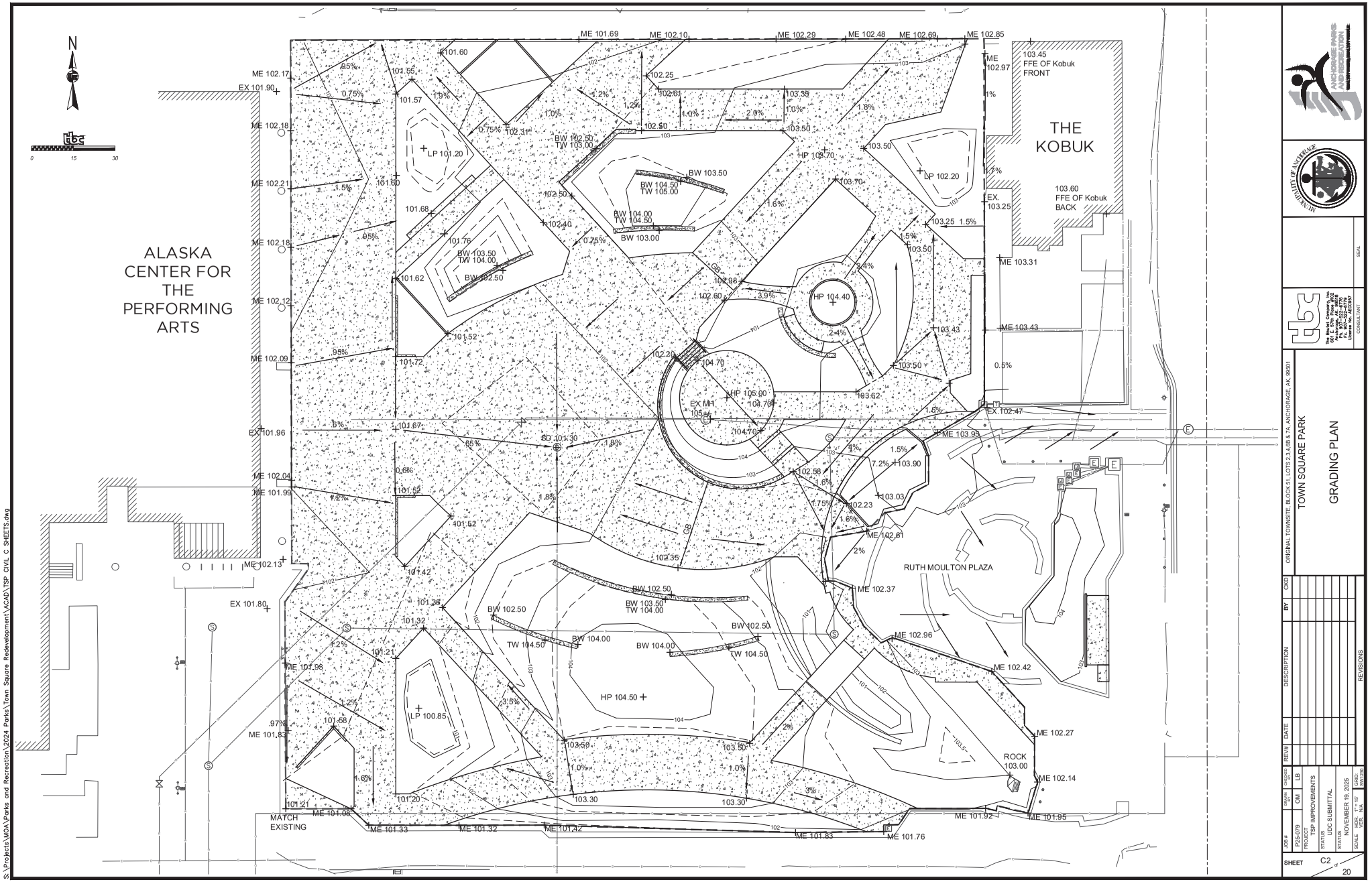
TOWN SQUARE PARK

SITE PLAN

REVISIONS				
NO	DESCRIPTION	DATE	BY	CKD

JOB #	P25-079
PROJECT	TSP IMPROVEMENTS
STATUS	IDC SUBMITTAL
STATUS	NOVEMBER 19, 2025
SCALE	HOR 1" = 15'
	VER N/A
DESIGN BY	OM
DRAWN BY	LB
CHECKED BY	
GRID	SW7200

SHEET C1 of 20



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TOWN SQUARE PARK

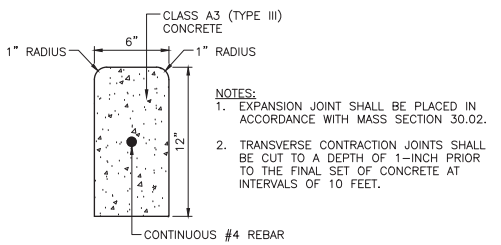
GRADING PLAN

NO	DESCRIPTION	DATE	REVISIONS	BY	CKD

JOB #	DESIGNED	DRAWN	CHECKED
P25-079	OM		LB

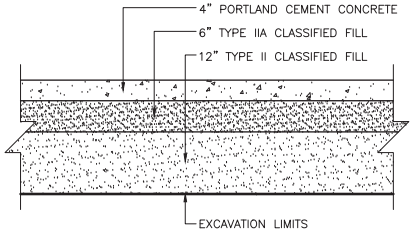
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STATUS: IDC SUBMITTAL
NOVEMBER 19, 2025
SCALE: HOR 1" = 15' VER N/A
GRID: SW2501

SHEET C2 of 20

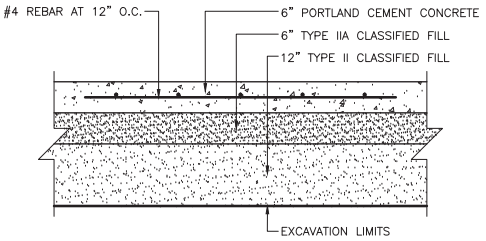


NOTES:
1. EXPANSION JOINT SHALL BE PLACED IN ACCORDANCE WITH MASS SECTION 30.02.
2. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT TO A DEPTH OF 1-INCH PRIOR TO THE FINAL SET OF CONCRETE AT INTERVALS OF 10 FEET.

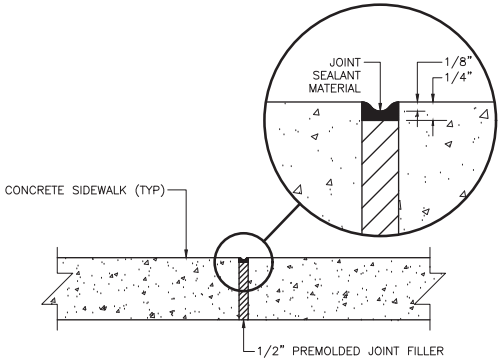
1 / D1 TYPE 7 P.C.C. PARK CURB — NTS



2 / D1 4-INCH CONCRETE SIDEWALK SECTION — NTS

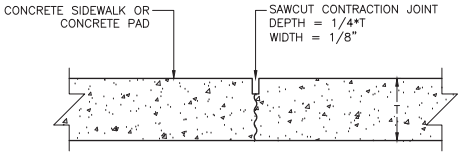


3 / D1 6-INCH CONCRETE PAD SECTION — NTS

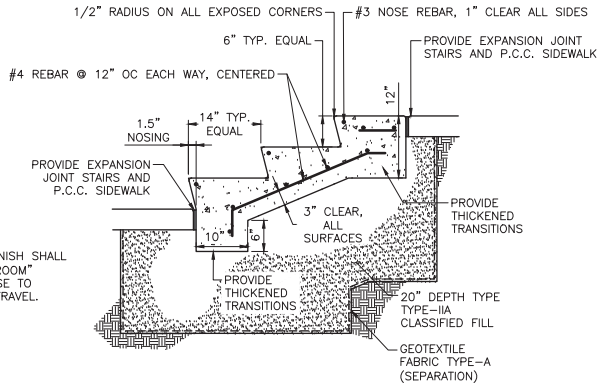


4 / D1 EXPANSION JOINT DETAIL — NTS

CONTROL JOINT NOTE:
UNLESS OTHERWISE NOTED, CONTRACTION JOINTS SHALL OCCUR AT DISTANCES EQUAL TO THE WIDTH OF SIDEWALKS, WITH EXPANSION JOINTS NO GREATER THAN 10 FEET APART.

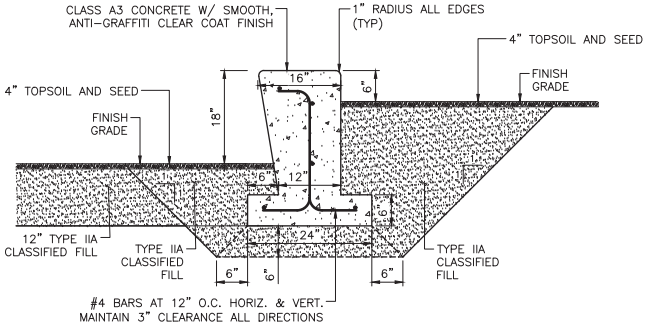


5 / D1 CONTRACTION JOINT DETAIL — NTS



NOTE:
1. STAIR TREAD FINISH SHALL BE "COARSE BROOM" FINISH, TRAVERSE TO DIRECTION OF TRAVEL.

6 / D1 P.C.C. SIDEWALK STAIRS WITH THICKENED EDGE — NTS



7 / D1 P.C.C. SEATWALL — NTS

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CONSULTANTS

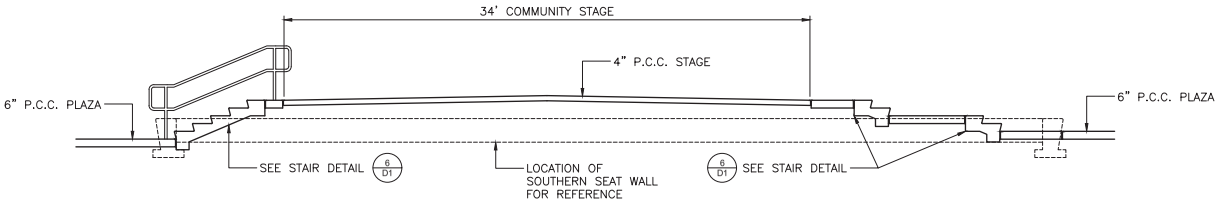
SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501
TOWN SQUARE PARK
DETAILS

NO	BY	CKD	DESCRIPTION	DATE	REVISIONS

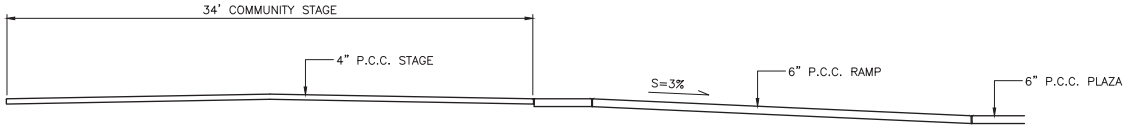
JOB # P25-079
PROJECT TSP IMPROVEMENTS
STATUS IDC SUBMITTAL
NOVEMBER 19, 2025
DESIGN ZR
DRAWN LB
CHECKED
SCALE HOR N/A VER N/A
GRID 83W/26D

SHEET D1 of 20



1/D2 COMMUNITY STAGE STAIR ACCESS

NTS



2/D2 COMMUNITY STAGE RAMP ACCESS

NTS

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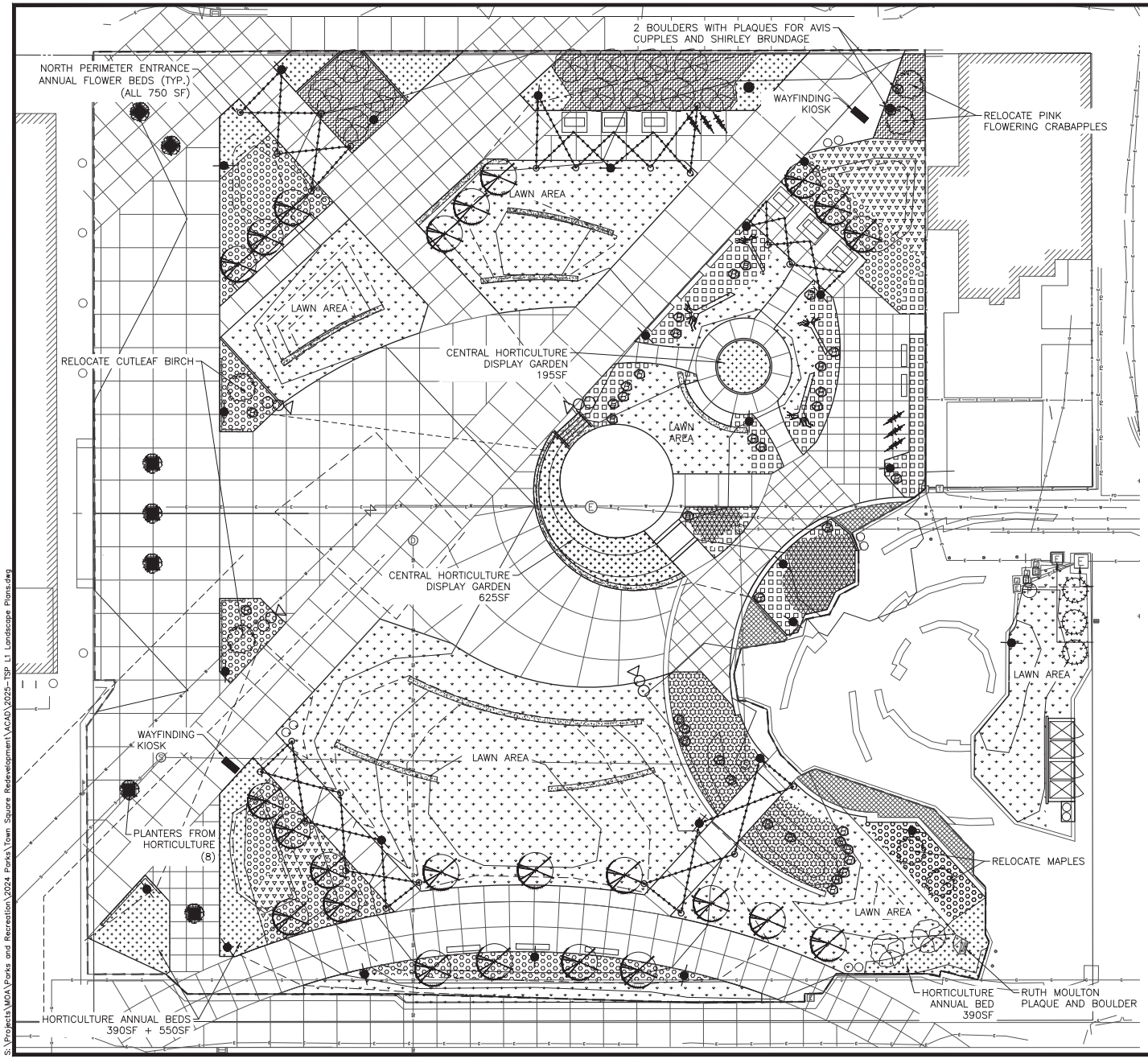
TOWN SQUARE PARK

DETAILS

REVISIONS				
DESCRIPTION	DATE	REV#	BY	CKD

JOB #	P25-079
PROJECT	TSP IMPROVEMENTS
STATUS	UDC SUBMITTAL
STATUS	NOVEMBER 19, 2025
SCALE	HOR N/A VER N/A
DESIGN BY	ZR
CHECKED BY	LB
GRID	SW1209

SHEET D2 of 20



SHRUB AND PERENNIAL PLANTING THEMES

- Understory Matrix 1: Crabapples
- Understory Matrix 2: Birch Edges
- FIREWEED AND BLUE JOINT GRASS
- LUPINE BEACH THEME
- SILVER SHRUBS
- RAIN GARDEN

PLANT SCHEDULE - TREES
DECIDUOUS TREES

QTY	SYMBOL	LATIN NAME	COMMON NAME	SIZE
24		Betula papyrifera	Alaska Paper Birch	2" CAL.
14		Malus 'Spring Snow'	White flowering Crabapple (non-fruit bearing)	1.5" CAL.
3		Populus tremula 'Erecta'	Columnar Aspen	2" CAL.
6		Park tree to be relocated. Coordinate with demolition plan	Pink Flowering Crabapple Cutleaf Birch Red Maple	

