

DCM 3 Public Review Draft
Comment Summary 2025

DCM 3 UPDATE			
Section	Article	Comment	Response
DCM 3	General	<p>Thank you for the opportunity to comment on the Design Criteria Manual Chapter 3 .</p> <p>Overall there are many excellent additions, in particular the support for street trees and the traffic calming and overall positive benefits they provide. My comments address some of the specifics that I think could be improved to realize the best streetscapes.</p>	<p>Thank you for the time and depth of your review. As a group committed to planning, designing, constructing, and maintaining our public spaces, we share your appreciation.</p>
DCM 3	General	<p>This chapter should contemplate and endorse the use of vegetation in the right of way for more specific traffic calming uses, such as pinch points, parking space curb extension, and other methods of horizontal traffic calming. Anchorage has an existing example in the “bean” located in Airport Heights. Consider adding a section to clarify best practices for vegetation integrated in traffic calming.</p> <p>The inclusion of vegetation in a pedestrian refuge is positive, but the DCM should more specifically imagine how Anchorage can deploy vegetation in traffic calming uses that are being done across the country currently.</p>	<p>Vegetation plays a vital role in supporting traffic calming, but its use has varied considerably by MOA Traffic preferences over the years, levels of neighborhood engagement, and maintenance commitment. No revision.</p>
DCM 3	General	<p>Overall, this document should include a description and endorsement of a simpler model of buffer, street trees, and snow storage: the “boulevard” of 5+ feet that serves all three uses and is widely deployed all across snowy midwestern cities. The Minneapolis 2021 street design guide includes strong guidance on this common pattern.</p> <p>“Every effort should be made to include 5’ of space on both sides of the street to support healthy street trees, green stormwater infrastructure, and space for snow storage”</p> <p>Edmonton’s guidance refers to this space at the “furnishing zone” and calls it the “the preferred location for snow storage.”</p> <p>In Anchorage, the collector and other low speed roads, the snow storage and street tree zones should be frequently combined into the “boulevard” model that serves both purposes, requires less space, and sites the street trees in the appropriate locations. Anchorage’s “best” urban neighborhood streetscape of South Addition (imaging G street near the park strip) has this boulevard pattern, and people pay huge sums of money to live in it. Anchorage should aim to create more South Addition style streets, but a strict reading of the clustering requirements in this chapter would prohibit them</p>	<p>The organization of chapter 3 follows similar format found in other DCM chapters, thus making it easier for users to cross-reference. See other responses on snow storage clearance, municipal forestry, clustering, tree spacing, and tree locations at edge of ROW. Revisions to this draft have included design guidelines to incorporate more landscaping in buffer zone using clustering.</p>
DCM 3	3.4 C Landscaping in Urban/Class A Areas and 3.4D Landscaping in Rural/Class B Areas.	<p>This chapter does not include any guidance on landscaping for neighborhood/local roads. I recommend clarifying where that guidance exists or creating a section in this chapter. Snow storage, street trees, and vegetated buffers between sidewalks and streets are what elevate neighborhood streets and allow kids, elderly people, and anyone else to successfully navigate local streets.</p>	<p>Local roads have many driveways, creating a conflict between landscape and sight triangles. Emphasis on preserving existing vegetation. DCM can't be too prescriptive because context is key, especially with local roads. "Neighborhood Rd." could be any classification and are currently being shown.</p> <p>Revised to include local road and that due to frequent driveways and associated sight distance triangles that landscaping is not often included. When it is it should be adapted to local context and preserve existing vegetation.</p>
DCM 3	General	<p>Add a refence to 1% for Art</p>	<p>Reference added to 3.2B Anchorage Municipal Code (AMC).</p>

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DCM 3	General	Add reference to Clear Zone early in section; " All landscape and streetscape amenities should be out of the "Clear Zone," as defined in Chapter 1."	Added section in 3.4A New Landscaping to reference DCM Chapter One and need to coordinate with engineer that no site elements are hazards.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	1st paragraph, 2nd sentence: Leave as "other adopted plans," without the 's', it sounds a bit off.	Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Promote Safety, 3rd bullet: I would strike "pedestrian amenities" as this chapter is specifically talking about landscaping, would be better to focus on that.	Pedestrian Amenities are included in this chapter and a part of streetscapes. No Revision.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Promote Safety, 4th bullet: I recommend describing how landscaping features could result in "clear and intuitive wayfinding," as this connection is not clear (at least to me)	Clarified that wayfinding includes signage, amenities, and landscape features, and contributes to place making and space delineation. Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 1st bullet: I think this sentence is a too vague for this chapter. This could apply to designing streetscapes more generally, and doesn't focus on the subject matter of this chapter (landscaping)	Streetscapes, including landscaping and pedestrian amenities, do contribute to or hinder equality. No revision.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 2nd bullet, 1st sentence: strike out "future"	Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 2nd bullet, 2nd sentence: say "climate change impacts" or "effects"	Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 2nd bullet, 1st sub-bullet: I know this term is defined in the glossary, could there be a way to reference it as being in the glossary so people can go straight there?	Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 2nd bullet, last sub-bullet: The noise pollution issue is touchy. You need a lot of trees to get larger noise pollution dampening effects. I recommend providing a citation here to keep it in and relevant to this section	Revised.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 3rd bullet, 2nd sub-bullet: Perhaps worth updating this reference. Lots of cool research coming out for community forestry, perhaps another study has looked at increased sales as related to trees in the last 5-7 years	Updated with a more recent study, however, the newer study references the original research cited in the DCM.
