

Planning Department Staff Packet

PZC Case No. 2020-0002

Our Downtown Project—Step 1

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 - ~ **January 28, 2020 PZC Work Session Summary Memo**



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



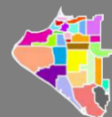
OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit A: Staff Report

Anchorage 2040 Land Use Plan
Implementation Action 3-2



OUR DOWNTOWN Project - Step 1:

This project implements the *Anchorage 2040 Land Use Plan*, Action 3-2 by formatting the Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan. For more information on this multi-year project: <http://www.muni.org/Planning/2040actions.aspx>

List of Draft Documents for this Project:

Adopting Ordinance

Exhibit A: Staff Report (and Appendices A-1 to A-4)

Exhibit B: Annotated Zoning Code Amendments

Exhibit C: PZC Resolution (draft)

Exhibit D: Policy Guidance from the Comprehensive Plan

Exhibit E: Public Comments Received

PLANNING & ZONING COMMISSION PUBLIC HEARING:

The Downtown Zoning Districts Code Reformat - Public Hearing Draft will be considered by the Anchorage Planning and Zoning Commission (PZC) for recommendation of approval on February 3, 2020.

The PZC public hearing is scheduled for **Monday, February 3, 2020, at 6:30 p.m.**
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street, Anchorage.

The public is invited to submit formal comments and testimony to the PZC in writing and/or in person at the public hearing. Written comments intended for the PZC case packet are due January 17, 2020. Comments received after January 17, 2020, will be distributed to the PZC the day of the PZC Public Hearing on February 3, 2020.

Assembly Adoption: PZC recommendations will be forwarded to the Anchorage Assembly for final action. The public will have an additional opportunity to comment during the Assembly Public Hearing.

Written comments to the PZC may be submitted in the following ways:

CITYVIEW: <http://munimaps.muni.org/planning/allcomments.cfm>
Case No. 2020-0002

EMAIL: Anchorage2040@muni.org

FAX: (907) 343-7927

MAIL: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

MORE INFORMATION:

Kristine Bunnell - Public Outreach and Information: kristine.bunnell@anchorageak.gov

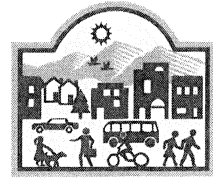
Tom Davis - Project Manager: tom.davis@anchorageak.gov



Municipality of Anchorage


Planning Department


Memorandum



Date: February 3, 2020

To: Planning and Zoning Commission

Thru: Michelle J. McNulty, AICP, Director 

Thru: Carol Wong, Long-Range Planning Manager 

From: Planning Department

Subject: Case 2020-0002: *Our Downtown Project* – Step 1, Text Amendments to Title 21 to Reformat Downtown Zoning Districts out of Old Title 21 into Current Title 21

REQUEST

The Municipality of Anchorage Planning Department is requesting recommendations from the Planning and Zoning Commission regarding Step 1 of the *Our Downtown* project, a Title 21 text amendment. The objective of this code amendment is to move the existing B-2A, B-2B, and B-2C zoning districts out of the old Title 21 zoning ordinance and into current Title 21, reformatting them in the process. The map on the following page shows the extent of each of those Downtown zoning districts. The Commission's recommendations will be forwarded to the Assembly for consideration and final action.

A Commission work session regarding this case was scheduled for January 28, from 11:30 a.m. to 1:30 p.m. in Assembly Conference Room #155, first floor of City Hall. Commissioners may email any questions or concerns to the Planning Department in advance of either the January 28 work session or the February 3 public hearing.

PROJECT NEED AND PURPOSE

Downtown Anchorage is a major hub for employers, civic institutions, visitors, entertainment, and cultural facilities. Downtown also has a unique development environment, and its land use is still regulated by an older version of Title 21 that was originally written in the 1980s. That older version of Title 21 is becoming increasingly difficult to use in today's development context.

The reformat is a necessary first step in updating Downtown's land use regulations to meet contemporary needs for growth in housing, mixed-use living, commercial services, and cultural and tourism opportunities. In addition, it is important for Downtown property owners to have access to the advantages of the modern, more user-friendly format of current Title 21. The 2017 *Anchorage 2040 Land Use Plan* calls for reformatting the Downtown zoning districts into current Title 21 as a step towards modernizing Downtown's development regulations and achieving the goals of the *Anchorage Downtown Comprehensive Plan*. The case in front of the Commission carries out Action 3-2¹ from the *Anchorage 2040 Land Use Plan*.

¹ "Amend Title 21 to reformat the B-2A, B-2B, and B-2C Downtown zoning district regulations from the old Title 21 to include in current Title 21, in a simpler "form-based code" style of district. Primarily refresh existing regulations to a more transparent format. Incorporate only limited substantive revisions, anticipating that Action 3-9 will help implement the Downtown Comprehensive Plan."

STEP 1 - Current Downtown Zoning Districts



The main objective of *Our Downtown* – Step 1 is to move the existing B-2A, B-2B, and B-2C districts and their district-specific standards out of old Title 21² and reformat them into the language, format, and organization of current Title 21 as new Chapter 21.11: *Downtown*. This will retain the requirements in the existing B-2A, B-2B, and B-2C districts, but restate them in current Title 21 language.

New Chapter 21.11 will contain all Downtown-specific land use development requirements in one location, similar to Girdwood (Chapter 21.09) and Chugiak-Eagle River (Chapter 21.10). Creating a new chapter devoted to Downtown will result in greater transparency, accessibility, and flexibility.

Several sections of old Title 21 refer to parts of the 1983 *Anchorage CBD Comprehensive Development Plan*. Additionally, the approval standards for the urban design amenities that earn bonus building height in the old Title 21 B-2 districts are currently located in another policy document, “Anchorage Central Business District Urban Design Amenities,” which the Commission approved in 1990. New Chapter 21.11: *Downtown* includes the policies from those documents to ensure continuity, reduce cross-reference errors, and help streamline development review.

Our Downtown will be a three-step, multi-year process. Each step will build on the research, analysis, and public input received from the previous step. Step 2 will be a targeted plan review and update of the 2007 *Anchorage Downtown Comprehensive Plan*. Step 3 will use the results from Step 2 to inform substantive revisions to the Downtown zoning regulations that address contemporary needs and implement the *Anchorage Downtown Comprehensive Plan*. Steps 2 and 3 implement Action 3-9 of the *Anchorage 2040 Land Use Plan*³ and Action LU-1 of the *Anchorage Downtown Comprehensive Plan*.⁴

A three-step process is necessary to provide the community adequate opportunities to engage and bring new ideas forward for discussion and resolution. More broadly, the *Our Downtown* project will coordinate with other efforts by the community to create the thriving Downtown envisioned in the *Anchorage Downtown Comprehensive Plan*.

DOCUMENTS FOR REVIEW

The public hearing draft documents for review and approval include:

- **Adopting Assembly Ordinance (AO)** that would adopt, by reference, the code amendment language in *Exhibit B: Annotated Zoning Code Amendments*.
- **Exhibit B: Annotated Zoning Code Amendment**, which contains the recommended Title 21 text amendment language. It also includes annotation alongside the proposed text amendments that explains each amendment and cross-references back to the equivalent sections of old Title 21.

² Sections 21.40.150, 21.40.160, and 21.40.170.

³ “Complete a comprehensive update to the downtown zoning regulations, establishing new DT districts, as part of a targeted plan review and update to the Downtown Comprehensive Plan with an analytical report of issues and conditions.”

⁴ “Enact a new Downtown land use and development code and amend the Downtown zoning map to reflect the recommended land use strategies, design guidelines and proposed Downtown district specifications.”

Supporting materials for this case include this *Exhibit A: Staff Report*, its four appendices (A-1 through A-4), and Exhibits C, D, and E.

- **Appendix A-1** excerpts the sections of old Title 21 code that are relevant to this amendment. A-1 also excerpts the parts of the 1983 *Anchorage CBD Comprehensive Development Plan* and the “Anchorage Central Business District Urban Design Amenities” policy documents that are referenced in the old Title 21 downtown regulations.
- **Appendix A-2** outlines the organizational structure of the reformatted Downtown provisions within current Title 21. A-2 also shows how the allowed uses in the B-2 zones in old Title 21 were translated into current Title 21 allowed use types. In addition, A-2 shows how the old bonus points system and its design amenities were translated.
- **Appendix A-3** highlights differences between the generally applicable regulations of old Title 21 and current Title 21, and how those differences are addressed in the relocation of the Downtown districts from their old code context to the current Title 21 code context.
- **Appendix A-4** provides site testing of the recommended text amendments on two recent downtown developments.
- **Exhibit C: Planning and Zoning Commission Resolution** is provided for the Commission’s convenience in order to assist Commission’s preparation of its findings. It is only initial draft material that the Commission may choose to use, adapt, or change.
- **Exhibit D: Policy Guidance from the Comprehensive Plan** documents applicable policies and strategies in the *Comprehensive Plan*.
- **Exhibit E: Public Comments Received** compiles the public comments that were received by January 17, 2020 for the Public Hearing Draft. (*Further comments received by the February 3 public hearing date will be submitted separately as Exhibit E-1.*)

REFORMATTING METHODOLOGY

Our Downtown – Step 1 places the Downtown standards from old Title 21 into current Title 21. Current Title 21 contains different general provisions that will now be applicable to projects in Downtown. For example, current Title 21 has the community meeting requirement for land use entitlements that require public hearings, and the ability for an applicant to directly request a minor modification from the Planning Director.

Appendix A-3 highlights elements of current Title 21 that differ from old Title 21 and summarizes how the draft amendment addresses these differences. This includes exemptions and adjustments from current Title 21 provisions for the Downtown zoning districts.

PUBLIC REVIEW AND COMMENT

This case follows the review and approval procedures for Title 21 text amendments established in AMC 21.03.210. A public hearing draft of the proposed amendments was published for public review on November 4, 2019. Copies of the proposed amendments were distributed with supplementary information including Appendices A-1, A-2, and A-3 to agencies and community councils on November 18.

Planning Department staff presented the ordinance at several community council meetings including Downtown, Government Hill, South Addition, and the Federation of Community

Councils Board of Delegates. Staff also presented to other stakeholder groups and to the development and design community. The Planning Department held three open houses in Downtown on October 4, October 30, and November 19. Staff also presented the project to the Anchorage Homebuilder's Association and the Anchorage Chamber of Commerce. In addition, staff conducted site testing of the draft amendments on two recent Downtown housing projects. The results of that testing are included in Appendix A-4.

Seven comments have been received as of January 17 (Exhibit E). To date, no public agency or community council has expressed concerns about the project or any specific provision.

EXPLANATION OF RECOMMENDED CHANGES TO PUBLIC HEARING DRAFT

After releasing the draft amendment, staff has continued to review all material for errors, inconsistencies, or omissions. Staff has also reviewed the results of the site tests in Appendix A-4 for any draft provisions needing correction. As a result, the Department has identified several such items that should be addressed, and requests that the Commission consider recommending approval of those changes to the public hearing draft amendment in conjunction with the Commission's recommendations for the amendment as a whole.

The proposed changes are identified below. Each change is classified as either "substantive" or "technical." In this case, substantive changes are any changes to the amendment that substantively modify a standard in order to remove ambiguities or ensure interpretations that are consistent with the intent of the project. Technical changes, on the other hand, are changes that modify the wording or phrasing of a provision to align the provision with its intended meaning. Two legal edits to the Assembly Ordinance which are recommended by the Legal Department follow at the end of the section, as well.

RECOMMENDATIONS

A. The Planning Department recommends **APPROVAL** of the Public Hearing Draft ordinance and its recommended Title 21 text amendments in Exhibit B, with the following changes:

1. **Substantive** edits as follows:

a. Table 21.02-1 (Exhibit B, page 1):

- i. ADD "21.11.050., Use Regulations" to Table 21.02-1 as shown below. This row of Table 21.02-1 is not currently in the proposed amendment, so it would be added.

Reason for change: to ensure that variances to use-specific standards are allowed for uses listed in 21.11. Such variances are already allowed for all other uses in Title 21.

<p>Variances from</p> <p>the district-specific standards of 21.04, <i>Zoning Districts</i>; 21.09.040, <i>Zoning Districts</i>; 21.10.040, <i>Zoning Districts</i>.</p> <p>the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection 21.05.040K., <i>Telecommunication Facilities</i>, and section 21.05.055 <i>Marijuana</i> <i>Establishments</i>); 21.09.050, <i>Use Regulations</i>; 21.10.050, <i>Use Regulations</i>. <u>21.11.050, <i>Use Regulations</i></u></p>	21.03.240				D-H			A	R
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- b. Section 21.07.030B.6. (Page 13, lines 5-7):

REPLACE the provision with the following:

“DT Districts: 100 square feet of private open space per multifamily dwelling unit, with exceptions from dimensional and development standards as outlined in 21.11.070E.”

Reason for change: to apply the private open space standards in current Title 21 to the DT districts. Site testing has found that the current Title 21 standards for private open space are more flexible and require less lot area than the usable open space standards from old Title 21 that were previously incorporated into the amendment. See also the related changes in item f. below.

- c. Section 21.07.080G.2., *Refuse Collection* (Exhibit B, page 17):

- i. EDIT subsection 2.a.i. *Applicability* to read as follows:

“Receptacles that receive refuse collection service only from an alley, unless the receptacle is in a DT district.”

- ii. EDIT subsection 2.f.ii. to read as follows:

If the refuse collection receptacle is visible through the open side of the required screening structure from the abutting street or right-of-way, the opening shall be screened with a sight-obscuring gate. The enclosure and any gate shall be maintained in working order to function as a screening structure. The gate shall remain closed except on refuse collection days and the prior evening. A sight-obscuring gate is not required for receptacles that receive refuse collection service only from an alley in the DT districts.

Reason for changes: to align refuse collection receptacle screening requirements for the DT districts with what was required in old Title 21.

- d. Section 21.11.050G.1.f. (page 45, lines 26-27):

- i. EDIT this subsection to read as follows:

“An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.”

Reason for change: to use the same language as in Chapters 21.09 (Girdwood) and 21.10 (Chugiak-Eagle River).

- e. Section 21.11.070D.2., *Screening* (Exhibit B, page 62 beginning on line 37):
 - i. Line 37: ADD new subsection letter “a.” in front of the provision on lines 37-38.
 - ii. After line 38: ADD new subsection b. to read as follows:

“Rooftop mechanical equipment shall be screened as provided in subsection 21.07.080G.4.c.”

Reason for change: to ensure that rooftop mechanical equipment is screened, as was required under old Title 21.
 - iii. ADD new subsection c. to read as follows:

“Outdoor refuse collection receptacles shall be screened as provided in subsection 21.07.080G.2.”

Reason for change: to trigger the requirement to screen refuse collection receptacles in the DT districts.
- f. Edit Section 21.11.070E. (Page 63, lines 4-20): Replace with the following:

E. Private Open Space

Multifamily dwellings shall provide private open space as established in Section 21.07.030, with the following exceptions from the standards:

1. The minimum inside dimension of ground-level individual private open space is reduced from 15 feet to 10 feet. The minimum inside dimension of common private open space is reduced from 18 feet to 10 feet. The 10-foot dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.
2. Individual private open space on balconies, roofs, decks, stoops, and unenclosed porches that have no less than one 10-foot inside dimension may count toward the open space requirement, except that balconies, decks, stoops, and unenclosed porches with dimensions of less than 10 feet and containing at least 20 square feet may be counted for up to 50 percent of the required private open space area. These standards replace the requirements of 21.07.030D.1.ii. and iii. for these spaces.
3. Multifamily development in the DT districts is exempt from the requirement in subsection 21.07.030B.1. for at least half of the required open space to be provided as common private open space. Required private open space in the DT districts may be any mix of common and/or individual private open space.

4. Multifamily development in the DT districts is exempt from the prohibition in subsection 21.07.030D.1.a. against counting setbacks with slopes over 10 percent towards required private open space.
5. Multifamily development in the DT districts is exempt from the requirement in subsection 21.07.030D.2.b.i. for at least half of the required common private open space to be contiguous.
6. Multifamily development in the DT districts is exempt from the limitation in subsection 21.07.030D.2.b.iv. that no more than 25 percent of the total required open space area may be developed for active recreation.

Reason for change: to apply the private open space standards in current Title 21 (Section 21.07.030) to the DT districts. Site testing has found that the current Title 21 standards for private open space are more flexible and require less lot area than the usable open space standards from old Title 21 than were previously incorporated into the amendment. Six exceptions from the development standards in 21.07.030 are included, where those current standards are more restrictive than old Title 21 usable yard and are not consistent with Downtown. These exceptions revert to the old Title 21 usable yard standard.

- g. Section 21.12.060. *Characteristics of Use* (section to be added to amendment):
 - i. EDIT subsection 21.12.060A. *Developments are Conforming*, by editing subsection 1. and inserting a new subsection 2 to read as follows (and re-number existing subsection 2 to subsection 3):
 1. “Development that was legally established before January 1, 2014 (except as provided in subsection 2 below) that does not comply with the district-specific standards of chapters 21.04, 21.09, [AND] 21.10, and 21.11; the use-specific standards of chapters 21.05, 21.09, [AND] 21.10, and 21.11;...”
 2. For development in the DT districts, the threshold date that is applicable to the provisions in subsection 1 is *[effective date]* instead of January 1, 2014.

Reason for change: to declare that developments in the DT districts receive the same nonconforming rights as developments in Girdwood and Chugiak-Eagle River.

- ii. EDIT subsection 21.12.060C.1.a. *Bringing Characteristics into Compliance (Applicability)* to read as follows:

“Do not comply with the district-specific standards of chapter 21.04, the use-specific standards of chapter 21.05, [OR] the design and development standards of chapter 21.07 (except for section 21.07.020B., Stream, Water Body, and Wetland Protection), or any standards of 21.11;”

Reason for change: to apply the same requirement to bring characteristics into compliance to the DT districts that other zoning districts are already subject to.

2. **Technical** edits as follows:

- a. Section 21.03.105B. (Exhibit B, page 3, line 18): insert “table” after “and.”
- b. Section 21.07.115B.3. (Exhibit B, page 22, line 12): change “adjoins” to “abuts.”
- c. Section 21.11.050E.1. (Exhibit B, page 44, line 20):

EDIT the sentence to read as follows:

“Establishments whose guestrooms’ primary entrances are individually accessible from the outdoors are prohibited.”

Reason for change: to clarify that only primary entrances to rooms are included in this provision, not balcony entrances or other secondary entrances.

- d. Sections 21.11.050B., 21.11.050C., 21.11.050D., 21.11.050E., and 21.11.050F. (Exhibit B, pages 43-44), make the following clarifications and corrections:
 - i. Section 21.11.050B. on page 43, line 4, add a subsection number 1. in front of “See section 21.05.020.”
 - ii. ADD new subsection 2. in Section 21.11.050B. that reads as follows:

“The use-specific definitions and standards of this section 21.11.050 apply in place of any use-specific definitions or standards established in chapter 21.05, unless otherwise specified. If this section does not establish use-specific standards for a certain use, then the use-specific standards in chapter 21.05 shall apply for that use in the DT districts.”
 - iii. EDIT the four section headers by changing the words “Use-Specific Standards” to “Definitions and Use-Specific Standards.”
 - iv. DELETE the first two sentences underneath each of the four section headers C, D, E, and F.

Reason for change: to replicate clearer language from another section that establishes the applicability of use-specific standards in Chapter 21.11 and Chapter 21.05.

- e. Section 21.11.050G.1., Table 21.11.-3 (Exhibit B, page 47): Delete footnote 3, and renumber footnote 4 to footnote 1. Add renumbered footnote 1 to the use types “Telecommunications antenna only, large” and “Type 4 tower.”
- f. Section 21.11.060B.1., Table 21.11-4: Table of Dimensional Standards – Downtown Districts (Exhibit B, page 50):
 - i. EDIT the use in the first row of the “Use” column for each zoning district as follows:

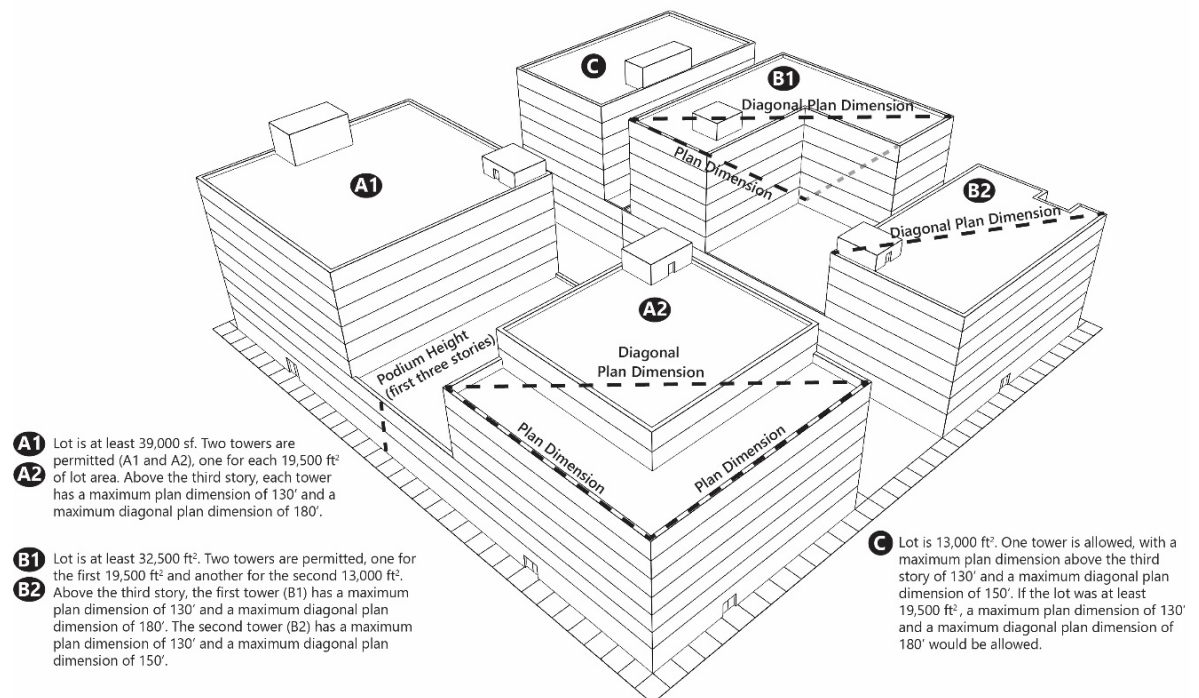
“Residential household living uses, except mixed-use dwellings.”

- ii. EDIT the use in the second row of the “Use” column for each zoning district as follows:

“All other uses, including mixed-use dwellings.”

Reason for change: to clarify that mixed-use dwellings are not subject to certain dimensional standards.

- g. Section 21.11.060C.1. (Exhibit B, illustration on page 51): Edit the form of building tower B2 as shown below:



Reason for change: to resolve possible confusion about which diagonal measurement to use on a given building plan.

- h. Section 21.11.060C.3. (Exhibit B, page 52, line 19): insert “of” after “addition.”
- i. Section 21.11.060C.2. (Exhibit B, page 59, line 7) replace "and" with "or."

Reason for change: The intent is to list options, not require both options.

- j. Table 21.11-8 (Exhibit B, page 60):
 - i. Replace “highest” with “the higher.” Revise footnote 1 to reflect the same.
- k. Section 21.11.070C.2. (Exhibit B, page 59, line 7): replace “and” with “or.”
- l. Section 21.11.070C.4.a. (Exhibit B, page 61, line 4): insert “the” after “on.”
- m. Section 21.11.070D.1., *Landscaping* (Exhibit B, page 62, line 4):
 - i. CHANGE the header of subsection 21.11.070D.1. from “Landscaping” to “Parking Lot Landscaping Requirements.”
- n. Section 21.11.080A.2. (Exhibit B, page 76, line 7): change “affects” to “effects.”

- o. Section 21.11.080D.4. (page 79, line 13): change “felling” to “feeling.”
 - p. Section 21.15.040, Definitions (Exhibit B, page 83, lines 10-11):
EDIT the definition of “Plan Dimension, Diagonal” to read as follows:
“The total longest horizontal length from the corner of a building elevation to the opposite corner of the opposite building elevation.”
Reason for change: to resolve possible confusion about which diagonal measurement to use on a given building plan.
3. **Legal** edits to the adopting ordinance as follows:
- a. Assembly Ordinance, Section 1 (page 2, lines 12-17): Re-format Section 1 of the adopting ordinance into multiple sections that bring over all of the Title 21 text amendment language from Exhibit B (with any changes to the February 3, 2020 public hearing draft code text that PZC approves). This re-format does not change any content of the amendment language.
Reason for change: to put the adopting ordinance back into the format of a typical Assembly Ordinance. Most AOs include the Title 21 code amendment language in the body of the ordinance rather than adopting by reference code text amendments located in a separate document.
 - b. Assembly Ordinance, Section 2 (page 2, line 20): Change the phrase “are hereby repealed and replaced by” to instead read, “no longer apply and are replaced by.”
Reason for change: Clarification.

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Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO NO. 2020-___

AN ORDINANCE REPEALING AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, TO BRING THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM “OLD CODE” INTO “CURRENT CODE” TITLE 21, CREATE A NEW CHAPTER 21.11: DOWNTOWN, AND AMEND OTHER CHAPTERS AS NEEDED TO ADDRESS THE DOWNTOWN DISTRICTS.