MISCELLANEOUS

		LAWN AREA 4" TOPSOIL, TYPE A SEED MIX, PER MASS
		ANNUAL BEDS - APPROX 2900sf SHOWN
38		BOULDER-B
4		LOG/ROOT WAD 12' LONG, MIN 12" DIAMETER

N

0 15 30

ANCHORAGE PARKS AND RECREATION

MUNICIPALITY OF ANCHORAGE

SEAL

CONSULTANT

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

LANDSCAPE OVERVIEW PLAN

NO	DESCRIPTION	DATE	REV#	CHKD	BY

REVISIONS

JOB # P25-079 | DESIGN OMZR | DRAWN OMLB | CHECKED

PROJECT TSP IMPROVEMENTS

STATUS IDC SUBMITTAL

STATUS NOVEMBER 19, 2025

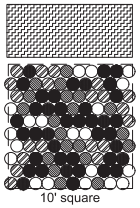
SCALE HOR 1" = 30' VER N/A | GRID

SHEET L1 of 20

S:\Projects\MOA\Parks and Recreation\2024 Parks\Town Square Redevelopment\ACAD\2025--TSP L1 Landscape Plans.dwg

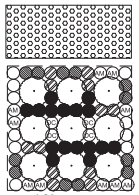
SHRUB AND PERENNIAL PLANTING THEMES - PLANT SCHEDULE

UNDERSTORY MATRIX 1: UNDER CRABAPPLES



SYMBOL	LATIN NAME	COMMON NAME	FURNISHED	SIZES
	Geranium erianthum	WOOLLY GERANIUM	20% (20/100sf)	4" container
	Athyrium filix-femina	NORTHWESTERN LADY FERN	30% (30/100sf)	1gal container
	Mertensia paniculata	TALL NORTHERN BLUEBELLS	20% (20/100sf)	1gal container
	Myosotis alpestris	ALPINE FORGET ME NOT	20% (20/100sf)	4" container
	Polemonium acutiflorum	TALL JACOB'S LADDER	10% (10/100sf)	1gal container

UNDERSTORY MATRIX 2: UNDER BIRCH



SYMBOL	LATIN NAME	COMMON NAME	FURNISHED	SIZES
	Athyrium filix-femina	NORTHWESTERN LADY FERN	16% (16/100sf)	1gal container
	Mertensia paniculata	TALL NORTHERN BLUEBELLS	12% (12/100sf)	1gal container
	Viburnum opulus 'Bailey Compact'	DWARF AMERICAN CRANBERRY BUSH	36% (9/100sf)	#3 container
AM	Achillea millefolium 'Summer Berries'	MIXED PINK YARROW 'SUMMER BERRIES'	10% (10/100sf)	1gal container
	Geranium erianthum	WOOLLY GERANIUM	12% (12/100sf)	4" container
	Myosotis alpestris	ALPINE FORGET ME NOT	10% (10/100sf)	4" container
DC	Deschampsia cespitosa	TUFTED NORTHERN HAIRGRASS	4% (4/100sf)	2gal container

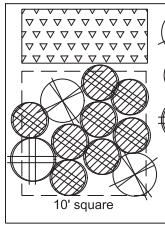
FIREWEED AND BLUE JOINT GRASS

SYMBOL	LATIN NAME	COMMON NAME	FURNISHED	SIZES
FW	Chamerion angustifolium	FIREWEED	70%	1gal container
BJ	Calamagrostis canadensis	BLUE JOINT GRASS	30%	2gal container

LUPINE BEACH THEME

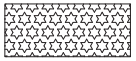
SYMBOL	LATIN NAME	COMMON NAME	FURNISHED	SIZES
AM	Achillea millefolium 'Summer Berries'	MIXED PINK YARROW 'SUMMER BERRIES'	70%	1gal container
AT	Artemesia tilesii	STINKWEED	70%	1gal container
LM	Leymus mollis	BEACH RYE GRASS	70%	Restoration Plug
LN	Lupinus nootkatensis	NOOTKA LUPINE	70%	1gal container
CAA	Calamagrostis x acutifolia 'Avalanche'	'AVALANCHE' FEATHER REED GRASS	70%	2gal container
CKF	Calamagrostis x acutifolia 'Karl Foerster'	'KARL FOERSTER' FEATHER REED GRASS	70%	2gal container
DC	Deschampsia cespitosa	TUFTED NORTHERN HAIRGRASS	70%	2gal container

SILVER SHRUB MIX



LATIN NAME	COMMON NAME	FURNISHED	SIZES
Eleganus commuta	SILVERBERRY or WOLF WILLOW	20% (2/100sf)	#5 container
Potentilla fruticosa	YELLOW POTENTILLA	70% (8/100sf)	#3 container
Betula nana	DWARF BIRCH	10% (1/100sf)	#5 container

RAIN GARDEN



SYMBOL	LATIN NAME	COMMON NAME	SIZES
IS	Iris setosa	ALASKA FLAG IRIS	1 gal. container
	Myrica gale	SWEET GALE	
	Salix integra 'Flamingo'	'FLAMINGO' DWARF WILLOW	
	Salix candida 'Jefberg'	ICEBERG ALLEY™ SAGELEAF WILLOW	

0 5 10

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

PLANT SCHEDULE

JOB #	DESIGNED BY	CHECKED BY
P25-079	OMZR	OMLB

PROJECT: TSP IMPROVEMENTS

STATUS: UDC SUBMITTAL

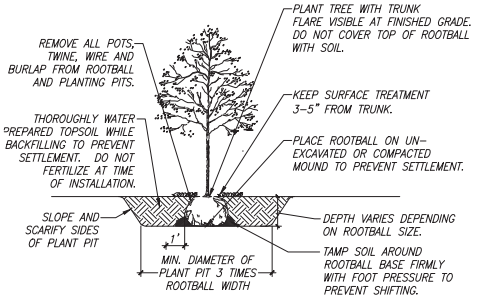
DATE: NOVEMBER 19, 2025

SCALE: HOR 1" = 30' VER N/A

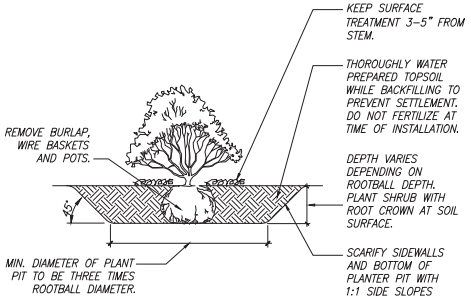
GRID: SW7200

SHEET L2 of 20

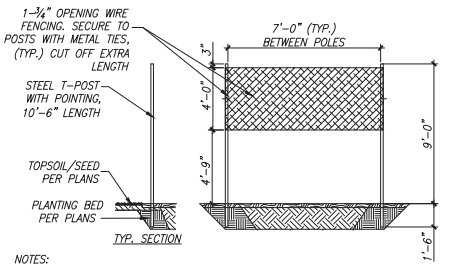
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1 L2 DECIDUOUS TREE PLANTING
SCALE: NTS

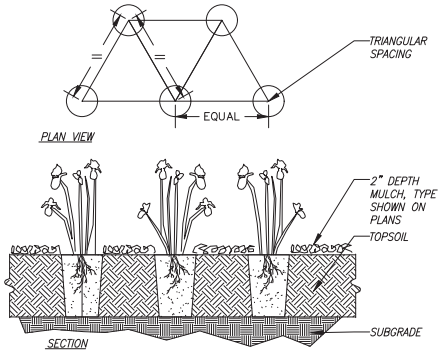


2 L2 SHRUB PLANTING
SCALE: NTS



NOTES:
1. MOOSE PROTECTION FENCING REQUIRED AROUND ALL NEW DECIDUOUS TREES
2. FOR INDIVIDUAL TREES, 3 POSTS REQUIRED PER TREE.
3. FOR TREE GROUPINGS, PLACE POLES AS NECESSARY SO THAT NETTING DOES NOT TOUCH BRANCHES.

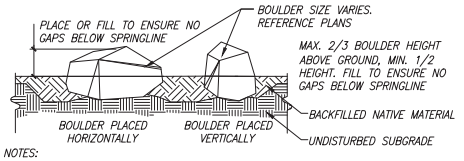
3 L2 MOOSE PROTECTION
SCALE: NTS



4 L2 PERENNIAL PLANTING
SCALE: NTS

LANDSCAPING NOTES

1. CALL BEFORE YOU DIG: 811. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS AND VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
2. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE PLANS OR ON THE SITE. MODIFICATIONS IN THE FIELD SHALL NOT BE MADE UNTIL APPROVAL HAS BEEN GRANTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE .
3. LANDSCAPE PLANTING DETAILS, TOPSOIL, MATERIALS AND TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (M.A.S.S.) UNLESS OTHERWISE NOTED.
4. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260.1-2014. ALL PLANT MATERIALS ARE TO BE NURSERY GROWN, FREE OF DISEASE AND DEFECT
5. RESTORE AREAS DISTURBED BY CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR TO GUARANTEE PLANT ESTABLISHMENT THROUGH MAINTENANCE. WARRANTY PERIOD SHALL BE ONE GROWING SEASON FROM DATE OF INSTALLATION, IN ACCORDANCE WITH M.A.S.S.
7. CONTRACTOR IS RESPONSIBLE FOR COORIDINATION BETWEEN SITE PLANS.
   - SEE CIVIL FOR DRAINAGE, SNOW STORAGE AND GRADING PLANS AND ALL UTILITIES
   - REFER TO ELECTRICAL FOR LIGHTING.
8. HORTICULTURAL PLANTING BEDS TO HAVE A MINIMUM OF 12" OF TOPSOIL.
9. LANDSCAPE BEDS WITH COMBINED TREE AND SHRUB PLANTINGS TO HAVE A MINIMUM PLANTING DEPTH OF 24" OR DEEPER TO ACCOMMODATE ROOT BALLS.
10. LANDSCAPE BEDS WITHOUT TREES TO RECIEVE 18" PLANTING SOIL.
11. ALL LANDSCAPE BEDS TO RECEIVE 3" DECOMPOSED BARK MULCH.
12. SHRUBS AND PERENNIALS TO BE DISTRIBUTED EVENLY WITHIN AREAS SHOWN AS PER DETAILS.
13. ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION FENCING PER DETAIL.
14. PROVIDE 4" FLEXIBLE LANDSCAPE EDGING (RECYCLED COMPOSITE BEND-A-BOARD) AS INDICATED ON PLANS.



NOTES:
1) LOCATION AND ORIENTATION OF PLACED ROCKS SHALL BE FIELD VERIFIED BY OWNER'S REPRESENTATIVE.
2) ROCKS SHOULD BE NO HIGHER THAN 24" ABOVE ANY ADJACENT GRADE .
3) CIRCUMFERENCE REFERS TO THE LARGEST CIRCUMFERENCE OF THE BOULDER.
4) HEIGHT IS MEASURED PERPENDICULAR TO AXIS USED FOR DETERMINING CIRCUMFERENCE.

5 L2 LANDSCAPE BOULDERS
SCALE: NTS

ANCHORAGE PARKS AND RECREATION
MUNICIPALITY OF ANCHORAGE

SEAL

PCL
The Boutet Company, Inc.
1029 W. 3rd Ave., Suite 400
Anchorage, AK 99501
Ph. 907-522-2779
License No. AA3097
CONSULTANTS

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501
TOWN SQUARE PARK

LANDSCAPE DETAILS AND NOTES

REVISIONS				
REV#	DATE	DESCRIPTION	BY	CKD

JOB #	P25-079
PROJECT	TSP IMPROVEMENTS
STATUS	UDC SUBMITTAL
STATUS	NOVEMBER 19, 2025
SCALE HOR	N/A
SCALE VER	N/A
DRAWN BY	OM
CHECKED BY	OM
GRID	SW2201

SHEET L3 of 20

S:\Projects\MOA\Parks and Recreation\2024 Parks\Town Square Redevelopment\CAD\2025-09-29 TSP LANDSCAPE DETAILS.dwg

LEGEND

	FLOODLIGHT – OUTDOORS, WEATHERPROOF
	POLE MOUNTED AREA PEDESTRIAN LIGHT – OUTDOORS, WP
	BOLLARD LIGHT – OUTDOORS, WEATHERPROOF
P	PHOTOCELL
A	FIXTURE TAG (LETTER INDICATES TYPE)
	CONDUIT, CONCEALED
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)
—UG/E—	OVERHEAD ELECTRICAL LINE (12470/7200V UON)
	EXISTING PANEL
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
J	JUNCTION BOX
	TYPE 1A IN GRADE EXTERIOR JUNCTION BOX (EXISTING, NEW)
	FOOD TRUCK PEDESTAL – 50A
	FOOD TRUCK PEDESTAL – 30A
	DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)
1	NOTE TAG (No. INDICATES NOTE)
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CO	CONDUIT ONLY
E	DENOTES EXISTING ITEM
EM	DENOTES EMERGENCY POWER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
K	KELVIN
LED	LIGHT EMITTING DIODE
LM	LUMENS
TYP	TYPICAL
WP	WEATHERPROOF
XFMR	TRANSFORMER

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
				TYPE	HEIGHT			
A	PEDESTRIAN PATH	SELUX #SA1L–TS–1–S1G2–40–12–SV–UNV #S35–12–SV–BC5	LIGHT: SYMMETRIC LED PEDESTRIAN POLE LIGHT, SILVER REFLECTOR DOUBLE STACK, SILVER FINISH POLE: 12' TALL ROUND, STRAIGHT, SILVER FINISH, ALUMINUM BASE COVER. PROVIDE RECEPTACLE CUTOUTS AND LOCKABLE COVERS AS SHOWN ON PLANS.	POLE–MOUNTED	12'–0" AFG	4,000K 5,494LM	120/277V DRIVER	50
B	STAGE	KIM #KFL3–80L–175–4K8–WF–UNV–S–PSS–NXWE–HS VALMONT #DS210–590A200–P2–FPGV–SL–FBC–AB	FIXTURE: LED FLOOD LIGHT, DIE–CAST ALUMINUM HOUSING, TEMPERED GLASS LENS, WIDE FLOOD BEAM SPREAD, PLATINUM SILVER FINISH, NX WIRELESS ENABLED, HALF GLARE SHIELD. POLE: 20'–0" TALL, PLATINUM SILVER GALVANIZED FINISH TO MATCH FIXTURE, 2.38"OD X 4"TENON.	POLE–MOUNTED	20'–0" AFG	4,000K 20,913LM	120/277V DRIVER 0–10V DIMMING TO 10%	175
C	PEDESTRIAN PATH	TIVOLI #LSL2–B–24–V–35–C–12 #LSL2–XEP–B–05 #LSL2–EC–B #INF–J–300–5–5–12 #15'DS210–700E150–PC–FPGV–FBC–AB–SPCL–BP	LIGHTS: LED STRING LIGHTS WITH BLACK WIRE, 2'–0" SPACING, 3'–0" SAG, HIGH OUTPUT, CLEAR GLOBE LENS, BLACK POWER LEADS AND END CAPS, AND 300W TRANSFORMERS. POLES: 15'–0" TALL, SILVER FINISH.	POLE–MOUNTED	MAX: 15'–0" AFG MIN: 12'–0" AFG	3500K 45LM/FT	12V TO 120/277V DRIVER	0.5W /FT



TYPE A
NO SCALE



TYPE B
NO SCALE



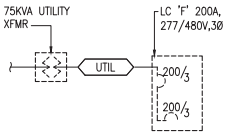
TYPE C
NO SCALE

GENERAL NOTES:

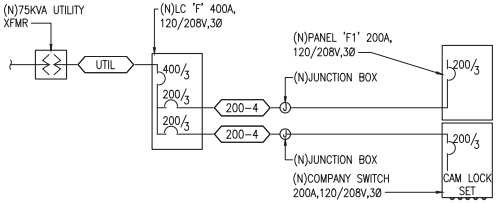
A. ALL WORK SHALL CONFORM TO THE 2015 MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).