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Improve Function, 5th bullet: Love this!! This succinctly refers to the "community" in community and urban forestry	
SECTION 3.1 PROJECT PLANNING	3.1 B Decision-Making	Durability, 4th bullet: I would be more specific here to what 1) actually happens, and 2) what feasible improvements could take place to check and reject unsuitable plant materials	No revision. Inspections are per M.A.S.S.
SECTION 3.1 PROJECT PLANNING	3.1 C Design Variances	1st paragraph, 2nd sentence: This would be a good thing for an urban/community forester or municipal arborist to do, someone with training in the field to approve changes	Project Engineer may consult with others on team but ultimately remains responsible for any field change. Consultants and trained staff are occasionally consulted for these changes. No revision.
SECTION 3.1 PROJECT PLANNING	3.1 C Design Variances	1st paragraph, last sentence: Should this process should be in code as the required landscaping is in Title 21? Or are we speaking more to substituting tree species, which can be managed with permits review?	This is not code-required landscaping, and the design variance process is consistent between chapters. No revision.
SECTION 3.1 PROJECT PLANNING	3.1 C Design Variances	1st paragraph, 1st bullet, last sentence: Why are we giving someone permission to not meet the standard of the code before reviewing a plan? I recommend having the applicant seriously attempt to meet the standard of the code first before asking for a variance	This is not code, but guidelines. In practice, the designer will try to meet the code, and variances are for situations where they can't be met. No revision.

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SECTION 3.2 LANDSCAPE CODES, POLICIES AND REVIEW PROCESSES	3.2 A Reference Plans	Consider a generic reference here so when the Land Use Plan is updated, this reference is still applicable. E.g. "Current Anchorage Land Use and Comprehensive Plan"	Revised.
SECTION 3.2 LANDSCAPE CODES, POLICIES AND REVIEW PROCESSES	3.2 B Anchorage Municipal Code (AMC)	Municipal Policies and Standards, last sentence: Might be worth adding some Planning Department contact info here. It doesn't totally fit into this section, but providing the front desk number for any questions to the Planning Department may be helpful -- 907-343-7943	Revised with recommendation to contact department without number to prevent future outdated info.
SECTION 3.2 LANDSCAPE CODES, POLICIES AND REVIEW PROCESSES	3.2 B Anchorage Municipal Code (AMC)	Is authority for UDC the same as previous version?	Yes, it is referenced in section 3.2B.
SECTION 3.2 LANDSCAPE CODES, POLICIES AND REVIEW PROCESSES	3.2 C Landscape Review Process Overview	1st paragraph, 3rd sentence: Would be worth adding this process is spelled out in Chapter 3 of AMC Title 21 (although there are often code changes, I would say it's unlikely for a whole chapter to be changed, so the reference here would be valuable and not subject to sudden changes)	Relevant code is listed below. No revision.