(Planning and Zoning Commission Case 2020-0002)

WHEREAS, the Anchorage Assembly adopted the current Anchorage Municipal Code (“AMC”) Title 21, *Land Use Planning* (“Current Code”) in 2013 (A.O. No 2012-124(S)), without updates or amendments to the downtown B-2A, B-2B, and B-2C zoning districts from sections 21.40.150, 21.40.160, and 21.40.170 of the previous version of Title 21 (“Old Code”); and

WHEREAS, pursuant to AO 2012-124(S) and AMC 21.04.040, development occurring in Downtown Anchorage is still subject to Title 21 “Old Code”; and

WHEREAS, the downtown land use regulations in the Old Code were written in the 1980s and are becoming out-of-date and difficult to use in today’s context; and

WHEREAS, the *Anchorage 2040 Land Use Plan*, adopted in 2017, laid out a specific action item to address the inclusion of the existing downtown zoning districts into the Title 21 Current Code (Action 3-2); and

WHEREAS, reformatting the existing B-2A, B-2B, and B-2C districts from Old Code into Current Code Title 21 is a necessary first step toward updating the downtown land use regulations to meet contemporary needs for growth and development; and

WHEREAS, the relocation of the downtown districts into their own new chapter in Title 21, Chapter 21.11: Downtown, will allow for easier use, greater transparency, and flexibility to respond to the needs of Downtown; and

WHEREAS, the new Chapter 21.11: Downtown retains the existing regulations of the B-2A, B-2B, and B-2C including the allowed uses, design standards, bonus point system, and incentives unique to downtown Anchorage that were in effect in the Old Code; and

1 **WHEREAS**, the new Chapter 21.11: Downtown reformats these existing
2 downtown regulations into the language, format, organization, and context of the
3 Current Code Title 21; and
4

5 **WHEREAS**, this ordinance is the first step in a multi-step and multi-year process
6 initiated by the Planning Department to update and improve the downtown Title 21
7 land use regulations and the *Anchorage Downtown Comprehensive Plan*; now,
8 therefore,
9

10 **THE ANCHORAGE ASSEMBLY ORDAINS:**
11

12 **Section 1.** Anchorage Municipal Code Title 21 is hereby amended as provided
13 in Exhibit B: Annotated Zoning Code Amendments. [*Note to Code Publisher:*
14 *Existing Title 21 chapters 11-14 and some sections of existing chapters 2-7 will*
15 *require renumbering to allow for the insertion the new Chapter 21.11: Downtown.*
16 *Cross-references will also require renumbering to be consistent with the adoption*
17 *of the new chapter.*]
18

19 **Section 2.** AMC Title 21 Old Code sections 21.40.150, 21.40.160, and
20 21.40.170 are hereby repealed and replaced by Title 21 Current Code as amended
21 by section 1 of this ordinance, such that applications for entitlements under Title
22 21 within the B-2A, B-2B, and B-2C zoning districts shall be processed and
23 reviewed under the Title 21 Current Code as amended by section 1.
24

25 **Section 3.** This ordinance shall become effective 30 calendar days after
26 passage and approval by the Assembly.
27

28
29 PASSED AND APPROVED by the Anchorage Assembly this ____ day of
30 _____, 2020.
31

32
33
34
35
36 ATTEST:
37
38
39
40
41

Chair of the Assembly

Municipal Clerk

Our Downtown Project
Step 1: Downtown Zoning Districts Code Reformat

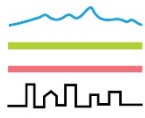
Exhibit A, Staff Report
Appendices A-1 through A-4
can be viewed on-line at:

<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Action-3-2%2c-3-9.aspx>



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

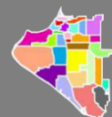
Old Title 21 Code Excerpts

1983 Anchorage CBD Comprehensive Development Plan Excerpts

1990 Anchorage CBD Urban Design Amenities

Appendix A-1

Anchorage 2040 Land Use Plan
Implementation Action 3-2



Appendix A-1

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Introduction

The proposed amendment language that brings the Downtown Anchorage zoning districts (B-2A, B-2B, and B-2C) into current Title 21 requires rewording, reformatting, and adjustments to ensure that the old Title 21 provisions for Downtown Anchorage remain consistent and are not affected by unintended burdens or consequences. This means that the reader may find it necessary to refer to the original text of the old Title 21 provisions to accurately evaluate the amendment. To facilitate such references, the Planning Department has included sections of old Title 21 that are relevant to this amendment in the Appendix (A-1).

In addition, several sections of old Title 21 refer to the *Anchorage CBD Comprehensive Development Plan*, which the Anchorage Assembly adopted in 1983. This plan has since been superseded by the *Anchorage Downtown Comprehensive Plan*, adopted in 2007. Despite the adoption of the new plan, several sections of old Title 21 refer directly to the older *Anchorage CBD Comprehensive Development Plan*. Therefore, to ensure continuity, the reformatted Downtown zoning districts have carried these references on to their new chapter in current Title 21. The referenced parts of that older plan are included in Appendix A-1 for ease of reference.

Lastly, the design standards for the urban streetscape amenities that earn bonus building height in the old Title 21 for the B-2A, B-2B, and B-2C zoning districts are currently located in a separate policy document, *Anchorage Central Business District Urban Design Amenities*, which the Planning and Zoning Commission (PZC) approved in 1990. This policy document was created in order to define and give standards for each site and design amenity listed in old Title 21 subsection I.3 of the B-2A, B-2B, and B-2C districts. (Subsection I.3.e. in each of these districts establishes the enabling authority for this policy.)

Since 1990, this policy document has applied as a supplement to old Title 21 in the review and approval of site and design amenities used to earn bonus building height in the B-2 districts. This policy document was written in the language and terms of old Title 21. Therefore, to ensure continuity, the Downtown zoning districts have been reformatted and carry forward the standards of this policy document as part of new Downtown Anchorage chapter in current Title 21. The *Anchorage Central Business District Urban Design Amenities* policy document is included as the third part of Appendix A-1 for reader reference.

Additional Old Title 21 excerpts found after the compilation of Appendix A-1 (see Table of Contents) have been added at the end of Appendix A-1 to avoid changing page and line numbers already referenced in Exhibit B: Annotated Zoning Code Amendments.

While Appendix A-1 includes only the most relevant parts of old Title 21 and the old *Anchorage CBD Comprehensive Development Plan*, both documents are available in full at the *Our Downtown* project website at www.muni.org/Planning/2040actions.aspx.

LAND USE PLANNING

ANCHORAGE MUNICIPAL CHARTER, CODE AND REGULATIONS MUNICIPALITY OF ANCHORAGE, ALASKA

This pamphlet is a reprint of Title 21, Land Use Planning, Anchorage Municipal Code, published by Order of the Assembly.

Supplement No. MA 47, MA 48, MA 49, MA 50, MA 51 (Rev.), MA 52, MA 53, MA 54 & MA 55

**This supplement contains all ordinances and resolutions approved through:
December 31, 2012**

Any subsequent ordinances or resolutions adopted by the Assembly which may affect this code can be viewed on the web at the link listed below:

<http://library.municode.com/index.aspx?clientId=12717>

Sections Included from Old Code

- 21.35.020 - Definitions and rules of construction
- 21.40.010 - Zoning map; districts designated
- 21.40.060G.1. through -4. - R-4 Multiple-family residential district, Minimum yard requirements
- 21.40.150 - B-2A central business district core
- 21.40.160 - B-2B central business district, intermediate
- 21.40.170 - B-2C central business district, periphery
- 21.45.080X.6. and -10. - Off-street parking requirements
- 21.45.120I. - Minimum dimension of usable yard
- 21.45.260 - Transient lodging facilities zoning matrix
- 21.47.060A. through C.1. - Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T)
- 21.50.25 - Conditional use standards—Standards for approval of skywalks
- 21.50.027 - Conditional use standards—Design standards for skywalks
- 21.50.035 - Standards for correctional community residential centers
- 21.50.130, Conditional use standards—Planned unit developments

1 **21.35.020 - Definitions and rules of construction.**

2
3 A. For the purpose of this title, unless otherwise provided, certain terms or words used in this title shall
4 be interpreted as follows:

- 5
6 1. Words used in the present tense include the future tense.
7
8 2. The singular number includes the plural.
9
10 3. The word "person" includes a corporation as well as an individual.
11
12 4. The word "lot" includes the word "plot," "parcel," or "tract."
13
14 5. The term "shall" is always mandatory.
15
16 6. The word "used" or "occupied," as applied to any land or building, shall be construed to include
17 the words "intended," "arranged" or "designed" to be used or occupied.
18

19 B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed
20 to them in this section, except where the context clearly indicates a different meaning:
21

22 *Accessory*, as applied to a use or a building or a structure, means customarily subordinate or
23 incidental to and located on the same lot with a principal use, building or structure.
24

25 *Accessory dwelling unit (ADU)* means a subordinate dwelling unit added to, created within, or
26 detached from a single-family residence, that provides basic requirements for living, sleeping, cooking
27 and sanitation.
28

29 *Acoustic rating* means a measure of sound-deadening quality of a wall or ceiling-floor assembly.
30

31 *Adult care facility* is a non-residential facility providing assistance with activities of daily living as
32 described in Alaska Statutes 47.33.990(1) for three or more adults or a combination of three or more
33 adults and adolescents.
34

35 *Alley* means a permanent service right-of-way providing a secondary means of access to abutting
36 properties.
37

38 *Animal arena* means a fenced area for the riding, exhibition or exercise of large domestic animals.
39 An arena may be covered or uncovered.
40

41 *Antenna or antenna array* means any exterior transmitting or receiving device mounted on a tower,
42 building or structure and used in communications that radiate or capture electromagnetic waves, digital
43 signals, analog signals, radio frequencies (excluding radar signals), amplitude modulation arrays, wireless
44 telecommunications signals or other communication signals.
45

46 *Antennas, preexisting and preexisting towers* means any tower or antenna for which a building
47 permit or conditional use permit has been properly issued prior to May 11, 1999, including permitted
48 towers or antennas that have not yet been constructed so long as such approval is current and not
49 expired.
50

51 *Apartment* means any building, or portion thereof, which is designed, built, rented, leased, let or
52 hired out to be occupied, or which contains dwelling units for three or more families living independently
53 of each other.
54

1 *Apartment, high-rise* means a multiple-family dwelling of six or more stories above the ground level
2 of the principal entrance.

3
4 *Areawide zoning map amendment* means a zoning map amendment initiated to implement the
5 comprehensive plan, adjust use district boundaries, or redistrict property throughout a region or
6 neighborhood as distinguished from a single subdivision or tract.

7
8 *Arterial street* means a street designed and intended to carry traffic from residential and collector
9 street systems to major highways. Arterials are designated by class on the official streets and highways
10 plan.

11
12 *Assisted living* refers to the housing and ancillary care services offered on a residential basis for an
13 assisted living home in Alaska Statutes 47.33.010 and 47.33.990(6).

14
15 *Assisted living provider* means a person or entity offering housing and ancillary care services to
16 persons with disabilities for compensation.

17
18 *Average* means the equaling of an arithmetic mean. This shall be interpreted to mean the plantings
19 may be grouped together in such a way as the designer shall choose so long as the total number of
20 plants meets the standard.

21
22 *Barn* means a building used for the housing and care of horses or other large domestic animals and
23 for the storage of feed, hay, other crops, tools and farm or tack or equine equipment, and uses accessory
24 to these uses.

25
26 *Bed and breakfast* means a single-family dwelling or one unit of a two-family dwelling, excluding
27 mobile homes except in the R-5 or R-5A district, which is host/owner-operator-of-the-enterprise-occupied
28 and offers overnight accommodations for which compensation is paid on a daily or weekly basis for no
29 more than 30 consecutive days, and which offers only one daily meal.

30
31 *Buffer zone* means an area or parcel of land which creates a visual or auditory separation between
32 differing land uses.

33
34 *Building* means any structure built for the support, shelter or enclosure of persons, animals, chattels
35 or property of any kind.

36
37 *Building area* means the total area of all principal and accessory buildings or structures, projected
38 upward from a horizontal plane 30 inches above grade level to the sky. Building area includes cantilevers,
39 decks and covered areas more than 30 inches above the finished grade level, skywalks and similar
40 structures, but does not include those projections exempted under section 21.45.070. For large domestic
41 animal facilities, building area includes all buildings and covered areas, and excludes uncovered arenas,
42 corrals, paddocks, and riding areas.

43
44 *Building, front line of* means the line of that part of the building nearest the front property line of the
45 lot.

46
47 *Building, height of* means the vertical distance above a reference datum measured to the highest
48 point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the
49 highest gable of a pitched or hipped roof as illustrated in figures 1 and 2 in section 21.45.050.

50
51 *Building, principal* means a structure in which is conducted the main use of the lot on which the
52 structure is situated.

53
54 *Business* means an enterprise which for consideration will provide for the sale or the rental of any
55 article, substance or commodity, including but not limited to business services and personal services.

1 *Business service* means an enterprise which for consideration provides other businesses with
2 planning, advice, advertising, leased or rented equipment, maintenance, security, management,
3 consulting or technical aid.

4
5 *Caliper* means the diameter of a tree six inches above the ground.

6
7 *Camper parks* means a lot or parcel of land occupied or intended for temporary occupancy by
8 recreational vehicles or tents for travel, recreational or vacation usage for short periods of stay and
9 containing a potable water source and public toilet facilities.

10
11 *Cemetery* means a graveyard, burial ground, or other place of interment, entombment or sepulcher
12 of one or more human bodies or remains.

13
14 *Child care center* has the same meaning as set forth in chapter 16.55 for child care and educational
15 center, and may care for nine or more children. Operation of a child care center is not a home occupation.

16
17 *Child care home* has the same meaning as set forth in chapter 16.55, and may care for up to eight
18 children. Operation of a child care home is not a home occupation.

19
20 *Church* means a building or structure, or groups of buildings or structures, which by design and
21 construction are primarily intended for the conducting of organized religious services and accessory uses
22 associated therewith.

23
24 *Cluster housing development* means a development design technique that concentrates buildings in
25 specific areas on the site in a manner which would not otherwise be permitted in the underlying zoning
26 district.

27
28 *Collector street* means a street designed and intended to carry traffic from residential street systems
29 to arterial or major highway systems.

30
31 *Collocation* means the location of antennas on existing structures, including but not limited to towers
32 occupied by another provider, buildings, water towers, utility substations, utility poles and church
33 steeples.

34
35 *Common areas and facilities* means those areas of a subdivision, building, planned unit development
36 or condominium, including the property upon which it is located, that are for the common use and
37 enjoyment of the owners and occupants of the subdivision, building, planned unit development or
38 condominium. The areas may include the land, roofs, main walls, elevators, staircases, lobbies, halls,
39 parking space, open space and communal facilities. Common areas are shared by all tenants and are
40 distinguished from space designated for private use.

41
42 *Common wall* means a wall extending from the footing of a building to the roof along a side lot line
43 between two lots on which the building is located.

44
45 *Comprehensive plan* means the comprehensive development plan of the municipality.

46
47 *Conditional use* means a special exception (see definition of *Special exception*).

48
49 *Containerized storage unit* means a factory built shipping container, which has been placed on a lot
50 or tract for the purpose of storage. Containerized storage unit includes but is not limited to Conex or
51 ATCO containers, moving vans, and railroad boxcars.

52
53 *Convenience establishment* means a commercial enterprise designed and intended to serve the
54 daily or frequent shopping or service needs of the immediate surrounding population. Gasoline service
55 stations and repair garages are specifically excluded from the meaning of this definition.

56
57 *Corral* means an uncovered pen or enclosure for confining animals.

Correctional community residential center and *CCRC* mean a community residential facility, other than a correctional institution, for the short-term or temporary detention of prisoners in transition from a correctional institution, performing restitution, or undergoing rehabilitation and/or recovery from a legal infirmity except prisoners who pose a threat or danger to the public for violent or sexual misconduct without imprisonment or physical confinement under guard or 24-hour physical supervision. The determination of whether a prisoner poses a threat or danger to the public for violent or sexual misconduct without imprisonment or physical confinement under guard or 24-hour physical supervision shall be made by the commissioner of corrections for state prisoners and the United States attorney general or the director, bureau of prisons for federal prisoners.

Cross reference— See editor's note at the end of the "quasi-institutional house" definition in this section.

Correctional institution means a facility, other than a correctional community residential center, providing for the imprisonment or physical confinement of prisoners under guard or 24-hour physical supervision, such as prisons, prison farms, jails, reformatories, penitentiaries, houses of detention, detention centers, honor camps and similar facilities.

Coverage, building means that percentage of the total lot area covered by buildings. For the purpose of floor area ratio (FAR) calculations, building coverage excludes 100 percent of the gross floor area which is completely below grade and used exclusively for required vehicle parking and loading.

Density means the number of dwelling units per gross acre in any residential development.

Disability or *handicap* has the same meaning as "disability", pursuant to the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. Chapter 126.

Dormitory means a building(s) used as group living quarters for students, religious orders, employees and the like directly affiliated with schools, colleges, convents, or similar institutional uses, or directly affiliated with a permitted principal use.

Drive-in bank means a financial institution which provides service by use of more than one station to persons who remain inside a motor vehicle.

Drugstore means a retail store which offers for sale both pharmacy goods and services and nonmedical merchandise.

Dwelling means a building designed or used exclusively as the living quarters for one or more families.

Dwelling, multiple-family means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, one-family or single-family means a detached building constructed on a permanent foundation, designed for long-term human habitation exclusively by one family, having complete living facilities and constituting one dwelling unit.

- a. *Dwelling, factory-built* means a detached single-family dwelling designed for long-term human habitation, and having complete living facilities, being at least 900 square feet in size, constructed and fabricated into one or more sections at a factory and designed to be joined at the location of use on a permanent foundation.
- b. *Dwelling, prefabricated* means a detached single-family dwelling designed for long-term habitation, and having complete living facilities, fabricated at a factory into component parts which are assembled at the location of use on a permanent foundation.

1 *Dwelling, two-family* means a detached building designed for or occupied exclusively by two families
2 and constituting two dwelling units.

3
4 *Dwelling unit* means a structure or portion thereof providing independent and complete cooking,
5 living, sleeping and toilet facilities for one family.

6
7 *Entitlement* means any permit or approval granted under this title, including, but not limited to zoning
8 map amendments, conditional use permits, preliminary or final plat approval, site plan approval, and
9 variances.

10
11 *Fallout shelters* means structures or portions of structures intended to provide protection to human
12 life during periods of danger to human life from nuclear fallout, air raids, storms or other emergencies,
13 permitted as principal or accessory uses and structures in any district, subject to the yard and lot
14 coverage regulations of the district.

15
16 *Family* means one or more persons occupying premises and living as a single housekeeping unit, as
17 distinguished from a group occupying a roominghouse, club, fraternity house or hotel.

18
19 *Fence* means a barrier, not to exceed eight feet in height, which is constructed of one or more of the
20 following materials, or combinations thereof: wood, metal, fiberglass or masonry materials.

21
22 *Financial institution* means any structure in which the primary occupation is to offer banking, savings,
23 loan or investment services to the public.

24
25 *Garage* means a building or portion thereof in which motor vehicles containing gasoline, distillate or
26 other volatile flammable liquids are stored.

27
28 *Garage, repair* means any building or premises which may be designed and used for the purposes of
29 performing major automotive mechanical repairs and body work and other customary and incidentally
30 related activities.

31
32 *Gasoline service station* means a retail place of business engaged primarily in the sale of motor
33 fuels, lubricants and other petroleum products, but also in supplying accessories and services generally
34 required in the normal operation and maintenance of motor vehicles.

35
36 *General area* of a zoning map amendment means the area within one mile of the property subject to
37 the zoning map amendment.

38
39 *Grade (adjacent ground elevation)* means the lowest point of elevation of the finished surface of the
40 ground, paving or sidewalk within the area between the building and the property line, or, when the
41 property line is more than five feet from the building, between the building and a line five feet from the
42 building.

43
44 *Gross area* means the total site area, excluding bodies of water, to be included within a proposed
45 development as indicated on a site plan.

46
47 *Gross floor area* means the total horizontal area of all of the floors of a building, measured from
48 exterior to exterior, including interior balconies, mezzanines, stairwells, elevator shafts and ventilation
49 shafts, etc.

50
51 *Guest* means any person hiring or occupying a room for living or sleeping purposes.

52
53 *Guestroom* means a room intended or designed to be used for sleeping purposes. Every 100 square
54 feet of net floor area in a dormitory shall constitute one guestroom.

55
56 *Habilitative care facility* means a residential facility, other than a correctional center or transitional
57 living facility, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or

1 recovery from any physical, mental, or emotional infirmity, or any combination thereof, in a family setting
2 as part of a group rehabilitation and/or recovery program utilizing counseling, self-help or other treatment
3 or assistance, including, but not limited to, substance abuse rehabilitation. Such care for persons age 18
4 and under, who are under the jurisdiction of the State Division of Juvenile Justice, shall be considered
5 habilitative care, and not a correctional community residential center. The term "habilitative care facility"
6 replaces the "quasi-institutional house" previously used in this title.
7

8 *Health authority certificate* means a written confirmation signed by an engineer and the Anchorage
9 Health Department certifying that the on-site sewer and water system serving a single-family dwelling is
10 functional and complies with all state and local regulations and codes. In the event of inconsistency
11 among these regulations and codes, the most restrictive shall apply.
12

13 *Health care facility* means a facility or institution, whether public or private, principally engaged in
14 providing services for health maintenance, diagnosis or treatment of human disease, pain, injury,
15 deformity or physical condition, including but not limited to a general hospital, special hospital, mental
16 hospital, public health center, diagnostic center, treatment center, rehabilitation center, extended care
17 facility, skilled nursing home, nursing home, intermediate care facility, tuberculosis hospital, chronic
18 disease hospital, or maternity hospital, but excluding habilitative care facilities and residential care
19 facilities. Training, rehabilitation services, and health services may be permitted as accessory uses, if
20 integral to the facility's function. Central services facilities, such as kitchens and laboratories, which serve
21 the health care facility are permitted accessory uses to a health care facility.
22

23 *Health services* means establishments primarily engaged in furnishing, on an outpatient basis,
24 chiropractic, dental, medical, surgical or other services to individuals, including the offices of
25 chiropractors, physicians, osteopaths, dentists and other health practitioners, medical and dental
26 laboratories, outpatient care and outpatient care facilities, dispensaries, home health care agencies,
27 blood banks and pharmacies.
28

29 *Hillside lot* means a lot on which the average ground slope exceeds 15 percent (0.15 foot to one
30 foot).
31

32 *Home occupation.* See section 21.45.150.
33

34 *Homeless and transient shelter* means a facility designed to provide minimum necessities of life on a
35 limited, short-term basis for individuals and families during periods of dislocation or emergency pending
36 formulation of longer-term planning. Facility elements may include providing the physical care required,
37 including shelter, food, necessary medical and clothing needs, directly or by referral to appropriate
38 agency; and planning for more permanent solution to the problem, including contact with community
39 resources for housing and employment in the case of transients.
40

41 *Hospital* has the same meaning as set forth in Alaska Statutes chapter 18.20.
42

43 *Hotel* means any building containing 20 or more guestrooms accessible only by means of an interior
44 corridor, rented for compensation by the day or week and offered for use by the general public in
45 conjunction with subordinate services and facilities, such as restaurants, meeting rooms and the like.
46

47 *Housing for the elderly* means multiple-family housing especially designed for occupancy by persons
48 62 years of age and older and requires 30 percent of the units within the facility to be handicapped
49 accessible with accommodation for wheelchairs. The facility may include, as accessory uses, central
50 recreation and dining areas and health services.
51

52 *Impervious surface* means an area of ground which, by reason of its physical characteristics or the
53 characteristics of materials covering it, does not absorb rain or surface water. All parking areas,
54 driveways, roads, sidewalks and walkways, whether paved or not, and any areas covered by buildings or
55 structures, concrete, asphalt, brick, stone, wood, ceramic tile or metal, shall be considered to be
56 impervious surfaces.
57

1 *Impound yard* means an area used for the storage of vehicles for any reason, including but not
2 limited to traffic accidents, improper parking and abandonment. No dismantling or disassembly of vehicles
3 is permitted in an impound yard. The vehicle so stored may be sold from the impound yard by auction or
4 otherwise, in accordance with state law.

5
6 *Incinerator facility* means a site under one ownership with one or more incinerators that uses thermal
7 combustion processes to destroy or alter the character or composition of medical waste, sludge, soil or
8 municipal solid waste (not including animal or human remains).

9
10 *Industrial* means an activity including manufacturing, processing, warehousing, storage, distribution,
11 shipping and other related uses.

12
13 *Inebriate reception center* means a facility or institution, whether public or private, principally
14 engaged in providing short-term sleeping facilities for inebriated individuals. The phrase "short-term," for
15 the purposes of this subsection, means that any one visit shall continue until the individual is no longer
16 intoxicated or incapacitated by alcohol.

17
18 *Junk* means any wornout, wrecked, scrapped, partially or fully dismantled, discarded tangible
19 material, or combination of materials or items, including junk vehicles as defined in section 15.20.010.
20 Also included are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which
21 cannot, without further alteration and reconditioning, be used for their original purpose.

22
23 *Junkyard. See Salvage yard .*

24
25 *Landscaping* means trees, shrubs, ground covers and related improvements, including furniture and
26 other facilities intended to enhance public activity spaces both within and outside the affected public
27 facility. This definition shall include spaces of varying degrees of enclosure from interior spaces to
28 transitional spaces and outdoor spaces.

29
30 *Landscaping maintenance* includes but is not limited to appropriate watering, pruning, insecticide
31 spraying, fertilizing, plant replacement and other necessary functions as required to bring all plant
32 materials to a vigorous healthy growing condition.

33
34 *Large domestic animal* means domestic or semi-domestic animals such as horses, cows, pigs,
35 llamas and other similar animals of similar size, but not dogs, *canis familiaris*.

36
37 *Large domestic animal facility* means a structure or structures on a lot or tract or abutting lots or
38 tracts and the riding, keeping, boarding, harboring, stabling, training, exercising, breeding, or related use
39 of four or more large domestic animals regardless of animal ownership. Properties with fewer than four
40 large domestic animals are permitted in residential zoning districts in conformity with the requirements of
41 titles 15, 17 and 21.

42
43 *Large retail establishment* means one or more buildings located on a single lot that are used or
44 intended for use principally for the retail sale of merchandise, and whose total floor area exceeds 20,000
45 square feet. Large retail establishment includes without limitation general merchandise retailers,
46 warehouse and club retailers, superstores, discount stores, outlet stores, second-hand stores, and thrift
47 stores.

48
49 *Line, front property* means the line dividing a parcel of land from a street, public right-of-way,
50 easement or other principal means of access to the parcel.

51
52 *Loading space, off-street* means a space located on premises for pickup and delivery at the
53 premises.

54
55 *Lodginghouse* means a building or group of buildings containing between six and 19 guestrooms, or
56 up to 60 beds, for overnight lodging for compensation, where at least one meal per day is provided to the

1 guests, there is a central meeting room or lounge available to all of the guests, and there are no shared
2 kitchen facilities. A lodge, lodging, inn or any other facility that falls within this definition is a lodginghouse.

3
4 *Lot* means a parcel of land shown as an individual unit on the most recent plat of record.

5
6 *Lot, corner* means a lot located at the intersection of two or more streets. A lot abutting on a curved
7 street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines
8 to the foremost point of the lot meet at an interior angle of less than 135 degrees.

9
10 *Lot coverage* means the percentage determined by dividing the total building area of a lot (excluding
11 projections of the types permitted in required yards by 21.45.070) by the area of the lot.

12
13 *Lot, depth of* means the mean horizontal distance between the front and rear property lines of a lot,
14 measured in the general direction of its side property lines.

15
16 *Lot, front.* The front of a lot shall be construed to be the portion nearest the street. For the purposes
17 of determining yard requirements on corner lots and double-frontage lots, all sides of a lot adjacent to
18 streets shall be considered frontage, and yards shall be provided as required in the schedule of district
19 regulations and in the supplementary district regulations.

20
21 *Lot, interior* means a lot other than a corner lot, with frontage only on one street.

22
23 *Lot lines* means the property lines bounding the lot.

24
25 *Lot, through* and *double-frontage lot* mean a lot other than a corner lot with frontage on more than
26 one street.

27
28 *Lot, transverse* means a lot which is approximately at right angles to the general pattern of other lots
29 in the same city block.

30
31 *Lot width* means the distance between straight lines connecting the front and rear lot lines at each
32 side of the lot, measured between the midpoints of such lines, provided that such measurement shall not
33 extend beyond the lot lines of the lot being measured. This standard shall not apply to the flag pole
34 portion of flag shaped lots. Flag shaped lot width shall be measured at the midpoint of the lot excluding
35 the flag pole area of the lot.

36
37 *Maintenance easement* means an easement appurtenant to a lot or parcel permitting entry upon
38 another lot or parcel for the purpose of maintaining, repairing or reconstructing a structure on the former
39 lot or parcel.

40
41 *Major residential street* means a street that carries from 500 to 2,000 average daily trips as
42 determined in accordance with section 21.85.050.

43
44 *Marijuana* has the same meaning as set forth in AS 17.38.900.

45
46 *Marijuana product* has the same meaning as set forth in AS 17.38.900.

47
48 *Marijuana retail sales establishment* means an establishment that offers marijuana and/or marijuana
49 products for sale to the public, but does not grow, cultivate, manufacture, produce, or test marijuana or
50 marijuana products.

