

Revitalizing Ketchikan's Neighborhoods



NEWTOWN • DOWNTOWN • OLD TOWN

December 2010

Table of Contents

Introduction

Project Participants.....1
 Executive Summary.....2

Project Overview

Area of Study.....3
 Introduction.....4
 The Process
 Visions.....5
 Options.....6
 Actions.....7

The Findings

Neighborhood Visions & Strategies..... 8
 Preserve Our Heritage
 Stair Streets, Wood Boardwalks, & Wood
 Trestle Streets..... 9
 Historic Preservation..... 10-11
 Create Pedestrian Friendly Streets
 Sidewalk Marquees.....12
 Free-Standing Marquees & Shelters..... 13
 Street Furnishings & Lighting..... 14
 Public Arts..... 15
 Preserve Our Public Waterfront
 Waterfront Promenade & Boardwalk..... 16
 Create a Year-Round Economy &
 Maintain Residential Livability.....17

Protect & Enhance Our Natural Landscape

Green Streets18
 Tree Corridors..... 19
 Parks & Open Space.....20

Projects & Programs: All Neighborhoods

Green Streets Program..... 21-24
 Marquee & Rain Canopy Program..... 25-26
 Paint-Up Fix-Up Program..... 27-28
 Waterfront Promenade.....29-30

Projects & Programs: Newtown

Introduction..... 31
 Vision Statement32
 Projects & Programs
 Hopkins Alley Improvements..... 33-34
 Berth IV Improvements & Schoenbar Road
 Crosswalk 35-36
 Project Ranking Matrix.....37
 Newtown Projects & Program Matrix..... 38-39

Projects & Programs: Downtown

Introduction..... 40
 Vision Statement..... 41
 Projects & Programs
 Downtown Improvements42-43
 Mission Street Corridor Improvements &
 Front Street Intersection at Mission Street... 44-47

Whale Park/Totem Way Intersection..... 48-49
 Main Street - Arts District Improvements.....50-51
 Waterfront Promenade at Spruce Mill..... 52-53
 Waterfront Promenade-Berth III..... 54-55
 Project Ranking Matrix.....56
 Downtown Projects & Program Matrix.....57-59

Projects & Programs: Old Town

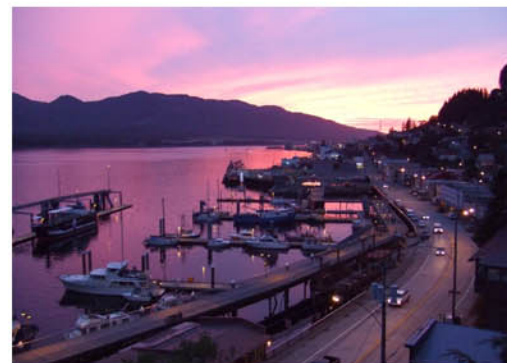
Introduction..... 60
 Vision Statement..... 61
 Projects & Programs
 Stedman Street Overall Improvements.....62-63
 Stedman Street Restroom & Bus Shelter..... 64-65
 Existing Waterfront Promenade @ Thomas St....66
 Public Restrooms at Creek Street..... 67
 Project Ranking Matrix..... 68
 Old Town Projects & Program Matrix.....69-70

Conclusion

The Next Step.....71-73

Appendix

Landscape Strategies..... 74
 Street Trees & Shrubs.....75-76
 Sidewalk Marquee Details..... 77
 Shed Roof Marquees & Railing Details..... 78
 Street Furniture & Lighting.....79-80
 Locally Made Furnishings & Functional Art..... 81
 Stedman Street Restroom Details.....82



KGB Planning Department

Dr. Tom Williams, Director
Leslie Jackson, KGB Project Manager
Richard Harney, CFM Associate Planner

Design Team Members

Millard + Associates Architects, LLC
Linda Millard, AIA, LEED-AP
Principal Architect, Project Manager
Nycole Gizinski, Intern Architect
Hilary Koch, Technical Support

Jones and Jones
Mario Campos, AIA, ASLA
Principal-in-Charge, Architect & Landscape Architect
Karen Davis Smith, LEED, AP
Project Manager
Dottie Faris, ASLA
Landscape Architect

RAI Development Solutions, Inc.
Stephen Reeve, Principal Planner
Dennis Kuklok, Planner & Landscape Architect

Stakeholder Participants

Ketchikan Gateway Borough
Dave Kiffer, Borough Mayor
Borough Assembly Members:
John Harrington
Glen Thompson
Mike Painter
Agnes Moran
Jim Shoemaker
Todd Phillips
Mike Salazar
Dan Bockhorst, Borough Manager
Cynna Gubatayao, Assistant Manager
Kyan Reeve, Transit Supervisor

Planning Liason Economic Development Advisory Committee (PLEDAC)
John Harrington, Chair
Susan Peters, Richard Coose, Leonard Laurence,
Diane Naab, Todd Phillips, William Rotecki,
Robert Sivertsen, Joe Williams

Ketchikan Visitor's Bureau
Patti Mackey, Executive Director
KVB Members

Historic Ketchikan
Ketchikan Chamber of Commerce

City of Ketchikan
Lew Williams III, City Mayor
City Council Members:
K.J. Harris
Jason Harris
Marty West
Matt Olsen
Bob Sivertsen
Richard Coose
Jack Shay
Karl R. Amylon, City Manager
David Martin, Assistant City Manager
Jim Hill, Fire Chief
Cliff Allen, Public Works Director
Charles Dearden, Building Official
Steve Corporon, Ports & Harbors Director
Morgan Barry, Engineering Technician

Downtown Steering Committee

Creek Street Design Review Board

Ketchikan Area Arts and Humanities Council (KAAHC)

SE Stevedoring Corporation





“Revitalizing Ketchikan’s Neighborhoods” planning project is the realization of the far-sighted goal of the Ketchikan Gateway Borough to develop a community vision for improvements to the Newtown, Downtown, and Old Town neighborhoods of Ketchikan. These historic waterfront neighborhoods are impacted seasonally by the thousands of cruise ship visitors sailing Alaska’s Inside Passage. For majority of these visitors, Ketchikan’s downtown neighborhoods are the only experience they will have of the community. This underscores the role of these neighborhoods in the community’s destination appeal. Maintaining our attraction as a visitor destination is one of the few things the community can control. The concepts developed during the public planning process focused on creating a safer and more attractive pedestrian area, enhancing both visitors’ and residents’ experience of the downtown neighborhoods, and providing access to Ketchikan’s colorful history, culture, and natural environment.

