

# CITY OF HOMER

## Streetscape Plan

February 8, 2022 Draft





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# DOCUMENT PURPOSE

# INTRODUCTION

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It is a City of Homer priority to improve City streetscapes. The role for the City of Homer is to implement streetscape improvements on their land, coordinate with the Alaska Department of Transportation and Public Facilities (ADOT&PF) for improvements within ADOT&PF road rights-of-way, and to encourage and enable private landowners adjacent to roads to contribute to streetscapes.

This Streetscape Plan provides an overview of what a successful streetscape contains, establishes design standards for improvements within City of Homer and ADOT&PF rights-of-way, and provides guidance for adjacent property owners as to how improvements on their properties can enhance the streetscape for the community.

Implementing streetscape improvements will improve pedestrian and vehicular experience for both Homer residents and visitors.

There is a specific focus on improving Pioneer Avenue. Existing decisions within this corridor hamper its development into a pedestrian-friendly streetscape, and as possible in the future, improvements should be made within the existing framework.

For future development, pedestrian scale lighting, sidewalk location and widths and integration with adjacent businesses should be considered.

The City of Homer Streetscape Plan includes the following components:

## Streetscape Goals

This section provides an overview of what makes for a successful streetscape.

## Furnishings

This section provides a suite of standard furnishings, including items like banners.

## Planting

This section provides a simplified list of recommended trees, shrubs, and perennials to be used within streetscapes, and example designs to provide a place to start for implementation ideas.

## PURPOSE AND USE OF DOCUMENT

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The intent of this document is to provide criteria specific to site furnishings, with recommendations for a suite of standard site furnishings that would be used for the City of Homer. The general criteria for this should be a balance of durability, cost, and aesthetics. Standardizing products helps to create continuity and simplify maintenance and procurement.

This document also provides basic information for the selection and use of vegetation within road corridors.





# STREETSCAPE OVERVIEW

# STREETSCAPE OVERVIEW

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## A Good Streetscape

A good streetscape provides: beauty and comfort, facilitates commerce, and contributes toward sustainability in many ways (including economic, ecological and maintenance). A streetscape can also contribute to a sense of place, and create a desirable place to use and experience.

## Streetscape Factors for Current Conditions

Good streetscape design balances the pressures and variables that influence any given area. The factors provided below give a general overview, and are not intended to be detailed or exhaustive.

### Visual Complexity

Provide a visually harmonious streetscape, with visual hierarchy to elements and a sense of order. This should be compatible with the potential wide variety of adjacent business and facility aesthetics. Streetscape elements (lighting, furniture, amenities) should be consistent and (typically) limited in variety.

### Safety (Crime Prevention Through Environmental Design – CPTED)

Follow CPTED principles, with emphasis on allowing clear sightlines for active and passive surveillance. A clear area between 24” and 72” (min.) off the ground should be maintained, reducing the possibility for hiding.

### Safety (Pedestrian Protection)

Provide implied or actual separation between vehicles and pedestrians in the form of continuous vertical separation (curbing/walls/bollards), implied separation (vertical objects such as light poles or trees), or horizontal distance.

### Maintenance (Ongoing)

Provide sufficient clear sidewalk width for equipment movement without danger for potential damage to streetscape elements. All seasons must be considered.

### Longevity (Materials & Installation)

Identify the desired life-span for project components, and determine materials and fabrication qualities that achieve those lifespans. Where components could be removed and reinstalled (such as benches), prioritize durability and high-quality.

Ensure that construction documents detail installations correctly to ensure longevity, maintain warranties, and ensure that streetscape installations operate as a ‘system’ where each part works well with others. Ensure that construction period administration and inspections verify (and enforce) the desired level of quality for components and installation.

### Business Benefits (Usable Space)

Provide space for occasional or ongoing business-use in front of buildings. This contributes to an engaging/lively environment, and allows for flexibility (such as what we’ve discovered as a result of COVID 19 and social distancing).

### Business Benefits (Ease Of Wayfinding)

Maintain or improve views from the street to buildings, businesses, or points of interest. Views and sightlines are critical to businesses success.

### Landscaping

Street trees and planting beds are important for aesthetics and comfort within a streetscape. Regular placement of street trees can help to define and separate pedestrian and vehicular zones, and help to provide a human scale within a road corridor. Street trees should only be included if they can be provided with correct soil volumes and quantity (a healthy 10" caliper tree can require up to 700 cubic feet of soil) and be protected from chemical and physical damage. Plantings provide the same benefit for defining zones and creating comfort, and further enhance aesthetics.