51
52 *Mineral resources operations, natural resources extraction and mineral or natural resources*
53 *development* mean commercial or industrial operations involving removal of timber, native vegetation,
54 peat, muck, topsoil, fill, sand, gravel or rock, or any mineral and other operations having similar
55 characteristics.

1 *Mixed use*, as applied in the B-1A local and neighborhood business district, means a single building
2 containing more than one classification of land use (e.g. residential, office, retail, institutional) or a single
3 development of more than one building and use, where the uses of more than one classification of land
4 use are in a compact urban form, planned and designed as a unified complementary whole, and
5 functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking,
6 compatible with an established neighborhood commercial area as demonstrated by current or historical
7 use, or area designation in the comprehensive plan.
8

9 *Mobile home* means a detached, single-family dwelling designed for long-term human habitation and
10 having complete living facilities, constructed and fabricated into a complete unit at a factory and capable
11 of being transported to location of use on its own chassis and wheels, identified by a model number and
12 serial number by its manufacturer, and designed primarily for placement on an impermanent foundation.
13

14 *Mobile home park* means any parcel or adjacent parcels of land in the same ownership which is
15 utilized for occupancy by more than two mobile homes. This term shall not be construed to mean tourist
16 facilities for parking of travel trailers or campers.
17

18 *Motel* means a group of attached or detached buildings, providing individual sleeping or living room
19 accommodations, containing six or more rooms with all rooms having direct access to the outside without
20 the necessity of passing through the main lobby of the building, including auto courts or motor lodges.
21

22 *Nightclub, unlicensed* means an enterprise, that, for consideration, provides entertainment to its
23 patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron
24 dancing; or performances by live or recorded professional or amateur entertainers, but does not offer or
25 sell to its patrons either alcoholic beverages as defined by AS 04.21.080 or adult entertainment as
26 defined by AMC 10.40.050. Teen clubs and cultural performance venues as set forth in AMC 10.55,
27 discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this
28 definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and
29 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for
30 nonprofit charitable or nonprofit educational purposes, religious facilities, adult-oriented establishments as
31 defined by AMC 10.40.050, publicly owned and operated recreation centers or parks, and public and
32 private schools.
33

34 *Nonconforming use* means a structure on land lawfully used or occupied and which does not
35 conform to the regulations of the use district in which it is situated.
36

37 *Nursing facility* has the same meaning as set forth in Alaska Statutes chapter 18.20.
38

39 *On-site remediation* means removal of volatile and semi-volatile contaminants from soils, sediments,
40 slurries and filter cakes within 300 feet of the location where the material was originally contaminated.
41

42 *Open recreation uses, commercial* means recreational activities conducted outside of any permanent
43 building and operated as a business.
44

45 *Open space* means those areas of a subdivision, planned unit development or condominium that are
46 not occupied by structures. Open space may include parkland, play areas, walkways, trails and streets.
47 The open space may be common open space or private, or a combination thereof, and may be devoted
48 to active or passive use. Open space may be formally landscaped or retained as natural vegetation.
49

50 A. Common open space means open space for the common use and enjoyment of the owners and
51 occupants of the subdivision, building, planned unit development or condominium. Common
52 means shared by all tenants and is distinguished from space designated for private use.
53

54 B. Usable open space means open space within a proposed development site, excluding areas
55 devoted to roadways and parking. Unless otherwise specified in this Title, at least one-half of all
56 areas designated as usable open space must have a slope of less than 20 percent. The space
57 may be common or private.

1
2 *Overlay district* means a unique set of zoning regulations which are superimposed on one or more
3 established zoning districts and shown on the zoning map, and subsequently impose in addition to or in
4 place of the regulations of the underlying district. The overlay district may be used to impose
5 supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some
6 form of site or architectural design program. Developments within an overlay district must conform to the
7 requirements of the underlying district as modified by the overlay district and as set forth in the enacting
8 ordinance.

9
10 *Paddock* means a fenced area used to house one or more large domestic animals. A portion of the
11 fenced area may be roofed or otherwise covered.

12
13 *Parking, public* means a structure or an open area other than a street, alley or other right-of-way
14 used for the temporary parking of automobiles and available for public use, whether free, for
15 compensation or as an accommodation for clients or customers.

16
17 *Parking space, off-street* means a space located off any street, alley or other right-of-way which is
18 adequate for parking an automobile, with room for opening both doors and adequate maneuvering room
19 on a parking lot with access to public street or alley.

20
21 *Person* means any individual, trustee, association, partnership, corporation, or limited liability
22 company, or any officer, employee, department, agency or instrumentality of the United States, a state or
23 any political subdivision of a state.

24
25 *Personal service* means an enterprise, whether for consideration or not, which provides, upon
26 demand of an individual, care, advice, aid, maintenance, repair, treatment or similar semi-technical,
27 technical or experienced assistance other than the practice of a profession and wholesale or retail sale of
28 goods.

29
30 *Pharmacy* means a retail store which offers only to prepare, preserve, compound and dispense
31 prescribed and nonprescribed medication and drugs, medical supplies and health care items.

32
33 *Planned unit development.* A planned unit development is a conditional use granted by the planning
34 and zoning commission for a use or combination of uses, the plan for which may not conform to the
35 regulations established in any one or more zoning districts with respect to lot size, bulk, type of use,
36 density, lot coverage, height or required open space.

37
38 *Pollution* means the contamination or altering of waters, land, or subsurface land of the municipality
39 in a manner that creates a nuisance or makes waters, land, or subsurface land unclean, noxious, or
40 impure, or unfit so that they are actually or potentially harmful, detrimental, or injurious to public health,
41 safety or welfare, to domestic, commercial, industrial, or recreational use, or to livestock, wild animals,
42 birds, fish, or other aquatic life, and includes those substances identified in subsections 21.67.030A. and
43 B.

44
45 *Prisoner* has the same meaning as defined in AS 33.30.901 as to state prisoners, and includes
46 persons convicted of a felony described in AS 11.41 (Offenses Against the Person) in Alaska or of an
47 offense with the same or substantially similar elements in another jurisdiction until they have successfully
48 completed all conditions of parole and probation and are no longer under the supervision of the court, the
49 Alaska Department of Corrections, another state or municipal agency, or contractor to those entities. The
50 term "prisoner" also includes federal offenders in the custody, control or under the care of supervision of
51 the United States attorney general or the bureau of prisons.

52
53 *Profession* means an occupation which requires the practice of a learned art through specialized
54 knowledge based on a degree issued by an institute of higher learning.

55
56 *Property line* means a demarcation limit of a lot dividing it from other lots or parcels of land.
57

1 *Public health and safety laboratory* means research and analysis facilities operated by public
2 agencies and designed to assure public health and safety through crime investigation, food safety
3 analysis and other laboratory services.
4

5 *Public safety facility* means a facility operated by a government agency, for the purpose of providing
6 public safety and emergency services, training for public safety and emergency personnel, and related
7 administrative and support services.
8

9 *R value* means a measure of resistance to heat loss as defined in Architectural Graphic Standards,
10 sixth edition.
11

12 *Rated capacity* means the maximum throughput, in pounds per hour, of material that can be treated
13 by an incineration facility or thermal desorption unit under optimum conditions and waste type.
14

15 *Recreational vehicle* means a vehicular type unit primarily designed as temporary living quarters for
16 travel, camping, recreational or vacation usage, which either has its own motive power or is mounted on
17 or drawn by another vehicle. The basic entities are travel trailer, camping trailer, pickup truck camper,
18 fifth-wheel and motor home.
19

20 *Residential* means activity involving the occupation of buildings for living, cooking, sleeping and
21 recreation.
22

23 *Residential care facility* is a facility that provides assisted living to three or more adults, and
24 adolescents in appropriate cases as allowed by exception on a residential basis. For purposes of
25 21.40.030 and 21.40.040, a small residential facility providing housing and ancillary care services for
26 compensation to a group of five or fewer residents shall be deemed a single housekeeping unit. A large
27 residential care facility has nine or more residents; a small residential care facility has eight or fewer
28 residents, except in the residential districts under sections 21.40.030 and 21.40.040, a small residential
29 facility shall not exceed five residents without an administrative variance to provide reasonable
30 accommodation. Residential care provided to two or fewer clients is permitted in any zoning district where
31 a residential dwelling is allowed, and is not subject to this definition.
32

33 *Residential street* means a street designed and intended to serve local areas. Residential streets
34 feed traffic into collector and arterial street systems.
35

36 *Roominghouse* means any dwelling in which four or more guestrooms are available for
37 compensation which is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining
38 services only to its tenants and their guests. A small residential care facility providing housing and
39 ancillary care services for compensation to a group of five or fewer residents, habilitative care facility,
40 hotel, bed and breakfast and any other facility licensed or regulated by this title is not a roominghouse. A
41 boardinghouse, single-room occupancy facility not in a residential zone, tourist home or any other facility
42 falling within this definition is a roominghouse.
43

44 *Salvage yard* means any lot, or portion of a lot, which is used for the purpose of the outdoor storage,
45 handling, dismantling, wrecking, keeping or sale of used, discarded, wrecked or abandoned airplanes,
46 appliances, vehicles, boats, building and building materials, machinery or equipment, or parts thereof,
47 including but not limited to scrap metals, wood, lumber, plastic, fiber or other tangible materials defined
48 under *Junk* .
49

50 *Sanitary landfill* means the depositing of solid waste on land without creating a nuisance or a hazard
51 to the public health or safety, utilizing the principles of engineering to confine the solid waste to the
52 smallest practical area and reduce it to the smallest practical volume, and covering it with a layer of earth
53 at the conclusion of each day's operation or at such more frequent intervals as may be necessary.
54

55 *Screening structure* means a decorative wood fence four feet to six feet high.
56

1 *Self-contained sanitation system* means a sewage and water system designed and utilized to hold
2 and manage human waste and waste water, including all gray water with zero on-site discharge, except
3 to an approved on-site septic system.
4

5 *Self-storage facility* or *ministorage facility* means a completely enclosed structure(s) containing three
6 or more areas or rooms available for lease or rent for the purpose of the general storage of household
7 goods, vehicles and business or personal property, where the lessee of the unit is provided direct access
8 to deposit or store items and vehicles do not fill the majority of the permitted storage area.
9

10 *Shooting range, outdoor* means an establishment engaged in the use of land for discharging of
11 firearms for target practice, skeet, and trap shooting. Structures may include academic or other buildings
12 related to the site operations and training needs.
13

14 *Shrub* means a woody perennial plant having more than one main stem at the ground, usually
15 attaining a height of less than 15 feet.
16

17 *Site plan* means:

- 18
19 1. A group of documents containing sketches, text, drawings, maps, photographs and other
20 material intended to present and explain certain elements of a proposed development and the
21 interrelationship of these elements.
22
- 23 2. A plan, prepared to scale, showing accurately and with complete dimensioning the boundaries
24 of a site and the location of all uses and structures proposed for one or more parcels of land as
25 required by this title and the regulations involved.
26

27 A site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, reserved
28 open space, buildings, interior vehicular and pedestrian access, parking lot design (calculations and
29 layout), signage, lighting and screening devices, existing and proposed landscaping, topography,
30 drainage, and, depending on requirements, floorplans, building elevations and locations of proposed
31 utility services and lines, and any other information that reasonably may be required in order that an
32 informed decision can be made by the approving authority.
33

34 *Site plan review* means the process whereby the reviewing authority reviews the site plans and maps
35 of a developer to ensure that they meet the stated purposes and standards of the zone, provide for the
36 necessary public facilities such as roads and schools, and protect and preserve topographic features and
37 adjacent properties through appropriate siting of structures and landscaping.
38

39 *Snow disposal site* means an area no less than 36,000 square feet in size which is used for the
40 concentrated storage and disposal of snow transported to that site from other locations.
41

42 *Social service facility* means a facility operated by a government or a non-profit social service agency
43 which provides services, or activities undertaken to advance the welfare of citizens in need, such as food
44 or clothing distribution, job or life skills counseling or training, and the like. This use does not include retail
45 facilities, medical care, behavioral health counseling, or overnight accommodations. This use may include
46 supporting offices, but stand-alone offices of a social service agency are not considered a social service
47 facility.
48

49 *Special exception* and *conditional use* mean a provision which allows for flexibility within the zoning
50 ordinance by permitting certain specified uses in zoning districts where such uses are generally
51 considered appropriate, but only after additional controls and safeguards are applied to ensure their
52 compatibility with permitted principal uses. A special exception is a conditional use, and wherever the
53 terms appear in this title they may be used interchangeably.
54

1 *Special limitation* means a provision adopted by ordinance which restricts the permitted principal
2 uses and structures otherwise allowed in a zoning district or which requires compliance with site design
3 standards not otherwise required by zoning district regulations.

4
5 *Stable* means a building in which domestic animals are sheltered and fed, such buildings having
6 stalls or compartments.

7
8 *Station*, as used in connection with a drive-in bank, means a location which is adequate to
9 accommodate a single vehicle at any one time for the purpose of allowing occupants of that vehicle to
10 receive automated or personal service from a financial institution while remaining in the vehicle.

11
12 *Storage yard* means any lot or portion of a lot which is used for the sole purpose of the outdoor
13 storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible
14 materials and equipment in an orderly manner.

15
16 *Storm sewer* and *separate storm sewer system* mean a conveyance or system of conveyances,
17 including roads and drainage systems, municipal streets, catchbasins, curbs, gutters, ditches, manmade
18 channels, or storm drains:

- 19
20 1. Owned or operated by the state, Municipality of Anchorage, district, association or other public
21 body (created by or pursuant to state or local law) having jurisdiction over disposal of sewage,
22 industrial wastes, storm water or other wastes, including special districts under state or local law
23 such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe
24 or an authorized Indian tribal organization, or a designated and approved management agency
25 under section 208 of the CWA that discharges to waters of the United States;
26
27 2. Designed or used for collecting or conveying stormwater;
28
29 3. Which is not a combined sewer; and
30
31 4. Which is not part of a publicly owned treatment works (POTW) as defined at 40 CFR 122.2.

32
33 *Storm water* means surface water runoff originating from surface water, snowmelt, wash waters,
34 street wash, subsurface drainage, or other drainage but excludes wastewater as defined in Title 15 of the
35 Anchorage Municipal Code.

36
37 *Story* means that portion of a building between any floor and the next floor above, except that the
38 topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it.
39 If the finished floor level directly above a basement, cellar or unused floorspace is more than six feet
40 above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any
41 point, such basement, cellar or unused floorspace shall be considered a story.

42
43 *Story, half* means a story under a gable, hip, gambrel or mansard roof, the wall plates of which on at
44 least two opposite exterior walls are not more than two feet above the floor of such story.

45
46 *Stream* means any natural conveyance of water flowing in a definite course or channel and
47 possessing a bed and banks. This includes any reaches of natural streams that have been modified or
48 channelled that still convey flows. A natural stream conveys more flow than can be attributed to a single
49 snowmelt or rainfall event.

50
51 *Street* means a way permanently open to general use which affords the principal means of access to
52 abutting property, such as an avenue, place, drive, boulevard, highway and any other similar public
53 thoroughfare, except an alley.

54
55 *Strip commercial area* means a developed business frontage along a street and no more than 200
56 feet in depth from the front property line.

1
2 *Structure* means anything which is constructed or erected and located on or under the ground, or
3 attached to something fixed to the ground.
4

5 *Surrounding neighborhood* of a zoning map amendment means the land whose owners are entitled
6 to notice of the zoning map amendment under chapter 21.20.
7

8 *Thermal desorption unit* means a facility that removes volatile and semi-volatile contaminants from
9 soils, sediments, slurries and filter cakes utilizing direct or indirect heat exchange to volatilize the
10 compounds. This definition does not include short-term (less than six months) on-site remediation
11 operations.
12

13 *Tower, amateur radio* means an antenna and structure of any type used exclusively by a licensed
14 amateur operator which are part of federally licensed amateur radio station for radio-communication for
15 the purpose of self-training, intercommunication and technical investigations carried out by amateurs
16 solely with a personal aim and without pecuniary interest.
17

18 *Tower, community interest*, means any structure principally designed to support an antenna(s) where
19 the height of the structure exceeds 100 feet from grade to the top of any antennas for a structure attached
20 to the ground or 100 feet from the roof line to the top of any antennas for a tower attached to a building.
21

22 *Towers, high voltage transmission* means structures used to support transmission conductors
23 transmitting electric power over relatively long distances, usually from the central generating station to
24 main substations. The towers are also used for electric power transmission from one substation to
25 another for load sharing or system reliability. High voltage transmission towers are designed to be
26 capable of supporting transmission lines carrying in excess of 138 kilovolts.
27

28 *Tower, local interest*, means any structure principally designed to support antennas not defined as a
29 community interest tower.
30

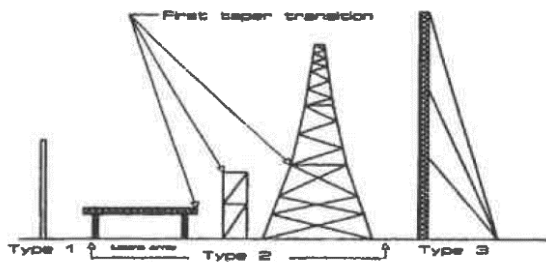
31 *Tower structures* are classified as follows:
32

33 *Type 1* means a freestanding vertical support structure of cylindrical, conical, or rectangular cross
34 section constructed of composite, wood, concrete, or metal employed primarily for the purpose of
35 supporting an antenna array and commonly called a monopole.
36

37 *Type 2* means a freestanding vertical support structure of open frame skeletal design employed
38 primarily for the purpose of supporting an antenna array and commonly called a lattice tower. This
39 type tower includes lateral arrays.
40

41 *Type 3* means a guyed vertical support structure of open frame, skeletal design or solid pole design
42 employed primarily for the purpose of supporting an antenna array and commonly called a guyed
43 tower.
44

45 *Type 4* means a support structure, such as an existing building, steeple, spire or utility pole that is
46 not a type 1, 2 or 3 and is used for supporting a disguised, camouflaged, or hidden antenna array so
47 that its principal or secondary function as an antenna and antenna support structure is imperceptible
48 to an uneducated eye. The antennas are mounted on the support structure so that they are located
49 and designed to minimize visual and aesthetic impacts to surrounding land uses and structures and
50 shall, to the greatest extent practical, blend into the existing environment. This definition shall include
51 any antenna or antenna array complying with the objective of definition whether it is mounted on
52 tower structure or not.
53



Tower Structures

Tower site means a lot, tract or an aggregate of abutting lots and tracts that has been planned and coordinated for development with separate community interest towers and/or local interest towers in any combination including subordinate and related equipment and buildings in accordance with the applicable zoning district as a principal or conditional use.

Townhouse means a building containing not less than two single-family dwelling units erected in a single row, on adjoining lots, with each unit separated from the adjoining unit or units by one-hour fire resistant property line walls, extending from the basement or crawl space floors to 30 inches above the roof (or parapet exception) on each side of the common lot line.

Transitional living facility means temporary housing with services to assist homeless persons and families to prepare for and obtain permanent housing within 24 months. The facility provides 24-hour a day, seven days a week programmatic assistance, or services, for self sufficiency skills to its tenants, and may provide services such as, but not limited to, on-site assistance to its tenants in learning independent living skills (shopping, cooking, financial budgeting, preparing for job interviews, preparing resumes, and similar skills) and referral to off-site education and employment resources (GED completion, job training computer training, employment services, and the like) to assist the tenants in becoming financially self sustaining.

Travel trailer means a motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses, identified by a model number, serial number and vehicle registration number, equipped with limited water storage and other self-contained living facilities.

Tree means a woody perennial plant having a single main stem.

a. *Deciduous tree* means a tree that loses its leaves annually.

b. *Evergreen tree* means a tree that retains its leaves.

Tributary means any branch, fork or channel that flows into and connects to a stream and also meets the basic definition of a stream.

Usable open space means open space within a proposed development site, excluding areas devoted to roadways and parking. At least one-half of all areas designated as usable open space must have a slope of less than 20 percent.

Use, principal means any main activity permitted by this title.

Variance means the relaxation of the strict application of the terms of this chapter. This definition shall not be construed to permit a use in any district which use is prohibited therein.

1 *Vehicle storage yard* means the outdoor storage of vehicles, boats, and recreational vehicles. For
2 this definition, *vehicles* means cars, trucks, sport utility vehicles, vans and similar vehicles under 12,000
3 pounds gross vehicle weight.

4
5 *Warehouse* means a structure containing an area available for the purpose of storing commercial,
6 industrial or private personal property.

7
8 *Water* means lakes, bays, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks,
9 estuaries, marshes, inlets and canals in the territorial limits of the municipality and all other bodies of
10 surface water or underground water, natural or artificial, public or private, inland or coastal, fresh or salt,
11 that are wholly or partially in or bordering the municipality or under the jurisdiction of the municipality.

12
13 *Water-dependent* means any use or activity whose primary purpose requires direct access to a water
14 body, or which can be carried out on, in or adjacent to a water body only. The activity or use would not be
15 possible if located away from water sites or without direct water access.

16
17 *Waters of the United States* means:

- 18
19 A. All waters which are currently used, were used in the past, or may be susceptible to use in
20 interstate or foreign commerce, including all waters which are subject to the ebb and flow of the
21 tide;
22
23 B. All interstate waters, including interstate wetlands;
24
25 C. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats,
26 sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, the
27 use, degradation or destruction of which would affect interstate or foreign commerce, including
28 any such waters:
29
30 1. Which are or could be used by interstate or foreign travelers for recreational or other purposes;
31
32 2. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce;
33 or
34
35 3. Which are used or could be used for industrial purposes by industries in interstate commerce;
36
37 D. All impoundments of waters otherwise defined as waters of the United States under this definition;
38
39 E. Tributaries of waters identified in subsections 1 and 6 of this definition;
40
41 F. The territorial sea; and
42
43 G. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in
44 subsections A through F of this definition.

45
46 *Waste treatment systems* , including treatment ponds or lagoons designed to meet the requirements
47 of the Clean Water Act (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the
48 criteria of this definition) are not waters of the United States. This exclusion applies only to manmade
49 bodies of water that neither were originally created in waters of the United States (such as disposal areas
50 in wetlands) nor resulted from the impoundment of waters of the United States.

51
52 *Water-related* means any use or activity which is not directly dependent upon access to a water
53 body, but which provides goods or services that are directly associated with water dependence or provide
54 direct physical or visual public access or use of the municipal waterfront, and which, if not located
55 adjacent to a water body, would result in a public loss of quality in goods or services offered or public
56 access to the waterfront.

1
2 *Watershed district* means those lands and waters designated as the Anchorage Watershed District
3 on the map that is printed following this chapter.
4

5 *Watershed manager* means the executive director of the office of community planning and
6 development or designee, who is the administrator of, and storm water program coordinator for, the
7 National Pollutant Discharge Elimination System municipal separate storm sewer system permit required
8 under federal law.
9

10 *Wind energy conversion system (WECS)* means any device or assemblage which directly converts
11 wind energy into usable thermal, mechanical, or electrical energy, including such devices as windmills
12 and wind turbines, towers and supporting structures and such directly connected facilities as generators,
13 alternators, inverters, batteries, and associated control equipment.
14

15 A. A small WECS has a rated power capacity of not more than 25 kW and is intended to produce
16 power primarily for on-site consumption, either instead of or as a supplement to utility power.
17

18 B. A utility WECS has one or more WECS units with a rated capacity greater than 25 kW, and is
19 intended primarily to provide distributed electric power as a public or private utility.
20

21 *Yard* means a required open space on the same lot with a principal use, unoccupied and
22 unobstructed by any structure or portion of a structure from 30 inches above the general ground level of
23 the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard
24 accessories, ornaments and furniture may be permitted in any yard subject to height limitations and
25 requirements limiting obstruction of visibility.
26

27 *Yard, front* means a yard extending the full width of the lot across the front of a lot adjoining a public
28 street. (See supplementary district regulations.)
29

30 *Yard, rear* means a yard extending across the rear of the lot between inner side yard lines. In the
31 case of double-frontage and corner lots, there will be no rear yards, but only front and side yards.
32

33 *Yard, side* means a yard extending from the rear line of the front yard to the rear lot line, or in the
34 absence of any clearly defined rear lot line to the point on the lot line involved with the public street. In the
35 case of double-frontage lots, side yards shall extend from the rear lines of front yards required. In the
36 case of corner lots, yards remaining after full- and half-depth front yards have been established shall be
37 considered side yards. If no front yard is required, the front boundary of the side yards shall be the front
38 property line. (See supplementary district regulations.)
39

40 *Yard, usable* means one or more well-drained open areas covered with lawn grass or other suitable
41 cover material located on the same lot as the principal use for use by the residents thereon for outdoor
42 activities.
43

44 (GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-
45 231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No.
46 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO
47 No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No.
48 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89;
49 AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S);
50 AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No.
51 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No.
52 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No.
53 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No.
54 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO

No. 2001-80, § 1, 5-8-01; AO No. 2001-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06; AO No. 2007-62, § 1, 5-15-07; AO No. 2008-80, § 1, 9-16-08; AO No. 2009-22, § 1, 4-14-09; AO No. 2010-3, § 1, 3-23-10; AO No. 2010-50(S), § 1, 8-31-10; AO No. 2011-93(S), § 1, 9-27-11; AO No. 2014-58, § 5, 5-20-14; [AO No. 2016-3\(S\), § 20, 2-23-16](#); AO No. [2018-118](#), § 2, 1-1-19)

Editor's note— The definition of fallout shelters contained in this section was formerly codified in the 1977 Code as the first sentence of subsection 21.45.060.A.

Cross reference— Definitions and rules of construction generally, § 1.05.020.

21.35.030 - Application of regulations. (Repealed)
(AO No. 85-23)

1 **21.40.010 - Zoning map; districts designated.**

2
3 A. *Zoning map generally.* The municipality is divided into use districts as shown on the official zoning
4 map of the municipality consisting of a series of map pages adopted by ordinance and any
5 subsequent amendments in accordance with this title.
6

7 1. The zoning map shall be revised so that all current or future parks, open space and green belts
8 within PLI district are designated by use of a lower case letter "p" following the term "PLI" on
9 the map: i.e. "PLI-p."
10

11 B. *Districts.* The municipality is hereby divided into the following use districts:
12

13 22. B-2A, central business district core.
14

15 23. B-2B, central business district intermediate.
16

17 24. B-2C, central business district periphery.
18

1 **21.40.060G. - R-4 Multiple-family Residential District, Minimum yard requirements.**
2 (all subsections 1-4)
3

4 G. *Minimum yard requirements.* Minimum yard requirements are as follows:
5

- 6 1. Front yard: Ten feet, except as provided in the supplementary district regulations.
7
- 8 2. Side yard: Five feet; provided, however, that where buildings exceed 35 feet in height
9 minimum side yards shall be increased one foot for each five feet in height exceeding 35
10 feet.
11
- 12 3. Rear yard: Ten feet.
13
- 14 4. Multiple-family dwellings shall provide a usable yard area of 100 square feet per dwelling
15 unit.
16

17 (GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No.
18 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85;
19 AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No.
20 96-131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04; AO
21 No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No. 2005-185(S), § 7, 2-28-06;
22 AO No. 2005-124(S-1A), § 10, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2009-
23 18, § 1, 2-24-09; AO No. 2009-22, § 4, 4-14-09; AO No. 2010-50(S), § 7, 8-31-10)
24

1 **21.40.150 - B-2A Central business district core.**

2
3 The following statement of intent and use regulations shall apply in the B-2A district:

4
5 A. *Intent.* The B-2A district is intended to create a concentrated area of retail, financial and public
6 institutional facilities in order to encourage the development of interrelated uses and functions,
7 reduce pedestrian walking distance between activities, and ensure the development of compatible
8 pedestrian-oriented uses on the ground floor level throughout the district.
9

10 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

11
12 1. Principal uses permitted when visible from street level or occupying street level floorspace:

13
14 a. Department stores or variety stores.