The residents of Ketchikan care about their downtown neighborhoods, and showed this with their ongoing involvement and participation in this project. This final document reflects the community’s vision for each neighborhood and describes the needs and proposed improvements envisioned to create a safe and pedestrian-friendly place. The proposed projects seek to create a sense of identity for each neighborhood; retaining the history and features that make them unique and a part of a real working community in Southeast Alaska. To develop these projects, the public planning process included community workshops and meetings at three phases or parts: Visions, Options, and Actions. The Visions phase focused on analyzing and documenting the existing conditions within each neighborhood, and engaging the neighborhood stakeholders and interest groups in identifying projects and programs that would improve the attractiveness, livability, safety and visitor appeal of each neighborhood. A questionnaire was distributed and results were tabulated. The Options phase focused on translating the visions for the neighborhoods expressed in the completed questionnaires and at the public workshops into a set of design concepts and options for review by neighborhood stakeholders and other interested groups. At the public workshop, participants voted on the top projects they would like to see implemented in their neighborhood, and ranked them in order of priority. The Actions phase of the planning project translated the ideas and design visions selected at the public workshop into individual projects and programs. These programs and projects were reviewed again, and the top priority projects and programs in each neighborhood selected for further refinement and implementation.

The final planning document contains an overall Project & Planning Matrix by neighborhood that lists all projects that emerged during the neighborhood visioning workshops. Within the document, the priority projects are arranged by neighborhood with another section of programs that were common to all areas. The implementation and priority projects are noted first, with other important projects following.

The “Revitalizing Ketchikan’s Neighborhoods” project was funded by the Ketchikan Gateway Borough through the Ketchikan Gateway Borough Planning Department’s neighborhood planning process.



Project Overview



Revitalizing Ketchikan's Neighborhoods
NEWTOWN • DOWNTOWN • OLDTOWN

JONES  JONES
ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS

RAI DEVELOPMENT
SOLUTIONS

MILLARD
ASSOCIATES
ARCHITECTS LLC





Introduction

The architectural firm of Millard + Associates Architects LLC (M+AA) of Ketchikan, working in conjunction with RAI Development Solutions of Ketchikan and Jones & Jones (J&J) of Seattle, was awarded the Hardscape/Landscape Design Services for Downtown Neighborhoods by the Ketchikan Gateway Borough in March, 2010. Working in close partnership with the KGB Planning Department, the project was renamed "Revitalizing Ketchikan's Neighborhoods" to better reflect the intent of the planning effort that focused on the Newtown, Downtown, and Old Town neighborhoods of Ketchikan. These waterfront neighborhoods are the historic core of Ketchikan, and are impacted seasonally by the thousands of cruise ship visitors. The goals of the planning effort is to create a safer and more attractive pedestrian destination, enhance the visitor's experience, and provide access to Ketchikan's colorful history, culture and natural environment. In addressing these issues, Ketchikan seeks to expand its visitor appeal, improve business retention, and develop a healthy year-round economy that can be enjoyed by visitors and residents alike.

The design team's public planning process included three phases or parts: Visions, Options, and Actions which included public workshops and meetings for each phase. The three phases are followed by Part 4: Project Summary & Final Report. This report documents the design teams' findings for the three

phases of public participation and outreach to the project stakeholders including property and business owners, residents, neighborhood groups, the City of Ketchikan, Ketchikan Visitors Bureau, Ketchikan Area Arts & Humanities Council and many others. The final document reflects the community's vision for each neighborhood, and describes the needs and proposed improvements envisioned. The final report provides the basis to pursue a variety of funding options for the projects and programs prioritized in the document, and to encourage private investment.

The scope of work for the project includes conceptual planning for improvements for the Newtown, Downtown, and Old Town neighborhoods upland of the waterfront docks that address the project goals, and include the following :

- Pedestrian safety and comfort, including sidewalks, crosswalk, marquees and shelters
- Improvements to the Ketchikan's historic wood boardwalks, stair streets, wood trestle streets and alleys
- Creating a sense of identity for each neighborhood with street trees and plantings, lighting, interpretive signage and furnishings
- Improve access to public transportation





Visions: March 17 – April 28, 2010

This phase of the planning project focused on analyzing and documenting existing conditions; engaging neighborhood stakeholders and interest groups; and seeking input from the community in identifying projects that would improve the livability, attractiveness, business vitality, and visitor appeal of each neighborhood. The basis for the work included areas identified in the request for proposals for study. These areas were Mission St. and Main St., Stedman St., Creek St., and Hopkins Alley. The scope of work included the following:

Project Initiation

The kick-off meeting was held on March 17, 2010 with the design team members and the KGB Planning Director, Dr. Tom Williams and KGB Project Manager, Leslie Jackson. Working closely with the KGB Planning Department, the team reviewed previous and current design studies and proposals for the areas, prepared base maps of the neighborhoods, and inventoried key elements affecting pedestrians such as sidewalks, mar-quees, crosswalks, boardwalks and shelters.

Neighborhood Walk-Through

The design team met with several business and property owners from each neighborhood and walked through the neighborhood to hear their needs and ideas for improvements to the area.

Neighborhood Questionnaire

The Design Team worked with the KGB Planning Dept. to develop and distribute neighborhood questionnaire to neighborhood stakeholders including property and business owners. The questionnaire results were reviewed and analyzed to understand the community's needs and ideas for improvements to each neighborhood.

Project Website

Project information and questionnaires have been added to KGB website.

Stakeholder Meetings & Presentations

Briefed participating Borough and City departments regarding the project as well as presentations to the City Council and KGB Assembly. An article in the Ketchikan Daily News on April 22, 2010 briefed the community about the project and upcoming meetings.

Visions Public Workshop & Presentation

April 22, 2010: This well- attended meeting was the first of three public workshops for the project. The meeting was held at the Ted Ferry Civic Center, and included a presentation by the design team with graphics illustrating the results of the completed questionnaires. Workshops were held to develop a vision for the future of each neighborhood with hands-on drawings sessions and discussions amongst the participants. Results of the questionnaires were posted, and many more questionnaires distributed.

Vision for the Neighborhood: What We Heard at the Public Meeting

The input generated from the meeting was compiled and discussed. This input will become the basis for a vision statement for each neighborhood, with areas within each neighborhood to be addressed in the next phase of the planning.