### Amenities (Bicycle Parking)

Provide convenient and quality bicycle parking.

### Amenities (Seating)

Provide seating, with a significant proportion of seating having backs and armrests (critical for the elderly or people with physical limitations). Seating provides places for people to rest, relax and socialize.

### Amenities (Artwork/Interpretation)

Prioritize aesthetic and educational opportunities within the streetscape to increase it's attractiveness, interest, and function as a desired destination.

## Streetscape Factors for Future Conditions

### Pedestrians (Ease Of Movement)

Provide sidewalk open widths relative to expected pedestrian use. In order to minimize potential competition for this space, additional space should be provided at the front and back of the sidewalk to accommodate business and public uses that might otherwise intrude on pedestrian movement.

Design with universal access in mind. Americans with Disability Act access guidelines establish minimum requirements and recommendations, and should be exceeded wherever possible to achieve barrier free design if not universal design.

### Pedestrians (Ease Of Access From Vehicles)

If conditions allow on-street parking, allow for movement between vehicles and sidewalks. Provide sufficient clear sidewalk area next to vehicles to allow door swing, access in and out of vehicles, and access to the main sidewalk area.

### Lighting

Provide for minimum lighting levels for safety, and provide a lighting design that contributes to a vibrant and attractive streetscape. For Homer, this should have a focus on winter lighting. Provide convenient electric outlets for seasonal lighting (pole and ground mounted). In the future, pedestrian-scale light poles should be considered for their benefit in creating a pedestrian scale. These are typically designed to be approximately 40 to 50 feet apart.

### Maintenance (Lighting, Utilities)

As streetscapes are improved, ensure that conduit, junction boxes, and other infrastructure is in place to allow maintenance, flexible use, and utility growth/changes without significant construction impacts. Choose streetscape elements that can be maintained easily.



# FURNISHINGS

# BENCHES

Benches should have backs and arms and an ergonomic design that provides good support and facilitates ease of sitting down and getting up. This is important to provide comfortable accessible seating, use by the elderly, and use by people with physical limitations. Benches should be durable and easily maintained. The City of Homer should standardize on one bench type in order to have consistent aesthetics, and simplify maintenance. A model with free-standing, surface-mounted, or embedded attachment options allows flexibility in use. There will be locations or situations where a custom bench or a unique model may be appropriate. These should prioritize bench criteria as stated above.

## Existing Examples of Custom Benches



Custom Bench - City of Homer Land



Custom Bench - City of Homer Land



Custom Bench - Private Land

## Criteria Summary:

- Accessibility (backs and arms, ergonomic)
- Comfort (wood or composite slats)
- Durability (no or low maintenance)
- Design (consistent/subtle, or unique in special locations)
- Attachment (free-standing or surface-mount)



Landscape Forms - Neliviano Bench



Victor Stanley - C-138



Picnic tables should provide a comfortable sitting and table height, and be of a design to integrate a wheelchair user at the table. Picnic tables should be durable and easily maintained. The City of Homer should standardize on one picnic table type in order to have consistent aesthetics, and simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. When not permanently attached, picnic tables should include a method to anchor them in place.

## Existing Picnic Table



Picnic Table - City of Homer Land



Picnic Table - City of Homer Land

## Criteria Summary:

- Accessibility (wheelchair access and mobility-friendly)
- Comfort (wood or composite seating)
- Durability (no or low maintenance)
- Design (consistent/subtle)
- Attachment (free-standing with anchoring method or surface-mount)



7' long concrete ADA picnic table



Heavy duty aluminum picnic table



Landscape Forms - MultiPlicity

# BICYCLE RACKS

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Bike racks should provide two points of contact with bicycles for stability. The City of Homer should standardize on one bike rack type in order to have consistent aesthetics, and simplify maintenance. A model with surface-mounted or embedded attachment options allows flexibility in use. There will be locations or situations where a custom bike rack or a unique model may be appropriate. These should prioritize bike rack criteria as stated above.

## Existing Examples of Custom Bike Racks



Custom Bench - City of Homer Land

## Criteria Summary:

- Durability (no or low maintenance)
- Design (consistent/subtle, or unique in special locations)
- Attachment (surface-mount or embedded)
- Special Criteria (two points of bike contact, branding)



Dero - Round Rack



# LITTER RECEPTACLES

Litter Receptacles should only be used in locations where they will be regularly maintained. The City of Homer should standardize on one or two litter receptacle types in order to have consistent aesthetics, and simplify maintenance. A model with free-standing or surface-mounted options allows flexibility in use. Where appropriate, 55-gallon drums that have been painted should continue to be used. Where a different aesthetic is desired, a standardized manufacture litter receptacle should be used. For locations where the presence of bears is expected, a bear-proof model should be used.