15
16 b. Furniture and hardware stores.

17
18 c. Music, record, television and video stores.

19
20 d. Shoe repair and tailor shops.

21
22 e. Bookstores, stationery stores and newsstands.

23
24 f. Drugstores.

25
26 g. Beauty shops.

27
28 h. Barbershops.

29
30 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
31 conditional uses under subsection D of this section. Alcoholic beverage license use for
32 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to
33 sell beer and wine for consumption only on the licensed premises is permitted subject
34 to the administrative site plan review standards in section 21.50.500.

35
36 j. Household appliances sales and repair shops.

37
38 k. Photography, dance, music and art studios and supplies.

39
40 l. Florists.

41
42 m. Tobacco stores.

43
44 n. Clothing, apparel and shoe stores.

45
46 o. Jewelry stores.

47
48 p. Sporting goods stores.

49
50 q. Camera and photographic sales and supply stores.

51
52 r. Travel agencies and ticket brokers.

53
54 s. Paint, glass and wallpaper stores.

- t. Motion picture theaters.
 - u. Banking and financial institutions, excluding any drive-in facilities.
 - v. Hotels, excluding conditional uses under subsection D of this section.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Grocery and food stores.
 - dd. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ee. Large retail establishment, subject to public hearing site plan review.
2. Permitted uses permitted when not visible from street level and occupying street-level floorspace:
 - a. Business and professional offices, including insurance, real estate, medical, health, legal, financial and other professional services.
 - b. Taxidermy shops.
 - c. Wholesale stores, provided that the manufacturing of items shall not be permitted.
 - d. Radio and television studios.
 - e. Employment agencies.
 - f. Business service establishments.
3. Principal uses permitted on other than street-level floorspace:
 - a. All uses identified within subsections B.1 and B.2 of this section.
 - b. Trade or professional schools, provided that such schools shall not use or store heavy equipment or machinery.
 - c. Private clubs and lodges, except conditional uses under subsection D of this section.
 - d. Art, dance, photographic and music studios and supply stores.
4. Other uses:

- a. Multiple-family dwellings occupying no more than 50 percent of the gross floor area of a building.
 - b. Parks, playgrounds and playfields.
 - c. Public branch libraries with a gross floor area of 30,000 square feet or less.
 - d. Museums with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
 - e. Parking lots.
 - f. Parking structures of less than 50 spaces.
 - g. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 - h. Roominghouses.
 - i. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
 - j. Government office buildings.
 - k. Child care centers and child care homes.
 - l. Adult care facilities.
 - m. Large residential care facilities.
 - n. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 2. Bed and breakfast with three, four or five guestrooms.
 3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
 4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
 2. Heliports.
 3. Utility substations and telephone exchanges.
 4. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
 5. Planned unit developments.
 6. Off-street parking structures containing 50 or more spaces.
 7. Commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like.
 8. Bus terminals.
 9. Habilitative care facilities.
 10. Interior climate-controlled galleries which connect two or more buildings.
 11. Libraries and museums with a gross floor area greater than 30,000 square feet.
 12. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 13. Auditoriums.
 14. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
 15. Correctional community residential centers.
 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.
 17. Marijuana retail sales establishment, in accordance with section 21.50.420.
- E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause excessive noise, vibrations, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

1 F. *Minimum lot requirements.* Minimum lot requirements are as follows:

2
3 1. Width: 50 feet.

4
5 2. Area: 6,000 square feet.

6
7 G. *Minimum yard requirements.* Minimum yard requirements are as follows:

8
9 1. Residential uses: As required under section 21.40.060.G.

10
11 2. Other uses, including residential uses associated with other uses: None, except as provided
12 in the supplementary district regulations.

13
14 H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of
15 the lot, up to three stories in height. Above three stories in height, construction shall conform to
16 the following bulk requirements:

17
18 1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and
19 b of this subsection shall be allowed for a development on a parcel of land containing 13,000
20 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined
21 in subsections c and d of this subsection shall be allowed for a development on a parcel of
22 land containing 19,500 square feet. For a development on a parcel of land containing more
23 than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined
24 in subsections a and b of this subsection shall be allowed for every additional 13,000 square
25 feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements
26 outlined in subsections c and d of this subsection shall be allowed for every additional 19,500
27 square feet of land area.

28
29 a. Maximum plan dimension: 130 feet.

30
31 b. Maximum diagonal plan dimension: 150 feet.

32
33 c. Maximum plan dimension: 130 feet.

34
35 d. Maximum diagonal plan dimension: 180 feet.

36
37 Variances from the specific bulk requirement dimensions listed in this section may be
38 granted by the planning and zoning commission and appeals on developments covering a
39 land area of more than 26,000 square feet, provided that the commission finds that the
40 spirit and intent of this district are maintained.

41
42 2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a
43 project development plan to the director of community planning and development for
44 approval. Alternative design forms may be approved that provide for at least 15 percent more
45 access either to scenic views of adjoining mountains and the Cook Inlet or for solar access
46 as compared to designs allowed under subsection H.1 of this section. The percentage
47 amount of additional scenic or solar access shall be based on total building volume of the
48 alternative design compared to a representative tower design. Site development plans
49 submitted under this subsection must include a schematic of a project designed under
50 subsection H.1 of this section, a site development plan of the design utilizing the provisions
51 of this subsection H.2, and calculations to establish the increased scenic or solar access
52 required in this subsection H.2. Designs using the provisions of this subsection H.2 are
53 allowed an additional one story of base height prior to the utilization of the bonus point
54 requirements of subsection I of this section.
55

3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage limitations contained in this subsection H, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. *Maximum height of structures.*

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed nine stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 1, provided:
 - a. Each bonus point permits an additional 400 square feet of floorspace.
 - b. All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to pedestrians and landscaping of those features designated "streetscape" in table 1 may be used to fulfill this requirement.
 - c. No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 1.
 - d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b. of this subsection.
 - e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.

TABLE 1. DESIGN AMENITIES AND BONUS POINTS, B-2A DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk texture*	1 point per 200 square feet

Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage units (maximum accumulation of 30 points)
Bike rack, enclosed and secured*	5 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscaped park*	15 point[s] per 70 square feet (corner); 20 point[s] per 80 square feet (other)
Public restrooms at ground level	5 point[s] per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 50 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 140 square feet
Second floor shops	1 point per 140 square feet
Third floor or basement level shops	1 point per 350 square feet
Commercial theater	1 point per 200 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 140 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Enclosed parking	14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet of area devoted to a retained historic structure
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at	

the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of community planning and development department staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

5. Maximum height near Town Square Park is as follows:

- a. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69:

Northwest quarter: 115 feet.
Northeast quarter: 85 feet.
South half: 200 feet.

Block 70:

North half: 55 feet.
South half: 230 feet.

Block 71:

Northwest quarter: 85 feet.
Northeast quarter: 115 feet.
South half: 200 feet.

The director of community planning and development may waive this height limit for a structure that will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

- b. Subject to the maximum height requirements in chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under subsections I.1 through I.3 of this section, less the amount allowed under this subsection I, may be added to the amount allowed under this title on one or more lots not in those blocks located in the B-2A, B-2B or B-2C district.
6. Structures in excess of three stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet. This additional area can be included as part of the maximum building height of subsection I.1 of this section.

- 1
2 J. *Signs*. Signs shall be allowed in connection with any permitted use, subject to the provisions of
3 the supplementary district regulations.
4
- 5 K. *Parking*. No off-street parking need be provided, but off-street parking that is provided shall be
6 landscaped in accordance with the supplementary district regulations. No bonus points accrue
7 for providing the landscaping required by this subsection. If off-street parking is provided, it must
8 comply with subsections 21.45.080X.2.—11.
9
- 10 L. *Sidewalks*. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
11 adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. Bonus
12 points may be earned for sidewalks provided in the area between the structure setback line
13 established by section 21.45.140 and the structure, and where the provisions of subsection I.6 of
14 this section are not utilized.
15
- 16 M. *Street-level design continuity*. In areas designated in figure 4-3 as first and second priority
17 pedestrian improvements in the CBD comprehensive development plan, buildings or other
18 amenities, including landscaping and street furniture, shall extend the full width of the lot, except
19 for driveway openings.
20
- 21 N. *Screening*. Ground-level trash containers, loading areas, vehicle and equipment storage areas,
22 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
23 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
24
- 25 O. *Loading facilities*. Off-street loading facilities shall be provided in accordance with the provisions
26 of the supplementary district regulations.
27
- 28 P. *Refuse collection*. Where applicable, refuse collection facilities shall follow the provisions of the
29 supplementary district regulations.
30
- 31 Q. *Landscaping*. All areas not devoted to buildings, structures, drives, walks, off-street parking
32 facilities or other authorized installations shall be planted with visual enhancement landscaping.
33 The landscaping shall be maintained by the property owner or his designee.
34
- 35 R. *Ground floor windows*. Blank walls on the ground level of buildings are limited to provide
36 connection between activities occurring inside structure to an adjacent sidewalk.
37
- 38 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
39 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
40 standard on only one street frontage. The window standard shall be met on the street of
41 OS&HP highest classification. On the lesser class street the window standard is one-half the
42 window standard. If two or more streets have the highest classification the property owner
43 may select the street in which to meet the window standard and the other streets shall be at
44 least one-half window standard.
45
- 46 2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of
47 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
48 above grade. Windows required under this section shall be either windows that allow views
49 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
50 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
51 Display cases attached to the outside wall do not qualify as windows.
52
- 53 3. Exemptions. Walls of residential units and parking structures are exempt from this
54 requirement.
55

1 (GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO
2 No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO
3 No. 87-62; AO No. 87-148; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-
4 124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-8-
5 95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1—3, 1-12-99; AO No. 99-62, § 19, 5-11-
6 99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80, § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-
7 28-06; AO No. 2005-124(S-1A), § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-
8 64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 5, 10-23-07; AO No. 2008-35(S), § 1, 3-
9 18-08; AO No. 2010-3, § 4, 3-23-10; AO No. 2010-50(S), § 17, 8-31-10; AO No. 2014-58, § 8,
10 5-20-14; [AO No. 2016-3\(S\), § 21, 2-23-16](#))
11

1 **21.40.160 - B-2B Central business district, intermediate.**

2
3 The following statement of intent and use regulations shall apply in the B-2B district:

4 A. *Intent.* The B-2B district is intended to create financial, office and hotel areas surrounding the
5 predominately retail and public institutional core of the central business district. The district also
6 permits secondary retail and residential uses. The residential uses are intended to support other
7 downtown activities.

8
9 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

10
11 1. Retail uses:

12 a. Department or variety stores.

13 b. Furniture and hardware stores.

14 c. Music, record, television and videotape stores.

15 d. Shoe repair and tailor shops.

16 e. Bookstores, stationery stores and newsstands.

17 f. Drugstores.

18 g. Beauty shops.

19 h. Barbershops.

20 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
21 conditional uses under subsection D of this section. Alcoholic beverage license use for
22 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board
23 to sell beer and wine for consumption only on the licensed premises is permitted subject
24 to the administrative site plan review standards in section 21.50.500.

25 j. Household appliances sales and repair shops.

26 k. Photography, dance, music and art studios and supplies.

27 l. Florists.

28 m. Tobacco stores.

29 n. Clothing, apparel and shoe stores.

30 o. Jewelry stores.

31 p. Sporting goods stores.

32 q. Camera and photographic sales and supply stores.

33 r. Travel agencies and ticket brokers.

- s. Paint, glass and wallpaper stores.
 - t. Motion picture theaters.
 - u. Banking and financial institutions, excluding drive-in facilities.
 - v. Hotels, excluding conditional uses under subsection D of this section. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Grocery and food stores.
 - dd. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ee. Large retail establishment, subject to public hearing site plan review.
2. Offices:
- a. Insurance and real estate offices.
 - b. Banking and financial institutions.
 - c. Business and professional offices.
 - d. Medical, health and legal services.
 - e. Government offices.
3. Other uses:
- a. Multiple-family dwellings, at a density of not less than 25 dwelling units per acre.
 - b. Dwellings in nonresidential structures.
 - c. Parks, playgrounds and playfields.

- d. Museums and public branch libraries with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
 - e. Radio and television studios.
 - f. Off-street parking lots.
 - g. Parking structures of less than 50 spaces.
 - h. Child care centers and child care homes.
 - i. Private clubs and lodges, except conditional uses under subsection D of this section.
 - j. Business service establishments, including printing.
 - k. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 - l. Roominghouses.
 - m. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
 - n. Police and fire stations.
 - o. Adult care facilities.
 - p. Large residential care facilities.
4. Social service facility.
 5. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 2. Bed and breakfast with three, four or five guestrooms.
 3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
 4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

1
2 D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures
3 of this title, the following uses may be permitted:
4

- 5 1. Gasoline service stations.
6
- 7 2. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
8
- 9 3. Heliports.
10
- 11 4. Utility substations and telephone exchanges.
12
- 13 5. Marquees, overpasses and similar substantial projections into public airspace, together with
14 any signs to be mounted thereon.
15
- 16 6. Interior climate-controlled galleries which connect two or more buildings.
17
- 18 7. Planned unit developments.
19
- 20 8. Off-street parking structures containing 50 or more spaces.
21
- 22 9. Commercial recreation establishments, including bowling alleys, pool halls, amusement
23 arcades and the like.
24
- 25 10. Bus terminals.
26
- 27 11. Habilitative care facilities.
28
- 29 12. Libraries and museums with a gross floor area greater than 30,000 square feet.
30
- 31 13. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving
32 food or beverages involving the retail sale, dispensing or service of alcoholic beverages in
33 accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating
34 place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for
35 consumption only on the licensed premises is permitted subject to the administrative site
36 plan review standards in section 21.50.500.
37
- 38 14. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the
39 supplementary district regulations for a permitted or accessory use.
40
- 41 15. Correctional community residential centers.
42
- 43 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet.
44 Towers exceeding the maximum average of 70 feet in height may be replaced with a like
45 tower, or a shorter tower, without the requirement for a conditional use. When a road project
46 or other public works project causes a utility to modify its existing facilities to accommodate
47 the design of the public works project, a maximum of four structures of an existing
48 transmission line may be replaced with structures exceeding the maximum average of 70
49 feet in height without the requirement for a conditional use.
50
- 51 17. Marijuana retail sales establishment, in accordance with section 21.50.420.
52

53 E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause
54 excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter,

humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

1. Width: 50 feet.
2. Area: 6,000 square feet.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Residential uses: As required under section 21.40.060.G.
2. Other uses, including residential uses associated with other uses: None, except as provided in the supplementary district regulations.

H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:

1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and b of this subsection shall be allowed for a development on a parcel of land containing 13,000 square feet or fraction thereof, or one tower not exceeding the bulk requirements outlined in subsections c and d of this subsection shall be allowed for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in subsections a. and b. of this subsection shall be allowed for every additional 13,000 square feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements outlined in subsections c and d of this subsection shall be allowed for every additional 19,500 square feet of land area.
 - a. Maximum plan dimension: 130 feet.
 - b. Maximum diagonal plan dimension: 150 feet.
 - c. Maximum plan dimension: 130 feet.
 - d. Maximum diagonal plan dimension: 180 feet.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the planning and zoning commission on developments covering a land area of more than 26,000 square feet, provided that the commission finds that the spirit and intent of this district are maintained.

2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a project development plan to the director of community planning and development for approval. Alternative design forms may be approved that provide for at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under subsection H.1 of this section. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site development plans submitted under this subsection may include a schematic of a project designed under

subsection H.1 of this section, a site development plan of the design utilizing the provisions of this subsection H.2, and calculations to establish the increased scenic or solar access required in this subsection H.2. Designs using the provisions of this subsection H.2 are allowed an additional one story of base height prior to the utilization of the bonus point requirements of subsection I of this section.

3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage limitations contained in this subsection H, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. *Maximum height of structures.*

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed five stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 2, provided:
 - a. Each bonus point permits an additional 400 square feet of floorspace.
 - b. All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to pedestrians and landscaping off those features designated "streetscape" may be used to fulfill this requirement.
 - c. No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 2.
 - d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b of this subsection.
 - e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.

1 TABLE 2. DESIGN AMENITIES AND BONUS POINTS, B-2B DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk, texture*	1 point per 250 square feet
Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage units (maximum accumulation of 30 points)
Bike rack-enclosed and secured*	3 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscape park*	15 point[s] per 70 square feet (corner); 20 point[s] per 80 square feet (other)
Public restrooms at ground level	5 point[s] per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 70 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 225 square feet
Second floor shops	1 point per 225 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Enclosed parking	11 points per space above or on grade; 13 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk

Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of department of community planning and development staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

5. Maximum height near Town Square Park is as follows:

- a. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69:

Northwest quarter: 115 feet.

Northeast quarter: 85 feet.

South half: 200 feet.

Block 70:

North half: 55 feet.

South half: 230 feet.

Block 71:

Northwest quarter: 85 feet.

Northeast quarter: 115 feet.

South half: 200 feet.

The director of community planning and development may waive this height limit for a structure that will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

- b. Subject to the maximum height requirements in chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under subsections

1 I.1 through I.3 of this section, less the amount allowed under this subsection I, may be
2 added to the amount allowed under this title on one or more lots not in those blocks
3 located in the B-2A, B-2B or B-2C district.
4

- 5 6. Structures in excess of three stories shall be allowed additional buildable area for that portion
6 of the required sidewalk within private property between the structure setback line
7 determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall
8 be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet.
9 This additional area can be included as part of the maximum building height of subsection
10 I.2 of this section.
11

12 J. *Signs.* Signs shall be allowed in connection with any permitted use, subject to the provisions of
13 the supplementary district regulations.
14

15 K. *Parking.* No off-street parking need be provided, but off-street parking that is provided shall be
16 landscaped in accordance with the supplementary district regulations. No bonus points accrue
17 for providing the landscaping required by this subsection. If off-street parking is provided, it must
18 comply with subsections 21.45.080X.2.—11.
19

20 L. *Sidewalks.* Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
21 adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. This width
22 may be decreased by one foot where the adjoining structure contains no retail space with street
23 display windows on the ground floor. Bonus points may be earned for sidewalks provided in the
24 area between the structure setback line established in section 21.45.140 and the structure, and
25 where the provisions of subsection I.6 of this section are not utilized.
26

27 M. *Street-level design continuity.* In areas designated in figure 4-3 as first and second priority
28 pedestrian improvements in the CBD comprehensive development plan, buildings or other
29 amenities, including landscaping and street furniture, shall extend the full width of the lot, except
30 for driveway openings.
31

32 N. *Screening.* Ground-level trash containers, loading areas, vehicle and equipment storage areas,
33 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
34 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
35

36 O. *Loading facilities.* Off-street loading facilities shall be provided in accordance with the provisions
37 of the supplementary district regulations.
38

39 P. *Refuse collection.* Where applicable, refuse collection facilities shall follow the provisions of the
40 supplementary district regulations.
41

42 Q. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking
43 facilities or other authorized installations shall be planted with visual enhancement landscaping.
44 The landscaping shall be maintained by the property owner or his designee.
45

46 R. *Ground floor windows.* Blank walls on the ground level of buildings are limited to provide
47 connection between activities occurring inside structure to an adjacent sidewalk.
48

- 49 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
50 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
51 standard on only one street frontage. The window standard shall be met on the street of
52 OS&HP highest classification. On the lessor class street the window standard is one-half the
53 window standard. If two or more streets have the highest classification the property owner

1 may select the street in which to meet the window standard and the other streets shall be at
2 least one-half window standard.

- 3
4 2. *Window standard.* The windows shall be at least 50 percent of the length and 25 percent of
5 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
6 above grade. Windows required under this section shall be either windows that allow views
7 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
8 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
9 Display cases attached to the outside wall do not qualify as windows.

- 10
11 3. Exemptions. Walls of residential units and parking structures are exempt from this
12 requirement.

13
14 (GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No.
15 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No.
16 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO
17 No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S),
18 § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4—6, 1-12-99; AO No. 99-62,
19 § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80,
20 § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO
21 No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), §
22 6, 10-23-07; AO No. 2008-35(S), § 2, 3-18-08; AO No. 2009-22, § 8, 4-14-09; AO No. 2010-3,
23 § 5, 3-23-10; AO No. 2010-50(S), § 18, 8-31-10; AO No. 2014-58, § 9, 5-20-14; [AO No. 2016-](#)
24 [3\(S\), § 22, 2-23-16](#))

1 **21.40.170 - B-2C Central business district, periphery.**

2
3 The following statement of intent and use regulations shall apply to the B-2C district:

4
5 A. *Intent.* The B-2C district is intended to create financial, office, residential and hotel areas at the
6 periphery of the central business district. The district also permits secondary retail uses. The
7 height limitations in this district are intended to help preserve views and to conform structures to
8 the geologic characteristics of the western and northern boundaries of the district.

9
10 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

11
12 1. Retail uses:

- 13
14 a. Department or variety stores.
15
16 b. Furniture and hardware stores.
17
18 c. Music, record, television and videotape stores.
19
20 d. Shoe repair and tailor shops.
21
22 e. Bookstores, stationery stores and newsstands.
23
24 f. Drugstores.
25
26 g. Beauty shops.
27
28 h. Barbershops.
29
30 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
31 conditional uses under subsection D of this section. Alcoholic beverage license use for
32 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board
33 to sell beer and wine for consumption only on the licensed premises is permitted subject
34 to the administrative site plan review standards in section 21.50.500.
35
36 j. Household appliances sales and repair shops.
37
38 k. Photography, dance and art studios and supplies.
39
40 l. Florists.
41
42 m. Tobacco stores.
43
44 n. Clothing, apparel and shoe stores.
45
46 o. Jewelry stores.
47
48 p. Sporting goods stores.
49
50 q. Camera and photographic sales and supply stores.
51
52 r. Travel agencies and ticket brokers.

- s. Paint, glass and wallpaper stores.
 - t. Motion picture theaters.
 - u. Banking and financial institutions, excluding drive-in facilities, except conditional uses under subsection D of this section.
 - v. Hotels, excluding conditional uses under subsection D of this section. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Laundry and dry cleaning establishments; provided, however, that large commercial industrial laundry and dry cleaning plants shall be prohibited.
 - dd. Grocery and food stores.
 - ee. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ff. Large retail establishment, subject to public hearing site plan review.
2. Offices:
 - a. Insurance and real estate offices.
 - b. Banking and financial institutions.
 - c. Business and professional offices.
 - d. Medical, health and legal services.
 - e. Government offices.
 3. Other uses:
 - a. Multiple-family dwellings.

- b. Dwellings in nonresidential structures.
- c. Parks, playgrounds and playfields.
- d. Museums and public branch libraries with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
- e. Child care centers and child care homes.
- f. Off-street parking lots.
- g. Parking structures of less than 50 spaces.
- h. Radio and television studios.
- i. Funeral services.
- j. Private clubs and lodges, except conditional uses under subsection D of this section.
- k. Wholesale display rooms, provided that no manufacturing for distribution shall be permitted.
- l. Business service establishments, including printing.
- m. Single- and two-family residential uses.
- n. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
- o. Roominghouses.
- p. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
- q. Police and fire stations.
- r. Adult care facilities.
- s. Large residential care facilities.
4. Social service facility.
5. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
6. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

1
2 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
3 follows:

- 4
5 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses
6 and structures.
7
8 2. Bed and breakfast with three or less guestrooms.
9
10 3. Bed and breakfast with four guestrooms only by administrative site plan review.
11
12 4. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest
13 towers as specified in the supplementary district regulations.
14
15 5. Building-mounted small wind energy conversion systems on buildings over 60 feet in height,
16 by administrative site plan review and subject to the requirements of section 21.45.410.
17

18 D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures
19 of this title, the following uses may be permitted:
20

- 21 1. Gasoline service stations.
22
23 2. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
24
25 3. Heliports.
26
27 4. Utility substations and telephone exchanges.
28
29 5. Marquees, overpasses and similar substantial projections into public airspace, together with
30 any signs to be mounted thereon.
31
32 6. Interior climate-controlled gallerias which connect two or more buildings.
33
34 7. Planned unit developments.
35
36 8. Off-street parking structures containing 50 or more spaces.
37
38 9. Commercial recreation establishments, including bowling alleys, pool halls, amusement
39 arcades and the like.
40
41 10. Bus terminals.
42
43 11. Habilitative care facilities.
44
45 12. Libraries and museums with a gross floor area greater than 30,000 square feet.
46
47 13. Pawnshops, secondhand shops and auction rooms.
48
49 14. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving
50 food or beverages involving the retail sale, dispensing or service of alcoholic beverages, in
51 accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating
52 place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for

- consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
15. Bed and breakfast with five guestrooms.
 16. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
 17. Correctional community residential centers.
 18. Public, private and parochial academic schools.
 19. Business colleges and universities.
 20. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.
 21. Marijuana retail sales establishment, in accordance with section 21.50.420.
- E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
- F. *Minimum lot requirements.* Minimum lot requirements are as follows:
1. Width: 50 feet.
 2. Area: 6,000 square feet.
- G. *Minimum yard requirements.* Minimum yard requirements are as follows:
1. Residential uses: As required under section 21.40.060.G.
 2. Other uses: None, except as provided in the supplementary district regulations.
- H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:
1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for a development on a parcel of land containing 13,000 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for every additional 13,000 square feet

of land area, or, alternatively, one additional tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for every additional 19,500 square feet of land area.

- a. Maximum plan dimension: 130 feet.
- b. Maximum diagonal plan dimension: 150 feet.
- c. Maximum plan dimension: 130 feet.
- d. Maximum diagonal plan dimension: 180 feet.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the planning and zoning commission on developments covering a land area of more than 26,000 square feet, provided that the commission finds that the spirit and intent of this district are maintained.

- 2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a project development plan to the director of community planning and development for approval. Alternative design forms may be approved that provide for at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under subsection H.1 of this section. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site development plans submitted under this subsection must include a schematic of a project designed under subsection H.1 of this section, a site development plan of the design utilizing the provisions of this subsection H.2, and calculations to establish the increased scenic or solar access required in this subsection H.2. Designs using the provisions of this subsection H.2 are allowed an additional one story of base height prior to the utilization of the bonus point requirements of subsection I of this section.
- 3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage limitations contained in subsection H of this section, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. *Maximum height of structures.*

- 1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
- 2. Subject to subsection I.3 of this section, no building or structure shall exceed three stories in height.
- 3. Building floor area may be constructed above the maximum building height permitted under subsection I.2. of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 3, provided:
 - a. Each bonus point permits an additional 400 square feet of floorspace.
 - b. All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to

pedestrian and landscaping of those features designated "streetscape" may be used to fulfill this requirement.