Options: April 29 – May 26, 2010

This phase of the planning project focused on translating the visions for the neighborhoods expressed in the completed questionnaires and at the public workshop into a set of design concepts and options for review by the neighborhood stakeholders and other interested groups. The work in this phase included areas identified in the request for proposals. Neighborhood stakeholders and interest groups were given project updates and encouraged to provide further input. The scope of work included the following:

Neighborhood Vision Plans

Based on the input gathered to date, a draft vision statement for Newtown, Downtown, and Old Town was developed. The elements and areas noted became the basis for the development of design options. There were three types of projects identified for each neighborhood: short term actions that are quick and fairly easy to implement; long-term projects that will take phasing over time to accomplish; and multi-year programs that could serve all the neighborhoods.

Project Website

Graphics updated on KGB website.

Neighborhood Questionnaire Summary

A summary of the questionnaire results was distributed to neighborhood stakeholders and interested groups for comment.

Stakeholder Meetings & Presentations

- 5.5.10 Meeting and presentation to PLEDAC
- 5.6.10 Meeting with KGB to review parking study
- 5.12.10 Meeting and presentation to Chamber of Commerce.
- 5.12.10 Meeting with Patti Mackey, Ketchikan Visitors Bureau.
- 5.16.10 Article in Ketchikan Daily News regarding project.
- 5.17.10 Presentation at Ketchikan Borough Assembly meeting.



Options Graphics

Developed narratives, maps, and graphics for upcoming public meetings and presentations to illustrate the design options for each neighborhood as well as projects and programs that were common to all neighborhoods.

Project Questionnaire

A questionnaire was developed to define the order of importance for each selected project for elements such as clarity of design, support, and implementation. The questionnaire was distributed at the public workshop, allowing participants to anonymously express their opinions and views.

Options Public Workshop & Presentation

May 25, 2010: This well-attended meeting was the second of three public workshops for the project. The meeting was held at the Ted Ferry Civic Center, and included a presentation by the design team with graphics illustrating the design options for each neighborhood and programs common to all areas. A workshop followed, allowing participants to discuss the many potential projects, and then vote on their top four choices for development. These projects were then further ranked by the project questionnaire.

Neighborhood Options: What We Heard at the Public Meeting

The input generated from the meeting was compiled and discussed with the top three or four projects defined for each neighborhood. The selected projects will be further developed for review and implementation in the next phase of the planning. These findings will be distributed to City and Borough elected leaders and interested groups.



Actions: May 27 – June 24, 2010

The concepts and actions phase of the planning project focused on translating the ideas and design options selected at the public workshop into individual projects and programs for implementation. Neighborhood stakeholders and interest groups were given project updates and encouraged to provide further input. The scope of work included the following:

Neighborhood Priority Projects & Programs

Based on the input gathered to date, a vision statement for each Newtown, Downtown, and Old Town was developed. The elements and areas noted became the basis for the development of design options. For Newtown, the neighborhood was interested in retaining their historic wood boardwalks and implementing a Paint-Up Fix-Up program; Downtown focused on the Mission St. corridor and the Waterfront Promenade along the Spruce Mill; and Old Town chose the waterfront boardwalk along Stedman St. as well as the Stedman St. Bus Shelter and Restroom as their priority projects.

Project Website

Graphics updated on KGB website.

Stakeholder Meetings & Presentations

- 6.8.10 Presentation to Ketchikan Visitors Bureau Board
- 6.8.10 Open house for Downtown Neighborhood
- 6.16.10 Presentation to Creek Street Design Review Board.
- 6.18.10 Meeting with South East Stevedoring
- 6.22.10 Meeting with City Manager & Assistant City Manager
- 6.22.10 Meeting with City Ports & Harbors Director
- 6.22.10 Meeting with City Public Works Director
- 6.28.10 Article in Ketchikan Daily News regarding project status



Concepts & Actions Graphics

The team developed narratives, maps, and graphics for upcoming public meetings and presentations to illustrate the priority projects and programs selected for implementation by the neighborhoods.

Actions Public Workshop & Presentation - June 22, 2010

This meeting was the last of three public workshops for the project. The meeting was held at the Ted Ferry Civic Center, and included a brief presentation by the design team with graphics illustrating the developed priority projects and programs. A short workshop followed, allowing participants to discuss the projects and provide additional input on their implementation.

Neighborhood Concepts & Actions: What We Heard at the Public Meeting

The comments and input from the public meeting was compiled and discussed. The selected priority projects will be further developed for defining the project budget, implementation strategies, and funding options.



The Findings & Strategies



Based on the input from the Visions Public Meeting and Workshop along with stakeholder comments, a vision statement was developed with specific improvements identified for the Newtown, Downtown, and the Old Town neighborhoods. The comments noted below are concepts that were common to all the neighborhood visions. The following sheets illustrate these concepts as a set of strategies that can be used as a guide in the development of projects and programs, that maintain and enhance the distinct character of each neighborhood.



Preserve Our Heritage

- Retain our traditional working waterfront and encourage a mix of uses
- Enhance the historic character of each neighborhood and restore existing buildings
- Maintain and protect our wood trestle streets, wood boardwalks and stairs



Create Pedestrian Friendly Streets

- Provide wider sidewalks and well-marked crosswalks
- Encourage continuous sidewalk marquees
- Provide viewing areas, pocket parks, and free-standing shelters and other pedestrian amenities



Preserve our Public Waterfront

- Complete the Waterfront Promenade and link the neighborhoods
- Provide good access to harbors, viewing platforms, and fishing areas
- Maintain use of traditional construction and materials such as piling in place of fill, wood docks and boardwalks in place of concrete docks, and wood railings in place of metal.