## Existing Litter Receptacles



Litter Receptacles - City of Homer Land



Litter Receptacle - City of Homer Land

## Criteria Summary:

- Durability (no or low maintenance)
- Design (consistent/subtle)
- Attachment (free-standing or surface-mount)



Landscape Forms - FGP Litter



Bear Saver - Bear Proof Litter Receptacle

# BANNERS

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With the consistent use of light poles within road corridors, banners are an opportunity for bold community branding and the ability to change banners based on events, seasons, or other reasons. Banners that are expected to be hung for long periods of time should be wind-resistant, color-fast, UV stable and otherwise compatible with Homer's climate.

## Existing Examples of Banners



Existing Banner - City of Homer Land



Existing Banner - City of Homer Land

## Criteria Summary:

- Durability (no or low maintenance)
- Design (based on purpose)
- Attachment (banner arms)
- Special Criteria (UV stable, weather and wind resistant)

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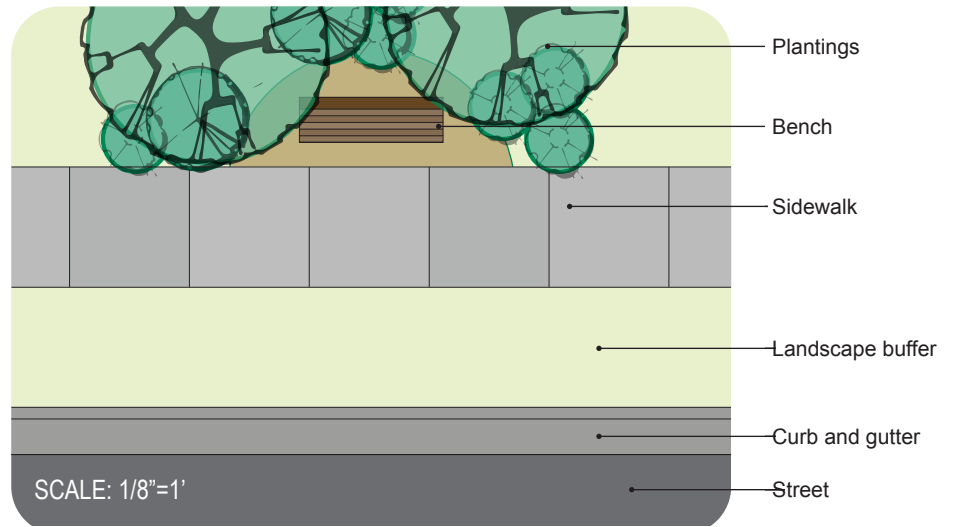
# PATTERN BOOK

# STREETSCAPE SEATING & LANDSCAPE DESIGN

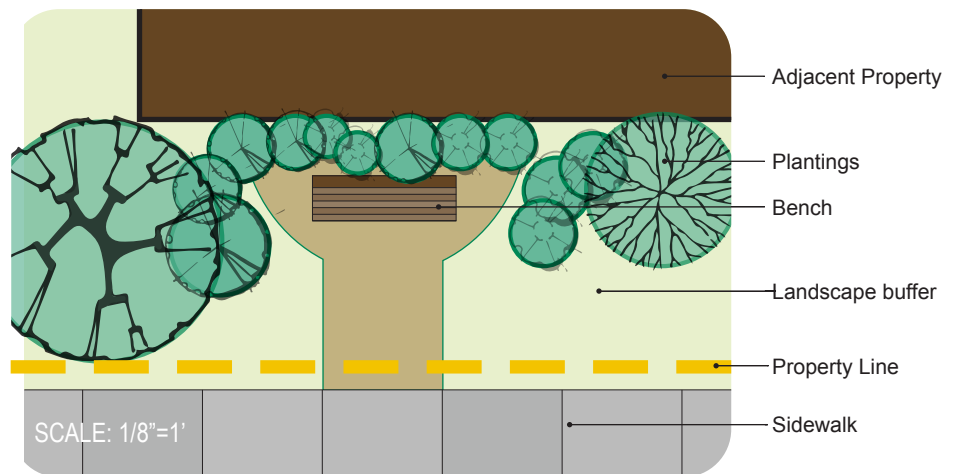
## Seating

Areas of seating should be provided within or adjacent to street rights-of-way. These should be spaced a convenient distance to allow resting, or to take advantage of the benefits of a particular location. Ideally, these locations should be separated by some distance from the street to provide a calmer space, be aesthetically landscaped with plantings and improvements such as landscape rock or artwork, and take advantage of elements that help to create a pedestrian scale and feeling of refuge. The latter could include adjacent planters, light poles, and walls of a reasonable height.