SECTION 3.2 LANDSCAPE CODES, POLICIES AND REVIEW PROCESSES	3.2 C Landscape Review Process Overview	2nd paragraph, 1st sentence: Great references -- thank you!	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	1st paragraph, 2nd sentence: Very important to mention wetlands have regulations and permitting requirements from the Army Corps of Engineers and the MOA. Refer to the Anchorage Wetlands Management Plan to see if mapped wetlands exist on a site.	Already listed in 3.3A of DCM Chapter 3. No Revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	2nd paragraph, 1st sentence: Add information about windbreak opportunity when evergreens are located on the north sides of properties	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	2nd paragraph, 1st sentence: I wouldn't say "control erosion" I would say "reduce erosion"	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	2nd paragraph, 1st sentence: change to "effects"	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	2nd paragraph, last sentence: Missing a period	Revised.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	Early Site Assessment, 3rd paragraph, 1st sentence: Are there any standards of review for these documents? are they even required to be reviewed? For example, if a builder shows trees on a site plan, throws a TPZ around them, but doesn't provide DBH, species, etc., is someone able to ask for that? To verify necessary protections will occur to meet landscaping criteria and tree health? Also, is this fencing being inspected?	Anchorage has not developed a formal standard or adoption for review other than what's identified in MASS. Municipal projects in the ROW would adhere to those standards during construction. If TPZ and other standards are identified in the contract documents then enforcement should address conformance. The development of a municipal forestry department would foster needed development of these protections. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 A Preservation and Protection of Existing Vegetation	Wetland Protection, 4th sentence: "and Planning Department" -- no longer have the general permit from Army Corps, Long Range Planning is now working on wetlands permits in addition to whatever is needed by the fed	Kept general for planning department in case responsibility shifts in future. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, 1st paragraph, 4th sentence: Shouldn't be deeper, should be wider. Utilizing structural soils that can handle compaction and provide more macropores for roots to grow out rather than hoping they grow down.	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, 3rd paragraph, 1st sentence: That isn't deep enough -- a root ball for a three inch caliper tree could be at least 18inches... need more like 2' soil depth at minimum, like 3' max	Most trees specified for projects call for 2" caliper which per ANSI Z60, latest edition (Z60.2-2025) the minimum rootball depth for a Type 1 Shade Tree is 14 3/8" and 15 5/8" for a Type 3 Small Upright Tree. Depending on the plant selection, landscape designs may specify and adjust planting depth.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, Tree Planting Bed Size and Shape, 2nd bullet, 2nd sentence: True, but the rootball might be taller than 18'....and are landscapers going to knock off additional soil from the bottom, or take an easier route and plant the tree too high (i.e. above final grade, likely without the trunk flare exposed)...I would consider a max depth of 3' so (hopefully) the bottom of the rootball wouldn't need adjustment and just exposing the root flare on the base of the truck would occur for prep prior to installation	Site observations indicate that the landscaper digs deeper in these cases, though the comment does underline the importance of inspection. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, Tree Planting Bed Size and Shape, 2nd bullet, 3rd sentence: Yes!! Creativity underground is key	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, Soil Volume Recommendations for Trees Based on mature DBH, last paragraph, 2nd sentence: "...are pest, disease, and injury free" Trees can get beat up during transport or installation, with trunk wounds, branches being torn off, etc.	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	1. Planting Bed Sizes, Shapes, and Location, Change Soil Volume list to a table	Revised.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	2. Clustering Plantings Along Roadways, 1st sentence: Love this -- this addresses concerns of snow storage and biologic benefits of roots being close together, amending the soil to their benefit. I might suggest, rather than shrubs, tall grasses and perennial flowers with depth penetrating roots -- which I see is recommended later, thank you!	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	<p>2. Clustering Plantings Along Roadways: I recommend revising the guidance on clustering trees Page 3-15</p> <p>"Grouping trees and shrubs in planting beds rather than dispersing them evenly along the roadway can minimize conflicts with plowing and snow storage while increasing efficiency of maintenance (Figure 3-1)."</p> <p>Regular spacing is necessary for street trees to provide their core benefits of traffic calming, visual narrowing, and protection for drivers and pedestrians . Adequate gaps are of course needed for snow storage, utilities, and other needs, but regular spacing is part of what makes street trees beneficial.</p>	<p>Tree-lined blocks can be found in Anchorage, but our current maintenance capabilities cannot support a large-scale effort, and our winter maintenance needs require clearance where feasible for safe and cost-effective snow removal. The cluster strikes a balance between Street Maintenance's need for snow storage clearance and the public benefits to safety, health, and well-being provided by landscape improvements.</p> <p>As regards to regular or continuous spacing along the block, without subsequent tree care, the textbook spacing quickly becomes irregular and unkempt because of tree mortality. Clusters and trees at edge of ROW offer easier maintenance (Parks and/or adjacent owner) and increase soil volume vital to long-term tree health. No revision.</p>