B. PROVIDE GENERAL LUMINAIRE POLE BASES, JUNCTION BOXES AND TRENCH WORK PER MASS DETAILS. 80–13, 80–31.

C. ALL TYPE 'C' FIXTURES WILL BE INCLUDED IN PHASE 2.



1 PARTIAL DEMOLITION POWER ONE-LINE DIAGRAM
NO SCALE



1 PARTIAL REMODEL POWER ONE-LINE DIAGRAM
NO SCALE

FEEDER SCHEDULE

TAG	CONDUIT AND CONDUCTOR SIZES
200–4	2"C, 4#3/0 AWG, 1#6 AWG GND, CU, XHHW
400–4	(2) 2"C, 4#3/0 AWG, 1#3 AWG GND, CU, XHHW
UTIL	EXISTING MLP SERVICE CONDUCTORS

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION. THE FOLLOWING IS A PARTIAL LIST:

LOCATE CALL CENTER OF ALASKA (INCLUDES ACS, AWWU, CEA, ENG, BUTLER AVIATION, TESORO, GCI, MLP, TRAFFIC SIGNALS, MOA STORM/STREETS)	278–3121
STATE STORM/STREET LIGHTS	333–2411
MILITARY PETROLEUM LINES	862–4112

ANCHORAGE PARKS AND RECREATION DEPARTMENT

MUNICIPALITY OF ANCHORAGE

RSA Mechanical and Electrical Consulting Engineers

CONSULTANT

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

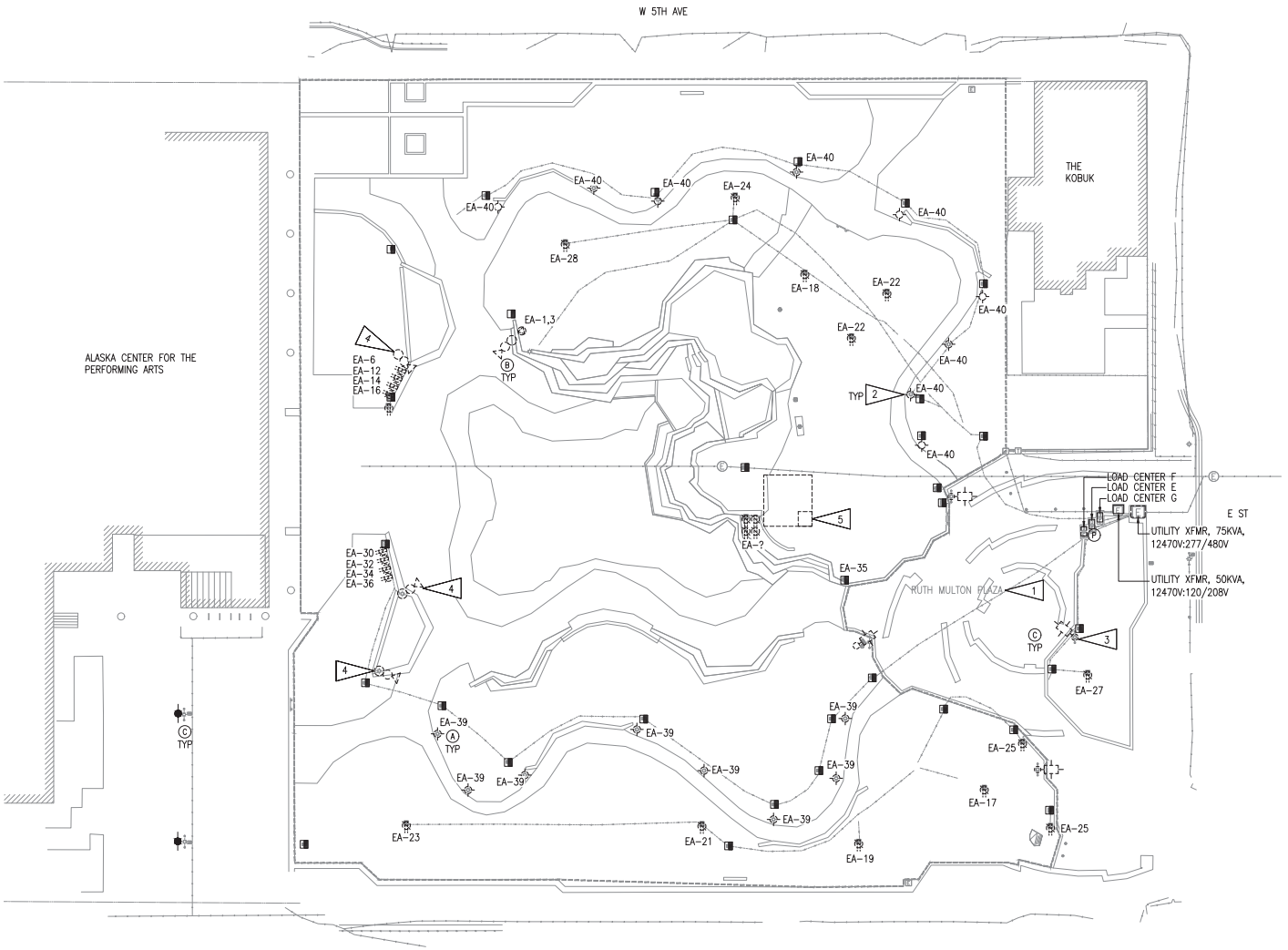
TOWN SQUARE PARK

ELECTRICAL LEGEND AND FIXTURE SCHEDULE

REVISIONS			
REV#	DATE	DESCRIPTION	BY	CKD

JOB # M3193.10	DRAWN BY LKH	CHECKED BY CPL	GRID: SW1230
PROJECT TSP IMPROVEMENTS			
STATUS IDC SUBMITTAL			
STATUS NOVEMBER 19, 2025			
SCALE HOR. N/A VER. N/A			

SHEET E1 of 20



1 ELECTRICAL DEMOLITION PLAN
1" = 20'-0"

GENERAL NOTES:

A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM ORIGINAL CONSTRUCTION DRAWINGS, RECORD DRAWINGS DATED FEB 2010, AND A NON-DESTRUCTIVE WALK THROUGH OF THE SITE. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.

C. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

D. ALL WORK SHALL CONFORM TO THE 2015 MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).

E. SEE E4 FOR ELECTRICAL EXHIBIT PLAN OF EXISTING UNDERGROUND CONDUIT ROUTING.

SHEET NOTES

1. SALVAGE UNDERGROUND CONDUIT IN THIS AREA. DEMOLISH CONDUCTORS BACK TO SOURCE. INTENT IS TO LEAVE EXISTING SNOW MELT SYSTEM IN PLACE.
2. DEMOLISH BOLLARD AND BASE IN ITS ENTIRETY.
3. DEMOLISH LIGHT POLE AND BASE IN ITS ENTIRETY.
4. DEMOLISH FIXTURE, POLE, AND CORD AND PLUG.
5. DEMOLISH ALL WELL PUMP ELECTRICAL SYSTEMS BACK TO JUNCTION BOX WEST OF RUTH MULTON PLAZA. SEE 1/E3 FOR DETAILS.

EXISTING LIGHT FIXTURE SCHEDULE

	LUMINAIRE DESCRIPTION	W
Ⓐ	8" DIA., 11" HIGH DOME TOP BOLLARD 240V HPF BALLAST METAL HALLIDE	70
Ⓑ	175W METAL HALIDE TEMPORARY FLOODLIGHT	210
Ⓒ	METAL HALIDE PEDESTRIAN LIGHTS	100

ANCHORAGE PARKS AND RECREATION DEPARTMENT

MUNICIPALITY OF ANCHORAGE

SEAL

RSA Mechanical and Electrical Consulting Engineers
CONSULTANT

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

ELECTRICAL DEMOLITION PLAN

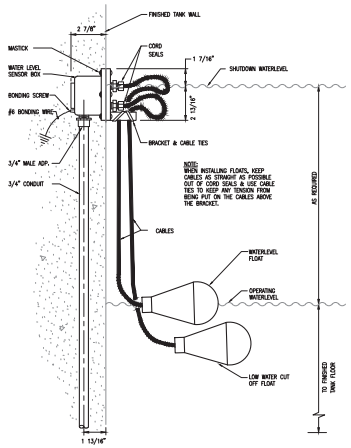
REVISIONS				
REV#	DATE	DESCRIPTION	BY	CKD

JOB # M3193.10 | DRAWN BY LKH | CHECKED BY CPL
PROJECT TSP IMPROVEMENTS
STATUS UDC SUBMITTAL
STATUS NOVEMBER 19, 2025
SCALE HOR. 1"=20' VER. 1"=20' | GRID: SW1230

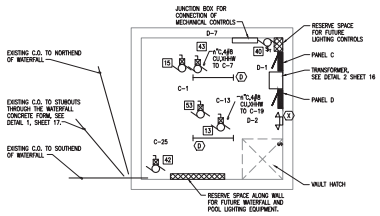
SHEET E2 of 20

GENERAL NOTES:

A. SEE E2 FOR GENERAL NOTES.



3 FOUNTAIN FLOAT SWITCH DIAGRAM
NTS



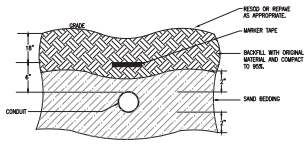
1
NTS

FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	MOUNTING		LAMPS	
				TYPE	HEIGHT	NO.	WATTS
A	VAULT	PHOENIX #APD011110	INCANDESCENT FIXTURE WITH GLASS GLOBE AND WET LABEL.	SURFACE	CEILING	1	100
X	VAULT	CHLORIDE #CWM-25-DB-2-V	EMERGENCY FIXTURE WITH 6V,25W MAINTENANCE FREE NICKEL CADMIUM BATTERY, VOLTMETER, 2 FULLY ADJUSTABLE 12 WATT HALOGEN HEADS.	WALL	7'-4"	2	12 QZ

ELECTRICAL FOUNTAIN EQUIPMENT LIST

ITEM NR	ITEM DESCRIPTION
13	GEFCO SELECT #PM313-25 DISPLAY PUMP: 25 HP, 1200 GPM AT 50 FH, 460 V., 3ø, 3450 RPM, 60 HZ.
15	GEFCO SELECT #PM112 FILTER PUMP: 3 HP, 100 GPM AT 50 FH; 460 V., 3ø, 3450 RPM, 60 HZ.
40	GEFCO SELECT #M702 VENTILATION FAN: 1/3 HP, 115/230 V., 1ø, 60 HZ.
42	GEFCO SELECT #PM500-02 SUMP PUMP ASSEMBLY: 1 1/2" NPT. FEMALE CONNECTION.
43	GEFCO SELECT ELECTRIC HEATER: 54 KW WATER HEATER 480 V., 3ø, 1 1/2" CONN. UL. LISTED
53	GEFCO SELECT #PM109 FILTER PUMP: 1 HP, 63 GPM AT 50 FH, 460 V., 3ø, 3450 RPM, 60 HZ.



2 CONDUIT TRENCHING DETAIL
NTS

PANEL C

SOLID TYPE NEMA — 277/480V,3ø,4W — SURFACE MTD. — 225A MLO

VOLT-AMPS

CKT	POLE	AMPS	SERVICE	A	B	C	SERVICE	AMPS	POLE	CKT
1		15	FUTURE #15 FILTER PUMP	1330			SPARE	20	1	2
3					1330					4
5	3					1330				6
7		70	FUTURE #43 ELECT HEATER	18000						8
9					18000					10
11	3					18000	SPACE	NA		12
13		15	FUTURE #53 FILTER PUMP	500						14
15					500					16
17	3					500				18
19		70	FUTURE #53 DISPLAY PUMP	9420						20
21					9420					22
23	3					9420				24
25		15	#42 SUMP PUMP	500						26
27					500					28
29	3					500				30
31		NA	SPACE							32
33										34
35										36
37		45	PANEL D	740						38
39					440					40
41	3					240				42
			TOTAL V-A	30,480	30,190	29,960		60,630	VA	
			TOTAL AMPS	110	109	108		109	A	
			A.I.C. RATING: 10,000							

PANEL D

SOLID TYPE NEMA — 120/208Y,3ø,4W — SURFACE MTD. — 225A MLO

VOLT-AMPS

CKT	POLE	AMPS	SERVICE	A	B	C	SERVICE	AMPS	POLE	CKT
1		15	#40 VENT FAN	240			FUTURE POOL LTG	20	1	2
3					240					4
5	3					240				6
7		20	MECHANICAL CONTROLS	500						8
9		NA	SPACE		200		VAULT LTG			10
11							FUTURE WATER FALL LTG			12
13										14
15										16
17										18
19										20
21										22
23							SPARE			24
25										26
27										28
29										30
31							SPACE	NA		32
33										34
35										36
37										38
39										40
41										42
			TOTAL V-A	740	440	240		1,420	VA	
			TOTAL AMPS	6	4	2		4	A	
			A.I.C. RATING: 10,000							

PHASE 2 DRAWINGS

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
2532 ARCTIC BLVD, SUITE 203 • ANCHORAGE, AK 99503-2914 • (907)276-5021

FIELD BOOKS	TRM NO.	LOCATION	ELEV.
DESIGN LAND DESIGN NORTH			
STAKING			
ASBUILT			
CONTRACTOR	BASIS OF THIS DATUM		
INSPECTOR			

CONSTRUCTION RECORD — VERTICAL DATUM

DATA	ORIG	CHK	DATA	ORIG	CHK
BASE			TELEPHONE		
TOPOGRAPHY			ELECTRIC	RBM	DAD
PROFILE			CABLE TV		
SANITARY SEWER			DESIGN		
STORM SEWER			QUANTITIES		
WATER			MUN. FINAL CHK		
GAS					

PLAN CHECK

REV	DATE	DESCRIPTION	BY	REV	DATE

REVISIONS

SEAL

SEAL — STATE OF ALASKA — 13997 — DANIEL PROFESSIONAL ENGINEER

SEAL — STATE OF ALASKA — 13997 — DANIEL A. OLIVER — PROFESSIONAL ENGINEER

CONSULTANT — LDN

ANCHORAGE ALASKA

MUNICIPALITY OF ANCHORAGE
PARKS AND RECREATION
TOWN SQUARE & KINCAID PARK IMPROVEMENTS PACKAGE
SCHEDULE A

ELECTRICAL FOUNTAIN DETAILS

DATE 12/12/96 — SHEET: 17 of 18
ACCT. NO.

FILE NO.