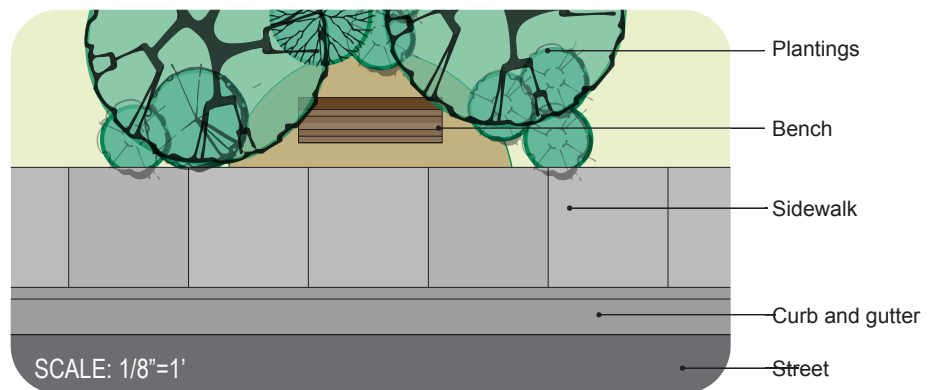
Due to limited rights-of-way widths, collaboration with adjacent land owners will provide great benefit to the streetscape. Where possible, attractive seating areas on adjacent land will help to create more comfortable refuges from busy roadways. These should be designed to ensure that they are well and obviously connected to sidewalks, and are clearly to be used by the public. If opportunities for separation aren't available, there may be locations where a bench should be provided even though it is adjacent to traffic.



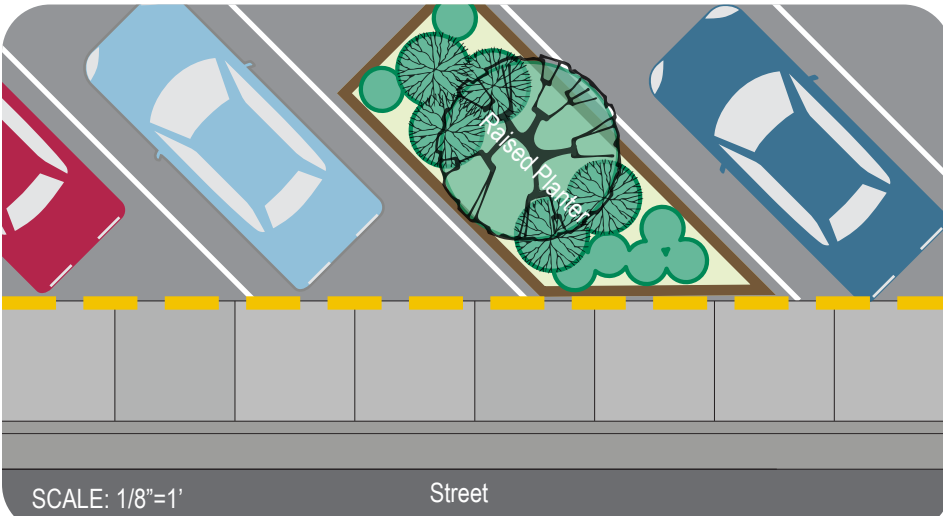
Preferred: Landscape buffer separating sidewalk from back of curb