Create a Year-Round Economy

- Retain public buildings in downtown neighborhoods to support year-round use
- Provide parking and loading areas with pedestrian amenities
- Encourage off-season conventions and other activities



Maintain Residential Livability

- Encourage restoration of existing housing stock, streets and boardwalks
- Develop small off-street parking areas
- Encourage mixed-use development with retail on the ground floor & residential above
- Protect residential views and identify view corridors



Protect & Enhance Our Natural Beauty

- Encourage landscaping, gardens, and pocket parks on public & private lands
- Protect our forested backdrop and natural edge along creeks and waterfront
- Maintain and encourage urban trails within the neighborhoods



Preserve Our Heritage: Stair Streets, Wood Boardwalks, & Wood Trestle Streets

The historic wood trestle streets, boardwalks and stairs in the Newtown, Downtown, and Old Town neighborhoods of Ketchikan were constructed in response to the steep terrain and waterfront location of the community. Few remain today, and the maintenance of this historic infrastructure should be encouraged both for public and private properties. The wood trestles at Warren & Harding St. in Newtown, Grant St. in Downtown, and Thomas St. in Old Town were mentioned often in public meetings as important neighborhood features, and along with the wood boardwalks give the neighborhoods their unique character. Many properties, especially residential structures, are accessed by this system of wood boardwalks and stairs in place of paved streets and sidewalks as in other locations.

All of these structures were made of wood and timbers, often locally milled. Wood railings were primarily of horizontal elements, usually two inch thick, and topped by a wood cap. It is recommended that this historic infrastructure be maintained using the original materials and details, and that new boardwalks be constructed in a similar way to create a cohesive system of pedestrian ways.



Preserve Our Heritage: Historic Preservation

Ketchikan's historic neighborhoods of Newtown, Downtown, and Old Town have retained many of their historic commercial and residential buildings. The restoration and renovation of these buildings is to be encouraged to stabilize and improve the historic authenticity, economic viability, and aesthetic value of the neighborhoods. These buildings, with their storefront facades and sidewalk mar-quees, also encourage pedestrian uses and amenities.

Ketchikan has a wealth of historic resources. Currently there is has one district on the National Register of Historic Places, the Stedman- Thomas St. Historic Dis-trict in Old Town. Locally, Creek Street is recognized as a historic district, but is not on the National Register. A recent project to inventory historic buildings and structures in the downtown and Creek St. areas of Ketchikan may lead to more districts nominated to the National Register, as well as individual buildings being recognized. The designation of neighborhoods as historic districts will improve grant opportunities for restoration and other improvements.

The distinct character of each of these commercial neighborhoods is defined by the storefront facades, and will be strengthened by the restoration of the his-toric buildings, contributing to the continued revitalization of the area. Just as a person is thought to be recognizable by their appearance, the character of a neighborhood and its buildings is often defined by the storefront facade.

Traditionally there are three main elements to a storefront facade - the base and storefront, upper story, and cornice. The base and storefront are along the street and the part of the building that interacts with the pedestrian passing by. Typical elements are large storefront windows the open the building to the outside and allow a pedestrian to understand the use of the building, a horizontal marquee or awning that protects pedestrians from the weather, an identifiable entry, and the smaller elements such as signage and lighting. Above the marquee is the upper story, a portion of the building that is less public and often contained offices or a private residence. The private aspect of this level is expressed by the smaller windows and less ornate details. The third element of the storefront facade is the cornice - a detail at the top of the building that provides a formal cap to the composition of the facade. Together with the horizontal marquee, the horizontal cornice, by sharing this strong horizontal element, ties a block of building together in a unified whole.



Elements of a Commercial Facade

Typical Storefront



Historic Mission Street



Mission Street



Front Street

Preserve Our Heritage: Historic Preservation-Case Study

The work we do in our historic neighborhoods should be firmly connected to accepted historic preservation principles and practices. Renovations to existing buildings should maintain rather than repair, and repair rather than replace features of a building that are historical in nature. But in many cases, the original architectural details are missing and must be reconstructed.

A key concept in the treatment of historical buildings is that the “character defining features” of a property should be preserved. These features range from the building height and scale to the building materials and architectural elements and details such as windows, doors and cornices. All alterations to existing buildings should be performed to preserve the historical character of the neighborhood. Contemporary design for alterations and additions is not discouraged when when it does not destroy significant historical and architectural materials, and the design is compatible with the height, scale, material, and character of the property. Adding architectural elements that are not a part of the original building or typical for the neighborhood is to be discouraged.

Many of the missing details for a building can be found in Ketchikan by referencing the archived photographs belonging to the Tongass Historical Society. Characteristics of a building such as siding, window type and layout, door locations, marquee details, and cornices details can be pieced together from historical photographs. In addition, layers of history may uncovered during the process of stripping away layers of construction that have been built up over the years.

An example of this process is the buildings along Stedman St. in Old Town shown at the right. The properties at 221, 223, and 227 Stedman St. have changed relatively little over the years in both building height, scale, and use. Only the 221 Stedman St. building has had an additional floor placed on it since the record photograph of 1923. While the basic elements of the facade remain, many of the original details have disappeared. Historical photographs can provide the information needed to restore the original details and design elements of the buildings. The drawing above illustrates a possible renovation approach to the building group that addresses the storefront facade based on the historic photographs.



Historic Storefronts
Stedman Street



Historic Stedman Street-1940
THS 69.3.2.8



Historic Stedman Street-1923
THS 77.2.7.27



Stedman Street

Create Pedestrian Friendly Streets Sidewalk Marquees

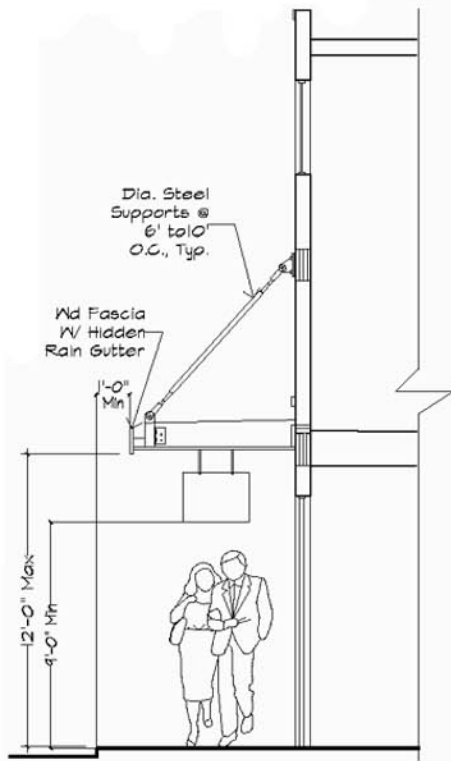
The commercial districts within Newtown, Downtown, and Old Town, with their storefront facades and sidewalk marquees, were developed as a response to a variety of factors over time - environmental, cultural, and economic. Building were two to three stories in height, had large storefront windows, and a sidewalk awning or marquee to protect pedestrians from the weather. Due to the amount of rain that falls in Ketchikan, traditional canvas awnings were replaced with permanent roof-like marquees built of wood and metal over time. Supported by the building facade, flat horizontal marquees are the most common in the downtown neighborhoods. Together with the storefront facade, sidewalk marquees create a sense of enclosure, and encourage pedestrians to comfortably explore the area - no matter what the weather.