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	<p>2. Clustering Plantings Along Roadways: Figure 3-1: Clustered Plantings shows a pattern of 150 feet (minimum) for snow storage next to a 40 foot (max) clustered planting section. I recommend that the DCM clarify how this graphic's guidance is applied. Is it a pattern that must be achieved in a project? On a per block basis? There are nor references to this in the DCM's text, only in the image. Further, this pattern as described only allows plantings along 21% of the ROW length (40 feet of 190).</p> <p>The 150' minimum clear spacing for snow storage (on page 3-16) should be revised lower or eliminated. Requiring spans of half of a football field effectively eliminates the potential of landscaping or trees in the most effective location: between the sidewalk and the road .</p> <p>The 2021 Minneapolis street tree guide does not specify spacing or clustering. Rather, it creates specific buffer recommendations to things like utility poles, driveways, etc.</p> <p>I suggest the DCM remove this specific guidance on clustering to create a more permissive standard. While there may be some complication on particular snow hauling practices, " dispersing them evenly along the roadway" provides the benefits of street trees that this guide describes. Anchorage's use of "gates" in snow plowing allow for excellent integration with street trees. The dispersed pattern of trees lining a road is what creates the visual effect of narrowing for the traffic calming benefit. An overly clustered pattern eliminates that visual effect.</p>	<p>Text has been added to clarify the intent of the clustered plantings. Objects including trees, signs, and light poles located between the vehicle traveled way and the pedestrian facility (or buffer area) have a severe negative impact on the efficiency of snow removal operations. The equipment used to remove the snow from the buffer area during hauling operations must negotiate around the obstructions which results in a significant delay when many obstructions exist. Additionally, closely spaced trees spread maintenance such as watering out over long distances while clustered plantings concentrate those maintenance activities. To provide adequate soil volume to support tree health in the limited space in the buffer area, expensive soil cells may be needed. The cluster strikes a balance between Street Maintenance's need for snow storage clearance and the public benefits to safety, health, and well-being provided by landscape improvements. Designers have other options beyond landscaping available to achieve traffic calming where it is needed for safety.</p> <p>Like Minneapolis, Calgary, and any municipality, Anchorage must consider the local factors and conditions that enable it to serve the public. Snow clearances and operations, the absence of a municipal urban forestry program, and other factors inform how our municipality plans, constructs, and maintains. Additionally, without programmatic support for their long-term care, the effectiveness of traffic calming provided by trees planted in the buffer area would be increasingly diminished by the expected tree mortality.</p>
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	2. Clustering Plantings Along Roadways: The location of street trees to the furthest outside edge of the ROW in much of this DCM guidance reduces the traffic calming effectiveness and aesthetic contributions of street trees. If there must be a 2 foot landscaped buffer for snow storage to the inside of the sidewalk, it is difficult to imagine finding enough ROW to achieve much landscaping .	Our ROW width varies considerably and by project. Space for any tree planting must compete with all sorts of elements, utilities, sidewalks, etc., which is why we recognize the opportunity to use this space when the project features present themselves. In terms of the tree life cycle, placing them at the edge provides greater soil volume which in turn leads to bigger and healthier trees, ones better able at reaching canopy widths to shade the sidewalk and heights for traffic calming. Additionally, these trees are more likely to be 'adopted' by adjacent property owners and receive supplemental care. No revision.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	2. Clustering Plantings Along Roadways: Review Sight Distance Triangle in Figure 3-1.	Sight distance triangles will be site-specific. The one shown in Figure 3-1 is diagrammatic only in regards to plants within the sight distance triangles.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	3. Planting Installation Details: I would add a section on mulching here, to avoid "volcano" mulching from occurring	Already included in M.A.S.S., do not want to duplicate information. No Revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	3. Planting Installation Details, Watering Rings, 2nd sentence: AO 2025-0095 asks for supplemental watering systems to be removed after 1 year of installation. Watering rings, when used correctly and consistently, can help overcome transplant shock during drought; however, these rings are typically left on for years, unused, and if they're gator bags, the proximity to the trunk can be harmful. I recommend removal of the watering rings after a year, for consistency with an upcoming Title 21 amendment ordinance and to keep them from being a maintenance concern	Already included in M.A.S.S., do not want to duplicate information. No Revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	3. Planting Installation Details, Staking: Excellent point to include here!	