- c. No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 3.
 - d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b. of this subsection.
 - e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.
4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of community planning and development department staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

TABLE 3. DESIGN AMENITIES AND BONUS POINTS, B-2C DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 400 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk texture*	1 point per 300 square feet
Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage unit (maximum accumulation of 30 points)
Bike rack-enclosed and secured*	5 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscape park*	15 point[s] per 100 square feet (corner); 20 point[s] per 115 square feet (other)
Public restrooms at ground level	5 point[s] per 100 square feet

Climate-controlled public plaza or court (galleria)*	1 point per 100 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 160 square feet
Second floor shops	1 point per 160 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 300 square feet of area devoted to hotel rooms
Enclosed parking	10 points per space above or on grade; 14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

5. Structures in excess of three stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet. This additional area can be included as part of the maximum building height of subsection I.2 of this section.

- 1 J. *Signs*. Signs shall be allowed in connection with any permitted use, subject to the provisions of
2 the supplementary district regulations.
3
- 4 K. *Parking*. No off-street parking need be provided, but off-street parking that is provided shall be
5 landscaped in accordance with the supplementary district regulations. No bonus points accrue
6 for providing the landscaping required by this subsection. If off-street parking is provided, it must
7 comply with subsections 21.45.080X.2.—11.
8
- 9 L. *Sidewalks*. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
10 adjacent pedestrian circulation facilities. Except for the area north of the Fourth Avenue right-of-
11 way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide; provided
12 that this width may be decreased by one foot where the adjoining structure contains no retail
13 space with street display windows on the ground floor. Bonus points may be earned for sidewalks
14 provided in the area between the structure setback line established in section 21.45.140 and the
15 structure, and where the provisions of subsection I.5 of this section are not utilized.
16
- 17 M. *Street-level design continuity*. In areas designated as first and second priority pedestrian
18 improvements in the CBD comprehensive development plan, buildings or other amenities,
19 including landscaping and street furniture, shall extend the full width of the lot, except for driveway
20 openings.
21
- 22 N. *Screening*. Ground-level trash containers, loading areas, vehicle and equipment storage areas,
23 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
24 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
25
- 26 O. *Loading*. Off-street loading facilities shall be provided in accordance with the provisions of the
27 supplementary district regulations.
28
- 29 P. *Refuse collection*. Where applicable, refuse collection facilities shall be provided according to the
30 supplementary district regulations.
31
- 32 Q. *Landscaping*. All areas not devoted to buildings, structures, drives, walks, off-street parking
33 facilities or other authorized installations shall be planted with visual enhancement landscaping.
34 The landscaping shall be maintained by the property owner or his designee.
35
- 36 R. *Ground floor windows*. Blank walls on the ground level of buildings are limited to provide
37 connection between activities occurring inside structure to an adjacent sidewalk.
38
- 39 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
40 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
41 standard on only one street frontage. The window standard shall be met on the street of
42 OS&HP highest classification. On the lesser class street the window standard is one-half the
43 window standard. If two or more streets have the highest classification the property owner
44 may select the street in which to meet the window standard and the other streets shall be at
45 least one-half window standard.
46
- 47 2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of
48 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
49 above grade. Windows required under this section shall be either windows that allow views
50 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
51 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
52 Display cases attached to the outside wall do not qualify as windows.
53
- 54 3. Exemptions. Walls of residential units and parking structures are exempt from this
55 requirement.

1
2 (GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-
3 173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-
4 147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8,
5 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-
6 188, §§ 7—9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99;
7 AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No.
8 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07; AO No.
9 2008-35(S), § 3, 3-18-08; AO No. 2009-22, § 9, 4-14-09; AO No. 2010-3, § 6, 3-23-10; AO No. 2010-50(S), § 19,
10 8-31-10; AO No. 2014-58, § 10, 5-20-14; [AO No. 2016-3\(S\), § 23, 2-23-16](#)
11

1 **21.45.080X. - Off-street parking requirements; Standards for parking spaces, parking area design.**

2
3 X. *Standards for parking spaces; parking area design.* Parking spaces provided in accordance with
4 the requirements of this section shall meet the following standards:

5
6 6. *Landscaping.* The perimeter of a parking area, except a parking area serving only a single-
7 family, two-family or three-family dwelling, adjoining a lot in a residential district shall utilize
8 the following schedule:

- 9
10 a. Institutional, commercial or industrial uses adjoining a residential district: Buffer
11 landscaping or a screening structure and visual enhancement landscaping.
12
13 b. Residential uses adjoining a residential district: Visual enhancement landscaping or a
14 screening structure and an area landscaped equal to five percent of the parking area
15 and appurtenant drives.
16

17 10. *Landscaping for parking lots with 15 or more spaces.*

18
19 a. Visual enhancement landscaping shall be planted on the perimeter of the parking area
20 adjoining a lot line or a screening structure shall be placed on the perimeter of the
21 parking area adjoining a lot line and an area equal to at least five percent of the surface
22 of the parking area including appurtenant driveways shall be devoted to visual
23 enhancement landscaping, except:

24
25 (1) At vehicular and pedestrian ingress and egress points; and

26
27 (2) Adjacent to lots being developed under a common development plan, where the
28 director of community planning and development waives the requirement.
29

30 b. The parking area shall be separated from any building on the same lot by a sidewalk or
31 landscaped area, or both, at least four feet wide.
32

33 c. In addition to the landscaping required under subsections a and b of this subsection,
34 visual enhancement landscaping shall be planted within the interior of a parking area
35 containing more than 60 spaces. The area devoted to visual enhancement landscaping
36 shall equal at least five percent of the surface of the parking area, including appurtenant
37 driveways.
38

39 d. Parked vehicles may overhang landscaped areas by up to two feet, provided:

40
41 (1) The overhang is limited by curbs or wheel stops; and

42
43 (2) The landscaped area beyond the overhang is at least six feet wide.
44

45 e. All landscaping shall be maintained by the property owner or his designee.
46

47 (GAAB 21.05.060.G; AO No. 77-355; AO No. 78-118; AO No. 81-106; AO No. 81-178(S); AO
48 No. 82-69; AO No. 84-90; AO No. 84-117(S); AO No. 85-91, 10-1-85; AO No. 87-31, 7-18-87;
49 AO No. 89-30; AO No. 90-152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-68, § 1, 5-28-96;
50 AO No. 99-131, § 12, 10-26-99; AO No. 2004-108(S), § 6, 10-26-04; AO No. 2005-9, § 4, 3-1-
51 05; AO No. 2005-185(S), § 28, 2-28-06; AO No. 2005-124(S-1A), § 29, 4-18-06; AO No. 2006-
52 87(S-1), § 1, 1-9-07; AO No. 2009-22, § 11, 4-14-09; AO No. 2010-3, § 9, 3-23-10)

1 **21.45.120I. – Yards; Minimum dimension of usable yard.**
2

- 3 I. *Minimum dimension of usable yard.* No dimension of a usable yard shall be less than ten feet. A usable
4 yard does not include driveways, common walks, refuse storage or collection areas, or off-street
5 parking or loading areas. However, private balconies or decks containing no less than one ten-foot
6 dimension and roofs available for outdoor activity may be used to meet this requirement. Those
7 balconies or decks with dimensions less than ten feet and containing at least a minimum of 20 square
8 feet may only be counted for up to 50 percent of the required usable yard area.
9

21.45.260 - Transient lodging facilities zoning matrix.

Transient lodging facilities shall comply with the following standards. Notwithstanding section 21.10.025.A, no part of this matrix may be the subject of a variance.

TRANSIENT LODGING FACILITIES ZONING MATRIX

	Bed and Breakfast					
	3 Guestrooms	4 Guestrooms	5 Guestrooms	Roominghouse, 4+ Guestrooms	Motel, 6+ Guestrooms	Hotel, 20+ Guestrooms
R-1/R-1A single-family district	P	ASP	CU	NP	NP	NP
R-2A/R-2D duplex district	P	ASP	CU	NP	NP	NP
R-2M multifamily district	P	ASP	CU	CU (1)	NP	NP
R-3 multifamily district	P	P	P	P	NP	NP
R-4 multifamily district	P	P	P	P	P	P
R-5/R-5A rural residential district	P	ASP	CU	CU (2)	NP	NP
R-6 suburban residential district	P	ASP	CU	CU (3)	NP	NP
R-7 intermediate residential district	P	ASP	CU	CU (4)	NP	NP
R-8 rural residential district	P	ASP	CU	CU (5)	NP	NP
R-9 rural residential district	P	ASP	CU	CU (6)	NP	NP
R-10 alpine/slope residential district	P	ASP	CU	NP	NP	NP
R-11 Turnagain Arm district	P	ASP	CU	CU	CU	CU
R-O residential office district	P	P	P	P	P	P
B-1A local neighborhood business district (8)	P	P	P	P	NP	NP
B-1B commercial business district (9)	P	P	P	P	NP	NP
B-2A core central business district (10)	P	P	P	P	NP	P

B-2B intermediate central business district (11)	P	P	P	P	NP	P
B-2C periphery central business district (7, 12)	P	P	CU	P	NP	P
B-3 general business district (13)	NP	NP	NP	P	P	P
B-4 rural business district (8)	P	P	P	P	P	P
I-1 light industrial district	NP	NP	NP	NP	CU	CU
I-2 heavy industrial district	NP	NP	NP	NP	NP	NP
I-3 rural industrial district	NP	NP	NP	NP	NP	NP
W watershed district	NP	NP	NP	NP	NP	NP
T transition district	P	ASP	CU	CU	CU	CU
PC planned community district	—	—	—	—	—	—
MC marine commercial district	NP	NP	NP	NP	CU	CU
MI marine industrial district	NP	NP	NP	NP	NP	NP

1

P	=	Permitted accessory use.
CU	=	Conditional use.
NP	=	Not permitted.
ASP	=	Administrative site plan review.

2

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1. Not to exceed eight rooms in the R-2M district.
2. The minimum lot size shall be at least 13,000 square feet.
3. The minimum lot size shall be at least 108,900 square feet.
4. The minimum lot size shall be at least 40,000 square feet.
5. The minimum lot size shall be at least 326,700 square feet.
6. The minimum lot size shall be at least 163,350 square feet.

1 Residential uses allowed in commercial district:

2
3 7. Single-family, two-family dwelling uses.

4
5 8. Single-family, two-family, multifamily.

6
7 9. Multifamily uses same as R-3; no single-family or two-family dwelling uses.

8
9 10. Multifamily (only) occupying no more than 50 percent of gross floor area of building.

10
11 11. Multifamily (only) at a density of not less than 25 dwelling units per acre.

12
13 12. Multifamily (only).

14
15 13. Multifamily (only) at a density of not less than 12 dwelling units per acre.

16
17 (AO No. 88-171(S-1), 12-31-88; AO No. 91-90(S))

18
19 **Cross reference**— Bed and breakfast regulations, § 21.45.250.

21.47.060 - Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T). (Subsections A through C.1.)

Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T) shall conform to the standards set forth in this section.

(a) For the R-11 District, the standards in this section only apply to non-residential parcels.

A. Basic standards for building signs.

1. **Maximum area of permanent building signs.** Building signs shall conform to the maximum area limitations set forth in Schedule 21.47.060 A.
2. **Placement of building signs.**
 - a. The building signs permitted in Schedule 21.47.060 A. may be placed on the wall, awnings, canopies, parapets, or be a projecting sign in compliance with subsection "b."
 - b. Projecting signs shall be limited to occupants that have a minimum of ten feet of occupant building frontage provided that:
 - i. All projecting signs shall have a maximum height of 14 feet and a minimum clearance of eight feet from the ground to the bottom of the sign. A projecting sign may be a minimum of six feet from the ground when it is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign.
 - ii. Projecting signs shall be placed on the building so that the signs are intended to be viewed by the pedestrians on the abutting street or pedestrian way.
3. **Additional building signs for multiple story buildings:** In addition to the building signs in subsection 21.47.060 A. one additional sign is permitted on each of the building's primary and secondary frontages, and on each building wall which faces a major arterial street regardless of the proximity of the major arterial street to the multiple story building lot, according to the following: For a building with two floors the additional permitted sign area is 40 square feet for an eligible building wall. This additional sign area may be increased by ten square feet for each additional floor in the building provided that the sign is placed at the floor height for which the bonus is given.

Figure 8. Building Signs-General
Illustration: 1.77 sq ft per lineal ft frontage
Maximum Permitted: 2.00 sq ft per lineal ft frontage



Figure 8. Building Signs-General

Schedule 21.47.060 A Building Signs in All Non-Residential Districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, Mi, R-11(a) and T)		
Sign Type	Maximum Number Permitted	Base Area Permitted on a Single Building Frontage ^(b)
(A) Signplate	1/address	2 square feet
(B) Building Sign on Primary Frontage ^(c)		<ul style="list-style-type: none">• 1.2 sq. ft. per linear ft. of primary frontage in the B-2A, B-2B, and B-2C Districts.• 2 sq. ft. per lineal ft. of primary frontage in all other Districts regulated in this Section 21.47.060. ^(d)
(C) Building Sign on Secondary Frontage		1.2 sq. ft. per lineal ft. of secondary frontage
(D) Building Sign on Door of Rear Entrance		2 sq. ft. per each door
(E) Instructional Sign	Shall be exempt from regulations when in compliance with Section 21.47.060 D	
^(a) The standards in this Chapter only apply to non-residential parcels in the R-11 District.		
^(b) See Subsection 21.47.030 B.		
^(c) The maximum sign area that is permitted for primary frontage may be transferred to a secondary frontage provided that the maximum sign area on any secondary frontage does not exceed two square feet for each lineal foot of frontage.		
^(d) The maximum building sign area for a building or any portion of the building that is setback more than 200 feet from the right-of-way that provides primary access to the site may be increased by 25 percent, provided the building is visible from the street.		

B. Basic standards for permanent freestanding signs:

1. *Maximum area and height, minimum setback of permanent freestanding signs.* Permanent freestanding signs shall comply with the maximum area and height limitations and minimum setback from the street right-of-way set forth in Schedule 21.47.060 B.
2. *Sign area proportions:* For any freestanding sign greater than 15 feet in height but less than 20 feet, the horizontal portion (width) of the face shall not exceed four times the height of the face. For any freestanding sign between 20 feet and 25 feet in height, the horizontal portion (width) of the face shall not exceed three times the height of the face.

C. Supplemental standards for freestanding signs.

1. *Number of freestanding signs allowed.*
 - a. Lots with less than 300 lineal feet of frontage on any one street may have only one freestanding sign per that street frontage.

Schedule 21.47.060 B					
Freestanding Sign Regulations					
	B-1A, B-1B,	R-11 (Commercial and Industrial parcels)	B-2A, B-2B, B-2C	B-3, B-4, I-1, I-2, I-3, MC, MI	T-Com
(A) Maximum Height	12 ft.	12 ft.	8 ft.	25 ft.	12 ft.
(B) Maximum Area	80 sq. ft.	80 sq. ft.	64 sq. ft.	0.7 sq. ft. per 1 lineal foot of frontage ^(c)	80 sq. ft.
(C) Number/Frontage	See subsection 21.47.060 C				
(D) Separation	150 ft.				
(E) Minimum Setback from R.O.W.	0 ft.	10 ft.	0 ft.	0 ft.	10 ft.
(F) Minimum Setback from side lot line ^(b)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
(F) Entrance and Exit Signs ^(a)					
Maximum Area	6 sq. ft.				
Maximum Height	5 ft.				
^(a) Entrance and exit signs, which are permitted in addition to the above freestanding signs, shall be limited to two for each entrance/exit driveway.					
^(b) If the side lot line is adjacent to a Residential District (not including R-O) then the minimum setback from the side lot line is 30 feet.					
^(c) The maximum allowable area shall not be less than 70 square feet nor greater than 200 square feet.					

- b. Lots with 300 or more lineal feet of frontage on any one street may have two freestanding signs per that street frontage.
- c. Except in a commercial development as described in subsection 21.47.060.C.1.d, no more than two freestanding signs are allowed along any one frontage. Freestanding signs must be separated by a minimum distance of 150 feet. On corner lots, the property frontage on both streets shall be considered when measuring the separation.
- d. If a commercial development comprises more than a single platted lot, and one or more of the platted lots or fragment lots of the commercial development have frontage on a classified street of Class 3 or greater, then each platted lot or fragment lot having a building and frontage of 100 feet or more on the Class 3 or greater street shall be permitted a freestanding, monument style sign, subject to the limitations of this subsection. In addition, if a building central to the commercial development has frontage of less than 100 feet on the Class 3 or greater street, then one freestanding, monument style sign adjacent to each entrance to the property from the Class 3 or greater street shall be permitted subject to the limitations of this subsection. The height limitation shall be eight feet, excluding the base; the total area of each sign shall not exceed 120 square feet; pole signs are prohibited; and each sign shall comply with all other requirements of this chapter. Signs permitted by this subsection are in addition to all other signage within the commercial development permitted by this chapter including freestanding signs along frontage on classified streets of less than Class 3, and building signs.

1 **21.50.025 - Conditional use standards—Standards for approval of skywalks.**

2
3 In addition to the standards of section 21.50.020, the approval of a conditional use application for a
4 skywalk shall consider if:

- 5
6 1. The skywalk primarily functions to serve pedestrian circulation needs;
7
8 2. Within the central business district, the skywalk minimizes adverse affects upon view corridors
9 depicted on figure 4.6 and pedestrian improvements depicted on figure 4.3 of the CBD
10 comprehensive development plan;
11
12 3. The public benefits of the skywalk exceed the advantages of the street level or underground
13 pedestrian circulation systems that might otherwise exist or be designed to serve the applicant's
14 project; and
15
16 4. The skywalk design is compatible with the mass, style, facade and finishes of the predominant
17 existing, historic or proposed architectural patterns of the street block fronts on which the skywalk
18 is to be constructed.
19

20 (AO No. 88-5(S))
21

1 **21.50.027 - Conditional use standards—Design standards for skywalks.**

2
3 Skywalks shall be constructed in accordance with this section.

4
5 A. *Required submittals.* With its application, the applicant shall submit the following:

- 6
7 1. Written documents required by section 21.15.030.C.1.
- 8
9 2. A report which discusses the functions, uses and objectives that the skywalk is designed to
10 serve, and estimates of expected daily pedestrian use of the skywalk for the first year
11 following completion of each project phase, if any, and after final project completion.
- 12
13 3. A project vicinity map, at a scale of one to 20, showing, within 300 feet of the skywalk:
- 14
15 a. Pedestrian circulation systems.
- 16
17 b. Location and type of existing land uses and structures, including building height, ground
18 floor dimensions and utilities.
- 19
20 c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and
21 reservations and clear vision triangles prescribed by section 21.45.020.
- 22
23 d. View corridors and pedestrian improvements specified in figures 4.3 and 4.6 of the CBD
24 comprehensive development plan.
- 25
26 e. Photographic record of streets, building facades and other existing improvements along
27 the street corridor that the skywalk is to be constructed within.
- 28
29 4. A project facility plan, showing:
- 30
31 a. The configuration of the skywalk.
- 32
33 b. The vertical and horizontal cross sections of the skywalk, with at least one cross section
34 which depicts adjoining structures and ground level facilities.
- 35
36 c. The reflected lighting plans for interior and exterior illumination elements.
- 37
38 5. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk
39 over which it is constructed, as bordered by the facades to the second story of the structures
40 connected by the skywalk. If the skywalk is to be located within the central business district,
41 the report shall also illustrate the impact of the skywalk on pedestrian circulation systems
42 and view corridors, as identified in figures 4.3 and 4.6 of the CBD comprehensive
43 development plan.
- 44
45 6. A skywalk management agreement that includes a security, operations and maintenance
46 plan, as well as the means by which the transparency standards for the skywalk, as defined
47 in subsection B.5.e of this section, shall be maintained.
- 48
49
50 7. For a skywalk located within seismic zone 5 of the Geotechnical Hazards Assessment Study
51 (1979), as adopted by section 2905(a) of the Uniform Building Code, as adopted in chapter
52 23.15, an assessment of the effects of seismically induced relative displacement between
53 the two supporting ends of the skywalk. This assessment may be combined with the seismic
54 evaluation requirements of the Uniform Building Code for structures.
- 55

1 B. *Design criteria.* The following general design criteria shall apply to all skywalks, except when the
2 applicant has persuaded the planning and zoning commission that an alternative design is equal
3 or superior to such design criteria:
4

- 5 1. No less than 17½ feet of open space shall separate the bottom of a skywalk from the highest
6 elevation of the street surface below it and used for vehicular travel, unless otherwise
7 authorized by the government agency charged with administration of that street.
8
- 9 2. No less than 14½ feet shall separate the bottom of the skywalk from the highest elevation of
10 the sidewalk surface below it.
11
- 12 3. The abovegrade structural supports of a skywalk shall neither be located within the public
13 right-of-way nor obstruct any clear vision triangle required by section 21.45.020.
14
- 15 4. Controls for icicle accumulation and glaciation shall be included in the design.
16
- 17 5. A skywalk shall:
18
 - 19 a. Be accessible to the handicapped;
 - 20 b. Be an enclosed and climate-controlled structure;
 - 21 c. Be one story in height unless the planning and zoning commission finds by clear and
22 convincing evidence that a two-story skywalk is essential to the function of the
23 structures which it will connect;
 - 24 d. Have an exterior width no less than 12 feet and no greater than 20 feet;
 - 25 e. Have sides composed of glazing material with no less than 70 percent transparency;
 - 26 f. Be level (zero degrees of slope) except for internal sloping ramps which are permitted
27 under title 23 and which are not visible from the exterior of the skywalk;
 - 28 g. Provide lighting on the underside of the skywalk to adequately illuminate all pedestrian
29 circulation systems that the skywalk spans; and
30
 - 31 h. Include orientation signage and locational guides to the areas in the buildings
32 connected by the skywalk.
33
- 34 6. Skywalks shall not adversely affect or obstruct roadway safety functions or operations, such
35 as clear vision triangles required by section 21.45.020, traffic signals, signs or roadway
36 maintenance.
37
- 38 7. A clearly identified access route shall be designed between the skywalk and a pedestrian
39 way or sidewalk which it spans.
40

41 C. *Skywalks in Phase 1 Skywalk District.* A skywalk located within the area designed as the Phase
42 1 Skywalk District, as described in the CBD comprehensive development plan, shall be designed
43 in a manner consistent with the standards stated for the Phase I Skywalk District in that plan.
44

45 D. *Authority to impose different standards.* Different location, design and operational standards from
46 those recited in this section may be imposed by the planning and zoning commission as
47 necessary to mitigate adverse impacts created by the skywalk.
48

49 (AO No. 88-5(S))
50
51
52
53
54
55

21.50.035 - Standards for correctional community residential centers.

- A. These standards apply to correctional community residential centers created after January 1, 1995. The addition of beds requires modification of the conditional use permit and authorization by the municipality under the Anchorage Health Department permit. The three CCRCs established prior to 1995 under the quasi-institutional house provisions of Title 16 and Title 21 of this Code may continue to operate under the terms of their existing conditional use permits, subject to applicable permitting under the Anchorage Health Department. No other beds may be added to these centers except the conditional use permit may be modified for the number of beds in a CCRC established prior to 1995 with internal building area greater than 30,000 square feet if, and only if, the minimum space ratios permitted under chapter 16.80 are met without enlarging the outer dimensions of the center. No additional correctional community residential centers may be located in the B-2A, B-2B, or B-2C zoning districts or in a B-3 zoning district in the area bounded on the north by Ship Creek, on the south by Chester Creek, on the east by Orca Street extended, and on the west by Cook Inlet.
 - B. No new correctional community residential center may be located within 1,250 feet of the lot line of an existing center or a school or park, unless the planning and zoning commission determines that a further reduction in separation distance is warranted based upon the program proposed and any other circumstances the commission deems appropriate. If the commission reduces the separation distance, it shall adopt findings of the facts upon which such reduction is based. Measurement shall be made from the nearest property line of an existing center to the property line of the site proposed for a new center.
 - C. Program occupancy limits and program requirements shall be as determined under AMC chapter 16.80 and shall not exceed limits established by the state department of corrections.
 - D. The maximum resident occupancy at a center shall not exceed the program occupancy limit established by the Anchorage Health Department under chapter 16.80.
 - E. A center shall provide one off-street parking space per each full-time staff member, based on the maximum anticipated staffing.
 - F. Correctional community residential centers structured on the apartment living concept shall adhere to the residential dwelling unit density, minimum lot, minimum yard, maximum lot coverage and maximum building height provisions of the zoning district in which they are located.
 - G. Refuse containers and facilities shall be enclosed as required by the supplementary district regulations.
 - H. Landscaping requirements shall conform to those of the underlying zoning district.
 - I. Correctional community residential centers shall not house sex offenders.
- (AO No. 95-68(S-1), § 12, 8-8-95; AO No. 2007-156, § 2, 12-11-07; AO No. 2011-1(S-1), § 21, 2-15-11; AO No. [2018-118](#), § 2, 1-1-19)

1 **21.50.130 - Conditional use standards—Planned unit developments.**

2
3 A. *Intent.* A planned unit development (PUD) is intended to allow flexibility in the zoning ordinance and
4 to achieve the creation of a more desirable environment than would be possible through a strict
5 application of the zoning ordinance. The planning and zoning commission shall evaluate the proposed
6 planned unit development in accordance with the following criteria:
7

- 8 1. Creative use of the land, imaginative architectural design, a consolidation of usable open space
9 and recreation areas and the preservation of natural features.
- 10
11 2. The mixing of compatible land uses, residential densities and housing types within the
12 neighborhood.
- 13
14 3. The efficiency of the configuration of utilities, vehicular circulation and parking facilities.
- 15
16 4. Enhancing the surrounding environment.
- 17
18 5. Maintaining population densities and lot coverage that are consistent with available public
19 services and the comprehensive plan.
- 20

21 B. *General provisions.* All residential, business and industrial planned unit developments shall meet the
22 following minimum standards. In addition, the planning and zoning commission may require
23 compliance with such other design standards relating to the construction, design and placement of
24 buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as
25 it may deem necessary. The commission shall develop and publish guidelines to assist developers in
26 meeting such standards.
27

- 28 1. *Minimum site area.* The minimum site area for a planned unit development shall be 2.0 acres for
29 PUD's located entirely in zoning districts R-2M, R-3, R-4, R-O, B-1A, B-2A, B-2B, B-2C, B-3, B-
30 4, I-1, I-2 or I-3. If any portion of a proposed PUD is located within zoning districts R-1, R-1A, R-
31 2D, R-2A, R-5, R-5A, R-6, R-7, R-8 or R-9, the minimum site area shall be 5.0 acres. The
32 minimum site area for a PUD within zoning district R-10 shall be ten acres.
- 33
34 2. *Grading plan.* Building design and site development which involve excessive grading for the
35 placement of structures, parking areas, driveways and roadways shall be depicted on a site plan
36 and shall be described in the written documents.
- 37
38 3. *Traffic access.* Major internal streets which are intended to serve a planned unit development
39 shall be functionally connected to existing or proposed streets to provide adequate ingress and
40 egress.
- 41
42 4. *Utility installation.* All new utilities shall be installed underground.
- 43
44 5. *Conformance with comprehensive plan.* A planned unit development shall be in accordance with
45 the comprehensive plan.
- 46
47 6. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking
48 facilities or other authorized installations shall be planted with visual enhancement landscaping.
- 49
50 7. *Fire safety requirements.* All developments shall meet fire safety requirements established by the
51 municipal fire department.
- 52

53 C. *Residential planned unit developments.* Planned unit developments in districts presently zoned R-1,
54 R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-5, R-5A, R-6, R-7, R-8, R-9, R-10, D-2 and D-3 shall be limited
55 to residential planned unit developments. In addition to meeting the standards set forth in the general
56 provisions for all PUD's, residential PUD's shall meet the following minimum standards:

1. *Density.* The number of dwelling units per acre allowable on the gross area of a residential PUD shall be determined by the planning and zoning commission. However, in no event may the number of dwelling units per acre exceed the maximums established by the following schedule:

Zoning District	Dwelling Units per Acre (gross area)
R-1 and R-5	8
R-1A	6
R-2D	15
R-2A	12
R-2M	22
R-3	55
R-4	110
R-5A and R-6	1.8
R-7	4.5
R-8	0.4
R-9	0.9
R-10	See section 21.40.115.F

2. *Open space.* A minimum of 30 percent of the site shall be reserved as usable open space. At least one-half of such usable open space shall be contiguous, and no portion of the required open space may be less than 2,000 square feet in area or less than 30 feet in its smallest dimension. A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards provided that the total area of all balconies or decks is not less than the total yard area which would otherwise be required. Uses in the R-10 zone shall, in addition, conform to the maximum coverage requirements of that use district.
3. *Height.* Height limitations may be exceeded by an additional five feet in districts presently zoned R-1, R-1A, R-2A, R-2D, R-2M, R-8, R-9 or R-10. Height limitations may be exceeded by an additional ten feet in districts presently zoned R-3 and D-3.
4. *Uses.* Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes or quonset huts. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten percent of the total internal floor area of the PUD.
5. *Design.*
 - a. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of 30 feet.