Construction of permanent marquees for weather protection is encouraged along the streets of Ketchikan. The adjacent drawings are a recent design reminiscent of the traditional flat horizontal wood marquees, but one that meets current code requirements for structure and fire safety. This design is illustrated in detail in the Appendix, and can be used by building owners seeking a cost-effective approach to adding a marquee to their building as it requires minimal engineering at the connections to the specific building.

Sloping shed roof marquees are a variation of the traditional sidewalk marquee and are commonly found on smaller buildings with gable roofs. Either supported by the building facade over an entry door, in a series over windows, or creating a continuous covered colonnade, sloped roof marquees are usually constructed of exposed timber and wood framing, with open ends on either side.



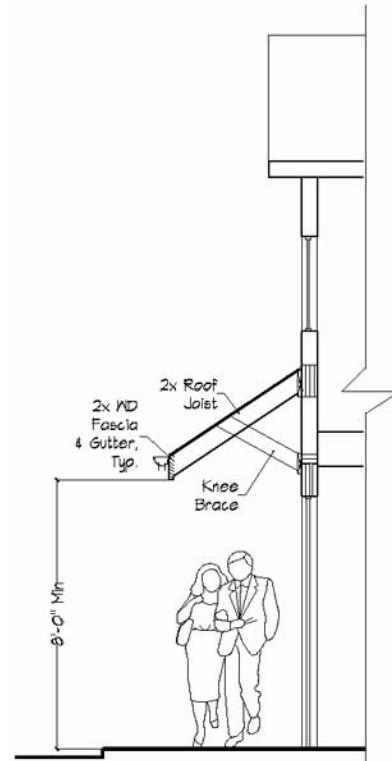
Horizontal Marquee
Stedman Street



Traditional Horizontal Marquee Section



Shed Roof Marquee
Creek Street



Shed Roof Marquee Section

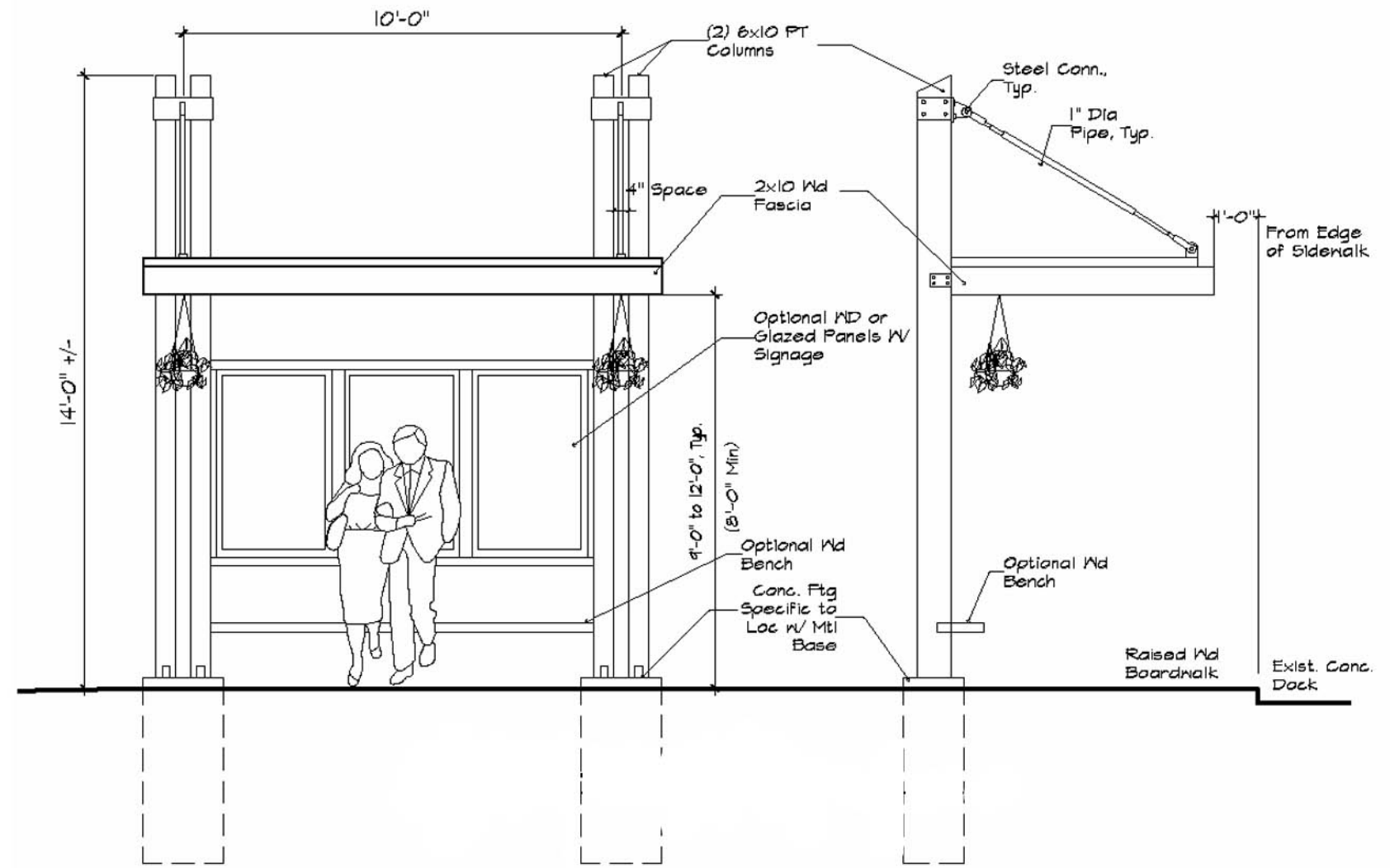


Create Pedestrian Friendly Streets: Free-Standing Marquees & Shelters

At locations where there is no building facade to support a permanent marquee but where pedestrians need shelter from inclement weather, a free-standing marquee or shelter may be used.