Preferred: Distance from road is optimized, and still feels public



Least Preferred: Sidewalk adjacent to back of curb



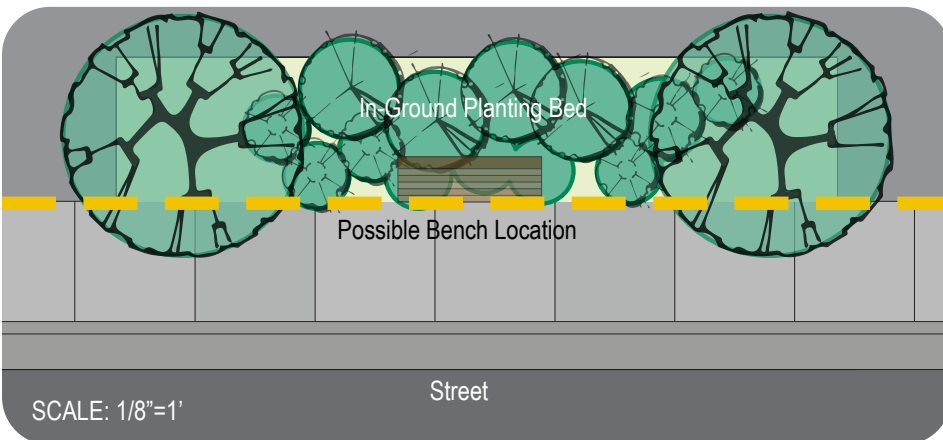
Raised planter for locations where existing conditions require parking extends to the property line

**Beautification**

Due to limited rights-of-way widths, collaborating with adjacent property owners will be necessary to achieve streetscape goals.



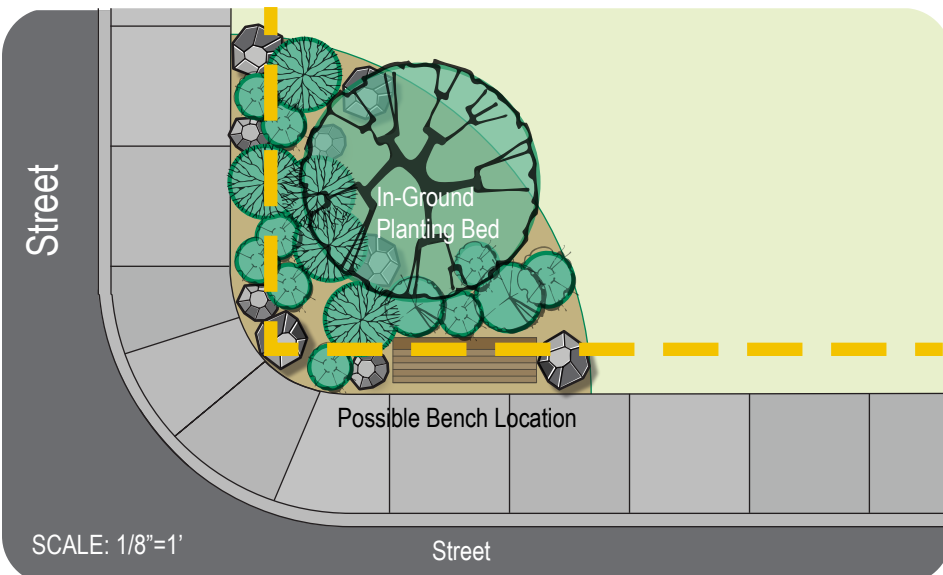
Existing example



In-ground (or raised) planting beds along a property edge where existing conditions allow this use.



Existing examples



In-ground (or raised) planting beds at property corners where existing conditions allow this use.