1 ELECTRICAL REFERENCE/EXHIBIT PLAN - VAULT
NOT TO SCALE



UNIVERSITY OF ANCHORAGE

RSA Mechanical and Electrical Consulting Engineers
LUCAS R. DANIEL — EXPIRES: 12/31/2025
RICHARD M. SHEA — EXPIRES: 12/31/2025
CONSULTANT

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

ELECTRICAL EXHIBIT PLAN

REVISIONS	REV#	DATE	DESCRIPTION	BY	CKD

JOB # M3193.10 — DRAWN BY LKH — CHECKED BY CPL

PROJECT TSP IMPROVEMENTS

STATUS IDC SUBMITTAL

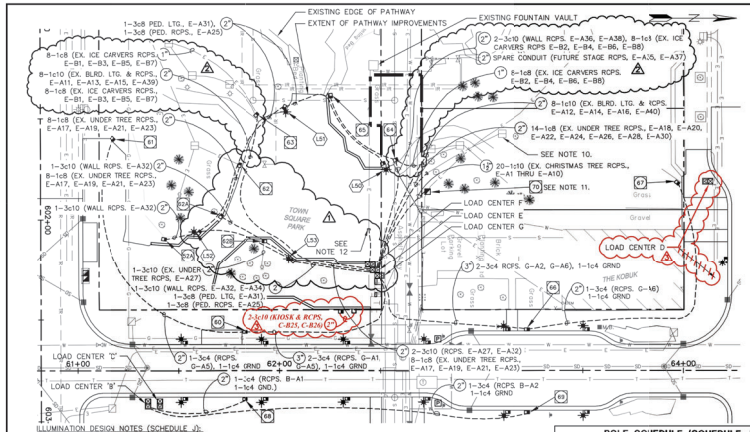
STATUS NOVEMBER 19, 2025

SCALE HOR. N/A VER. N/A — GRID: SW1230

SHEET E3 of 20

GENERAL NOTES:

A. SEE E2 FOR GENERAL NOTES.



ELECTRICAL NOTES (SCHEDULE J):

1. INSTALL HOT DIP GALVANIZED STEEL POLES PER THE DETAIL SHOWN IN THESE DRAWINGS.
2. INSTALL THE POLES ON STEEL PIPE PILE FOUNDATIONS WITH FIXED BASES.
3. LOCATION OF PROPOSED CONDUITS ARE SCHEMATIC.
4. INSTALL SELUX MODEL SATURN 1 LUMINAIRES WITH CUTOFF OPTICS ON ALL POLES, UNLESS NOTED. FURNISH THEM WITH 150 WATT, PULSE START, METAL HALIDE LAMPS AND 240 VOLT HIGH POWER FACTOR BALLASTS. OTHER LUMINAIRES WILL NOT BE APPROVED AS AN EQUAL TO THE SELUX LUMINAIRE.
5. INSTALL THE SPECIFIED SIZE RIGID METAL CONDUIT WITH A BARE 8 AWG GROUND FOR ALL RACEWAYS, EXCEPT WHEN A LARGER SIZE AWG GROUND IS SPECIFIED FOR THE CONDUIT. SWEEP THE LIGHTING CONDUITS INTO LIGHTING JUNCTION BOXES ONLY. AVOID INTERCONNECT JUNCTION BOXES, IF ANY ARE INSTALLED.
6. INSTALL THE SPECIFIED CABLE FOR EACH BRANCH CIRCUIT.
7. INSTALL THE THREE TYPE 1 LOAD CENTERS AT THE LOCATION SHOWN IN EACH LOAD CENTER SUMMARY.
8. IN THE PLANS, EACH JUNCTION BOX HAS THE SAME IDENTIFYING NUMBER AS THE LIGHT POLE NEXT TO IT. FOR THE IDENTIFYING NUMBER OF JUNCTION BOXES LOCATED BETWEEN POLES, USE THE SMALLER OF THE TWO POLE NUMBERS BETWEEN WHICH THE JUNCTION BOX IS LOCATED AND ADD AN "A" SUFFIX. JUNCTION BOXES NOT LOCATED BETWEEN POLES ARE IDENTIFIED WITH A UNIQUE NUMBER.
9. PROVIDE 1 SPARE 2"CONDUIT WITH PULL ROPE BETWEEN NEAREST JUNCTION BOXES ON EITHER SIDE OF EVERY ROAD OR ALLEY CROSSING.
10. PULL EXISTING CONDUCTORS BACK TO EXISTING JUNCTION BOX, INTERCEPT AND EXTEND EXISTING CONDUIT AS SHOWN. RE-INSTALL EXISTING CONDUCTORS IN NEW CONDUIT AND CONNECT PER SCHEDULE.
11. INSTALL NEW TYPE II JUNCTION BOX, PULL EXISTING CONDUCTORS BACK TO JUNCTION BOX NUMBER 70, INSTALL NEW CONDUIT, RE-ROUTE CONDUCTORS THROUGH NEW CONDUIT.
12. INTERCEPT EXISTING 24" RMC; EXTEND TO LOAD CENTER F; REPLACE EXISTING CONDUCTORS WITH 1-3c30 AND 1-1c4 GRND; CONNECT NEW POWER FEEDER TO SERVE FOUNTAIN VAULT.

ILLUMINATION DESIGN NOTES (SCHEDULE J):

1. THE LIGHTING SYSTEM SHOWN ON THESE PLANS WAS DESIGNED ACCORDING TO AND MEETS THE ILLUMINATION REQUIREMENTS OF CHAPTER 5 OF THE MUNICIPALITY OF ANCHORAGE DESIGN CRITERIA MANUAL.
2. THE LIGHTING SYSTEM WAS DESIGNED USING THE ILLUMINANCE METHOD OF DESIGN AND A 15 FEET MOUNTING HEIGHT.
3. AT TOWN SQUARE PARK, THE AVERAGE MAINTAINED LEVEL OF ILLUMINATION IS 1.36 FOOTCANDLES AND THE RATIO OF AVERAGE LIGHT LEVEL TO LIGHT LEVEL AT THE DIMMEST POINT IS LESS THAN 3.0:1.

LEGEND

- NEW PEDESTRIAN LUMINAIRE, POLE, AND FOUNDATION
- EXISTING PEDESTRIAN LUMINAIRE, RELOCATED
- NEW ELECTRONIC PARKING METER, BY OTHERS
- NEW TYPE 1A JUNCTION BOX
- NEW TYPE II JUNCTION BOX
- NEW TYPE III JUNCTION BOX
- NEW LOAD CENTER
- NEW CONTROLLER CABINET
- NEW UNDERGROUND ELECTRIC
- CONNECT NEW CONDUIT TO EXISTING
- NEW UNDERGROUND TRAFFIC LINES
- (##) JUNCTION BOX NUMBER
- (L1) POLE NUMBER
- (#) #-INCH NOMINAL STEEL CONDUIT

POLE SCHEDULE (SCHEDULE J)

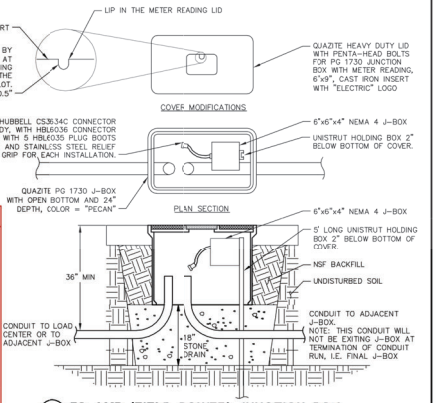
POLE	STATION	OFFSET		COMMENTS
L50	62+53	99.8'	LT	
L51	62+03	128.4'	LT	
L52	**61+57**	**69.2'**	LT	
L53	**62+04**	**55.8'**	LT	

JUNCTION BOX SCHEDULE (SCHEDULE J)

JUNCTION BOX	STATION	OFFSET		TYPE	ACCUMULATED QUANTITY	COMMENTS
L50	62+51	102.9'	LT	1A	1	
L51	62+03	130.8'	LT	1A	2	
L52	**01+00**	**09.9'**	LT	1A	3	
L53	**62+07**	**54.8'**	LT	1A	4	
52A	61+43	65.8'	LT	1A	5	FOR WALL RCPS, SEE DETAIL 3, SHT 14
60	61+83	19.1'	LT	QUAZITE	6	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
61	61+17	115.2'	LT	QUAZITE	7	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
62	**61+80**	**102.0'**	LT	1A	8	FOR EXISTING CIRCUIT TIE-IN
62A	**61+71**	**76.9'**	**LT**	**1A**	9	
62B	**61+93**	**64.9'**	**LT**	**1A**	10	
63	61+89	127.0'	LT	1A	11	FOR EXISTING CIRCUIT TIE-IN
64	62+57	104.6'	LT	1A	12	FOR WALL RCPS, SEE DETAIL 3, SHT 14
65	62+25	136.4'	LT	1A	13	FOR WALL RCPS, SEE DETAIL 3, SHT 14
66	63+23	20.3'	LT	QUAZITE	14	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
67	63+97	93.3'	LT	QUAZITE	15	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
68	61+83	13.8'	RT	QUAZITE	16	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
69	63+23	20.5'	RT	QUAZITE	17	FOR 50 AMP RCPS, SEE DETAIL 1, SHT 13
70	62+73	88.9'	LT	II	18	

RECORD DRAWING

1. DATA PROVIDED
BY: CONSTRUCTION UNLIMITED INC.
I/we/s were/are so cerrcty inse inesce inecors/ crawings are a true and accurate representation of the project as constructed.
CONTRACTOR: CONSTRUCTION UNLIMITED INC.
BY: CHAD SCHONBECK TITLE: SUPERINTENDENT
DATE: OCT 2010
2. DATA TRANSFERRED
BY: JUSTIN KEENE
COMPANY: CRW ENGINEERING GROUP, LLC
DATE: OCT 2010
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: DON BENNETT - INSPECTOR
COMPANY: THE BOUTET COMPANY
BY: DAVE GARDNER TITLE: PM&E PROJECT ADMINISTRATOR
DATE: OCT 2010



1/3 NTS **50 AMP (FIELD POWER) JUNCTION BOX**

REPLACEMENT REVISED DRAWING PER DCVR U28

FIELD BOOKS	TBM NO.	LOCATION	ELEV.
DESIGN			
TOPOGRAPHY			
STAKING			
ASBUILT			
CONTRACTOR	BASIS OF THIS DATUM		
INSPECTOR			
CONSTRUCTION RECORD	VERTICAL DATUM		

DATA	DESIGN BY	DRAWN BY	CHECKED BY	DATA
BASE	JK	DD		TELEPHONE
TOPOGRAPHY	JK	DD		ELECTRIC
PROFILE	JK	DD		DESIGN
SANITARY SEWER	JK	DD		QUANTITIES
STORM SEWER	JK	DD		PRELIMINARY
WATER	JK	DD		FINAL
GAS	JK	DD		MUNICIPAL/STATE
PLAN CHECK				

GRAPHIC SCALE

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1	6/6/08	LIGHT POLE RELOCATION	ESJ				
2	6/6/08	REVISED CONDUIT RUNS	RWW				
3	6/6/08	REVISED NO. OF CABLES	RWW				
4	6/6/08	ADDED CONDUIT AND CONDUCTORS	RWW				
5	10/2010	RECORD DRAWINGS	JK				

REVISIONS

CRW ENGINEERING GROUP LLC
3940 ARCTIC BLVD. SUITE 300
ANCHORAGE, ALASKA 99503
PHONE: (907) 562-3252
FAX: (907) 561-2273
CONSULTANT

SEAL

PROJECT MANAGEMENT AND ENGINEERING DEPARTMENT
OFFICE OF THE MUNICIPAL ENGINEER

PM&E Project No. 04-17 ILLUMINATION SCHEDULE J

E STREET DOWNTOWN CORRIDOR ENHANCEMENT – PHASE I

E STREET LIGHTING PLAN
TOWN SQUARE PARK

SCALE HOR. 1"=20' VER. N/A | DATE MAR 2008 | GRID SW1230, SW1330 | STATUS FINAL DESIGN | SHEET 13 of 113

1 ELECTRICAL REFERENCE/EXHIBIT PLAN - VAULT

NOT TO SCALE

ANCHORAGE TOWING LICENSE & PERMIT
ANCHORAGE, ALASKA
Authorized Municipal Vehicle

UNIVERSITY OF ANCHORAGE

RSA
Mechanical and Electrical Consulting Engineers
3000 C STREET, SUITE 300
ANCHORAGE, AK 99503
(907) 561-2131
CORPORATE REG. # 45572-0

CONSULTANT

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

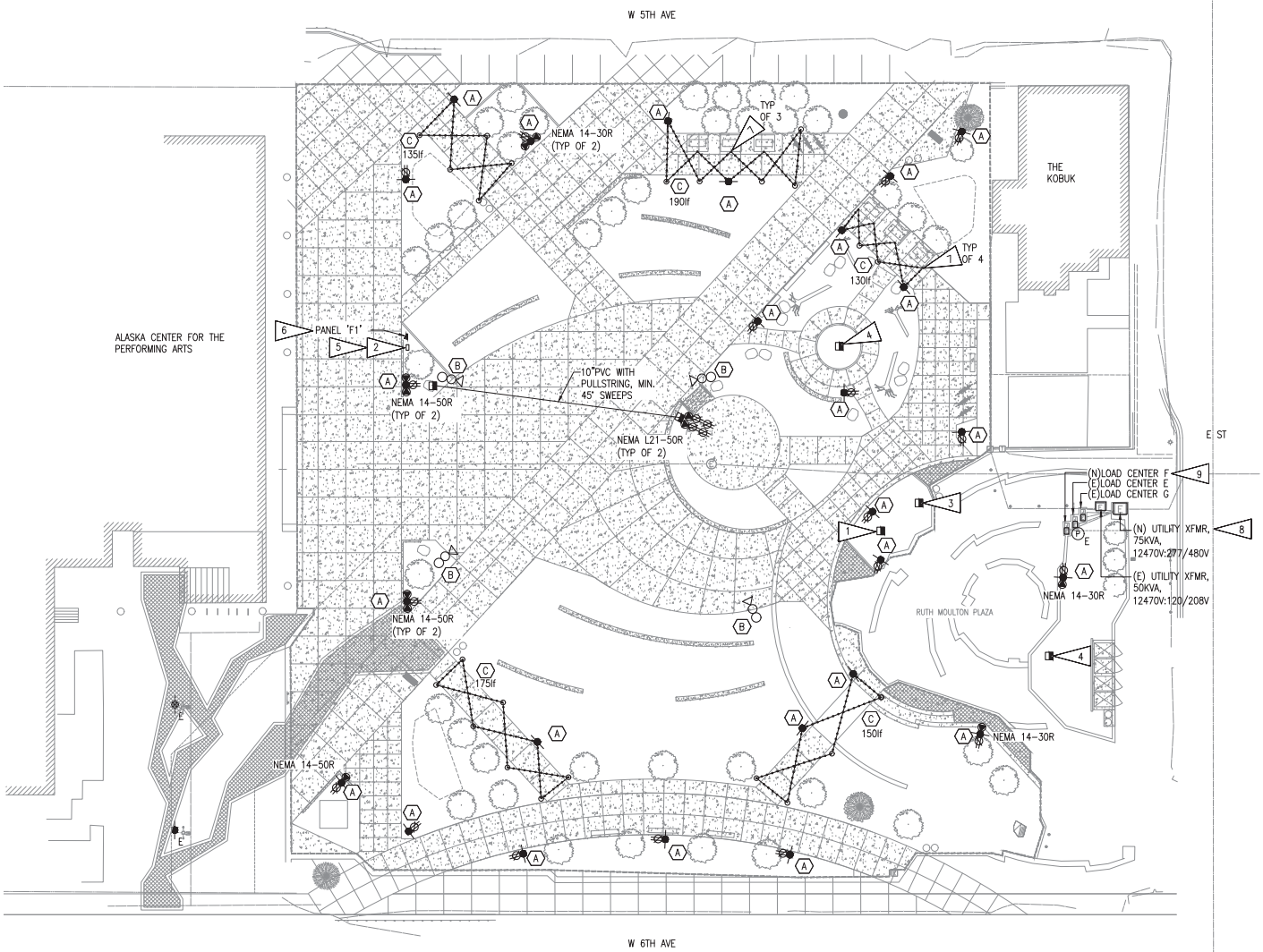
TOWN SQUARE PARK

ELECTRICAL EXHIBIT PLAN

REVISIONS			
REV#	DATE	DESCRIPTION	BY	CKD

JOB #	M3193.10	DESIGNED	CPL
		DRAWN	LKH
		CHECKED	
PROJECT	TSP IMPROVEMENTS		
STATUS	SUBMITTAL NOVEMBER 19, 2025		
SCALE	HOR. N/A VER. N/A	GRID	SW1230

SHEET E4 of 20



GENERAL NOTES:

A. ALL WORK SHALL CONFORM TO THE 2015 MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS).

B. ALL TYPE 'C' FIXTURES WILL BE INCLUDED IN PHASE 2.

C. DESIGN INTENT IS TO CIRCUIT ALL NEW LIGHT FIXTURES TO (E) LOADCENTER 'E'. UTILIZE EXISTING 2" CONDUIT THAT IS STUBBED FROM THE LOADCENTER PAST THE UNDERGROUND SNOWMELT THAT IS EXISTING TO REMAIN.

D. PROVIDE IN-GRADE JUNCTION BOX AT EACH LUMINIARE PER MASS STANDARDS.

SHEET NOTES

1. PROVIDE JUNCTION BOX TO INTERCEPT EXISTING 2"C COMING FROM LOAD CENTER 'F', PREVIOUSLY FEEDING WELL PUMP. EXTEND CONDUIT TO NEW LOCATION.
2. PROVIDE 200A, 120/208V, 3PH COMPANY SWITCH ETC #PCS-200 WITH BISON 60X24X12 NEMA 4X ALUMINUM ENCLOSURE OR APPROVED EQUAL.
3. PROVIDE JUNCTION BOX TO CONNECT ALL NEW CONDUIT TO EXISTING 2" CONDUITS ROUTED UNDER THE RUTH MULTON PLAZA. SEE E4 FOR ELECTRICAL EXHIBIT PLAN.
4. PROVIDE 120V CIRCUIT FOR FUTURE ELECTRICAL CONNECTION.
5. EXTEND EXISTING 2" CONDUIT TO NEW COMPANY SWITCH, SEE SHEET NOTE 3.
6. EXTEND EXISTING 2" CONDUIT TO NEW PANEL, SEE SHEET NOTE 3.
7. ATTACH STRING LIGHT FIXTURES TYPE 'C' TO SWING BENCH STRUCTURE. COORDINATE WITH LANDSCAPE ARCHITECT FOR CONNECTION DETAILS.
8. NEW UTILITY TRANSFORMER REPLACED AND INSTALLED BY CHUGACH ELECTRIC ASSOCIATION.
9. PROVIDE NEW 400A, 120/208V LOAD CENTER IN SAME LOCATION.