These wood and steel structures can provide an element of continuity to the street, visually emphasizing the continuous street wall and filling in locations along the street or docks where no storefronts exist. These simple shelters may be used at transit stops, gathering places, and pocket parks to provide shelter while not restricting the view of the surroundings. Benches, signage, lighting and landscaping may be added to the basic designs as appropriate for the locations. The use of local materials such as locally milled wood products is encouraged.

The drawing at right details a free-standing marquee that is reminiscent of the traditional horizontal sidewalk marquee, and can be used along the street to provide continuity to this system of pedestrian rain protection. At other locations not on the street, a gabled roof structure, such as the transit shelter on Berth IV, is appropriate.



Free-Standing Marquee Elevations



Wood Shelter
Berth IV



Wood Shelter &
Signage



Free-Standing Flat Marquee
Front Street



Free-Standing Flat Marquee
Front Street



Free-Standing Flat Marquee
Front Street

Create Pedestrian Friendly Streets

Street Furnishings and Lighting

The identity of Ketchikan's Downtown neighborhoods depends largely on the unified treatment of the streetscape including sidewalks and furnishings. The publicly owned streets, sidewalks, alleys and boardwalks of the downtown neighborhoods are as important as the private structures in helping define the character of downtown Ketchikan. Most distinctive of these are: Newtown's Water Street and Schoenbar Road; Downtown's Mission Street, Main Street, Mill Street and Front Street; Old Town's Stedman Street. All non-conforming furnishings could be gradually phased out as improvement area projects are implemented and replaced with conforming furnishings.

Street Furnishings

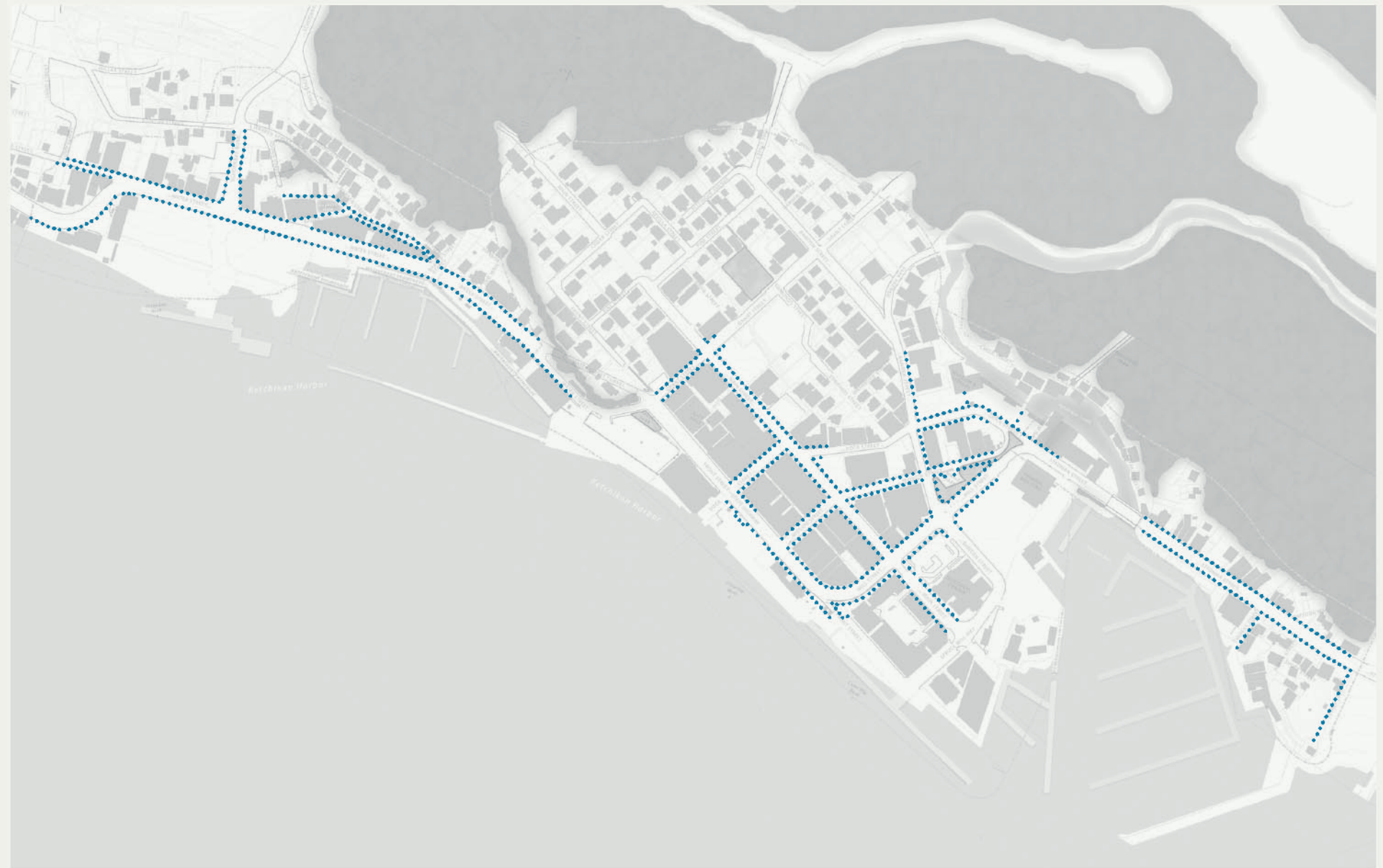
Throughout the downtown neighborhoods, the use of consistent, pedestrian-scaled, historically based street furniture and lighting will contribute to creating a rich, walking environment. Streetlights, benches, trash cans, drinking fountains, bike racks, tree grates, bollards and street signs should reflect the historic character of Ketchikan and be used throughout the three neighborhoods. Recommended furnishings are shown in the appendix, along with locally made products.

Sidewalks

A simple and cohesive treatment of sidewalk paving, curbs, curb cuts, and gutters should be uniformly implemented throughout the neighborhoods. Materials should be consistent in design, patterns, treatment and color.

Bike Paths

In addition, the Ketchikan Gateway Borough could designate bike paths along sidewalks and roadways to encourage alternate modes of transportation and recreation for residents and visitors.