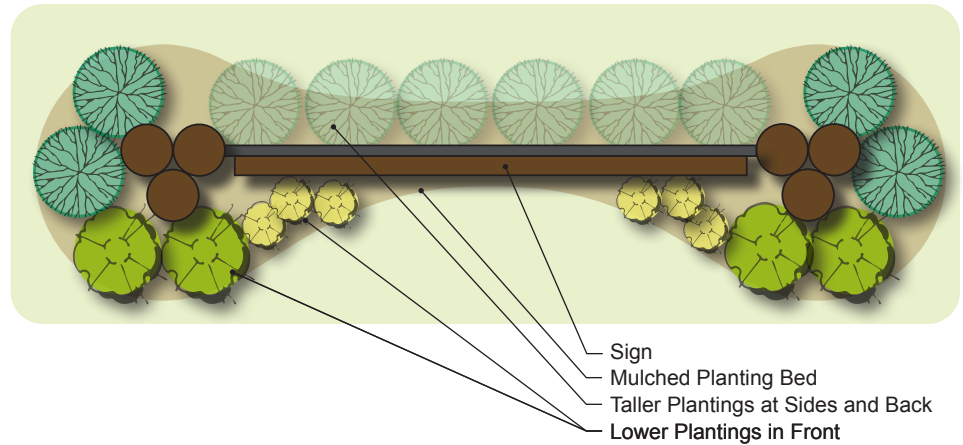
Existing example



# SIGN PLACEMENT & LANDSCAPE DESIGN

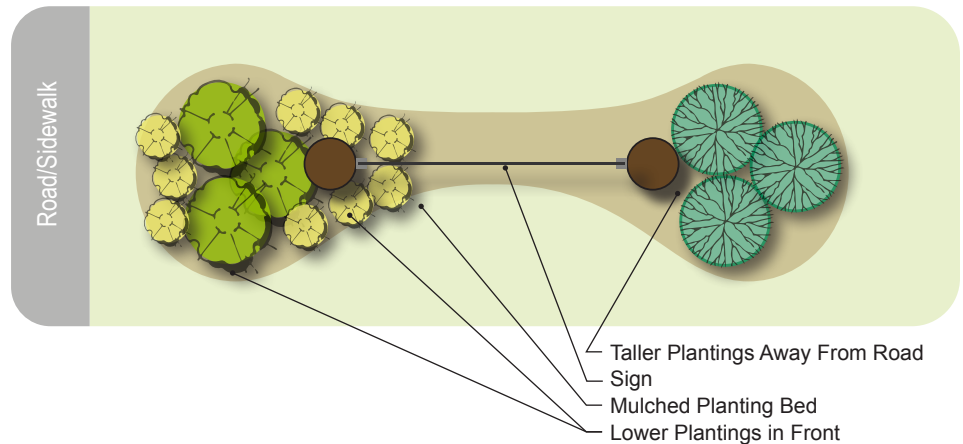
## Gateway Sign

Each gateway sign will have a carved and painted image unique to its location and the character of the area that it represents. Its placement will be guided by safety-related criteria related to the adjacent road, and clear visibility. Adjacent landscaping should complement and emphasize the sign without distracting from it, and could include special elements that relate to the theme of the sign's artwork.



## Vehicular Wayfinding Sign

Placement will be guided by safety-related criteria related to the adjacent road, and clear visibility. Adjacent landscaping should complement and emphasize the sign without distracting from it.



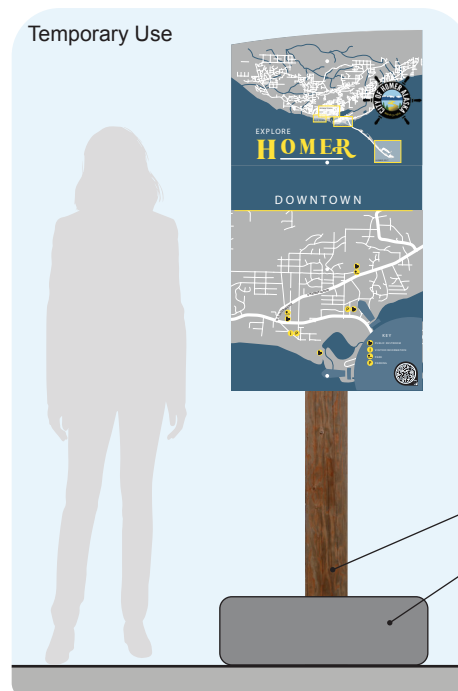
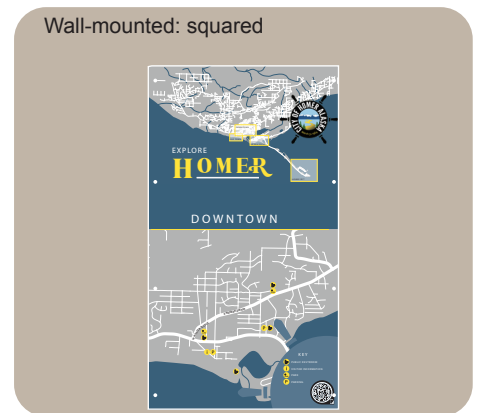
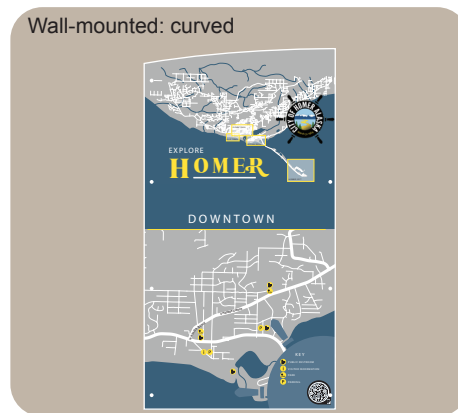
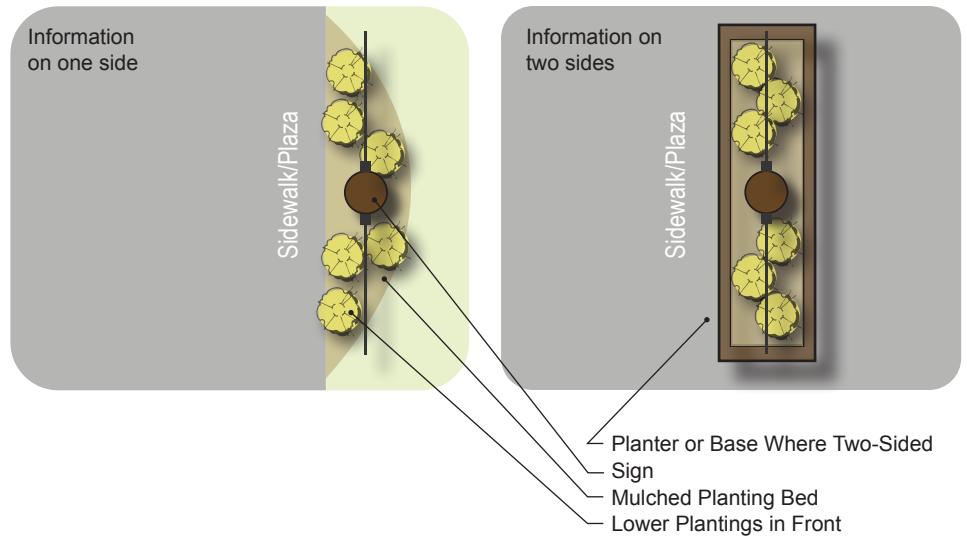