1 ELECTRICAL REMODEL PLAN
1" = 20'-0"

ANCHORAGE PARKS AND RECREATION
MUNICIPALITY OF ANCHORAGE

RSA Mechanical and Electrical Consulting Engineers
CONSULTANT

SEAL

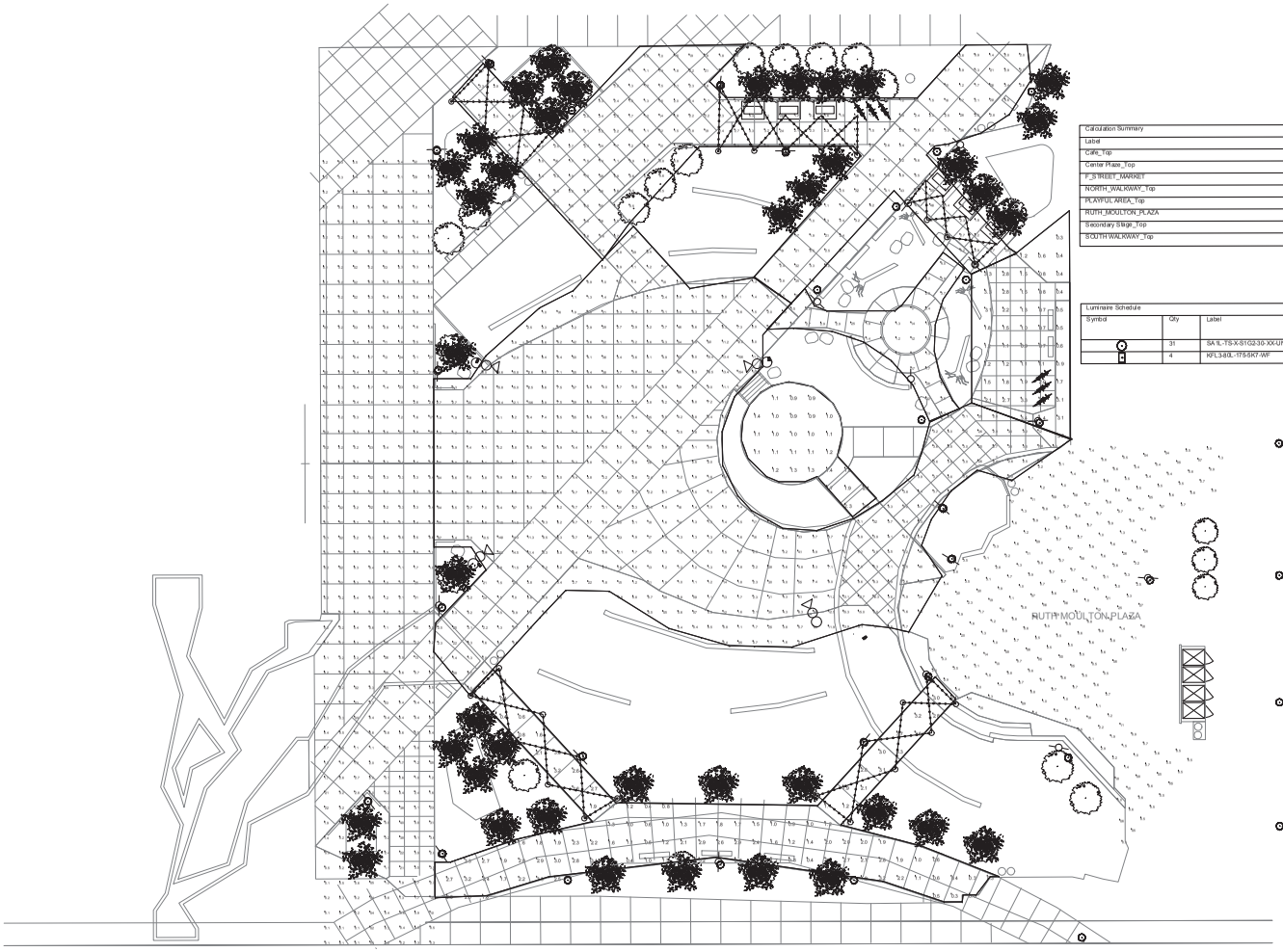
ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

ELECTRICAL REMODEL PLAN

REVISIONS				
GRID: SW1230				
SCALE HOR. 1"=20' VER. 1"=20'				
STATUS NOVEMBER 19, 2025				
PROJECT TSP IMPROVEMENTS				
STATUS UDC SUBMITTAL				
Job # M3193.10	Designed by LKH	Drawn by CPL		
REV#	DATE	DESCRIPTION	BY	CKD

SHEET E5 of 20



Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Cafe_Top	Fc	1.61	3.4	0.3	5.37	11.33
Center Plaza_Top	Fc	4.09	16.6	0.4	10.23	41.50
F_STREET_MARKET	Fc	0.93	4.1	0.1	9.30	41.00
NORTH_WALKWAY_Top	Fc	2.06	5.6	0.3	6.87	18.67
PLAYFUL AREA_Top	Fc	2.31	4.0	1.2	1.93	3.33
RUTH_MOULTON_PLAZA	Fc	1.27	4.1	0.4	3.18	10.25
Secondary Entry_Top	Fc	1.39	2.5	0.9	1.43	2.78
SOUTH WALKWAY_Top	Fc	1.86	3.7	0.3	6.20	12.33

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	31	SAIL-TS-X-S1G2-30-XX-UNV	SAIL-TS-X-S1G2-30-XX-UNV	0.850	5176	49.7133
	4	KFL3-80L-175-5K7-WF	KFL3- 80L-175-5K7-WF	0.850	21710	175.52

1 PHOTOMETRIC PLAN
1" = 20'-0"

N

ANCHORAGE PARKS AND RECREATION

MUNICIPALITY OF ANCHORAGE

RSA Mechanical and Electrical Consulting Engineers

CONSULTANT

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

PHOTOMETRIC PLAN

REVISIONS				
REV#	DATE	DESCRIPTION	BY	CKD

JOB # M3193.10 | DRAWN BY LKH | CHECKED BY CPL

PROJECT STATUS TSP IMPROVEMENTS UDC SUBMITTAL

STATUS NOVEMBER 19, 2025

SCALE HOR. 1"=20' VER. 1"=20' | GRID: SW1230

SHEET E6 of 20

ELECTRICAL LOAD CALCULATION

EXISTING LOAD CENTER 'E' PANEL A (METER #76754158)		**125 A, 240 V, 1 PH**
PEAK KW DEMAND - PAST 12 MO (DECEMBER, 2024):		7.66 KW
ASSUMED POWER FACTOR:		0.85 PF
EXISTING PEAK DEMAND (IN KVA):		9.012 KVA
125% OF PEAK LOAD (NEC 220.87)		11.26 KVA
EXISTING PEAK DEMAND (IN AMPS):		**47 A**
EXISTING SPARE CAPACITY:		78 A
EXISTING LOADS REMOVED (IN KVA):		
LIGHTING	2.5 KVA	
RECEPTACLES	19.4 KVA	
SUBTOTAL:	21.9 KVA	
TOTAL LOADS REMOVED:		-7.66 KVA
TOTAL LOADS REMOVED (IN AMPS):		**-32 A**
NEW LOADS ADDED (IN KVA)		
LIGHTING	2.47 KVA	
18 RECEPS - 20A MTD ON PED POLES	9.00 KVA	
SUBTOTAL:	11.468 KVA	
TOTAL LOADS ADDED:		11.47 KVA
TOTAL LOADS ADDED (IN AMPS):		**48 A**
NET LOAD CHANGE:		3.808 KVA
NET LOAD CHANGE (IN AMPS):		16 A
NEW TOTAL NEC DEMAND LOAD:		15.07 KVA
NEW TOTAL NEC DEMAND LOAD:		**63 A**
SPARE CAPACITY:		62 A

RESULT: THE EXISTING SERVICE HAS ADEQUATE CAPACITY FOR THE ADDITIONAL LOADS ADDED.

ELECTRICAL LOAD CALCULATION

EXISTING LOAD CENTER 'E' PANEL B (METER #76754158)		**70 A, 240 V, 1 PH**
PEAK KW DEMAND - PAST 12 MO (DECEMBER, 2024):		7.66 KW
ASSUMED POWER FACTOR:		0.85 PF
EXISTING PEAK DEMAND (IN KVA):		9.012 KVA
125% OF PEAK LOAD (NEC 220.87)		11.26 KVA
EXISTING PEAK DEMAND (IN AMPS):		**47 A**
EXISTING SPARE CAPACITY:		23 A
EXISTING LOADS REMOVED (IN KVA):		
RECEPTACLES	12 KVA	
SUBTOTAL:	12 KVA	
TOTAL LOADS REMOVED:		-7.66 KVA
TOTAL LOADS REMOVED (IN AMPS):		**-32 A**
NEW LOADS ADDED (IN KVA)		
4 RECEPS - 30A @ 120V	11.52 KVA	
SUBTOTAL:	11.52 KVA	
TOTAL LOADS ADDED:		11.52 KVA
TOTAL LOADS ADDED (IN AMPS):		**48 A**
NET LOAD CHANGE:		3.86 KVA
NET LOAD CHANGE (IN AMPS):		16 A
NEW TOTAL NEC DEMAND LOAD:		15.12 KVA
NEW TOTAL NEC DEMAND LOAD:		**63 A**
SPARE CAPACITY:		7 A

RESULT: THE EXISTING SERVICE HAS ADEQUATE CAPACITY FOR THE ADDITIONAL LOADS ADDED.

ELECTRICAL LOAD CALCULATION

EXISTING LOAD CENTER 'F' PANEL A (METER #58767847)		**400 A, 208 V, 3 PH**
PEAK KW DEMAND - PAST 12 MO (JUNE, 2025):		2.57 KW
ASSUMED POWER FACTOR:		0.85 PF
EXISTING PEAK DEMAND (IN KVA):		3.024 KVA
125% OF PEAK LOAD (NEC 220.87)		3.779 KVA
EXISTING PEAK DEMAND (IN AMPS):		**10 A**
EXISTING SPARE CAPACITY:		390 A
EXISTING LOADS REMOVED (IN KVA):		
WELL PUMP	KVA	
SUBTOTAL:	0 KVA	
TOTAL LOADS REMOVED:		0 KVA
TOTAL LOADS REMOVED (IN AMPS):		**0 A**
NEW LOADS ADDED (IN KVA)		
5 RECEPS - 50A @208V, 1PH	41.60 KVA	
COMPANY SWITCH 200A, 208V, 3PH	57.64 KVA	
2 RECEPS - 50A @208V, 3PH	28.82 KVA	
4 RECEPS - 20A @ SECONDARY STAGE	7.68 KVA	
1 RECEPS - 30A @120V	2.88 KVA	
SUBTOTAL:	138.62 KVA	
TOTAL LOADS ADDED:		138.6 KVA
TOTAL LOADS ADDED (IN AMPS):		**385 A**
NET LOAD CHANGE:		138.6 KVA
NET LOAD CHANGE (IN AMPS):		385 A
NEW TOTAL NEC DEMAND LOAD:		142.4 KVA
NEW TOTAL NEC DEMAND LOAD:		**395 A**
SPARE CAPACITY:		5 A

RESULT: THE EXISTING SERVICE HAS ADEQUATE CAPACITY FOR THE ADDITIONAL LOADS ADDED.

ANCHORAGE PARKS AND RECREATION DEPARTMENT

MUNICIPALITY OF ANCHORAGE

SEAL

RSA Mechanical and Electrical Consulting Engineers

CONSULTANT

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK 99501

TOWN SQUARE PARK

ELECTRICAL LOAD CALCULATIONS

NO	DESCRIPTION	DATE	REV#	CKD
				BY

REVISIONS

JOB # M3193.10 | DRAWN BY LKH | CHECKED BY CPL

PROJECT TSP IMPROVEMENTS

STATUS IDC SUBMITTAL

STATUS NOVEMBER 19, 2025

SCALE HOR. N/A VER. N/A | GRID: SW1230

SHEET E7 of 20

GENERAL STRUCTURAL NOTES

GENERAL
THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, REFERENCE STANDARDS, SITE CONDITIONS OR GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS MUST GOVERN. CONTRACTOR MUST NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO PROCEEDING. NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS MUST TAKE PRIORITY OVER GENERAL STRUCTURAL NOTES. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED AS TYP ON THE PLANS BUT MUST APPLY AS SHOWN OR DESCRIBED IN THE DETAILS.

ALL CONSTRUCTION MUST COMPLY WITH MUNICIPALITY OF ANCHORAGE (MOA) STANDARD SPECIFICATIONS 2024.

SAFETY - THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL FEDERAL, STATE AND LOCAL SAFETY STANDARDS. THE CONTRACTOR IS IN CHARGE OF ALL SAFETY MATTERS ON AND AROUND THE JOB SITE.

STRUCTURAL DESIGN DATA
LIGHT POSTS:
STRUCTURAL DESIGN IS IN ACCORDANCE WITH AASHTO LRFD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS 2015 WITH REVISIONS THROUGH 2022 (AASHTO LRFDLTS).

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURE.

WIND: 90 MPH, GUST FACTOR (G) = 1.14

ELEVATED WALKWAY:
STRUCTURAL DESIGN IS IN ACCORDANCE WITH AASHTO LRFD GUIDE SPECIFICATIONS FOR THE DESIGN OF PEDESTRIAN BRIDGES (AASHTO LGSDPB).

THE WALKWAY HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED WALKWAY. CONTRACTOR IS RESPONSIBLE FOR TEMPROARY SHORING AND BRACING DURING CONSTRUCTION.

DECK DEAD LOAD: 5 PSF

LIVE LOADS: 90 PSF PEDESTRIAN LOAD
VEHICLE AXLE LOADS (FRONT / REAR)
10,000 LB H5 VEHICLE (2 KIPS / 8 KIPS)

SNOW: 50 PSF (ALLOWABLE LOAD)

WIND: BASIC WIND SPEED=132 MPH, Kz=0.84, Kd=1.0, G=1.14, Cd=1.7

SEISMIC LOADS: (AASHTO) ACCELERATION COEFFICIENT, As=0.501

REFER TO CIVIL FOR ELEVATIONS, SLOPES, DEPRESSIONS, ETC.

FOUNDATIONS
FOUNDATIONS ARE DESIGNED PER AASHTO LRFDLTS AND AASHTO LGSDPB.

THE FOLLOWING SOIL PROPERTIES WERE ASSUMED FOR DESIGN:

Ø=30 DEGREES, ANGLE OF INTERNAL FRICTION
0.125 KIPS/CUBIC FT=EFFECTIVE UNIT WEIGHT OF SOIL

ALL ORGANIC, FROZEN, OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUB-GRADE AND REPLACED WITH COMPACTED GRANULAR NON-FROST SUSCEPTIBLE (NFS) FILL. ALL FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SUB-GRADE OR COMPACTED NFS FILL.

STRUCTURAL STEEL
MATERIALS:
WIDE-FLANGE SHAPES: ASTM A992
ALL OTHER SHAPES & PLATE: ASTM A36
HEADED ANCHOR RODS: ASTM F1554, GRADE 36 (ELEVATED WALKWAY ONLY; ANCHORS FOR OF LIGHT POLES PER LIGHT POLE MANUFACTURER)

ALL DETAILING, FABRICATION AND ERECTIONS MUST CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION. FABRICATOR MUST PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM OR BE CERTIFIED BY THE MUNICIPALITY OF ANCHORAGE.

ALL WELDING MUST BE DONE BY QUALIFIED WELDERS AND MUST CONFORM TO THE AWS D1.1 AND D1.8, LATEST EDITIONS. ALL WELDING ELECTRODES MUST BE PROPERLY CONDITIONED 80 KSI MINIMUM TENSILE STRENGTH. WELDING SHALL BE WITH A WEATHERING STEEL ELECTRODE (E8018-W OR SIM).

ALL STEEL MUST BE HOT-DIP GALVANIZED PER ASTM A123. TOUCH-UP AND REPAIR GALVANIZATION MUST CONFORM TO ASTM A780. FASTENERS MUST COMPLY WITH ASTM A153.