- b. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
 - c. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity on the official streets and highways plan.
 - d. Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.
 - e. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of 50 feet.
 - f. Walls and ceiling-floor assemblies which are common to any two dwellings shall have a minimum STC acoustic rating of 55 and a minimum fire rating of one hour.
 - g. Each required parking space for residential uses shall be provided with an electrical outlet.
6. *Homeowners' agreements.* Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030 et seq. or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The planning and zoning commission may require any provisions necessary to ensure that the provisions and intent of this title are met.
- D. *Business planned unit developments.* A business PUD may be allowed upon property in districts designated B-1A, B-2A, B-2B, B-2C, B-3, B-4 and R-O. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection, provided that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUD's, a business PUD shall meet the following minimum standards:
1. Parking lots shall conform to section 21.45.080.
 2. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district.
 3. A business PUD shall provide for safe and convenient pedestrian circulation.
 4. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development.
 5. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

Zoning District	Dwelling Units per Acre (gross area)
B-1A	12
B-2A	180
B-2B	120
B-2C	150
B-3	60
B-4	12
R-O	120

E. *Industrial planned unit developments.* An industrial PUD may be allowed upon property in zoning districts I-1, I-2 and I-3. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in zoning districts I-1, I-2 and I-3; provided, however, that any residential uses must be situated on an area of at least ten acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in zoning district I-1, I-2 or I-3 must conform to all of the standards required for a residential PUD in the R-3 zoning district. In addition to meeting standards set forth in the general provisions for all PUD's, an industrial PUD shall meet the following minimum standards:

1. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district.
2. Principal vehicular access points shall be designed to permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development.

F. *Planned unit developments in Turnagain Arm district.* Planned unit developments in the R-11 zone shall conform, with regard to uses and residential density, to the land use plans of the Turnagain Arm Comprehensive Plan. Uses in an R-11 planned unit development shall conform to the standards in this section for planned unit developments containing those uses.

(GAAB 21.05.060.M; AO No. 78-231; AO No. 81-97; AO No. 83-52; AO No. 84-34; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173)

Anchorage CBD Comprehensive Development Plan

**COMMUNITY PLANNING DEPARTMENT
GRUEN ASSOCIATES**

in association with Gladstone Associates • CCC • Maynard and Partch



**ANCHORAGE
CENTRAL BUSINESS DISTRICT
COMPREHENSIVE DEVELOPMENT PLAN**

**prepared for the Municipality of Anchorage by
COMMUNITY PLANNING DEPARTMENT**

and

**GRUEN ASSOCIATES
in association with
Gladstone Associates
CCC
Maynard and Partch**

**adopted by the
Anchorage Municipal Assembly
Fall 1983**

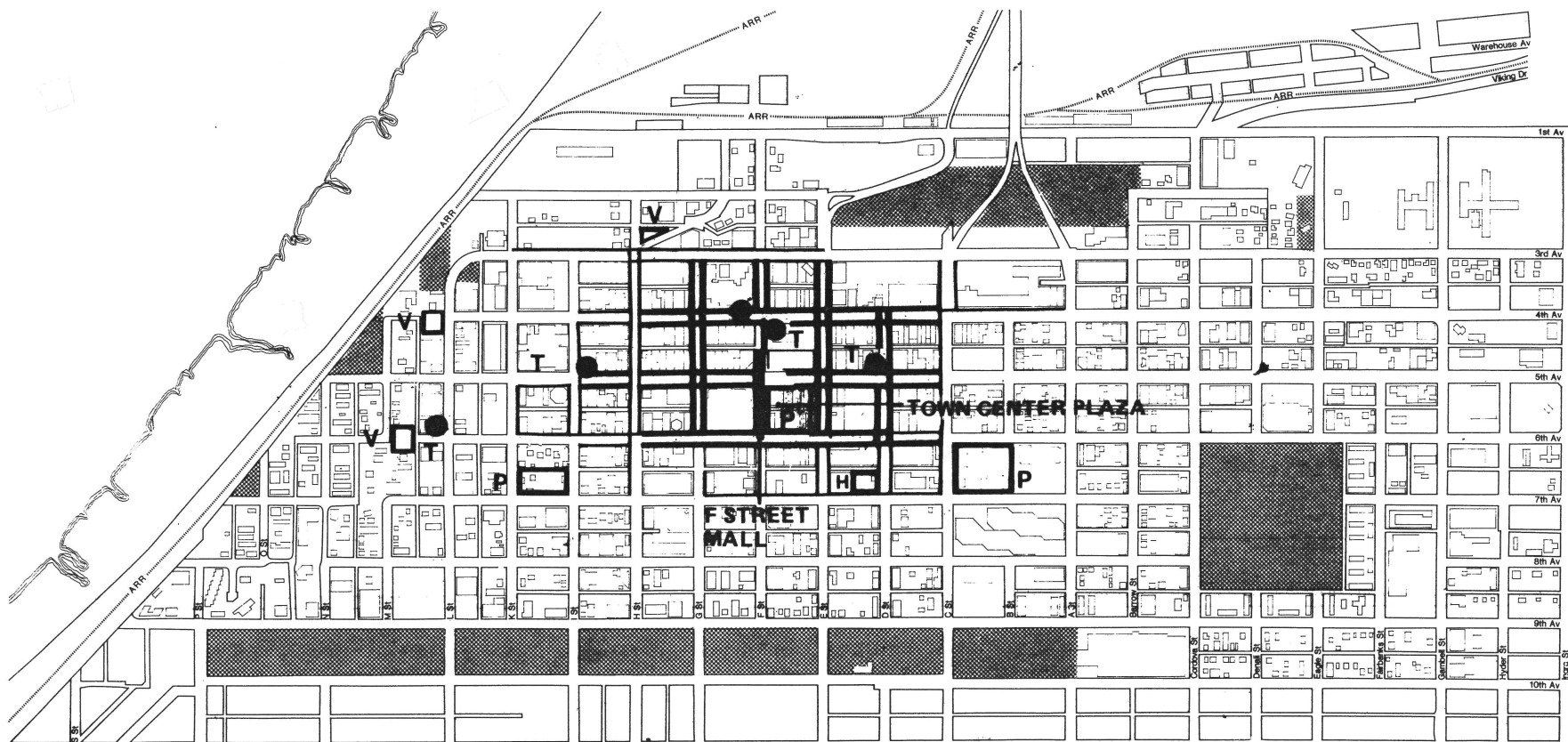
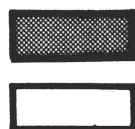


FIGURE IV.3

Recommended Park and Open Space Amenities



EXISTING OPEN SPACE

AREA RECOMMENDED FOR OPEN SPACE AMENITIES

P

PARK OR PLAZA

V

VIEW OR VEST-POCKET PARK SITE

T

TRANSIT PARK



1ST PRIORITY PEDESTRIAN IMPROVEMENT*



2ND PRIORITY PEDESTRIAN IMPROVEMENT*

***SEQUENCE RECOMMENDED BY
PLANNING DEPARTMENT**

TABLE IV.1
PEDESTRIAN IMPROVEMENT PRIORITIES

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
3rd Avenue	Retain present 2-way lane traffic and 2 parking lanes.	<p><u>Area:</u> E St. to L St.</p> <p><u>Sidewalk width:</u> Same, with parking bays for trees, etc.</p> <p><u>1st Priority:</u> None</p> <p><u>2nd Priority:</u> E to H</p> <p><u>Private:</u> H to L</p> <p><u>Standard Improvements:</u> Paving, lighting, planting, public signage, intersection crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Railing and raised sidewalk between H and K Streets on the north side. -Planting in buffer strip along parking lot on the south side of the street between H and G. -Viewpoint Park at 3rd and H.
4th Avenue	Retain present 4-lane, 2-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C St. to L St.</p> <p><u>1st Priority:</u> C to H</p> <p><u>2nd Priority:</u> A to C, north side; I to H south side.</p> <p><u>Private:</u> H to L, north side; I to L south side.</p> <p><u>Sidewalk Width:</u> Same, with parking bays for trees and street furniture.</p> <p><u>Standard Improvements:</u> Paving, planting, lighting, signage and intersection crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Extend sidewalks at intersections and mid-block to create parking bays for planting, benches, etc. -Design integration with Old City Hall, Federal Building and F St. Mall. -Historic facade restoration between E and F Streets on the north side of 4th Avenue. -Banners and special district kiosks on corners of D, E, F and G Streets.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
5th Avenue	Retain present 3-lane, 1-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C to K Streets</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> C to H St.</p> <p><u>2nd Priority:</u> H to K south side; H to I north side.</p> <p><u>Private:</u> I to L north side; K to L south side.</p> <p><u>Standard Improvements:</u> Paving, planting, lighting, signage, crosswalks and intersection improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Design integration with F St. Mall, Convention Center and Performing Arts Center. -Special district banners and kiosks at D, E, F and G Streets.
6th Avenue	Retain present 3-lane, 1-way traffic pattern.	<p><u>Area:</u> C St. to K St.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> D to H St., north side; C to G St., south side.</p> <p><u>2nd Priority:</u> H to K and D to C north side; H to I south side.</p> <p><u>Standard Improvements:</u> Paving, lighting, planting, signage, crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Planting in masses to buffer parking lots of drive-in bank at E and 6th, and at the YMCA. -Design integration with F St. Mall, Performing Arts Center, and Hill-Side Cafe. -Transit Rider Accommodations Center landscaped areas and pedestrian amenities. -Special district banners and kiosks at corners of D, E, F and G Streets.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
7th Avenue	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C St. to H St.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> None</p> <p><u>2nd Priority:</u> C St. to G St., north side.</p> <p><u>Private:</u> C to G St., south side.</p> <p><u>Standard Improvements:</u> Paving, lighting, signage, planting and crosswalk improvements.</p>
D Street	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes	<p><u>Area:</u> 4th Ave. to 7th Ave.</p> <p><u>Sidewalk width:</u> Same.</p> <p><u>1st Priority:</u> 3rd to 5th Ave.</p> <p><u>2nd Priority:</u> 5th to 6th Ave.</p> <p><u>Standard Improvements:</u> Paving, lighting, signage, planting, and crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Create parking bays for planting masses, benches, etc. at corners and mid-block areas, between 7th and 3rd Ave. -Special district banners and kiosks at 6th, 5th, and 4th Aves. -Design arcade to shelter or otherwise improve Penney's wall.
E Street	Change to 2-lane, 1-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> 3rd Ave. to 7th Ave.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> 3rd to 6th Ave.</p> <p><u>2nd Priority:</u> 6th to 7th Ave.</p> <p><u>Private:</u> South of 7th Ave.</p> <p><u>Standard Improvements:</u></p> <ul style="list-style-type: none"> -Planting, paving, lighting, signage, crosswalk improvements.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
		<u>Special Improvements:</u> -Planting in masses along bank parking lot at 6th and E. -Planting, benches, etc. at Kimball's Store historic vest pocket park. -Design integration with Convention Center and Old City Hall Park. -Special district banners and kiosks at 6th, 5th & 4th Aves.
F Street	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes.	<u>Area:</u> 3rd Ave. to 7th Ave. <u>Sidewalk Width:</u> Same. <u>1st Priority:</u> 3rd to 6th Ave. <u>2nd Priority:</u> 6th to 7th Ave. <u>Private:</u> South of 7th Ave. <u>Standard Improvements:</u> Paving, planting, lighting, signage and crosswalk improvements. <u>Special Improvements:</u> -Design integration with F St. Mall. -Creation of parking bays for tree masses and benches at intersections and mid-block, from 7th to 3rd Aves. -Special district banners and kiosks at 4th, 5th & 6th Aves.
G Street	Change to 2-lane, 1-way pattern with 2 parking lanes.	<u>Area:</u> 3rd Ave. to 7th Ave. <u>Sidewalk Width:</u> Same. <u>1st Priority:</u> 3rd to 6th Ave. <u>2nd Priority:</u> 6th to 7th Ave. <u>Private:</u> South of 7th Ave. <u>Standard Improvements:</u> Paving, lighting, planting, signage and crosswalk improvements. <u>Special Improvements:</u> Design integration with vest pocket park on Performing Arts Center at 6th & G, the Old Federal Building Historic Mini-Park and new Transit Rider Accommodations Center.

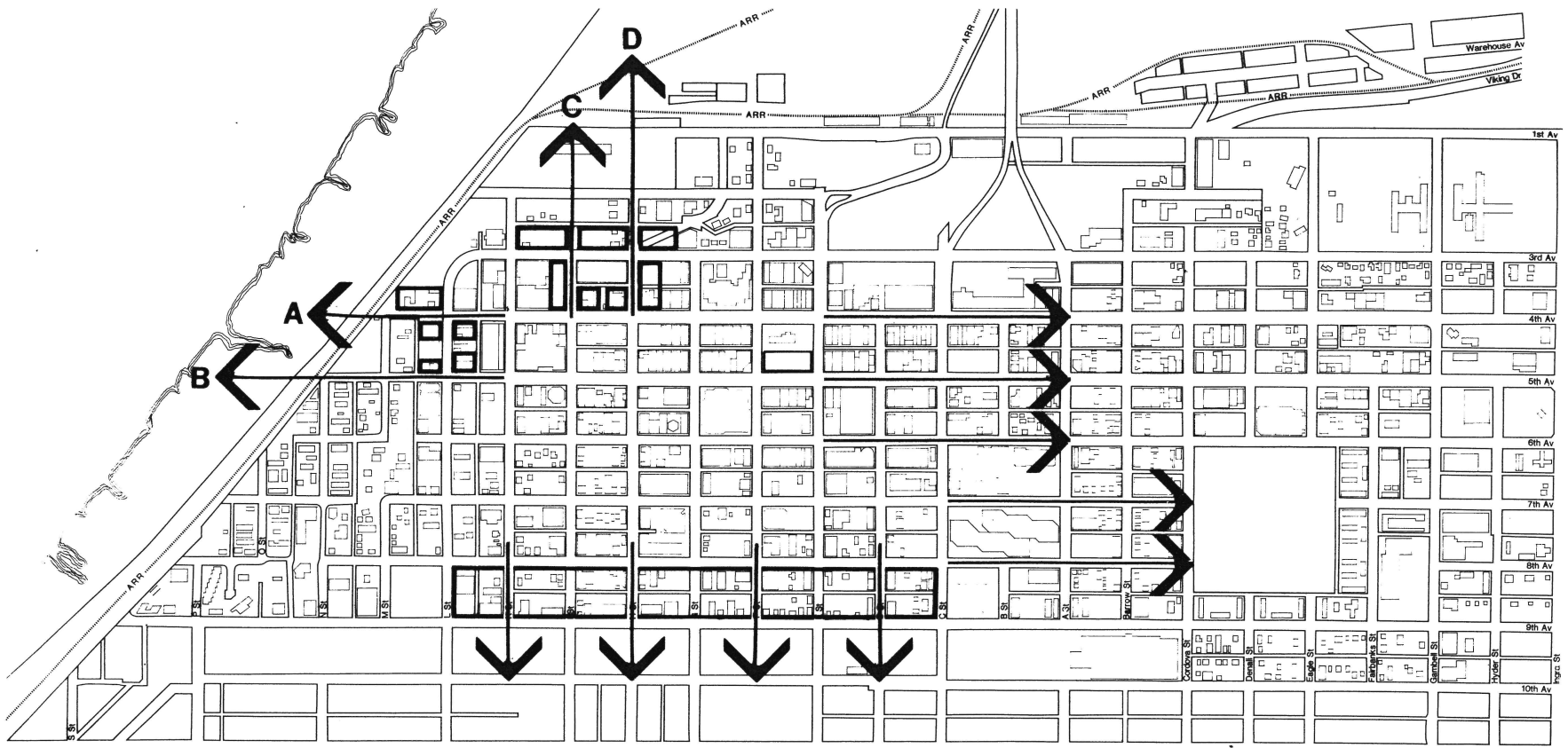


FIGURE IV.6

View Corridor Analysis



PRIMARY VIEW CORRIDOR

BLOCKS FOR POTENTIAL VIEW PRESERVATION TECHNIQUES

TABLE IV.2
SKYWAY SYSTEM COMPARISON

Characteristic	Minneapolis, Minnesota	Spokane, Washington
Year of initiation	1962	1971
Total length, 1982 (linear feet)	±8,000	±2,700
Number of blocks served, 1982	17	9
Corridor location	internal (climatized)	internal/ external (climatized)
Type of retail development	convenience	convenience & fashion
Summer/winter use ratio	60% ¹	N/A
Architectural treatment of bridges	somewhat varied	varied
Visibility/ accessibility from street	varies	good
Width of corridors	6-18 ft. (18 ft. current standard)	8-12 ft.
Population served ²	370,951	171,300

¹Pedestrian counts in summer indicate about 60% of winter pedestrian counts at comparable hours.

²1980 census for City (not SMSA); comparable figure for Anchorage is 174,431.

south. In this revitalized section of the CBD alone, nine blocks would be interconnected by skyway by the end of the Phase I planning period (Figure IV.12).

Linkage with the Street Level. A comparison of the Minneapolis and Spokane skyways has indicated that a skyway system is much easier to negotiate -- and more conducive to both first- and second-level retail business -- if there are obvious linkages between the two levels. This is best achieved at major courts, where stairs and/or escalators may be provided in a context that attracts people. The IDS Crystal Court in Minneapolis (Figure IV.13) provides this kind of focus and functions as the crossroads of the skyway system in that city. In addition, the effectiveness of the skyway system will be greatly enhanced with uniform graphics, a minimum of sharp angles within corridors, and minimal changes in second-floor level, ramped if necessary. Clear provisions for handicapped access to the second level should be provided with centrally located, card-key-operated elevators.

Design Factors. The width of skyway corridors should be based on projected pedestrian volumes. In Minneapolis, a de facto standard width of 18 feet has been in use for the past several years and appears to be more than adequate for current pedestrian demands. Though they were not subjected to the same level of analysis, the narrower 12-foot corridors in Spokane also appear to be adequately sized, given pedestrian loads in that system. Probably the 12-foot width would be adequate for most places in the Anchorage system; however, this finding should be confirmed through a circulation modeling process that allows for future increases in projected demand.

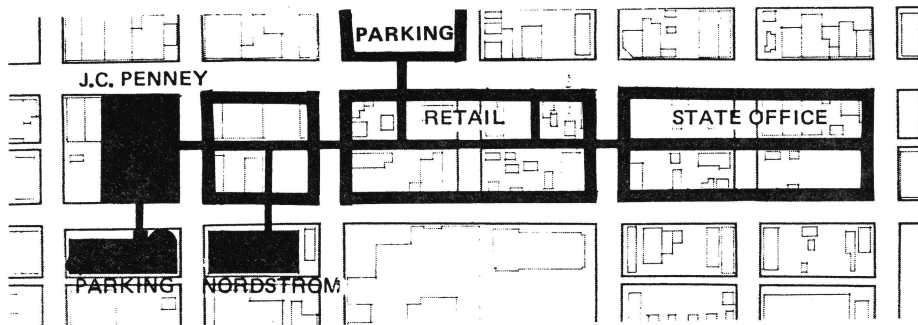


Figure IV.12. Blocks interconnected by proposed skyway system on completion of Phase I projects

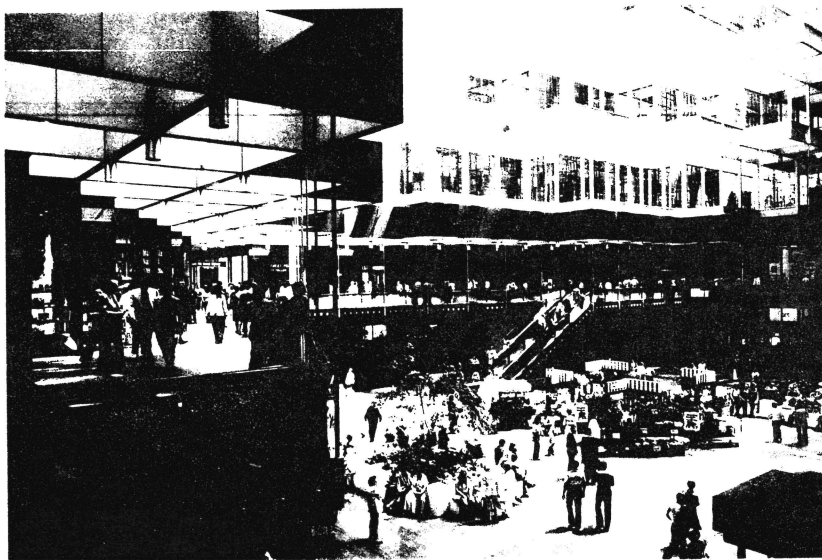


Figure IV.13. IDS Crystal Court in Minneapolis functions as hub of skyway system, the focal point of CBD, with clear interchange between levels.

Architectural treatment is a matter of local taste; however, some uniformity should be sought in the design of skyway bridges. Bridges should have an open feeling to allow views to be enjoyed, in spite of possible costs in energy consumption. The amount of glass area also aids in orientation and in relieving the enclosed feeling that might be engendered while walking through internal corridors. Views of skyway bridges from streets below are enhanced if there is no slope permitted as the skyway bridge spans from one building to another; any changes in floor level are better accommodated by an internal ramping system that would be invisible from outside the bridge.

Implementation Mechanisms. The Municipality should establish a special Skyway Advisory committee to review all proposals for skyways in the CBD and to oversee the design, construction, and monitoring of new skyways. Easements over public rights-of-way have been granted for free in other cities, in exchange for the public rights-of-way through privately owned buildings.

Experience in other cities indicates that skyway bridges can be constructed by the private sector, by the public sector, or by a combination of both. Maintenance is generally paid for by the adjacent building owners linked by skyway bridges; liability insurance is handled in different ways in different cities.

It is recommended that the Municipality establish Skyway Districts within the downtown area. Proposed boundaries for the first skyway district are suggested to be 4th and 7th Avenues and Cordova and E Streets. Essentially, the establishment of a district would require that new construction incorporate skyway facilities, in view

ANCHORAGE

CENTRAL BUSINESS DISTRICT



URBAN DESIGN AMENITIES

PLANNING AND ZONING COMMISSION POLICY



**MUNICIPALITY OF ANCHORAGE
MAY, 1990**

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INTRODUCTION

In the Central Business Districts (zoning districts B-2A, B-2B and B-2C) there is a requirement that any building which is to be constructed over nine stories must earn bonus points. For each bonus point acquired, an additional amount of building is allowed. Bonus points are acquired by providing site and design amenities. Additionally, all new development in the Central Business District must accumulate bonus points from among those design amenities designated "streetscape."

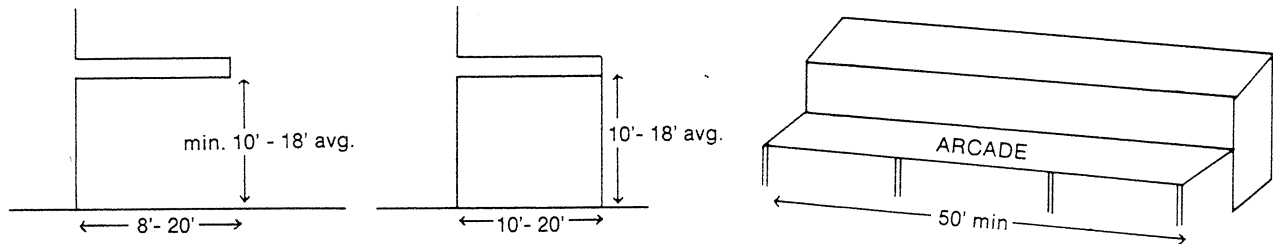
Site and design amenities are given for such things as providing street trees or textured sidewalks or roof-top viewing areas, among others.

The purpose of this booklet is to define and give standards for each site or design amenity. For example, the definition of a "street tree" is "any evergreen or deciduous tree located within 15 feet of the nearest curb face, be one of at least three street trees located within 60 feet of each other, and meet the street tree design standards." Design standards for street trees include such things as requiring tree grates and tree guards and the street tree be located no further than 100 feet from a source of water.

The definitions and standards contained in this booklet give predictability to the community that the downtown amenities will improve and enhance the downtown to the benefit of all.



arcade, covered



1 pt. per 100 sq. ft. in B-2A; 1 pt. per 115 sq. ft. in B-2B; 1 pt. per 180 sq. ft. in B-2C.

INTENT:

Arcades provide increased opportunities for pedestrian comfort, street-level retail enhancement and an appropriately scaled and detailed integration of street, sidewalk, and building design elements. An arcade permits an extension of the streetscape space, sidewalk depth, and additional pedestrian shelter areas. This is especially important during cold, wet, or windy weather.

DEFINITION:

An arcade shall be a permanent, weather-protected, semi-enclosed, and publicly accessible space within or attached to the principal building. It shall be located adjacent to, but outside of, that portion of the sidewalk area which is required by the use district sidewalk standards. The arcade shall be continuous along the entire project property/street frontage and meet the arcade design standards.

DESIGN STANDARDS:

1. The arcade shall provide a minimum interior width (the dimension between the interior arcade/building face and the inside face of outer support elements or outer overhead arcade building face) of 10 feet with support elements, and 8 feet without support elements and a maximum interior width of 20 feet.
2. Eight feet of unobstructed accessible walkway shall be provided within the arcade. This dimension shall exist for pedestrian travel within the arcade and between the arcade support elements and the adjacent sidewalk.
3. The interior height of the arcade and outer arcade portal heights shall not be lower than 10 feet nor exceed an average of 18 feet.
4. The arcade shall be continuous in length for at least 50 feet.
5. An arcade lighting system shall be provided which illuminates the arcade's paved pedestrian areas. The minimum average illumination reaching the paved area shall not be less than five foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. Additional light sources (shop window illumination, street lighting, sidewalk pole, or bollard lighting) can be utilized in combination with arcade lighting to achieve light intensity standards. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

Arcades can be designed in a variety of architecturally interesting ways. The arcade should be compatible in design with the building facade and fenestration as well as urban design amenity elements. Consideration should be given to matching the arcade's finish paving texture to that of the adjacent sidewalk.



bike racks, open and covered

1 pt./1 covd. unit, 3 pts. max., and 1 pt./3 open units, 3 pts. max.