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	4. Maintenance Practices and Long-Term Care, 1st sentence: It should be the responsibility of the municipality, ideally an urban forestry division within Parks	Revised to clarify MOA is responsible for landscape within the ROW.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	4. Maintenance Practices and Long-Term Care, Weed and Pest Control, 1st bullet: Integrated Pest Management typically encourages the use chemical controls as a last option. It may be worthwhile to mention biological, cultural, and mechanical controls specifically so people are reminded	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health: Urban Tree Health can be paired with "maintenance practices and long-term care". If there is interest in Urban Tree Health, use that as the header then have maintenances practices, long-term care, pest management, pruning, organizational structure for maintenance, etc.	Revised to clarify section content and intent.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, 2nd paragraph: I feel like tree vaults, structural soils, and raised planters ought to go under item 1: planting bed sizes, shapes, and locations. And then tree grates and tree guards should go under section 3: Planning Installation Details	See above.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Tree Vault Modular Pavement Support System, 1st sentence: Cost is a major factor for Silva cells and other forms of pavement support systems, just something to mention	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Suspended Sidewalks and Structural Soil, 3rd sentence: Excellent point!	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Suspended Sidewalks and Structural Soil, 4th sentence: Although these are mentioned together, you can do structural soil without suspended sidewalks. Structural soils are costly, especially if there aren't any manufacturers here in AK. And these can be placed, according to most transit folks, directly under the sidewalks to replace ABC stone	Revised for clarification.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Raised Plantings, 1st paragraph: In the arboriculture industry, we refer to these as tree graves... especially having well explained root available soil space, the mention of raised tree planters doesn't make total sense. Raised curbs near planting strips is one thing, but dedicating space to raised planters isn't doing much for long-term benefits of tree plantings in urban environments. I would get rid of raised planters, and focus on tree vaults, pavement support systems, and structural soils. I think the raised curbs are fine to leave if needed. Could suggest raised curbs with wide planting lawns or medians and make that a subsection	Revised to clarify importance of increased soil volume.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Raised Plantings: Look into insulation for planting beds	Insulation is included in the description of raised beds.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Tree Grates, 1st paragraph, 3rd sentence: A tree inventory would be beneficial to know where tree grates are, and who the maintainer is if there isn't an urban forestry division to directly task	Beyond the scope of the DCM. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	5. Urban Tree Health, Tree Guards: This should be in the section with 3: Planting Installation Details	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	6. Stormwater Management/Green Infrastructure, 3rd paragraph, 1st sentence: I would include an arborist here to help with species selection, maintenance schedules, etc.	Revised.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	Subsection 7, Understand Snow Removal Techniques, 3rd Bullet: Audience is inconsistent	The DCM is meant for a range of audiences. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	7. Planning for Snow Clearing and Storage, 3rd paragraph, 2nd sentence: Refer back to the earlier section where clustered plantings are recommended	DCM references snow clearing method in several sections, and the chapter tries to avoid referring back to itself for clarity. No revision.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	7. Planning for Snow Clearing and Storage, Plan for Snow Storage, 3rd bullet, 2nd sentence: How are plants with flexible branching "more resilient" in these areas?	Revised to clarify they are less subject to breakage.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	7. Planning for Snow Clearing and Storage, Understand Snow Removal Techniques, 3rd bullet, 1st sentence: This is great because it can be Muni-led!	
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 B Best Practices for Growth and Minimizing Maintenance in New Plantings	7. Planning for Snow Clearing and Storage, after Integrate Design Solutions for Durability, paragraph following sub-section: Formatting issue here with the image below (Figure 3-2: Snow Storage Area Without Cluster Planting)	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Add "non-poisonous" plants to plant selection or moose browse section. History of moose eating berries and being poisoned.	Added "Plants that are known to be toxic to moose and other animals should not be used. " to 3.3 C, Plant Selection.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Native and Invasives Species: Not all non-native plants are invasive. Some non-native plants have low invasive qualities while some natives act more aggressively than non-natives. It might be better to title this subsection "Species Selection" to more broadly cover what are better selections vs. harmful selections.	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Native and Invasives Species, 1st bullet, 1st sentence: Switch, to "and" -- species diversity is important! Don't want to hem us in with either or	Revised.