Create Pedestrian Friendly Streets

Public Art

The community of Ketchikan has an active public arts program and a collection of public artworks, primarily sculptural works produced by local and regional artists. A continued arts program managed by the Ketchikan Area Arts & Humanities Council could continue to create a legacy of visual arts locally and nationally. Art in public spaces and gathering places has a positive effect both socially and economically on the downtown neighborhoods and the entire community. Art has the power to reach across generations, ethnic groups and language to inspire community pride. Most importantly, it raises awareness of Ketchikan's identity as a place. Art becomes a vital platform for providing a sense of history of place, and celebrates the unique nature of Southeast Alaska. The recent completion of the bronze sculpture, "The Rock", shown below, explains the history of Ketchikan through seven life-size figures who represent important people and industries in Ketchikan's history. This sculpture was funded jointly by the City of Ketchikan and the Ketchikan Gateway Borough.

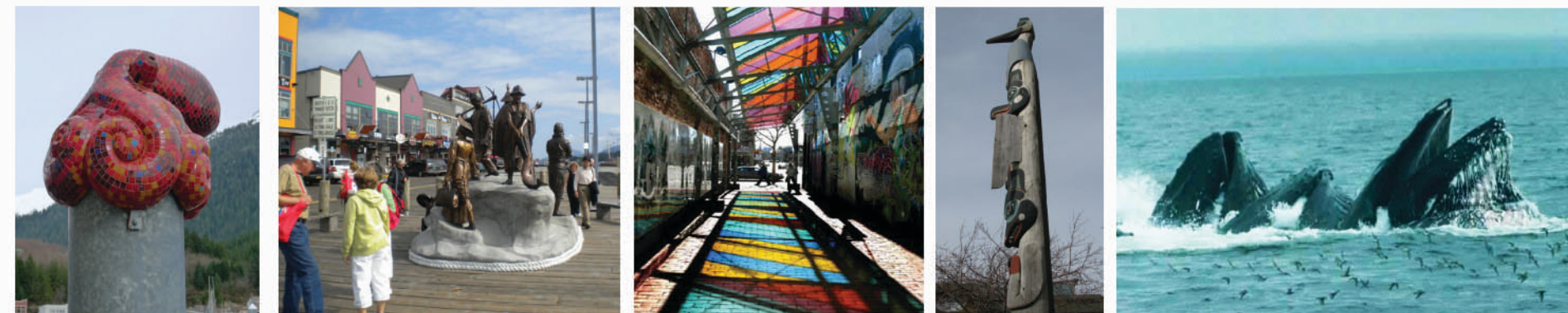
Potential sites for public art, gateways and heritage site signage could also be explored and developed thematically to support identity to each neighborhood.

The map on this page includes existing and potential places for public art. Location and themes for both art and heritage sites could be developed as a separate project by the KGB and the City of Ketchikan.

+ Proposed New Public Art



New Bronze Waterfront Sculpture



Preserve Our Public Waterfront Waterfront Promenade & Boardwalk

The completion of the Waterfront Promenade and Boardwalk has been a long-standing goal of the downtown neighborhoods in Ketchikan and was considered a high-priority project by all neighborhoods. The promenade would provide a safe pedestrian link between Ketchikan's Newtown neighborhood to the north with Old Town to the south along the downtown waterfront. This urban trail would provide public access to the waterfront for both visitors and residents, and help relieve pedestrian congestion of sidewalks on busy streets in summer.

Portions of the Waterfront Promenade & Boardwalk are currently in place - a mix of pile-supported wood boardwalks, concrete docks and sidewalks, and wood trestle streets. Some of the promenade is clearly marked, but undefined at other locations or non-existent. The new Seawalk from the Berth IV cruise ship dock in Newtown links this area to the Berth III dock in Downtown. The route along Berth III to Berth I is in place, but is undefined and only a painted line defines some sections. Improvements are needed for pedestrian safety and to encourage use. A new wood boardwalk is proposed for the area along Thomas Basin at the site of the former Spruce Mill to link the cruise ship docks in Downtown to the Old Town neighborhood. In Old Town, improvements to the sidewalk along Stedman St. and Thomas Basin would continue the promenade to the existing boardwalk along Thomas St and out to the Thomas Basin Breakwater. Design recommendations include the following:

- * Design the boardwalk with a pedestrian scale of no more than 8'-12" in width.
- * Construct the boardwalk and railings using traditional materials found on the docks in Ketchikan including wood, timbers and galvanized steel. Use locally milled wood products where possible.
- * Provide viewing platforms and gathering spaces along the way with pedestrian amenities such as benches, lighting, planters, and trash receptacles. These amenities would be appropriately scaled and historically based.
- * Share our rich history with interpretive signage highlighting the fishing industry, the Spruce Mill and timber industry, the native culture, and the colorful characters of the past.



Create a Year-Round Economy

A healthy and vibrant Newtown, Downtown, and Old Town depends on the health of the businesses located within the neighborhoods. To encourage a year-round economy and retain existing businesses while providing new opportunities, the following are recommended:

- * Encourage mixed-use development to increase residents within the downtown neighborhoods. More residents in Newtown, Downtown, and Old Town will provide customers for the existing stores, galleries, restaurants and other services currently in the area, and offer new business opportunities.
- * Retain and encourage public buildings and governmental offices to be located within the downtown neighborhoods. These uses provide year-round activity to existing businesses, and encourage residents to come to the downtown areas during the slower winter months.
- * Create a pedestrian friendly environment, and continue to explore opportunities to create small off-street parking areas within each of the neighborhoods
- * Embrace the winter season in planning, cultural events and attitude. Winter is often perceived as a negative force that creates inconvenience and added costs, in part because the city and buildings were planned and constructed as if they were in a warmer climate. Adopt "Winter Cities" design principles that work with nature and the dark, wet and cold season we call winter rather than working against it. The goal is to create a livable community, reduce discomfort, promote energy efficiency and create a sustainable local economy.
- * Encourage maintenance of buildings. Allowing buildings to become unsafe and unsightly, and allowing them to remain in that condition is an economic deterrent to the neighborhood. Building codes should be enforced, and see that property owners are responsible.