INTENT:

Bike racks provide convenient service as well as incentive to bicycle users in the downtown area. They encourage and support forms of community access other than by automobiles.

DEFINITION:

A bike rack is a facility capable of supporting and securing bicycles stored on a transient basis. The facility shall be located on a sidewalk, plaza, or landscaped pathway and shall meet bicycle rack design standards provided herein. A covered bike rack can take the form of a stand-alone overhead canopy with the bike rack underneath or the bike rack can be located under an overhead canopy which is an integral element of the building architecture. An open bike rack does not incorporate any form of shelter over it. A bike rack unit shall have the capacity to store at least five bikes simultaneously.

DESIGN STANDARDS:

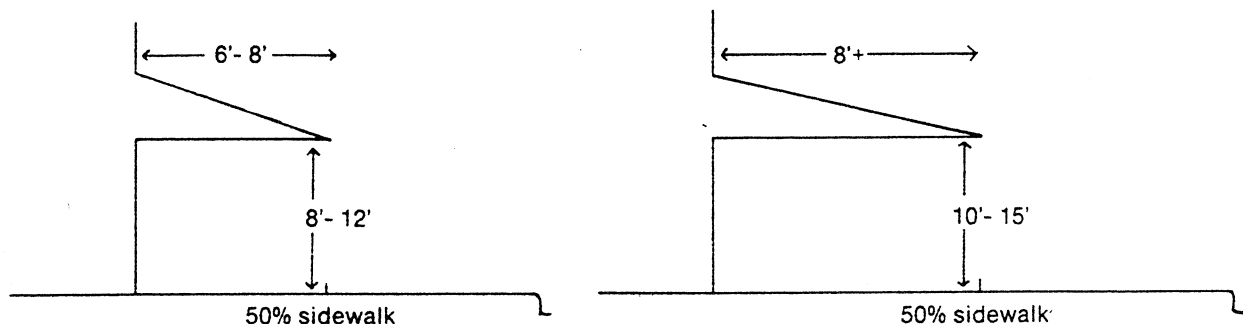
1. In sidewalk areas, a bike rack (including stored bikes) shall be located and positioned to provide at least eight feet of unobstructed accessible walkway within the sidewalk area and at least three feet of distance between the rack (including stored bikes) and street curb face.
2. In non-sidewalk areas, a rack (including stored bikes) shall be located to provide at least six feet of unobstructed accessible walkway area and located no closer than four feet to any designated seat unit.
3. No part of the covering structure (excluding supports) shall be within eight feet of the finished ground elevation below the structure.
4. The bike rack and covering shall be designed to be compatible with respect to their mutual design character and material(s) composition. This design compatibility must also extend to other principal site building(s) and urban design amenities.
5. The bike rack and any covering shall be structurally stable, durable and easy to maintain.

DESIGN OPPORTUNITIES:

Bike racks can be located near entryways, parks or plaza areas providing convenient storage for building and plaza users. Portions of the building structure can be utilized as covers for the bike rack areas, which can further integrate building and site design elements.



canopy over sidewalk



1 pt. per 200 sq. ft. in B-2A; 1 pt. per 240 sq. ft. in B-2B; 1 pt. per 290 sq. ft. in B-2C

INTENT:

Sidewalk canopies are intended to further improve downtown pedestrian comfort and safety, especially during winter months and inclement weather. In addition to weather protection, canopies provide increased street and building design continuity and support a wider range of pedestrian corridor activities (including unloading and loading of passengers, transit waiting areas, and window shopping).

DEFINITION:

A sidewalk canopy is a permanent, weatherproof, non-retractable structure located over 50% of the sidewalk area (this area may have a maximum dimension of 15 feet from the curb face), which meets the sidewalk canopy design standards. The bonusable area for a sidewalk canopy is that portion of accessible sidewalk area directly covered by the canopy structure.

DESIGN STANDARDS:

1. The accumulation length of single or multiple canopies shall extend along at least 50% of the project's sidewalk/street frontage. All canopies shall be continuous (uninterrupted) in structure and coverage for at least 15 feet in length.
2. No part of a canopy shall come within three feet of the centerline of a street tree nor within two feet of the vertical plane extending from the street curb line.
3. The canopy projecting 6-8 feet over the sidewalk area shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk elevation. The canopy projecting more than 8 feet over the sidewalk area shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk elevation.
4. The canopy shall be constructed to control and reduce the potential of snow and ice glaciation onto the sidewalk area.
5. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

A canopy may be constructed of continuous bands of similar transparent, translucent, or opaque materials. The canopy can be designed in continuous bands or alternating segments of different dimension and character. The canopy can be designed to accentuate entry points or provide increased cohesion in a building facade. The canopy should be compatible in design with the building facade and fenestration as well as other urban design amenity elements.



galleria

1 pt. per 50 sq. ft.

INTENT:

Galleries are intended to provide interior public spaces that are suited for public gatherings and events where people can relax and enjoy the surrounding space and its associated activities.

DEFINITION:

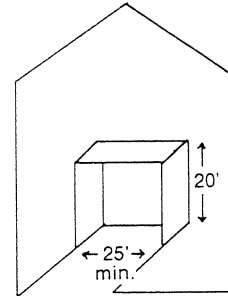
A galleria is a publicly accessible, climate-controlled public space located within a building which receives substantial amounts of natural light.

DESIGN GUIDELINES:

1. A galleria shall be both accessible to the public during normal business hours and adjacent to a public pedestrian way.
2. A galleria shall be a minimum of 2,000 square feet of floor area with a minimum dimension in length or width of 25 feet.
3. A galleria shall have a clear height of two stories for 75% of its area.
4. Fifty percent of a galleria's ceiling area shall consist of clear glazed skylights.
5. A galleria shall have one lineal foot of seating for every 60 square feet of area.
6. A galleria shall be a finished space.

DESIGN OPPORTUNITIES:

A galleria may contain extensive landscaping and fountains. It may have retail spaces at its perimeter, and adjacent food services are recommended. It should have access to south light, and it should be adjacent to public restroom facilities. The galleria should have utilities necessary for various public events.



historic preservation

1 pt. per 200 sq. ft. of area devoted to a retained historic structure in B-2A, B-2B and B-2C.

INTENT:

The retention of cultural, architectural or architecturally significant buildings, sites, and structures in the downtown area is intended to encourage the preservation, rehabilitation, or restoration of those properties that contribute to Anchorage's heritage.

DEFINITION:

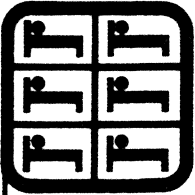
To be considered for historic preservation status, a building, site or structure must be certified by Anchorage Historic Properties, Inc.; or be listed on or eligible for listing on the National Register of Historic Places; or be listed on or eligible for listing on the Anchorage Heritage Resources survey; or lie within an identified historic survey boundary; or be identified in **Patterns of the Past**. Yard space associated with the structure is included in the bonus point calculation.

DESIGN STANDARDS:

1. The designated structure, site, or building shall be located on-site.
2. Adequate maintenance shall be applied to preserve the property.
3. Trees and other landscapes which are of historic significance shall be preserved.
4. Any proposed alteration of the designated structure shall be subject to provisions established by Anchorage Historic Properties, Inc., or the State Historic Preservation Office.

DESIGN OPPORTUNITIES:

Preservation, restoration, rehabilitation, or adaptive reuse of architecturally or historically significant buildings, sites, structures, or objects can enhance the Central Business District and improve its economic viability through the attraction of new businesses, residents, and tourists.



hotel

In B-2A and B-2B, 1 pt. per 200 sq. ft. of area devoted to hotel rooms. In B-2C, 1 pt. per 300 sq. ft. of area devoted to hotel rooms

INTENT:

Hotel development is intended to occur in clustered development areas where interaction with other downtown attractions will be stimulated. A hotel's proximity to visitor and cultural facilities will encourage nighttime and weekend activity in the downtown area. Hotel development should be discouraged in the outlying areas of the CBD and where land use activity tends to be more fragmented and random.

DEFINITION:

A hotel shall be defined as a building with six or more guest rooms which are intended or designed to be used as living and/or sleeping accommodations that can be rented on a daily occupancy basis.

DESIGN OPPORTUNITIES:

Hotel rooms may occupy a portion of a building which contains other hotel-related spaces such as restaurants, cocktail lounges, banquet halls, ballrooms, and meeting rooms. Spaces for retail, office, and parking use may also be included within the building. Location of retail space at street level is recommended.



housing

In B-2A, 1 pt. per 140 sq. ft. In B-2B and B-2C, 1 pt. per 80 sq. ft.

INTENT:

Housing in the downtown area is intended to provide an attractive place to live, particularly for people who work downtown and for those who enjoy an urban lifestyle with close accessibility to cultural, entertainment, and government facilities. It is also intended to increase the vitality of the downtown area during times other than normal business hours.

DEFINITION:

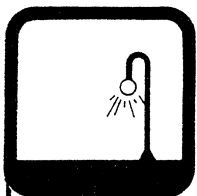
Housing shall be residential units provided as a part of the project seeking bonus points.

DESIGN STANDARDS:

1. A minimum of three residential units shall be provided.
2. Units shall be accessible to handicapped persons.

DESIGN OPPORTUNITIES:

Mixed-office and residential developments are encouraged because they help to extend the hours of activity in the downtown area.



decorative street illumination

2 pts. per 1 unit

INTENT:

Decorative street illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors, and provide additional levels of illumination for increased pedestrian safety and comfort. The benefits of decorative street illumination are especially important during Anchorage's winter season.

DEFINITION:

A decorative street illumination (D.S.I.) shall be defined as any pole-, wall/soffit-, ground-, or bollard-mounted light fixture assembly directly illuminating sidewalk, plaza, or landscaped park areas which meets decorative street illumination design standards. The bonusable unit of each decorative street illumination type is described in the following schedule:

Type of Illumination Element and the Number of Elements Needed to Comprise a Bonusable Unit

Type of D.S.I. Element	Number of Elements For Bonusable Unit
Pole-Mounted Fixture Assembly	1
Wall/Soffit-Mounted Fixture Assembly	2
Bollard-Mounted Fixture Assembly	2
Ground-Mounted Fixture Assembly	3

DESIGN STANDARDS:

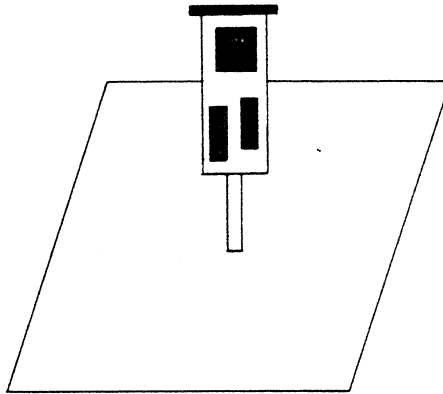
1. Decorative street illumination shall be centered no more than 30 feet apart.
2. Decorative street illumination shall be centered no closer than three feet from the face of any street curb.
3. Decorative street illumination shall be located so as to provide at least eight feet of accessible unobstructed walkway area, measured radially from the D.S.I.
4. Pole- and wall-mounted decorative street illumination shall not exceed 15 feet in height above the immediate ground surface elevation.
5. Decorative street illumination fixture assembly design shall be compatible in style, fixture color, and lamp color with other principal decorative street illumination fixture assemblies which may exist within the project street corridor (including the project block/street front(s) and the block/street front(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available.
6. Decorative street illumination fixture assemblies shall be durable and have the capacity to be maintained economically.
7. Decorative street illumination assemblies shall be repaired or replaced if the assemblies are in any way damaged, disfigured, or otherwise lose their functional or aesthetic utility.

DESIGN OPPORTUNITIES:

As there are a number of decorative street illumination types (pole, wall/soffit, bollard and ground), a wide range of design objectives can be achieved. Decorative street illumination can accentuate building entries, provide for strengthened street corridor/block cohesion and enhance gathering places, and enliven the image of downtown streets and pedestrian ways (especially during the winter season).



kiosk



1 pt. per unit

INTENT:

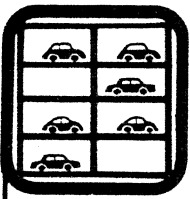
A kiosk is intended to provide a pedestrian-oriented physical space for the dissemination of information, both public and private.

DEFINITION:

A kiosk is a free-standing structure upon which temporary information and/or posters, notices, and announcements are posted.

DESIGN STANDARDS:

1. Kiosks shall be permanent structures, accessible from all sides by pedestrians.
2. Kiosks shall be constructed of materials that can withstand the extremes of outdoor environment.
3. Kiosks shall be designed to enhance the visual environment.
4. Kiosks shall not be within 11.5 feet of the curb face of a street.
5. The size, height, finish, area, and location of each kiosk (no more than two are allowed per project) shall be identified in a site development plan submitted to the Department of Economic Development and Planning.



parking, enclosed

In B-2B, 11 pts. per space above or on grade, 13 pts. per space below grade. In B-2C, 10 pts. per space above or on grade, 14 pts. per space below grade. None in B-2A.

INTENT:

The availability of enclosed parking is intended to help satisfy parking demands downtown and to provide a convenience for the occupants and users of the primary building on site. Provision of this parking feature can also stimulate use of the particular development activity.

DEFINITION:

Enclosed parking is an enclosed covered space in which vehicles are not visible from the street and which provides parking for the occupants and users of the primary development only. Additional parking spaces may be included but will not be eligible for bonus points.

DESIGN STANDARDS:

1. The design of enclosed parking shall conform to "Standards for Off-Street Parking Spaces and Structures" in 21.45.080 of the Anchorage Municipal Code.
2. For a separate parking structure, the exterior surface shall be compatible with the materials used on the principal structure and harmonious with surrounding buildings.
3. For a separate parking structure, retail shopping space shall be incorporated at ground level whenever practical and appropriate.

DESIGN OPPORTUNITIES:

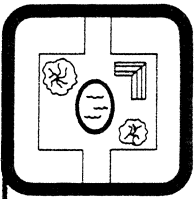
Enclosed parking may be located in a separate structure or within the primary building itself. Parking may be located at, above, or below grade.

Separate parking structures should be visually enhanced through design application that improves their appearance. Structures should be compatible with surrounding buildings as well as the building(s) they are built to serve.

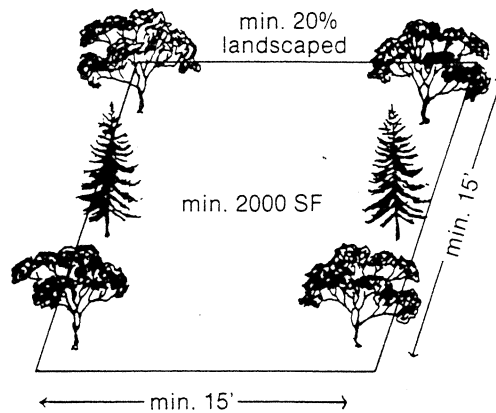
Roofs of parking structures may be used for public open space, recreation, or landscaped areas as an alternative to parking spaces. Planting on the top level softens a structure's top edge as seen from the street and improves the view of the top parking level as seen from above. Bonus points may be received for rooftop facilities (q.v.).

Structures can be oriented to be responsive to the unique solar conditions affecting the quality of space on all sides.

Widened sidewalk areas and other pedestrian amenities can be used to advantage with separate structures.



plaza



1 pt. per 70 sq. ft. for corner plazas and 1 pt. per 80 sq. ft. for others

INTENT:

Plazas visually emphasize important pedestrian thoroughfares and provide increased light and openness at street level. Plazas humanize the urban environment by responding to the needs of pedestrians.

DEFINITION:

A plaza is a continuous open space which is readily accessible to the public at all times and which is designed for use by the public for relaxation, conversation, eating, or other outdoor activities.

DESIGN STANDARDS:

1. Bonusable plaza areas shall not include the area of sidewalks, vehicular lanes, parking areas, loading areas, or drives.
2. A plaza shall be a minimum of 2,000 square feet in floor area. Length or width shall be a minimum dimension of 15 feet.
3. A plaza shall be adjacent to a public pedestrian way.
4. A plaza shall have one lineal foot of seating for every 60 square feet of area.
5. Twenty percent of the plaza area shall be landscaped. Landscaping may consist of plants, water features, and/or sculpture.
6. Paving of a plaza shall have a textured or decorative surface.
7. A plaza shall be exposed to the sun for a minimum of four hours each day from May to September.
8. A plaza shall be accessible to handicapped persons.
9. A project may not be granted more than 180 bonus points for plaza(s).

DESIGN OPPORTUNITIES:

Topographic variety with integrated seating is recommended, as is compatibility with adjacent sidewalk finishes. Consideration should be given to the character and uses of the plaza during the winter months. Site-specific wind conditions should be considered.



public restrooms at ground level

In B-2A and B-2B, 1 pt. per 35 sq. ft. In B-2C, 1 pt. per 100 sq. ft.

INTENT:

Public restrooms located at street level are intended to provide a convenience for pedestrians and to enhance the desirability of frequenting the downtown area.

DEFINITION:

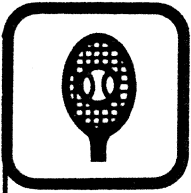
Public restrooms shall be defined as facilities containing toilets and lavatories for the use of the general public at ground level.

DESIGN STANDARDS:

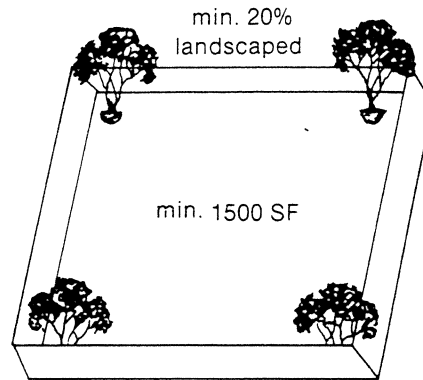
1. Restrooms shall be located on the ground floor of the building.
2. Restrooms shall be open for use during normal business hours.
3. Restrooms shall be provided for both men and women.
4. Restrooms shall be handicapped accessible and equipped with fixtures that are usable by both children and handicapped people.
5. The location of the public restroom shall be readily discernible from the building entrance's lobby or foyer through the use of text and/or graphic symbol signage.

DESIGN OPPORTUNITIES:

Any configuration of space may be used as long as consideration is given to the privacy of the users. It is recommended that interior signs utilize international graphic symbols with text. Consideration should be given in locating exterior signs indicating public restrooms within the building. To promote Anchorage as an international city, consideration should be given to utilizing foreign language text in addition to English for exterior signage.



rooftop facilities



In B-2A and B-2B, 1 pt. per 100 sq. ft. In B-2C, 1 pt. per 200 sq. ft.

INTENT:

Rooftop facilities are intended to provide easily accessible, alternative opportunities for the general public to take advantage of natural light and vista attractions combined with other uses at the rooftop level.

DEFINITION:

Rooftop facilities are recreation facilities open to the public, such as tennis courts, handball courts and health clubs; community facilities, such as public meeting rooms, lounges and libraries; commercial facilities, such as restaurants and art galleries; and/or open space areas available to the public, such as viewing decks and gardens.

DESIGN STANDARDS:

1. A rooftop facility shall devote 10% of its total square footage to a space that allows the general public to take advantage of natural light and vista attractions.
2. Access to the rooftop facility shall be apparent and easily accessible from the street and shall be designed to communicate to pedestrians that the space is available for public use.
3. Minimum size of a rooftop facility shall be 1,500 square feet.
4. A minimum of 20% of a viewing deck or garden shall be landscaped.

DESIGN OPPORTUNITIES:

Rooftop facilities may be entirely enclosed, partially enclosed, or entirely open as part of the permanent construction of the building.

Covering over the enclosed portions of the facilities may be designed to be retractable or removable during periods of good weather.

Landscaping of rooftop facilities can provide for the comfort and enjoyment of people in the space by providing seating units and areas for community gardens. They may also create a visual amenity for pedestrians and occupants of surrounding buildings.



seating units and street furniture

1 pt. per 2 units, 6 pts. max for each - seating or furniture.

INTENT:

Seating units and street furniture are intended to provide downtown pedestrians with increased comfort, utility and sense of conviviality. In this way, streetscape facilities promote and enliven the use of Anchorage's CBD - its streets, businesses and civic institutions.

DEFINITION:

- * Seating Units - a seating unit shall be defined as any permanent facility capable of being used as a seat within sidewalk, plaza, landscaped park, or rooftop garden areas and which meet seating unit design standards.
- * Street Furniture - street furniture shall be defined as any permanent facility capable of supporting pedestrian comfort and utility (such as trash receptacles) in sidewalk, plaza, or landscaped park areas and which meet street furniture design standards.

DESIGN STANDARDS:

1. A seat unit shall be no less than 5 feet in length nor less than 18 inches in width.
2. Seat units shall be continuously level along the length of the seating units' surface, with the seat surface elevation set at an average of 18 inches above the finished grade of ground level (located immediately beneath and/or surround the seating unit). Minimum seat height shall be 12 inches. Maximum seat height shall be 24 inches.
3. In sidewalk areas, no part of the seat unit shall be placed closer than four feet from the face of the curb and the seat unit shall be located so as to provide at least eight feet of accessible walkway (a dimension established along a line aligned perpendicular to the curb face).
4. At least 50% of all seating units proposed as bonusable amenities shall be placed within the area located within 11.5 feet of the street curb face.
5. All seating units shall be located, designed and installed in such a manner so as to provide access to and use of each seating unit by the handicapped, the elderly and other pedestrian users.
6. At least 50% of all seating units proposed as bonusable amenities shall incorporate a permanent facility for back support.
7. The surface of the seat shall be designed to shed, drain, or otherwise quickly dissipate standing water.
8. Seating units shall be durable and have the capacity to be maintained economically.
9. Seating units shall be replaced or repaired immediately if the unit(s) are damaged, disfigured, or otherwise lose their functional or aesthetic utility.
10. Street furniture shall be selected, designed, sited, and installed to compliment and enhance the operational and aesthetic functions of sidewalk, plaza and landscaped park areas, other amenities, and associated building architecture.
11. Street furniture shall be replaced or repaired immediately if the furniture is damaged, disfigured, or otherwise loses its functional or aesthetic utility.

DESIGN OPPORTUNITIES:

Seating units may be low walls, seat ledges, premanufactured benches, seat bollards, or other similar design elements. Seating units may be sited in a variety of ways, including long rows, "conversation" groupings, or single units. It is recommended that as much seating as possible be located and oriented to the sun and under shelter.

Street furniture is a "catch all" category for those streetscape amenities not specifically delineated under design amenities and bonus points, which would otherwise not be provided by the project. Street furniture encompasses important amenities such as a trash receptacles, drinking fountains, telephone booths, and pedestrian bollards. Street furniture facilities can aid in controlling pedestrian circulation and litter and in accenting sidewalk, plaza, and landscaped park areas.



shops

In B-2A (21.40.150) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 100 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 140 sq. ft.; second-floor shops, 1 pt. per 140 sq. ft.; and third-floor or basement-level shops, 1 pt. per 305 sq. ft.

In B-2B (21.40.160) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 130 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 225 sq. ft.; second floor shops, 1 pt. per 225 per sq. ft.

In B-2C (21.40.170) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 200 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 160 sq. ft.; second floor shops, 1 pt. per 160 sq. ft.

INTENT:

Retail shops are intended to contribute to high intensity pedestrian use and activity in the downtown area. Street-level and/or skywalk-level retail shops are a key to the downtown's vitality and status as a center of shopping activity.

DEFINITION:

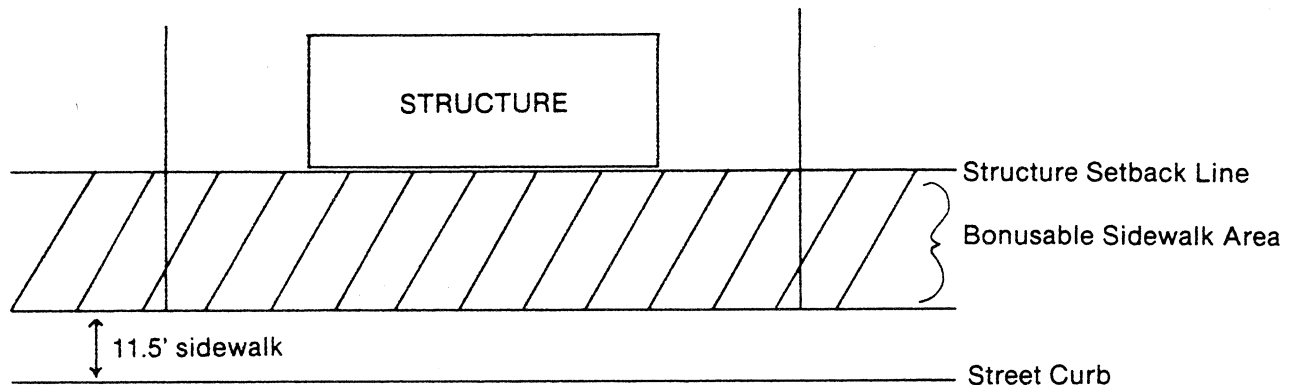
Shops are those establishments with retail uses permitted under the Central Business District Core (B-2A) zoning district of Title 21 of the Anchorage Municipal Code, except that hotels and motion picture theaters shall be excluded from these bonus point calculations. Shops in hotels are eligible for bonus points.

DESIGN STANDARDS:

1. Shops shall be visible from street or skywalk.
2. Shops shall be accessible from street, arcade, galleria, or public skywalk system.
3. No bonus points shall be awarded for second-floor, third-floor or basement-level shops if ground-floor shops are not also provided.



sidewalks



1 pt. per 300 sq. ft. in B-2A and B-2B. 1 pt per 400 sq. ft. in B-2C.

INTENT:

Broad pedestrian ways increase the hospitableness and effectiveness of downtown streetscapes. Widened sidewalks permit space for window shopping, placement of street furniture and trees and more efficient and safe pedestrian movement.

DEFINITION:

A sidewalk is eligible for bonus points if it is a paved, surfaced or leveled area, paralleling and usually separate from the street, used as a pedestrian walkway and which either is provided in the area between the structure setback line established by §1.45.140 and a sidewalk width of 11.5 feet.

DESIGN STANDARDS:

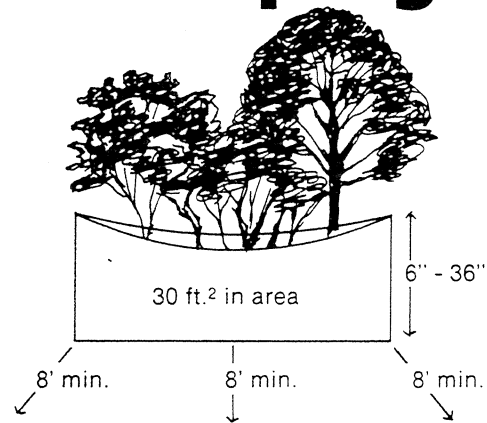
1. Sidewalk shall be designed and installed to permit adequate surface drainage, comfortable and safe pedestrian movement.
2. No part of the designated sidewalk area shall be stepped or terraced above or below other portions of the sidewalk areas.
3. Sidewalks shall be structurally stable, durable and easily maintained.
4. Sidewalks shall be compatible with surrounding textures and designs.
5. Sidewalks shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its functional utility.
6. Sidewalks shall be maintained by the owner or his designee, to include sweeping, and snow removal.