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Native and Invasives Species, 1st bullet, 1st sentence: Trees in this region don't typically require "little water" and there is an inherent maintenance period after plantings. It might be better to focus this sentence on what the environments are around them. For example, "...adapted to Anchorage's climate and can tolerate the conditions of an urban environment while supporting local biodiversity."	Revised.

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SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Environmental Impact: I would change this to be "Built Impacts" to describe the challenges that plant life faces in urban, impervious environments" -- see comment below	Revised to clarify how plant selection interacts with "Environmental Impact"
SECTION 3.3 GENERAL GUIDELINES FOR LANDSCAPE INSTALLATION AND MAINTENANCE	3.3 C Plant Selection	Environmental Impact, 1st bullet, 1st sentence: This sentence is kind of out-of-context for this section. I think what I'm reading is landscaping selected shouldn't add arduous encumbrances, but we can't really control what birds, bugs, and other wildlife does in trees and shrubs. Perhaps instead the focus here could be less on wildlife and more on avoiding trees that have large fruiting bodies (like fruit trees) so they don't pose ADA hazards or wildlife grazing opportunities. It's nice to mention that urban forests support wildlife, but if this section focuses instead on trees that can survive/thrive in the built environment, rather than the natural one, it might make more sense and be a better aid for tree selection.	Revised to clarify how plant selection interacts with "Environmental Impact"
SECTION 3.4 STREET LANDSCAPE	3.4 A New Landscaping	1st paragraph, 2nd sentence: ROW dedications should include room for tree plantings, imo, especially as trees aid in traffic calming and stormwater management. I understand this is a much larger conversation that would need to take place, but it's hard to plan for these additional, important features to be in the ROW without dedicating space to them.	Current municipal priorities promote less ROW dedication to allow more developments such as housing. No Revision.
SECTION 3.4 STREET LANDSCAPE	3.4 A New Landscaping	1. Public Process, 1st paragraph, 1st sentence: Until there is an urban forestry department with a municipal arborist/forester, it shouldn't be in code to plant trees in the ROW, otherwise the maintenance will fall to the wayside	No revision.
SECTION 3.4 STREET LANDSCAPE	3.4 A New Landscaping	2. Utility Conflicts, 1st sentence: These should be installed under impervious surfaces prior to their installation, or bored down to 4' depths to avoid roots.	Not ideal to tear up roads/pathways and risk subsurface base failure, so is current infeasible for MOA broadly. No revision.
SECTION 3.4 STREET LANDSCAPE	3.4 A New Landscaping	2. Utility Conflicts, 4th sentence: Including utilities in the site design is important, perhaps something to mention in the stakeholders section	Utilities typically included in the plan set. No revision.
SECTION 3.4 STREET LANDSCAPING	3.4 A New Landscaping	Subsection 3 Visibility Triangles: Add pedestrian and biker Visibility Triangles	Revised. Added reference and graphic to pedestrian and bike visibility zone.
SECTION 3.4 STREET LANDSCAPE	3.4 A New Landscaping	4. Funding, 1st sentence: The Inflation Reduction Act allocated funding specifically for the development of urban forests -- this funding was hampered by the current federal administration, but some state governments may have received funds already -- may be worth checking into	This is too dependent on administration and needs to be general enough to apply at all times. No revision.
SECTION 3.4 STREET LANDSCAPE	3.4 B Landscaping in Urban Centers	1. Streets in Urban Centers, Figure 3-4: Urban Center Street- Raised Planter: I wouldn't show a diagram with a multi-stem tree...also do current ROW dedications for development projects allow for an additional 22'? I personally love it! I'm just wondering about the viability of the plan? If this is a gap of knowledge on my part, that's my bad!	Graphics shall be revised to show single stem in ROW.
SECTION 3.4 STREET LANDSCAPE	3.4 B Landscaping in Urban Centers	1. Streets in Urban Centers, 3rd paragraph, 1st sentence: Sorry, what does this (CPTED) stand for?	Revised and added to acronyms and abbreviations.