Maintain Residential Livability

The residential areas of Newtown, Downtown, and Old Town offer a wealth of housing types, from the large historic Craftsman homes of Knob Hill to the small simple residences along Harding St. in Newtown and on Inman Hill in Old Town. Many of these homes are on the steep slopes of the hillsides above the waterfront, and continue to be accessed by wood boardwalks and stairs. To maintain the livability of these areas, the following strategies are recommended:

- * Encourage the maintenance and restoration of the existing housing stock. Allowing residences to become unsafe and unsightly is a deterrent to the economic viability of the area. Provide design guidance for historic restorations to assist property owners in developing a historically respectful project.
- * The designation of historic districts within the residential areas may improve grant opportunities for historically appropriate improvements to the public infrastructure of the neighborhoods such as wood boardwalks, stair streets, and lighting. These improvements would then spur private investment by making the area a more desirable place to live.
- * Create a pedestrian friendly environment, and continue to explore opportunities to create small off-street parking areas within each of the residential areas.
- * Protect the historic view corridors of the residential neighborhoods. Like most of Ketchikan, the residential buildings were oriented toward the waterfront. The views from the residences are an important part of their appeal, as well as the backdrop they provide for the neighborhoods.

Protect & Enhance Our Natural Landscape Green Streets

The introduction of Green Streets to Ketchikan’s downtown streets will help promote and increase environmental awareness amongst residents and visitors in keeping with community values and the environmental stewardship of local governments.

There are many benefits to the creation of Green Streets through the addition of landscape to Ketchikan’s downtown neighborhoods. Not only does it provide color and texture to the city center, but the use of native plants also highlights the qualities of the natural environment of Southeast Alaska to visitors. Rain gardens and swales along downtown streets address rain run off, alleviating the need for extensive and expensive drainage systems. Green Streets also enhance the pedestrian experience.

Green Streets can include self-contained planters, rain gardens, vegetated swales, flow through planters, planted curb extensions and green walls. Green Streets can be funded and maintained by creating public assistance programs, through private/public partnerships, or property owners and interest groups to implement planting actions in available public or private parcels, street ends and infill spaces.



Proposed Green Streets

- Newtown: Hopkins Hole, Waterfront Promenade, Schoenbar Road
- Downtown: Main Street, Mission Street, Mill Street and Front Street
- Old Town: Stedman Street, East Street and Creek Street



Green Wall



Self-contained Planters



Flow Through Planter



Planted Curb Extension



Planted Curb Extension



Vegetated Swale



Vegetated Swale

Protect & Enhance Our Natural Landscape

Tree Corridors

The addition of street trees will provide much needed vegetation to the downtown neighborhoods, as well as color, texture and landmarks. Street trees create visual corridors, contribute to a positive sequential experience, pedestrian friendly scale and street legibility. They also enhance sense of place and location, as well as provide identity and definition to downtown neighborhoods.

Trees mark the seasonal passage of time and foster a continuum of life by supporting bird migration, wildlife and flight corridors as well as promoting (bio) diversity in the downtown neighborhoods.

Trees also intercept precipitation and hold water on the leaves and branches, keeping it off the roads and sidewalks. Although deciduous trees are not as effective during winter months, evergreen trees are effective year round for small storms and portions of larger storms. Trees also facilitate stormwater infiltration and groundwater recharge. Trees can be added in above or below-grade planters, within larger landscape beds, or in stormwater swales.

..... **Proposed Tree Corridors**

Newtown: Water Street and Schoenbar Road

Downtown: Dock Street, Grant Street, Front Street, Main Street, Mission Street and Mill Street

Old Town: Stedman Street and East Street



Name, Latin	Name, Common	Location
STREET TREES		
Acer buergerianum	Trident Maple	Schoenbar Road, Dock Street, Grant Street, Mission Street, Mill Street and East Street
Acer glabrum	Douglas Maple	Front Street and Water Street
Amelanchier grandiflora	Apple Serviceberry	Stedman Street, Schoenbar Road, Dock Street, Grant Street, Mission Street, Mill Street and East Street
Malus fusca	Pacific Crab Apple	Water Street and Main Street

WATERFRONT PROMENADE TREES		
Acer circinatum	Vine Maple	
Acer buergerianum	Trident Maple	
Amelanchier grandiflora	Apple Serviceberry	
Sorbus sitchensis	Sitka Mountain Ash	

PARKS AND PARKWAYS TREES		
Acer platanoides	Norway Maple	
Alnus sinuata	Sitka Alder	
Platanus acerifolia	London Plane	



Protect & Enhance Our Natural Landscape

Parks & Open Space

We recommend the KGB Planning Department develop guidelines to help increase green spaces and parks throughout the downtown neighborhoods. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for the area. This could include London Plane trees, Norway maple and Sitka Alder.

Proposed New or Improved Parks and Open Space

1. **Whale Park & Totem Way Park**
A realignment of the existing parking will expand the area of Whale Park. Additional seasonal, native plant gardens will build on the existing vegetation, and expanded sidewalk connections with playful paving patterns will lead park visitors east to the whale sculptures, then across Totem Way to the entrance of Creek Street. Whale sculptures mark the west entry to Whale Park and Downtown, while salmon lead to Creek St. to the east.
2. **Mill (Spruce Mill) Park**
To improve pedestrian safety at the Front St. and Mill St. curve, a new pocket park will orientate visitors to the downtown neighborhoods and waterfront and the rich local history of the area. A key element will be to highlight the history of the former Spruce Mill on the site and importance of the timber industry to Ketchikan.
3. **East Street Park**
A small park along Stedman Street at East St. ROW will add color and texture to the Old Town neighborhood. It will be a resting spot for visitors and residents, and possibly become a children's play area.
4. **Break Water Thomas Basin Park**
Provide a pocket park at the end of the existing concrete walk atop breakwater with fishing platform, seating and shelter from which to enjoy views to the water.
5. **Grant Street Children's Park**
Improvements to existing park including access, landscaping, benches, and new play equipment.
6. **Harborview Park**
Improvements to existing waterfront park on waterfront on wood pile-supported platform to include new seating and link to adjacent Seawalk.
7. **Cannery Park**
Develop a park on the unoccupied site of a former cannery adjacent Berth IV Cruise Ship Dock and entry to the Seawalk. The park will highlight the waterfront setting, history of the neighborhood and the canneries that once stood on the site, and provide open space for residents and visitors alike.
8. **Knob Hill Park**
Near the top of Main St., the historic wood stairs and boardwalk system will be retained and improved with enlarged landing and benches will offer visitors and residents a place to pause and view the downtown area and Tongass Narrows.
9. **Edmonds Street Park**
Edmonds Street Park will focus on preserving the wood stairs and boardwalk leading up from Dock St. to Grant st. and the features that keep this pedestrian connection unique. Additional lighting, expanded landings, and landscaping will improve safety and the quality of the experience for hardy visitors and residents who climb to the top.