## Pedestrian Orientation

Placement of the sign should be in high-visibility locations. Where the sign is one-sided, it should be placed adjacent to pedestrian area. Where a sign is two-sided or has pedestrian movement around it, it should be provided a base or planter to define it at ground level. This is to meet ADA protruding objects requirements.

There may be situations where the orientation sign(s) would be mounted to a vertical surface. As the standard design with a curved top has a design specific to being post-mounted, a wall-mounted sign should be reviewed as to whether the curved top design is appropriate for the location or not. If not, simplifying the layout to a squared top may be beneficial. A wall-mounted installation would be expected to be screwed through the face of the sign into the backing substrate. Stainless steel button-head screws with pre-drilled holes are recommended.

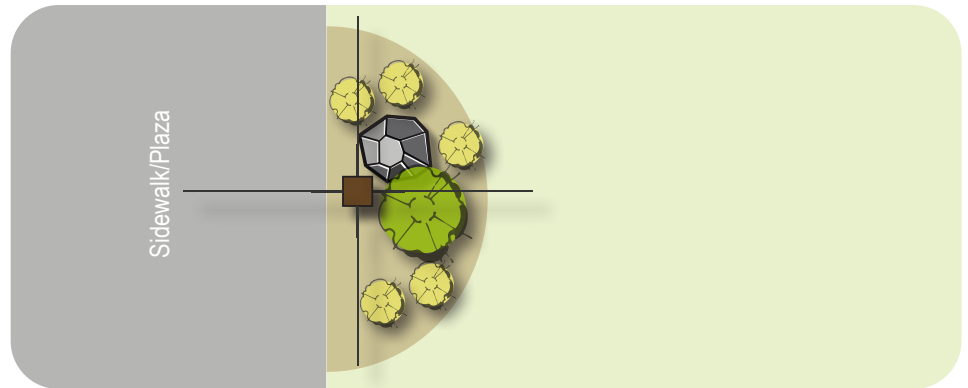
There may be situations where the orientation sign(s) would be used seasonally or temporarily. These would be adapted for attachment to a post (bolted through the face of the sign), with the post having a weighted base sized appropriately for stability. For this use, the sign panel could be 1/2" thickness High Pressure Laminate, or a less robust material (such as dibond) with an expected shorter longevity and a higher potential for wear or damage from use or vandalism.



- Post (4x4 or unistrut)
- Weighted base

### Pedestrian Wayfinding Post

Placement of the sign should be in high-visibility locations. The bottom-most sign blade shall be greater than 80" above the ground to meet ADA protruding objects requirements. Adjacent landscaping should complement and emphasize the sign without distracting from it.