SECTION 3.4 STREET LANDSCAPE	3.4 B Landscaping in Urban Centers	1. Streets in Urban Centers, 3rd paragraph, 2nd sentence: This should be italicized	Revised <i>Our Downtown Plan</i> to be italicized.

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SECTION 3.4 STREET LANDSCAPE	3.4 C Landscaping in Urban/Class A Areas	1. Major Arterial (Class III), 2nd paragraph, 4th sentence: Great reminder here	
SECTION 3.4 STREET LANDSCAPE	3.4 C Landscaping in Urban/Class A Areas	3. Collector Streets (Class I), Figure 3 - 8: Urban Collector Street is somewhat inconsistent with the description on page 3-30 for 3. Collector Streets (Class I). The graphic shows trees on the outside of the sidewalk, while the description seems to encourage trees between the sidewalk and the road . "The strip between the travel way and sidewalks/trails could be seeded, planted with trees and shrubs in clusters."	Figure 3-8 has been revised to include clustered plantings and text has been revised to clarify that the range of options that could be used depending on site context.
SECTION 3.4 STREET LANDSCAPE	3.4 C Landscaping in Urban/Class A Areas	3. Collector Streets (Class I): Consider adding a graphic that demonstrates the inclusion of trees in the buffer between the sidewalk and the road, which is a textbook example of excellent street trees and one I'd like to see deployed in Anchorage .	See above.
SECTION 3.4 STREET LANDSCAPE	3.4 C Landscaping in Urban/Class A Areas	3. Collector Streets (Class I): The use of a graded drainage buffer is well illustrated, but the non-drainage buffer type (with trees or plants) is not shown.	Urban collectors would be draining into gutter rather than into landscaping, whereas rural is using swales for stormwater management so graphics reflect typical design. No revision.
SECTION 3.4 STREET LANDSCAPE	3.4 D Landscaping in Rural/Class B Areas	1. Major Arterial (Class III), 1st paragraph, 4th sentence: Although what if we put Taxodium distichum (bald cypress) in the swales? They're hardy for 5a (which is where Anchorage is per the 2023 Hardiness map) and can handle poor draining soils and high water	Despite 5a hardiness, the recommended tree suggestion would likely find it too uncomfortable Anchorage but the larger point is taken and appreciated. No revision.
SECTION 3.5 CONSIDERATIONS FOR ADDITIONAL RIGHTS-OF-WAY FOR LANDSCAPE		1st paragraph, 2nd sentence: Why are the issues only for landscaping? Utilities can be, and often are, placed in easements on private property; snow storage strips can be limited in size, and trees can be planted behind sidewalks still within the ROW...I agree creativity is key, but phrasing the issues as solely "landscaping issues" makes it seem like the other features are not subject to creativity and thinking differently	Revised.
SECTION 3.5 CONSIDERATIONS FOR ADDITIONAL RIGHTS-OF-WAY FOR LANDSCAPE		1st paragraph, 3rd sentence: I can appreciate the goal of this section, but I think the presentation of these undermines the rest of this chapter of the DCM, and the consideration and effort for planning and planting trees.	These are provided as alternatives for projects when vegetation is not appropriate, similar to fencing replacing vegetation in Title 21. No revision.
SECTION 3.5 CONSIDERATIONS FOR ADDITIONAL RIGHTS-OF-WAY FOR LANDSCAPE		3rd paragraph, 5th bullet: If ROW landscaping was required in T21, it would be embedded in ROW dedications. Landscaping is a key feature of Complete Streets, and high pedestrian areas (like urban centers and travels avenues)	Planting in the ROW is not code (Title 21) required. We hope that the chapter 3 re-write demonstrates the many functions of vegetation and street amenities in the ROW. No revision.
SECTION 3.6 PUBLIC OPEN SPACE AND PARKS PROJECTS		2. Streambank Protection and Restoration: Might be good to refer to WMS in this section as well, for stream setbacks and additional guidance during planning	Revised.
SECTION 3.6 PUBLIC OPEN SPACE AND PARKS PROJECTS		Equity and Cultural Identity: This section is great -- thank you for including it with design goals.	
SECTION 3.9 REFERENCES		Formatting error here at "Longitudinal Effects...."	Revised.