STRUCTURAL CONCRETE
CAST-IN-PLACE CONCRETE SHALL BE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (AKDOT-PF SSHC 2020):

CLASS A (MIN 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI)

PORTLAND CEMENT SHALL CONFORM TO ASTM C150. MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH. ALL AGGREGATE SHALL BE NORMAL WEIGHT MATERIAL CONFORMING TO ASTM C33. WATER SHALL MEET ASTM C94, SECTION 4.1.3.

CONCRETE SHALL BE PROPORTIONED TO ACHIEVE A WORKABLE MIX THAT CAN BE PLACED WITOUT SEGREGATION OR EXCESS FREE SURFACE WATER. ALL CONCRETE MAY CONTAIN A WATER REDUCING ADMIXTURE MEETING ASTM C494, TYPE A. MAXIMUM SLUMP SHALL BE 4-INCHES FOR CLASS A. MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.

ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 301, STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE. CONCRETE PLACED DURING COLD WEATHER MUST CONFORM TO ACI 306. ALL COLD WEATHER CONCRETE AND CONCRETE EXPOSED TO WEATHER MUST CONTAIN AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1.

THE FOLLOWING MINIMUM CONCRETE COVER MUST BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE:

A. CONCRETE CAST AGAINST EARTH	3-INCHES
B. CONCRETE EXPOSED TO EARTH OR WEATHER	2-INCHES

ALL CONCRETE REINFORCING MUST BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 315, ACI 318, CRSI MSP-1 AND ACI SP-66.

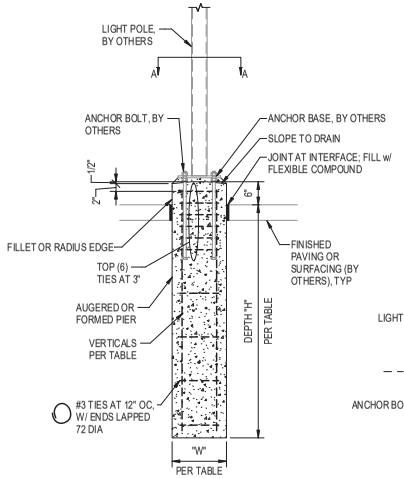
TYPICAL REINFORCING BARS MUST BE ASTM A615, GRADE 60, AND MEET AASHTO M 31M/M 31. LAP SPLICES MUST BE CLASS B LAPS PER ACI (63 X BAR DIAMETER). LAP SPLICES MAY ALSO ACCOMPLISHED USING MECHANICAL DEVICES THAT DEVELOP 125% OF THE STRENGTH OF THE REBAR.

NON-SHRINK GROUT MUST BE NON-METALLIC, CONFORMING TO ASTM C1107.

DEFERRED SUBMITTALS
THE FOLLOWING ITEMS ARE NOT INCLUDED IN THESE DRAWINGS AND REQUIRE STRUCTURAL DESIGN TO BE FURNISHED BY THE CONTRACTOR:

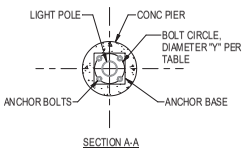
1. ELEVATED WALKWAY CORTEN STEEL PLATE DECK AND ATTACHMENTS TO WIDE FLANGE MEMBERS.

DRAWINGS AND CALCULATIONS FOR BUILDER-DESIGNED COMPONENTS, SEALED BY AN ALASKA STATE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN, MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW FOR GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING TO MOA BUILDING SAFETY FOR REVIEW. SUBMITTALS OF BUILDER-DESIGNED ITEMS MUST INCLUDE LOCATIONS, MAGNITUDES, AND DIRECTIONS OF ALL FORCES TRANSFERRED TO THE STRUCTURE. DEFERRED SUBMITTALS MUST BE REVIEWED AND APPROVED BY BUILDING SAFETY PRIOR TO INSTALLATION/CONSTRUCTION.



POLE MARK	"W"	"D"	"V"	VERT REINF
TYPE A	1'-2"	5'-0"	7 3/4"	(4) #4
TYPE C	1'-8"	5'-0"	11"	(9) #4
TYPE A/C*	1'-8"	5'-0"	7 3/4" & 11"	(9) #4

*TYPE A/C TO RECEIVE BOTH TYPE A AND C BOLT CONFIGURATIONS (8 TOTAL ANCHORS)



SECTION A-A

NOTE:
1. REMOVE VISIBLE PORTION OF CONC FORM.

1 PIER FOUNDATION - LIGHT POLES
3/4" = 1'-0"

@	At	BLKG	Blocking	EA	Each	INT	Interior	OH	Overhead	SIM	Similar	TYP	Typical
AB	Anchor Bolts	BM	Beam	EQ	Equal. Earthquake	LAG	Lag Screw	OPNG	Opening	SQ	Square	UON	Unless Otherwise Noted
BLDG	Building	BOT	Bottom	EW	Each Way	LOC	Location	PL	Plate	STL	Steel	VERT	Vertical
ARCH	Architect	BTWN	Between	EXP	Expansion	LONG	Longitudinal	PLS	Places	T&B	Top and Bottom	W/	With
AR	Anchor Rod	CL	Center-Line	FDN	Foundation	MAX	Maximum	PSF	Pounds-per-square-foot	T&G	Tongue and Groove	W/O	Without
ALT	Alternate	CLR	Clear	FF	Finished Floor	MEZZ	Mezzanine	PSI	Pounds-per-square-inch	T.O.	Top of	W	Wide-Flange, Wide
AHJ	Authority Having Jurisdiction	COL	Column	GALV	Galvanized	MIN	Minimum	REQ'D	Required	T.O.B.	Top of Beam	W/C	Water / Cement Ratio
AFF	Above Finish Floor	CONC	Concrete	GLB	Glue-Laminated Beam	MFR	Manufacturer	RO	Rough Opening	T.O.S.	Top of Steel	W.P.	Work Point
ADH	Adhesive	CONT	Continuous, Continue	HORZ	Horizontal	(N)	New	SBN	Shearwall Boundary Nailing	T.O.W.	Top of Wall	WWR	Welded Wire Reinforcement
ADD'L	Addtional	DBN	Diaphragm Boundary Nailing	HSS	Hollow Structural Steel	OC	On-Center	SCH	Schedule	TRANS	Transverse		
		(E)	Existing	IBC	International Building Code								

ANCHORAGE PARKS AND RECREATION
ANCHORAGE, ALASKA
MUNICIPALITY OF ANCHORAGE

ReidMiddleton
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Phone 907.522.3646 www.reidmiddleton.com
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SEAL

CONSULTANT

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK, 99501

TOWN SQUARE PARK

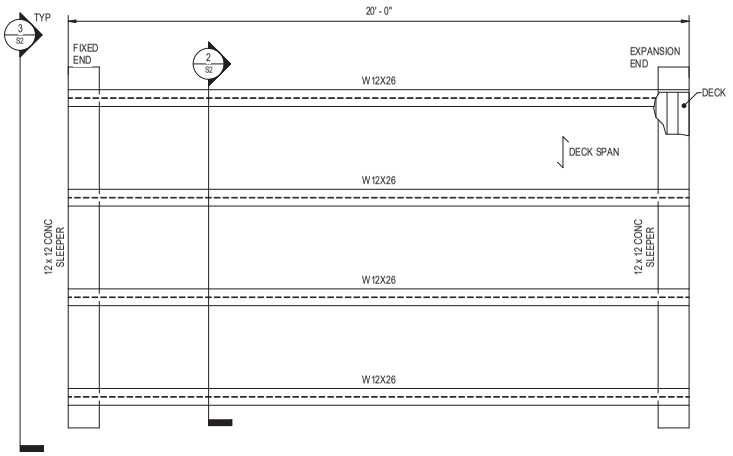
GENERAL STRUCTURAL NOTES AND DETAILS

REVISIONS				
REV#	DATE	DESCRIPTION	BY	CHD

JOB # P25-079	DESIGN SH	CHECKED EH	GRID SW1230
PROJECT STC TSP IMPROVEMENTS			
STATUS NOVEMBER 19, 2025			
SCALE HOR N/A VER N/A			

SHEET S1 of 20

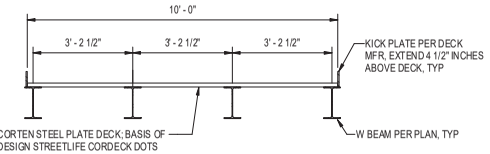
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1 S2 ELEVATED WALKWAY PLAN

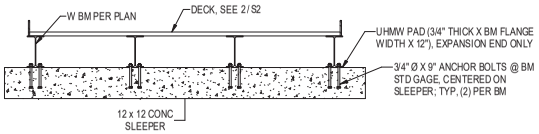
1/2" = 1'-0"

NORTH



2 S2 TYPICAL BOARDWALK SECTION

1/2" = 1'-0"



3 S2 SECTION AT ABUTMENT

1/2" = 1'-0"

ANCHORAGE PARKS AND RECREATION

MUNICIPALITY OF ANCHORAGE

ReidMiddleton

CONSULTANT

SEAL

ORIGINAL TOWNSITE, BLOCK 51, LOTS 2,3,4,6B & 7A, ANCHORAGE, AK. 99501

TOWN SQUARE PARK

ELEVATED WALKWAY DETAILS

REVISIONS	DESCRIPTION	DATE	REV#	BY	CKD

JOB # P25-079
DRAWN BY SH
CHECKED BY EH
PROJECT TSP IMPROVEMENTS
STATUS LDC SUBMITTAL
STATUS NOVEMBER 19, 2025
SCALE HOR N/A VER N/A
GRID SW1200

SHEET S2 of 20

C:\Users\eehamel1\Documents\Town Square Park_Structural_2023_Central_eehamelCX8D6.rvt

DESIGN & GUIDING PRINCIPLES

Town Square Park
Preliminary Design Review

ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

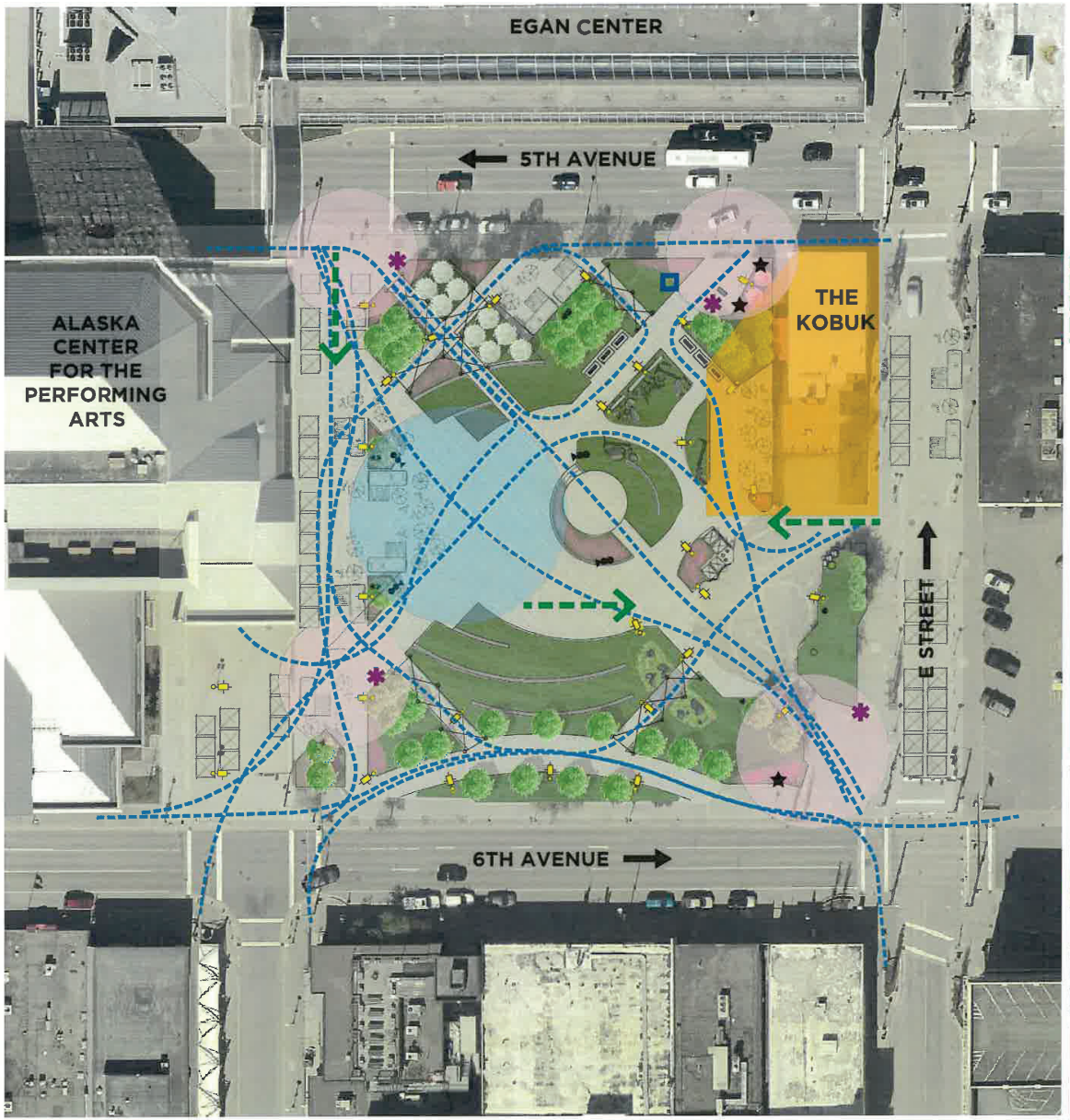
SEPTEMBER 2025

The physical layout and design of Town Square Park influences the overall use, function, and security of the park.

The 2019 master plan proposes design changes that both addresses issues and works to achieve the community's vision for a welcoming, safe, and attractive park.

The September 2025 Preliminary Design builds on the 2019 Preferred Concept, carrying forward the priorities, guiding principles and design elements of the community's vision.





30 15 0 30 60 Feet

NORTH

ENTRANCES/ACCESS POINTS

All corners of the park are important park entrance access points, allowing park visitors to quickly become oriented within the area.

Entrance walkways are wide and provide clear sight lines to locate activities, amenities and adjacent uses along the perimeter of the park, like local businesses.

Open, welcoming entrances include colorful flower beds and Downtown Core Wayfinding information.

- ✱ WAYFINDING SIGNS
- ■ EDUCATION OPPORTUNITY
- ★ MEMORIAL AREAS

The Ruth Moulton memorial plaque mounted on a boulder will remain in the location at the park entrance at 6th Ave and E Street.

The master plan proposes similar boulders with plaques honoring Avis Cupples and Shirley Brundage recognizing their work alongside the Anchorage Garden Club to establish Town Square Park. These are proposed to be installed within a dedicated garden space at the northeast park entrance near the Kobuk, fulfilling Anchorage Assembly AR 2007-216.

PARK CIRCULATION

Walkways throughout the park are designed to encourage visitors to move freely about the park. Clear sight lines and wayfinding help park guests to make decisions about where to go next and bottlenecks are removed by providing multiple, wide walkways.

Likewise, the park is also designed to allow for access for emergency and service vehicles, snow removal, and event support equipment.

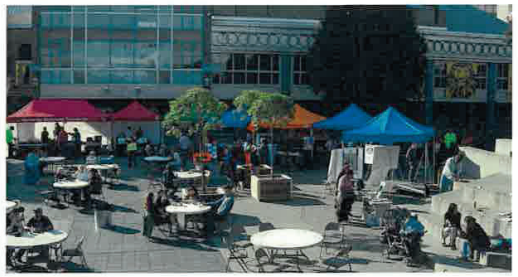
TOWN SQUARE PARK and THE KOBUK

As stated in the master plan, and as a historic property directly abutting the park, The Kobuk is uniquely situated to provide highly sought after concessions to park users. An improved physical and visual relationship helps to support park use and improve 'eyes on the park'.

FLEX AREA

Flexible open space, as provided by the central plaza, is the heart of Anchorage's premier civic space. The Flex Area is large enough to host all-city events such as New Year's Eve Fire and Ice Festival and encourage a range of programmed events such as markets and concerts, gatherings and more.

The surface must be easy to clean and keep snow and ice free. The surface must be strong enough to hold heavy vehicles like snow equipment, emergency and service vehicles while also offer visual interest during quiet moments in the park.



Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

SUPPORT FOR ACTIVITIES

Town Square Park
Preliminary Design Review

ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

SEPTEMBER 2025





EVENT STAGES

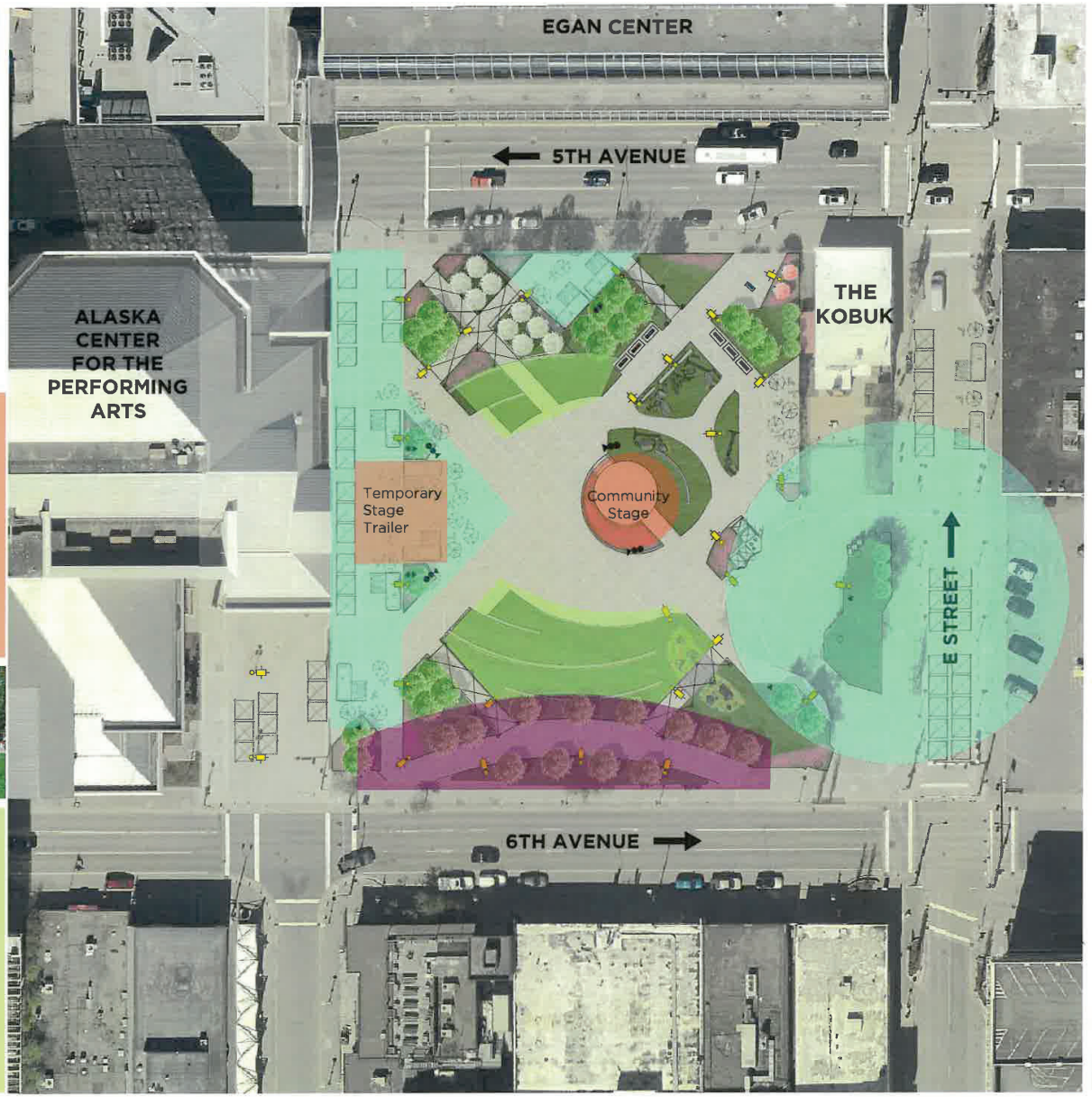
For larger events, temporary stage trailer and tent systems are preferred as they incorporate the equipment needed to showcase the attraction. Temporary stage areas need clearance for setup, supporting equipment, and for safety.

A covered performance space is not currently in the 2025 Preliminary Design budget. In the future, one could be incorporated to cover the central community stage.



NORTH and SOUTH LAWNS

The north and south lawns provide green space for passive recreation such as socializing with friends and enjoying the sun. Park visitors may eat lunch brought from home or a local restaurant outside on a nice day. The space is also suited to event watching, where visitors can sit either on the provided seat walls or set up a chair on the gentle rise. A gentle slope away from the central plaza offers a subtle sense of separation from while also keeping clear sight lines across the park.



30 15 0 30 60 Feet

NORTH



MARKET SPACE & FOOD TRUCK VENDORS

Amenities and space for Market and Food vendors are well-considered in the 2025 Preliminary Design. The Ruth Moulton Plaza and E Street relationship remains unchanged, preserving work from 2008.

Additional market space is proposed along the front of the Performing Arts Center. This helps to activate the area directly in front of the PAC. It also strengthens the F Street pedestrian connection between the Egan Center and 4th Avenue to the North and Delaney Park Strip by way of the Dena'ina Convention Center to the South.

Where the E Street Market is sunny all day, the F Street Market is especially sunny in the morning and during lunch.

A third vendor area is also proposed along 5th Ave, this area could be operated year round under contract by artists or food vendors for additional "eyes on the park".

PEDESTRIAN ALLEE

A pedestrian allee is a tree lined walkway. The 2019 Preferred Concept showed this feature buffering 6th Avenue by diverting pedestrians away from the busy traffic and into the park. The 2025 Preliminary Design keeps both the allee and the existing 11 foot sidewalk to allow for improvements along 6th Avenue in the future.



Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

WINTER DESIGN AND LIGHTING

Town Square Park
Preliminary Design Review

ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

SEPTEMBER 2025

SNOW REMOVAL and STORAGE

Snow removal strategies are important considerations for a winter-city park.

Looking for opportunities to store snow for average years as well as surplus snow helps snow removal crews quickly clear snow from the park, ensuring daily use and safety.

ICE SKATING

Maintaining ice for skating in Town Square is challenging and impedes day-day park use.

The new design provides space for a small ice skating rink if conditions allow and demand remains. Public input is split on this issue, however many believe that there are better places to skate near downtown Anchorage such as West Chester Lagoon and Delaney Park Strip.

HOLIDAY TREE

The 2019 master plan recognizes the importance of a holiday tree at Town Square Park.

In the new design, it is not feasible to keep the existing holiday tree which sits atop the concrete terraced sunbowl, 7' above the central plaza.

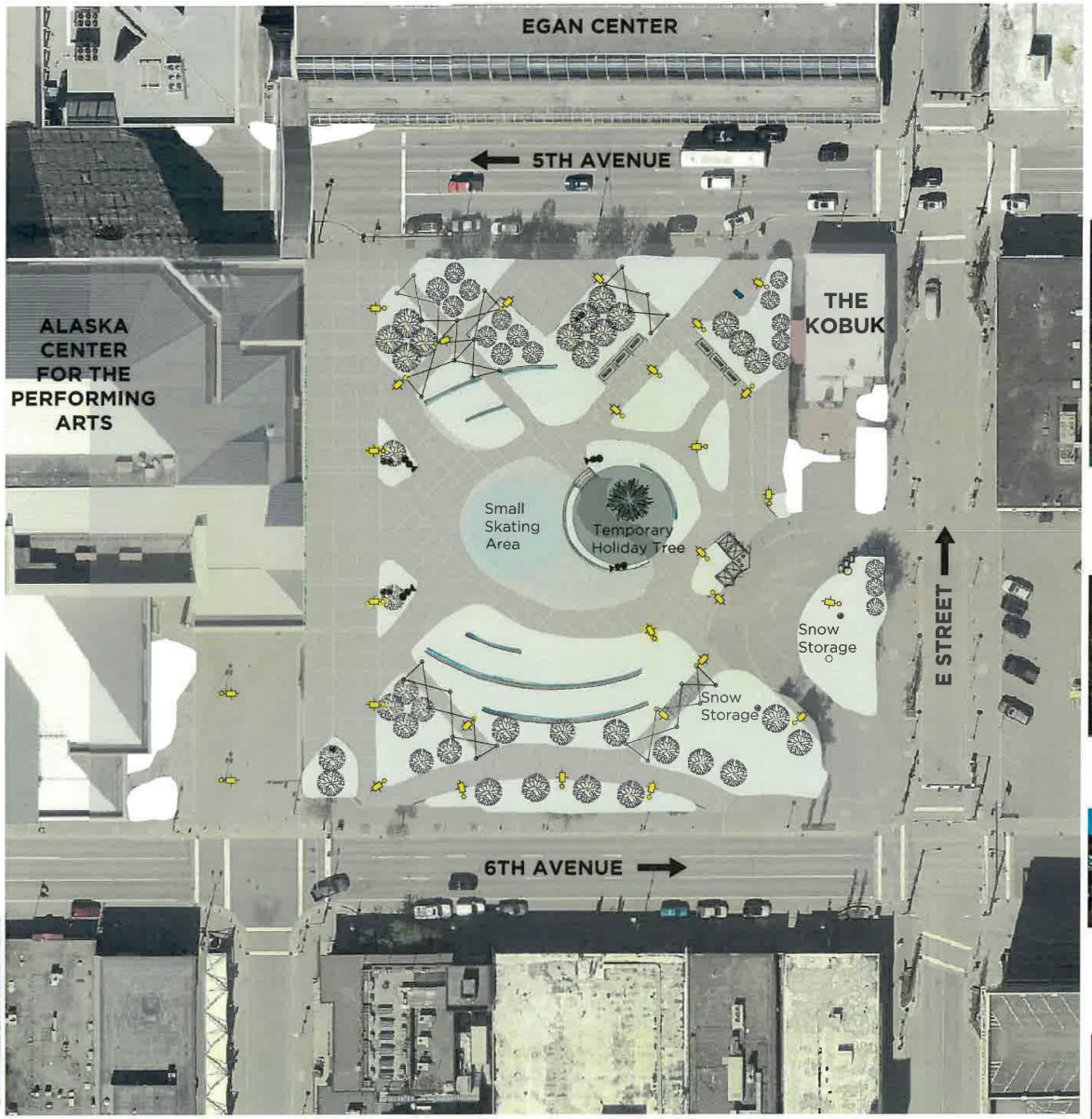
A solution proposed by the master plan is similar to a model of the National Christmas Tree, where a new tree is brought to Town Square Park each winter. Trees could be locally-sourced or donated.



Town Square Park has an existing deep, in-ground tree-stand with a decorative cover.

Temporary HOLIDAY TREE





30 15 0 30 60 Feet

NORTH

COMPREHENSIVE SITE LIGHTING

As part of the base bid, a full site lighting plan is proposed to include pedestrian light poles and architectural flood lights to illuminate the park for year-round use and safety.



ADDITIONAL and DYNAMIC LIGHTING

Future upgrades are anticipated and electrical services are planned to be provided for future lighting such as overhead string lights and lighted focal points.



Additional elements being considered include integrated bench lighting and artistic, vertical elements for the iconic site features.



Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

ICONIC & MEMORABLE ELEMENTS

Town Square Park
Preliminary Design Review

ANCHORAGE PARKS AND RECREATION
HEALTHY PARKS, HEALTHY PEOPLE

SEPTEMBER 2025

LEGACY DONOR NAMES SOLUTION

The 2019 master plan proposes re-locating bricks into low retaining seat-walls at the entrances of the park. Donor bricks are a valued element of the park, yet many are damaged, illegible or missing. At this time, it is envisioned that donor names and messages be recorded in a different way - on a series of lighted structures for example - or perhaps in a way where more names can be added over time.

Bricks may be returned to donors if desired and feasible. There are ~13,458 bricks.

FORGET ME NOT



Statement and imagery provided by local artist Sebastian Garber.

"Anchorage Alaska, a place unforgettable with a town center of full of character and multiple cultures.

		NOW + FUTURE
GOLDRUSH	ITKAPUK	ARCTIC INNOVATION
PIPELINE	KHLONDIKE	OUTDOOR REC TOURISM
CAPTAIN COOK	SETTLER POV	CULTURAL TOURISM

ICONIC FEATURES & FOCAL POINTS

The 2019 Master Plan points to an Athabaskan seasonal round for the inspiration for an iconic focal point.

In 2025, we aim to look forward, advancing our worldview beyond Alaska's stereotypical identities. This allows us altogether to anchor ourselves to place, celebrate all cultures towards an educational, caring future.

Additional input for an art strategy is also looking to the completed work by a steering committee of local and Indigenous artists for the Downtown Core Streets Streetscape Plan in 2007.

Placeholders for these elements are identified as part of the Playful Area, an Entrance Feature and a Central Iconic Focal Point All locations will have electrical service allowing the features to incorporate creative lighting.



30 15 0 30 60 Feet

NORTH

Annual Flower Displays installed by Anchorage Parks & Recreations Horticulture team continue to be one of the most celebrated, memorable features of the park. Coordination with horticulture will be an important part of balancing this feature with the resources of the department. Photos below show the park in July 2003.



PLAYFUL AREA

The 2019 master plan suggests a modern and attractive play area to create a destination for families within Town Square Park.

In 2025, the design proposes a playful area for all ages. Artful, colorful covered swing benches look into the park, providing a place to go, people watch, drink coffee or meet friends.

Commercial grade swing benches with custom designed canopy to integrate with the Downtown Wayfinding graphic storytelling.
Early concept by local artist Sebastian Garber.



Central to the park and situated near the Kobuk, the playful area provides an opportunity for a gentle photo-interaction, playful experiences and positive activities for everyone.

Currently, the design proposes an Alaskan Gravel Bar or Coastal Beach theme with large driftwood, boulders, beach grass and other native plants, reminding us that we are a coastal city.



Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

FREQUENTLY ASKED QUESTIONS

Town Square Park Preliminary Design Review

SEPTEMBER 2025

IS THERE A LONG TERM STRATEGY FOR UPKEEP AND MAINTENANCE?

"A comprehensive and sustainable management approach is needed to ensure the long-term success of Town Square Park. Residents and businesses alike recognize that Town Square Park is more than just a park, it is an important civic and cultural institution with the potential to be a catalyst of economic development downtown." 2019 Master Plan, p.87.

A lasting management structure is needed, and numerous examples exist in other cities around the world, where a non-profit management entity, partners with the city to host, maintain and seek sustainable funding for ongoing operations of the park.

WILL THERE BE PUBLIC RESTROOMS IN THE NEW PARK?