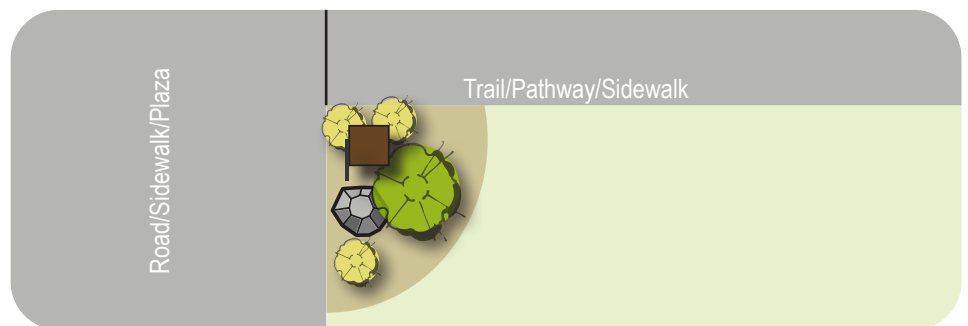
### Pedestrian Wayfinding Bollard

Placement of the sign should be in high-visibility locations. Adjacent landscaping should complement and emphasize the sign without distracting from it.



### Pedestrian Destination

Placement of the sign should be in high-visibility locations. Adjacent landscaping should complement and emphasize the sign without distracting from it.



# PLANT SPECIES

Below is a list of plant species that are climate appropriate. The intent of this list is to provide a very basic list of hardy species that are expected to establish well with suitable soils and watering. Should property owners wish to move beyond these 'basics', they are encouraged to do so based on their own knowledge, or consulting beneficial horticultural expertise for assistance. Basic considerations for use of these plants is to provide them each with the space that they need to mature, consider their height and spread for arrangements (such as taller perennials behind shorter ones), and consider when they might bloom and with what color.

## Evergreen Trees

Spruce - Colorado Green	<i>Picea pungens</i>
Spruce - White	<i>Picea glauca</i>

## Deciduous Trees

Birch - Cutleaf Weeping Birch	<i>Betula papyrifera</i> 'Gracilis'
Birch - Paper	<i>Betula papyrifera</i>
Birch - Parkland Pillar	<i>Betula platyphylla</i> 'Jefpark'
Crabapple	<i>Malus</i> sp.
Crabapple - Siberian	<i>Malus baccata</i>
European Mountain Ash	<i>Sorbus aucuparia</i>
Maple - Helena	<i>Acer platanoides</i> 'Helena'
Siberian Larch	<i>Larix sibirica</i>

## Shrubs

Currant - Alpine	<i>Ribes alpinum</i>
Forsythia	<i>Forsythia ovata</i>
Honeysuckle - Arnold Red	<i>Lonicera tatarica</i> 'Arnold Red'
Lilac	<i>Syringa vulgaris</i>
Mock Orange	<i>Philadelphus lewissii</i>
Ninebark	<i>Physocarpus opulifolius</i>
Potentilla (numerous good options)	<i>Potentilla</i> sp.
Rose (numerous good options)	<i>Rose</i> sp.
Spiraea (numerous good options)	<i>Spiraea</i> sp.

## Perennials

Astilbe (numerous good options)	<i>Astilbe</i> sp.
Daylily (numerous good options)	<i>Hemerocallis</i> sp.
Elephant Ears	<i>Bergenia cordifolia</i>
Goatsbeard	<i>Aruncus dioicus</i>
Hosta (numerous good options)	<i>Hosta</i> sp.
Iris - Siberian	<i>Iris sibirica</i>
Iris - Wild	<i>Iris setosa</i>
Ligularia (numerous good options)	<i>Ligularia</i> sp.
Peony (numerous good options)	<i>Paeonia</i> sp.
Rhubarb	<i>Rheum palmatum</i>

## Perennials - Grasses

Feather Reed Grass - Eldorado	<i>Calamagrostis x acutiflora</i> 'Eldorado'
Feather Reed Grass - Karl Foerster	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'
Feather Reed Grass - Overdam	<i>Calamagrostis x acutiflora</i> 'Overdam'
Crinkled Hair Grass - Aurea	<i>Deschampsia flexuosa</i> 'Aurea'
Tufted Haigrass - Bronze Veil	<i>Deschampsia cespitosa</i> 'Bronzeschleier'

## Perennials - Ferns

Lady Fern	<i>Athyrium felix-femina</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Wood Fern	<i>Dryopteris erythrosora</i>

## Perennials - Vines

Clematis	<i>Ranunculaceae</i> sp.
Hops	<i>Humulus</i> sp.
Kiwi Vine - Variegated	<i>Actinidia kolomikta</i> 'Arctic Beauty'