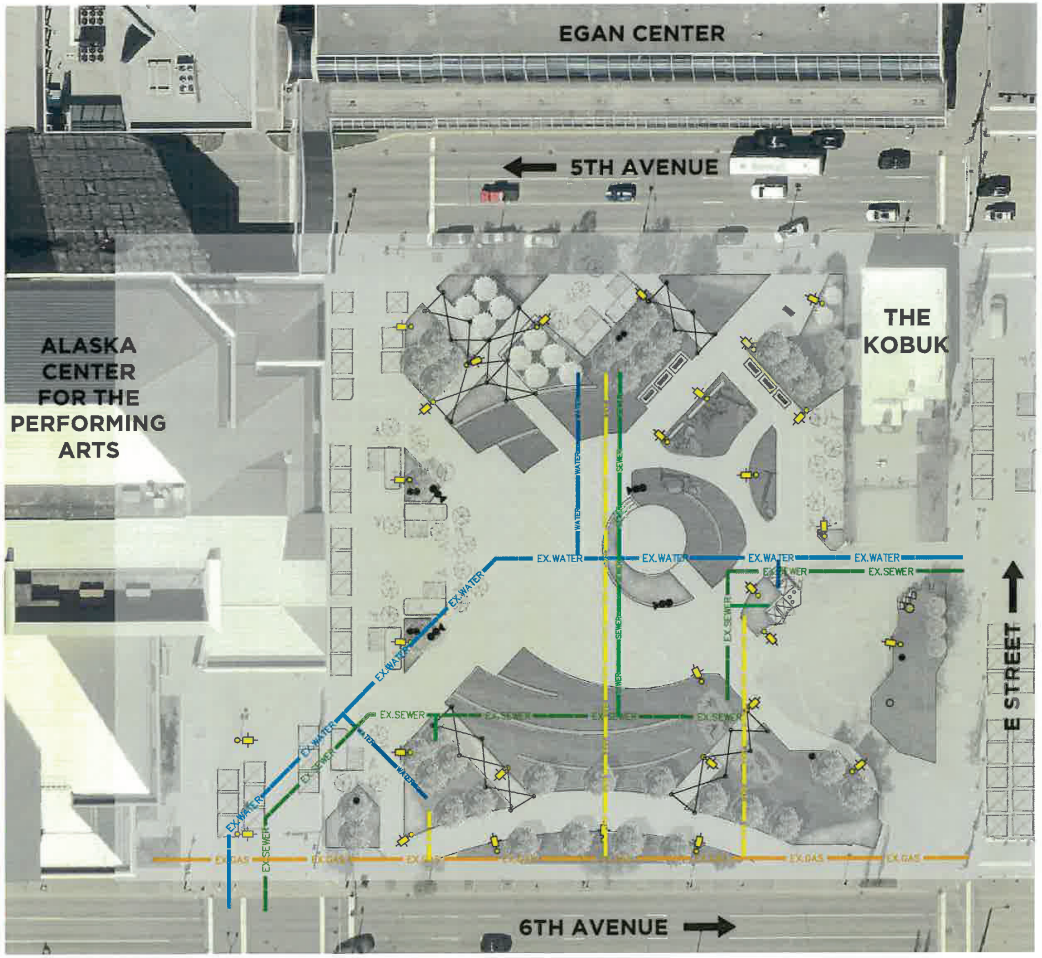
For now, portable restrooms will be provided in the park. This solution is identified as the most economical solution in the 2024 Anchorage Areawide Public Restroom Project report.

Additionally, the Anchorage Municipal Charter, Sections 20.01.-20.04, stipulates the dedication of Block 51 as Town Square Park and limits the placement or erection of any new buildings on Block 51.

A restroom is considered a building.

WILL THERE BE FIRE PITS?

Permanently installed natural gas fire-pits are not planned for this project but gas line extensions are being considered.



30 15 0 30 60 Feet

NORTH

LEGEND

- Pedestrian Light Pole
- Architectural Flood Light
- String Lights - Future Upgrade
- Secure Power for Events and Vendors
- Portable Restrooms

POSSIBLE UTILITY EXTENSIONS

MORE ABOUT UTILITIES & POWER

While permanent buildings are not currently permitted in Town Square Park, we understand that future uses may benefit from access to utility services.

Part of the long-term park activation strategy involves exploring future utility connections. Utility locations shown are approximate.

	EXISTING UTILITIES	POSSIBLE FUTURE CONNECTIONS
Water	EX.WATER	WATER
Sewer	EX.SEWER	SEWER
Gas	EX.GAS	GAS

Improving power loads for the park is part of site electrical and lighting.

Irrigation is a separate water service.

ARE ANY EXISTING TREES GOING TO BE PRESERVED?

Trees are an important part Town Square Park's identity.

While all existing trees will be removed due to the extreme changes to the mounds that will help to improve sight lines, accessibility and utility changes, the plan is to keep the smaller, more recently planted trees and replant them in the park or on other park projects.

In earlier concepts, some trees were proposed to remain in place. However, providing for future uses and park activation are also important strategies for a safe and vibrant town square.

New tree plantings aim to balance safety, wind, shade and sun, as well as giving space to each tree to reach it's full width and height. The master plan recommends a mix of non-invasive and native species; predominantly deciduous trees. Deciduous trees are preferred as they offer seasonal color and movement, and have branch structures that allow for clear sight lines.

WHAT IS THE PLAN FOR THE DONOR BRICKS?

The donor bricks will be removed and offered back to the donors. All the names, organizations and their messages are recorded, and the intent is to incorporate this as text into vertical elements. Many of the ~13,458 bricks are lost, broken or becoming illegible due to age so it's time for an upgraded solution. The full solution is currently under development.

WILL ADA DROP OFF ACCESS BE PROVIDED TO THE PAC?

Formal plans for passenger drop off and loading for the performing Arts Center are subject to review and approval by the Planning department, in conjunction with the Traffic Engineer, and subsequent review and approval of the Planning and Zoning Commission.

Likewise vehicular access into the formerly platted F Street are subject to the review and approval of the Planning and Zoning Commission.

The 2019 Master Plan and preferred concept were approved without showing vehicular access and passenger loading and drop off to the PAC, siting that this issue would need to be addressed by Planning and Zoning and abide by the Planning and Zoning Commission Resolution 81-104C.

The proposed 2025 Preliminary Design is designed to serve the park's needs first and foremost and seeks to follow the direction of the 2019 Master Plan while not precluding PAC access.

Long-range plans for bi-directional, lower speeds for 5th and 6th Avenue are being evaluated, and new drop-off patterns to the PAC could be possible with these changes.

Questions or Comments?
www.muni.org/parks

Scan the QR Code to visit the Project Website to learn more and access the comment form.

Attachment 3.

Comments

Case 2025-0142

Correspondence

RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations
1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

November 17, 2025

RECEIVED
NOV 17 2025

To: Anchorage Urban Design Commission

From: Rabbit Creek Community Council

Subject: Case #2025-0142 Town Square Park Major Site Plan Review

Town Square Park (TSP) is significant for visitors and all residents. It is a key, central site for special events, summer flowers, and major community events like holiday tree lighting and New Year's Eve fireworks. Thus, the Rabbit Creek Community Council has reviewed the Town Square Park Major Site Plan Review, in consideration of the TSP master plan (MP) and by a vote of 17 ayes, 2 nays, and zero abstentions approval to submittal of these comments.

This major site plan review is to implement several goals from the TSP master plan (MP) in conjunction with funding provided by the 2025 bond approved by voters. These include maintaining the flowers, ensuring the park is safe, as well as addressing concerns there is too much 'hard scaping.' Features we support and our recommendations follow.

- **Grassy seating**. Families like softer, grassy seating which is a favorite with children. Our recommendation is to retain this feature of the park.

- **Large flower plots**. Residents and visitors are drawn to the variety and large clusters of annual flowers by the Municipality's horticulture department. Currently these flowers are clustered in large sections of the park. The smaller plots shown on the site plan would be harder to maintain and not as attractive. Our recommendation is to keep the flower plots large.

- **Native landscaping** (e.g., Fireweed, Lupine) described on page 14 of the application would <u>not</u> be a desirable addition; it would detract from attention grabbing annual flower plots. Moreover, native plants can easily get out of hand, thus creating a maintenance issue.

- **Deciduous/evergreen trees**. Replacing all trees with mainly deciduous types as described on page 14 of the application (under "On-Site Landscaping") would leave the park bare in the winter and is less desirable than having native evergreens to provide year-round greenery. We recommend that greater attention be paid to retaining at least some of the established evergreens; it will take years and is costly to replace their growth. The plan also recommends lowering the landscaping mounds to 3 feet. This will result in greater traffic noise throughout the park, which will drown out music from conversations and concerts. We recommend maintaining mounds at heights higher than 3 feet. The planned new entrances should allow for viewing into and safety within the park.

- **Donor Bricks.** Whereas page 3 of the Site Plan Application says that donor bricks will be removed, it does not clarify what will happen with them. We concur with the statement on page 3 from the 4-21-15 Stakeholder Advisory Group (pg 21 of application) that "Donor names (bricks) need to be incorporated into the design." Moreover, planned improvements provide a new opportunity to add donor bricks, providing some revenue. Anchorage has thousands of new residents since the initial bricks were donated in the 1990s and this is an opportunity to welcome them, and others, to become 'part' of the rejuvenated park.

- **Commercialization** of the park has been a concern since the 1980s. Vendors can negate from the long-held goal to keep the park a downtown green area. Non-permanent street vendors kept to the edges of the park and on adjoining public spaces provide options for people to enjoy eating in the park and add to the festivity and features of events. While potential revenue from rental spaces may appear desirable (page 22, Advisory Group 4-21-25) to address always present funding issue (e.g., for maintenance), commercialization is not in keeping with the park's purpose and should be kept to a minimum as it would detract from the park as a spot of quiet, urban greenery. In sum, (1) any vendors should be related to the social use of the park, such as eating or whatever recreation or special event is occurring; and (2) do not create a 'pay to stay' requirement by allocating areas for seating to vendors.

- **No special treatment** for adjacent businesses (e.g., incursions for seating/landscapes). These businesses benefit from its existence, yet none should receive special considerations, such as landscaping or café seating in the park adjacent to their building (pp. 22 and 188 of application).

- **No permanent structures** should be added (e.g., no proposed roof for swing benches). The park is dedicated in the municipal charter with conditions, such as limiting permanent structures. However, the site plan includes features that appear to be permanent, such as a roof over the swing benches (pg. 207 of application).

- **F St as 'festival' street**. E Street, a major traffic corridor, is mentioned as a 'festival street' to be closed down for events including TSP. Because E Street is a major traffic corridor, F Street should be considered the preferred location for a festival street because it has little traffic and leads directly to the park.

- **TSP is dedicated land.** The 2019 Town Square master plan did not address a passenger drop off zone for the Performing Arts Center and neither does this site plan. The former F Street corridor is often discussed as a potential site. The Planning and Zoning Commission Resolution No. 81-104C, Final Conditional Use for the PAC says that "concerns with loading and drop off have been resolved." Everything outside the foundation of the Performing Arts Center is TSP, a dedicated park. No part of it should be considered for passenger drop offs. A public vote would be needed to change this designation.

Thank you for considering our comments.

Sincerely,

Tim Alderson, Chair

cc: Taylor Keegan, Anchorage Parks & Recreation
Shanna Gamble, Director, Anchorage Parks & Recreation
Onna Martin, The Boutet Company
Zac Johnson, Anchorage Assembly
Keith McCormick, Anchorage Assembly

Municipality of Anchorage
Project Management and Engineering
MEMORANDUM

DATE: November 12, 2025

To: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Case 2025-0142: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the December 10, 2025 Urban Design Committee hearing:

- 2025-0142 - Lots 2, 3 & 4, Block 51 Anchorage Townsite; Lots 6B & 7A, Block 51 Anchorage Original Townsite (Plat 84-335);
    - Based on the plans submitted this project likely qualifies as a “Medium” or “Large” project as per Section 3 of the Anchorage Stormwater Manual (DCM Ch.2). How will the project satisfy the stormwater treatment and extended detention requirements of Section 3? (i.e., Water Quality Treatment Sec. 3.3.2.1, Extended Detention Sec. 3.3.2.2, and Detention and Peak Flow Control Sec. 3.3.2.4 and 3.3.2.5.
        - If the application of Green Infrastructure for this project is deemed infeasible, please provide a Green Infrastructure Feasibility Form (DCM Ch.2 Appendix L) stating the constraining elements that prevent the use of or severely restrict the overall function and benefit of Green Infrastructure techniques (DCM Ch.2 Sec. 3.3.2.1).
    - Are the “Landscape Depression” areas shown on the Site Plan (Sheet C1) intended to be used for stormwater infiltration, and if so are there any plans to amend the soil in these areas to promote infiltration or any planned subdrains or connections to storm drains?

Kimmel, Corliss A.

From: LaFrance, Paul J.
Sent: Wednesday, November 12, 2025 2:40 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Hatcher, Paul A.
Subject: RE: 2025-0142 Request for Reviewing Agency Routing

Private Development has no comments on Case 2025-0142.

Thank you,

Paul LaFrance, PE
Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, October 22, 2025 2:58 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Hatcher, Paul A. <Paul.Hatcher@anchorageak.gov>
Subject: 2025-0142 Request for Reviewing Agency Routing

Hello all! Attached please find our Routing Coversheet for the above referenced Case 2025-0142 (Major Site Plan Review-Town Square Park 2026 Improvements Project) which is scheduled for a Public Hearing before the Urban Design Commission on 12/10/2025. Routing material can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0142 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

https://www.muni.org/CityViewPortal/Planning/Status?planningId=18337.

Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department

TRAFFIC ENGINEERING

MEMORANDUM

DATE: November 12, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2025-0142 **Lots 2, 3 & 4, Block 51 Anchorage Townsite; Lots 6B & 7A, Block 51 Anchorage Original Townsite (Plat 84-335)**

Traffic Engineering has no objection or comment.

Kimmel, Corliss A.

From: Mayer, Jennifer (P&R)
Sent: Monday, November 10, 2025 3:26 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0142 Request for Reviewing Agency Routing

Good afternoon,

The MOA Parks and Recreation department has no comment on case 2025-0142 as our planners are currently working with Paul Hatcher on this project.

Thank you for the opportunity to comment,
Jennifer

Jennifer A. Mayer
Land Administrative Coordinator
Municipality of Anchorage Parks and Recreation
P 907.343.4503 W www.muni.org/Parks

Kimmel, Corliss A.

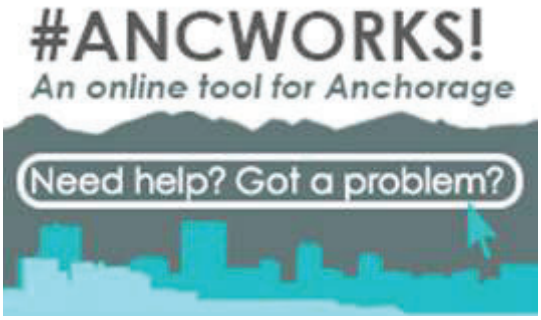
From: Walters, Michael S.
Sent: Monday, November 10, 2025 6:13 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0142 Request for Reviewing Agency Comments

ROW has the following comments for case number 2025-0142:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office:907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



METROPOLITAN PLANNING ORGANIZATION
MEMORANDUM

DATE: 11/7/2025
TO: Corliss Kimmel & Lori Blake, MOA
THROUGH: Aaron Jongenelen, AMATS Executive Director/MPO Coordinator
FROM: AMATS Staff
SUBJECT: Comments on Cases 2025_0142

Please indicate where bike parking is on the site plan. While there are some bike racks outside the park, people will prefer to keep their bike near them where they can see them. It would make sense to provide bike racks at the "expandable event area" on the west side of the park, as well as at the "café seating" near the Kobuk, for starters. We would recommend following the dimensions specified in Title 21, even though parks are not required to do so, as those dimensions were carefully selected to maximize usability and security of bike racks. Town Square Park (or the adjacent parking lot) would also be an excellent central, high-use location to test/demonstrate bike lockers if that might be possible.

MEMORANDUM

DATE: **November 3, 2025**

TO: **Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division**

FROM: **Kaleigh Jones, Engineering Technician III, Planning Section, AWWU**

RE: **Zoning Case Comments**
Decision date: December 10, 2025
Agency Comments due: November 12, 2025

AWWU has reviewed the materials and has the following comments:

2025-0142 **Lots 2, 3 & 4, Block 51 Anchorage Townsite; Lots 6B & 7A, Block 51 Anchorage Original Townsite (Plat 84-335) - Request for Major Site Plan Review for 2026 Town Square Park Improvements Project**

1. AWWU water and sanitary sewer services availability is currently under review. Please contact AWWU Planning to discuss options.
2. AWWU has no objections to this site plan review.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to planning@awwu.biz.

THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

October 31, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2025-0125 – 8008 Peck Ave Site Plan Review**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2025-0142 – Town Square Park Major Site Plan Review**
  - DOT&PF requests that as part of this project the sidewalks along 5th and 6th Avenue be evaluated, repaired, and upgraded to meet ADA requirements and address any safety concerns, as per Title 21 requirements.
  - Section 3 General Site Plan Review Standards, 1. The site plan is consistent…5th bullet: "*And additional food truck vendor area is also planned along 5th Ave to provide another activation spaces and "eyes on the park".* Please be aware that vendor encroachments into the 5th Avenue Right of Way cannot be permitted and must remain wholly within the park property.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Thursday, October 23, 2025 12:05 PM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: FW: 2025-0142 Request for Reviewing Agency Routing
Attachments: 2025-0142 Routing Coversheet.pdf

No Addressing comments.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Wednesday, October 22, 2025 2:58 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; Hatcher, Paul A. <Paul.Hatcher@anchorageak.gov>
Subject: 2025-0142 Request for Reviewing Agency Routing

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https://www.muni.org/CityViewPortal/Planning/Status?planningId=18337.

Planning Department
MUNICIPALITY OF ANCHORAGE

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