DESIGN OPPORTUNITIES:

Sidewalk design can be used to mark entry points and dramatize special focal or display areas.



sidewalk landscaping



1 pt. per 30 sq. ft. of private land and
1 pt. per 425 ft. of public land.

INTENT:

By providing plant material within sidewalk areas, the street/pedestrian corridor is further enriched. These plant materials may include shrubs, trees, groundcovers, annual, and perennial flowers. Sidewalk landscaping complements street tree development, provides visual/sensory focal points, and further enhances gathering, entry and seating spaces.

DEFINITION:

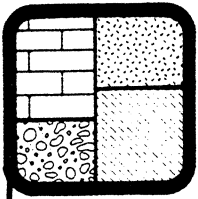
Sidewalk landscaping is any permanent plant material (exclusive of street trees) and associated planter area(s) located within 15 feet of the street curb face. The cumulative square footage of landscaping shall be at least 300 square feet for private sidewalk areas and at least 425 square feet for public sidewalk areas and shall meet the sidewalk landscaping design standards.

DESIGN STANDARDS:

1. Sidewalk landscaping areas shall be located so as to provide at least eight feet of accessible, unobstructed walkway area, measured radially from the edge(s) of the plant area(s).
2. Individual sidewalk landscaping areas shall be no smaller than 30 square feet in combined plant material and associated planter area.
3. Sidewalk landscaping shall be installed in protective planter areas. Planter areas are to be a minimum of six inches high to prevent drainage into planter areas, but not more than three feet above the finished grade of the surrounding sidewalk area.
4. The Department of Economic Development and Planning shall review and approve all sidewalk landscaping with respect to plant material species, size, source, density, spacing, and overall design impacts.
5. All of the sidewalk landscaping planter areas shall contain at least a combination of tree and shrub, or tree and groundcover, or tree and annual/perennial plant materials. Shrub, groundcover, and flower plant materials, in combination or separately, must demonstrate a three-year capability to cover at least 75% of the sidewalk landscaping planter area.
6. Plant material shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bibb, quick coupler, or automatic irrigation system).
7. Planter area not covered by groundcover plant material shall be covered with a protective plant mulch material.
8. Plant material shall be replaced or repaired immediately if damaged or disfigured or, if it otherwise loses its functional or aesthetic utility.
9. Sidewalk landscaping shall be regularly maintained by the owner or his designee.

DESIGN OPPORTUNITIES:

Sidewalk landscaping can be located near the street curblines or adjacent to buildings and open space. Planter area design is flexible and can be developed to support a range of pedestrian activities and needs. Sidewalk landscaping will be most successful when combined with other urban design amenity elements, such as seating areas, street trees, bike racks, and kiosks.



sidewalk texture

B-2A, 1 pt. per 200 sq. ft.; B-2B, 1 pt. per 250 sq. ft.; B-2C, 1 pt. per 300 sq. ft.

INTENT:

Decorative pedestrian ways increase the hospitableness and aesthetic quality of the downtown streetscape.

DEFINITION:

Sidewalk texture is that area of the sidewalk with a decorative surface finish which meets sidewalk texture standards.

DESIGN STANDARDS:

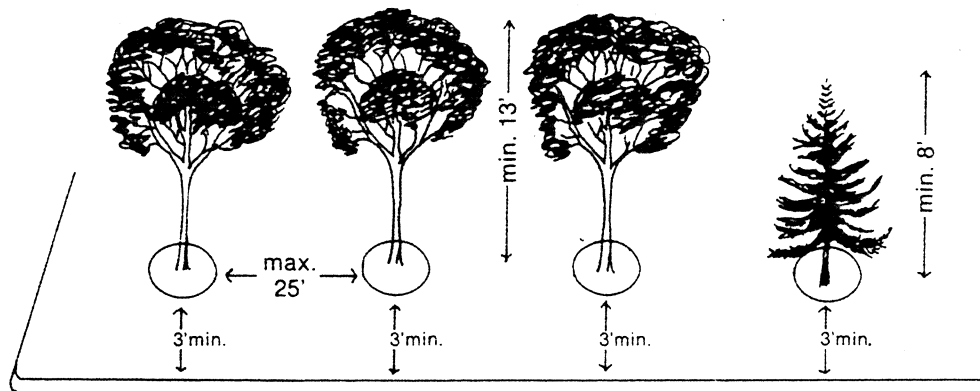
1. At least 50% of the sidewalk finish texture shall match the exposed aggregate finish texture where existing on CBD pedestrian sidewalk improvements.
2. The textured sidewalk area shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its aesthetic utility, or becomes unsafe.

DESIGN OPPORTUNITIES::

Sidewalk texture can be used to mark entry points, to dramatize special focal or display areas, to create a dynamic sidewalk pattern which strengthens building or block identity, and to enhance other design amenities.



street trees



1 pt. per tree

INTENT:

The provision of street trees within the Anchorage CBD is intended to promote the development of "living" amenities within downtown pedestrian and vehicle corridors. Street trees offer seasonal variety, strengthen district identity, represent physical symbols of Alaska's natural heritage, soften the "hard" edges of the city, and aid in the reduction of air pollution.

DEFINITION:

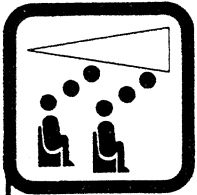
A street tree shall be defined as any evergreen or deciduous tree located within 15 feet of the nearest curb face, be 1 of at least 3 street trees located within 60 feet of each other, and meet the street tree design standards.

DESIGN STANDARDS:

1. Street trees shall be centered no closer than three feet from the face of the curb and be located so as to provide at least eight feet of unobstructed, accessible walkway area (a dimension established along a line aligned perpendicular to the curb face).
2. Street trees shall be located along either the curblin or lot line (right-of-way line) side of the sidewalk.
3. Street trees shall be centered not more than 25 feet apart.
4. Deciduous street trees shall be no less than 2 1/2 inches in caliper (measured 6 inches from the top of the rootball) and be no less than 13 feet in height. Evergreen trees shall be no less than eight feet in height.
5. Plant material shall be selected for its structure, color, and ultimate growth.
6. Planting pits shall be a minimum of five feet in diameter or square.
7. Street trees shall be protected with tree grates and tree guards.
8. Street trees shall be maintained by the owner or his designee.
9. Street trees shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bib, quick coupler, or irrigation system).
10. If a tree dies or is severely damaged or disfigured, it shall be replaced by the owner within one month of the same growing season. Should this timing be impractical to achieve, the tree shall be replaced by the owner within one month of the following growing season.
11. Except as modified by the design criteria for this section, street trees shall be installed, established, and maintained in accordance with municipal standard specifications for landscape improvements.

DESIGN OPPORTUNITIES:

Street trees may be arranged in a continuous row(s), in clusters, in raised planters, or wrapped around corners. Street trees can be located and selected to enhance pedestrian gathering places (such as, intersection corners), accentuate building entrances and facades, and amplify focal point design elements (such as, street art and display areas).



commercial theater

In B-2A only, 1 pt. per 200 sq. ft.

INTENT:

Commercial theaters are intended to provide public entertainment facilities in the downtown area as well as promote an enlivened atmosphere during the evening hours.

DEFINITION:

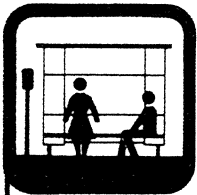
A commercial theater is a place for the exhibition of commercial films or theatrical performances as well as public lectures and presentations.

DESIGN STANDARDS:

1. The theater shall have a minimum seating capacity of 150 seats.
2. The theater's main entrance shall be directly accessible from sidewalk grade level and highly visible from the street or public open space.
3. The lobby area shall be located at sidewalk grade level and shall be enclosed and weather protected.
4. The theater shall have an illuminated sign displaying titles of current entertainment attractions located on at least one street frontage of the structure containing the theater.

DESIGN OPPORTUNITIES:

A theater should be designed to promote pedestrian interest and activity in the downtown area, especially during evening hours. A theater may be located either at, above, or below grade. More than one theater may be located in the same building.



transit amenities

3 pts. per covered shelter, 10 pts. per bus pullout.

INTENT:

Transit amenities are intended to encourage the use of public transit as an alternative to the automobile for trips to work, shopping, and recreation within the downtown area. These facilities should be designed to make transit usage a pleasant and appealing choice.

DEFINITION:

A covered bus shelter shall be defined as a semi-enclosed waiting area that provides protection from the elements for transit passengers. A bus shelter may be designed as an integral part of a building or as a self-contained unit. A bus pullout is a specially constructed area off the normal roadway section that is provided for bus loading and unloading.

DESIGN STANDARDS:

1. The bus shelter shall be covered and enclosed on at least three sides.
2. Internal shelter placement shall be designed to compliment the architectural theme of the building.
3. The self-contained bus shelter shall be designed to be compatible with the adjacent land use.
4. The bus shelter shall be illuminated.
5. A minimum of eight feet clear pedestrian space shall be provided adjacent to the bus shelter or the pullout.
6. Benches shall be provided for bus shelters and pullouts.
7. Pullouts and bus shelters shall be reviewed by the Municipality of Anchorage Transit Department for location and compatibility with Transit facilities design guidelines.

DESIGN OPPORTUNITIES:

Bus shelters need to blend in with their surrounding and be compatible with the prevailing land use. The design for shelters which are integrated into a building facade can vary considerably depending on the style of the primary development. The preferred location of passenger shelters is on sites that provide unobstructed pedestrian movement and that are near existing street lighting. The use of a bench design that complements the landscape and architectural style of the overall project is recommended.



other policy

Planning and Zoning Commission Policy Interpretation Relating to Bonus Points:

- 1) A surplus of bonus points accumulated on an existing building or interrelated building complex can be applied to any addition to that building or building complex even though the addition may be on a separate but adjoining lot. If the addition is across a street or alley, the surplus bonus points accumulated by the primary structure may be applied to the addition at the discretion of the Planning Commission. Generally speaking, some form of substantial connection across said street or alley will be considered essential before a favorable Commission interpretation can be obtained.
- 2) Any deficiency in bonus points on any existing building which exceeds the base height of the particular zone it is in must be made up by any addition to that building. This means that after the addition to such a building is complete, the entire structure, including the additions, must be in conformance with the bonus point requirements. Any addition to a building which is essentially a free-standing, separate structure can be treated on its own merits, however, even though the existing portion of the resulting building complex exceeds the base height of the zone and is deficient in bonus points.

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Additional Sections Included from Old Code

Additional Old Title 21 Code excerpts found after the compilation of Appendix A-1 (see Table of Contents) have been added in this section at the end of the appendix to avoid changing page and line numbers already referenced in Exhibit B: Annotated Zoning Code Amendments.

- 21.45.080X.9. - Off-street parking requirements; Parking angle space dimensions.

21.45.080X. - Off-street parking requirements; Standards for parking spaces, parking area design.

X. *Standards for parking spaces; parking area design.* Parking spaces provided in accordance with the requirements of this section shall meet the following standards:

9. *Parking angle space dimensions.*

a. Except as provided in subsection b of this subsection, the parking configuration stated in table 1 of this subsection shall apply to all required off-street parking:

TABLE 1

A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall to Curb	Aisle Width 1-way	Aisle Width 2-way	Curb Length	Overhang
0°	9.0	9.0	12.0	24	23.0	0
	9.5	9.5	12.0	24	23.0	
	10.0	10.0	12.0	24	23.0	
20°	9.0	15.0	12.0	24	26.3	0.7
	9.5	15.5	12.0	24	27.8	
	10.0	15.9	12.0	24	29.2	
30°	9.0	17.3	12.0	24	18.0	1.0
	9.5	17.8	12.0	24	19.0	
	10.0	18.2	12.0	24	20.0	
40°	9.0	19.1	12.0	24	14.0	1.3
	9.5	19.5	12.0	24	14.8	
	10.0	19.9	12.0	24	15.6	
45°	9.0	19.8	12.0	24	12.7	1.4
	9.5	20.1	12.0	24	13.4	
	10.0	20.5	12.0	24	14.1	
50°	9.0	20.4	12.0	24	11.7	1.5
	9.5	20.7	12.0	24	12.4	
	10.0	21.0	12.0	24	13.1	
60°	9.0	21.0	18.0	24	10.4	1.7
	9.5	21.2	18.0	24	11.0	
	10.0	21.5	18.0	24	11.5	
70°	9.0	21.0	19.0	24	9.6	1.9
	9.5	21.2	18.5	24	10.1	
	10.0	21.2	18.0	24	10.6	

80°	9.0	20.3	22.0	24	9.1	2.0
	9.5	20.4	21.0	24	9.6	
	10.0	20.5	22.0	24	10.2	
90°	9.0	20.0	23.0	24	9.0	2.0
	9.5	20.0	22.0	24	9.5	
	10.0	20.0	22.0	24	10.0	

All dimensions are to the nearest tenth of a foot.

- b. Permanent parking provided on an alternative site plan approved pursuant to section 21.45.140.D.2 or E may either:
- (1) Employ the parking configuration stated in table 2; or
 - (2) Employ the parking configuration stated in table 3 if the area is used exclusively for employee parking for periods in excess of four consecutive hours and no more than 30 percent of the total number of spaces is designed for compact cars.

TABLE 2

Parking Angle (O)	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45°	8' 4"	17' 4"	12' 3"	46' 11"	2' 0"	2' 0"
50°	8' 4"	18' 0"	12' 9"	48' 9"	1' 10"	2' 1"
60°	8' 4"	18' 10"	14' 3"	51' 11"	1' 4"	2' 3"
70°	8' 4"	19' 2"	16' 1"	54' 5"	0' 10"	2' 5"
75°	8' 4"	19' 0"	17' 6"	55' 6"	0' 8"	2' 6"
90°*	8' 4"	18' 0"	22' 6"	58' 6"	—	2' 8"

*Assumes two-way traffic flow.

1 TABLE 3

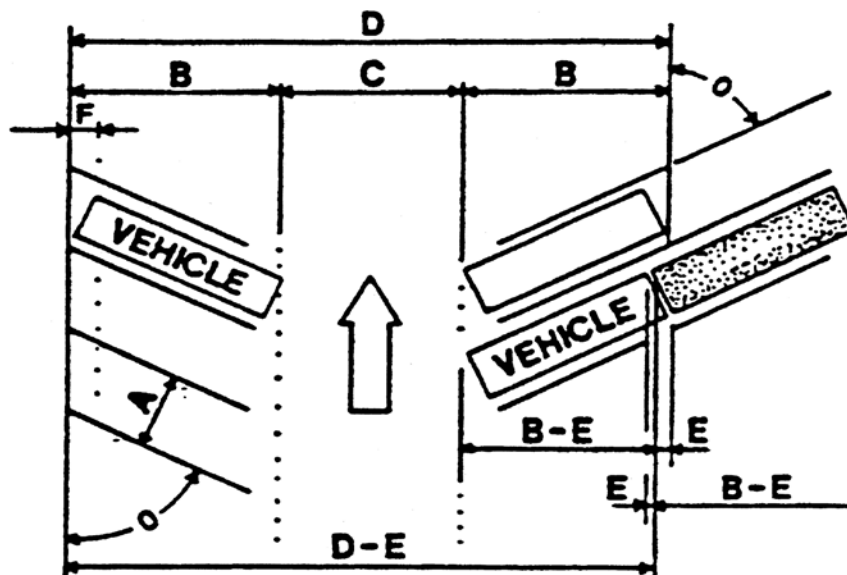
Parking Angle (O)	Stall Type	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45°	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 6"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
50°	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	19' 2"	13' 6"	51' 0"	2' 0"	2' 4"
60°	CO	7' 7"	16' 4"	12' 6"	45' 2"	1' 0"	1' 8"
	STD	8' 4"	20' 0"	15' 0"	55' 0"	1' 6"	2' 6"
70°	CO	7' 7"	16' 5"	14' 1"	46' 11"	0' 8"	1' 10"
	STD	8' 4"	20' 4"	17' 0"	57' 8"	1' 0"	2' 8"
75°	CO	7' 7"	16' 6"	16' 4"	49' 11"	0' 6"	1' 10"
	STD	8' 4"	20' 2"	18' 0"	58' 4"	0' 9"	2' 9"
90°*	CO	7' 7"	15' 6"	19' 0"	50' 0"	—	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	—	3' 0"

2
3 CO: Compact car.

4
5 STD: Standard car.

6
7 *Assumes two-way traffic flow.

- 8
9 c. The spatial relationships described in tables 1, 2 and 3 of this subsection shall be
10 calculated in the manner depicted in the following diagram:
11



12
13 Parking Diagram
14



Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650
www.muni.org/plannning



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

**Structure of Downtown Chapter, Translation of Allowed Uses, and
Reformat of Bonus Amenities**

Appendix A-2

Anchorage 2040 Land Use Plan
Implementation Action 3-2



Appendix A-2

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Design Amenities and Bonuses Translation Table	37

Appendix A-2

Introduction

Step 1 of the *Our Downtown* project is to reformat the existing Downtown Anchorage zoning districts into the current Title 21 code format. The existing Downtown Anchorage zoning districts include the B-2A, B-2B, and B-2C districts. Step 1 reformats them into current Title 21 as their own Chapter 21.11. It retains the existing requirements of the B-2A, B-2B, and B-2C districts, including the same allowed uses, development standards, and bonus amenity features provisions, but reformats them into current Title 21 organization, presentation, and language, including:

- Rearranging the placement and organization of regulatory sections and provisions, including bringing all referenced requirements from separate policy documents into the Title 21 code as part of the Downtown Chapter 21.11;
- Translating old Title 21 lists of allowed uses into current Title 21 allowed use types; and
- Re-wording the old Title 21 terms and language used to present the urban design amenities and how much bonus floor area they earn in the current Title 21 format, language, and streamlined approval process for floor area bonuses.

Section 1 of Appendix A-2 outlines (1) the rearrangement of the old Title 21 B-2A, B-2B, and B-2C regulations into current Title 21, and (2) the reasons for creating a new chapter devoted to Downtown in current Title 21.

Section 2 of Appendix A-2 shows the translation of the old Title 21 list of allowed uses in the B-2A, B-2B, and B-2C districts into the Table of Allowed Uses found in current code. It cross-references each old Title 21 use with its corresponding or closest equivalent use type in the current Title 21 Table of Allowed Uses. It also documents each use-specific/district-specific standard or limitation from old Title 21 and how that is addressed in the reformatted Downtown Chapter 21.11.

Section 3 of Appendix A-2 shows how the urban design amenities bonus section of old Title 21 is reformatted into the language and organization of the current Title 21 floor area bonuses. This includes how the definition and standards for each amenity provided in the *Anchorage Central Business District Urban Design Amenities* (1990) policy document are incorporated into Title 21 Chapter 21.11 and restated using current Title 21 definitions and standards.

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Section 1

Structure of Reformatted Downtown Provisions in Title 21

Implementation of the *Our Downtown* project is split into several steps, Step 1 being to move the existing Downtown B-2A, B-2B, and B-2C zoning districts from “old code” into the current Title 21 code format. This requires rearranging the existing Downtown zoning district provisions in order to ensure logic and continuity within the current Title 21 code format.

While there were several possible ways to integrate the Downtown districts into current Title 21 chapters, the most straight-forward and beneficial approach is to create a new chapter titled “Chapter 21.11: Downtown.” Most of the reformatted Downtown code provisions will reside in this new chapter. This new Chapter 21.11 will follow the arrangement of Girdwood Chapter 21.09 and Chugiak-Eagle River Chapter 21.10. Subsequent chapters of Title 21, beginning with Signs, will be renumbered.

As with Chugiak-Eagle River and Girdwood, the generally applicable provisions in the other chapters of Title 21 will apply in Downtown, except where the Downtown chapter specifically modifies or exempts Downtown from those provisions.

Creating a new chapter for Downtown Anchorage achieves the following:

- Reduces the need to rearrange or amend many provisions of current Title 21 (especially Chapters 21.04 through 21.07) in order to accommodate inserting language from the Downtown districts.
- Follows the current Title 21 structure of a separate chapter for unique areas that may warrant special consideration, as with Chugiak-Eagle River and Girdwood.
- Allows most of the Downtown district-specific regulations to be seen in one chapter, reducing the need to cross-reference other sections and minimizes the risk of errors or omissions when reformatting the Downtown codes into current code.
- Allows for an arrangement of Downtown provisions into sections within the Downtown Chapter which will be familiar with current code users and administrators.
- Provides greater flexibility in the future, including in later steps of the *Our Downtown* project, to make changes to the Downtown regulations in one chapter rather than multiple chapters of code, as well as the ability to add illustrations, maps, and visuals that are specific to the Downtown area.

The following page outlines how the current Title 21 organization of chapters will be adjusted to accommodate the Downtown chapter.

Anticipated Chapters of Title 21

(with changes highlighted and underlined)

- 21.01: General Provisions
- 21.02: Boards, Commissions, and Municipal Administration
- 21.03: Review and Approval Procedures
- 21.04: Zoning Districts
- 21.05: Use Regulations
- 21.06: Dimensional Standards and Measurements
- 21.07: Development and Design Standards
- 21.08: Subdivision Standards
- 21.09: Girdwood
- 21.10: Chugiak-Eagle River
- 21.11: Downtown (NEW)
- 21.12: Signs *
- 21.13: Nonconformities *
- 21.14: Enforcement *
- 21.15: Rules of Construction and Definitions *

** Asterisks identify re-numbered chapters.*

Section 2

Translation of Allowed Uses

The Use Translation Table on the following pages documents the translation from old uses to current uses in Title 21. It provides a crosswalk between the old Title 21 lists of uses in the B-2A, B-2B, and B-2C districts and the use categories and use types found in the current code Table of Allowed Uses.

Adopted in 2013, the current Title 21 modernized the use categories, consolidated more than 400 uses listed in old Title 21 into 160 primary uses and 30 accessory uses, and provided definitions for each use type to be used consistently throughout the code in all zoning districts. Some uses listed in old Title 21 do not translate directly to current use types, or fit neatly within modern business classifications at all. Many uses listed in old Title 21 have no definition. Listings of allowed and prohibited uses in old Title 21 are incomplete or inconsistent from one zoning district to another: sometimes the uses listed in one zoning district are different from the types of uses listed in another district. These characteristics make old Title 21 more challenging to use and interpret.

A team of experts from the municipal Zoning Review and Land Use Review (Land Use Determinations) sections, familiar with old Title 21, worked with Planning Department staff over several months to provide these translations. This institutional knowledge and historical expertise were essential to accurately translate old Title 21 use categories and represent which current Title 21 use types would be prohibited or allowed under old Title 21. The Land Use Determinations Database (LUDD) was also used as a resource in certain cases. LUDD is maintained by Land Use Review and is a record of land use type determinations made under both old and current Title 21. Old Title 21 itself also provided rules for interpretation; specifically, Section 21.40.015B. establishes that “A structure, or use of land or a structure, that is not listed as a permitted use, an accessory use or a conditional use in one use district, but is so listed in another, is prohibited in the former use district.”

The Use Translation Table on the following pages documents the translation effort and provided the basis for the Chapter 21.11 Table of Allowed Uses (Table 21.11-2) and Table of Accessory Uses (Table 21.11-3) in the public hearing draft Annotated Zoning Code Amendments (Exhibit B).

How to Read the Use Translation Table. The first three columns of the Table (columns A, B, and C) cross-reference each old Title 21 use with its corresponding use types in the current Title 21 Table of Allowed Uses. The current Title 21 use categories and use types appear in the first two columns (A and B), and their corresponding old Title 21 use equivalents appear in the third column (C). If an old Title 21 use type was listed in only certain zoning districts of the old code, those districts appear in parentheses after the use name in column C.

The table shows that some of the current Title 21 use types, such as “Grocery or Food Store”, cross-reference to a matching or near-equivalent old Title 21 use type. Other current Title 21 use types correspond to more than one old Title 21 use type. For

example, the current use type “General retail” consolidates more than 20 old Title 21 retail sales-type uses, including “Drugstores”, “Florists”, and “Tobacco stores”—most of which are not defined in the old code. Still other current Title 21 use types, such as “Community Gardens”, have no equivalent in old Title 21, so that most similar use in old code had to be paired with the current use.

The second set of three columns in the table (columns D, E, and F) document how the old Title 21 listed the use in each of the B-2A, B-2B, and B-2C zoning districts: permitted, permitted with certain limitations, subject to a conditional use review, or prohibited. The abbreviations used in columns D, E, and F indicate what the use’s status was in the zoning district and are described as follows:

- **nl:** Means “not listed”. Translates as "prohibited" in current Title 21. The use is not allowed under old code B-2A, B-2B, or B-2C zoning district because it is expressly prohibited, or it is listed under one of the two other B-2 zones but not listed in the zoning district in question. Or the use is determined to not be allowed under old code because it is not listed (nl) in any of the B-2A, B-2B, and B-2C zoning districts but it is listed as allowed under other zoning districts elsewhere in old Title 21.
- **nl-ref:** Means “not listed, by reference”. Translates as "prohibited" in current Title 21. The use is not a use type under old code and is determined by reference to be prohibited because it is similar to use types that are prohibited (not listed) in the district.
- **P,C,S, or M:** Translates into current code as the same letter(s) shown. The use is clearly allowed under the old code B-2A, B-2B, or B-2C zoning district, either permitted by-right or through other specified zoning review procedure (e.g., conditional use review - "C").
- **P-ref, C-ref, S-ref, or M-ref:** Translates as the letter(s) shown. It is not a listed use type under old Title 21 but is assumed to be allowed by reference because it is included in or is very similar to another use in old Title 21 that is allowed, conditionally allowed, or allowed by site plan review.
- **L:** Translates as "permitted with limitations", to be shown as the letter "L" in the Table of Allowed Uses for the Downtown districts. The use is permitted under old Title 21 but is subject to limitations, such as the amount of floor area, location (e.g., not allowed on street facades), or some other characteristic. The Table of Allowed Uses in Chapter 21.11 provides a cross-reference to the code section where any limitations are specified in the Downtown district- or use-specific standards.
- **L-ref:** Same meaning as “L” except that because it was not a use type under the old code it is considered to be allowed with limitations by reference to similar old code uses.
- **Bold font:** Where multiple old Title 21 uses are listed under a single current use type, the allowed-use status (e.g., “nl”, “nl-ref”, “P”, or “L”) of the most predominant old code use is shown in **bold**. This was the status carried forward to be the allowed-use status of the current Title 21 use.

Finally, the last column (G) of the Use Translation Table provides the content of any use-specific standards or limitations from old Title 21 for the use. These use-specific standards and limitations will be carried forward in the reformatted Downtown chapter.

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Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
3	GENERALLY APPLICABLE USE STANDARDS						
4		<i>Large commercial establishments</i> greater than 20,000 square feet of floor area in the Retail Sales, Animal Sales and Service, Food and Beverage, Entertainment and Recreation, Vehicle or Marijuana Retail Sales uses, or any combination of these uses. Subject to the major site plan review standards of 21.07.120.	<i>Large retail establishment</i> (retail sale of merchandise) is listed as a permitted use, but is subject to a "public hearing site plan review" in section 21.50.320.	Major site plan review	The new Chapter 21.11 table of allowed uses will add a "1" in superscript on commercial uses that are subject to the large commercial establishments provision. Footnote 1 at the end of the table directs code users to section 21.07.120A., Large Commercial Establishments.		
5		<i>Uses involving the retail sale of alcoholic beverages</i> undergo a special alcohol review process (21.05.020A.)	<i>Liquor stores, etc., serving alcoholic beverages</i> required a conditional use review.	Special alcohol land use permit process	The special alcohol review process replaces the alcohol conditional use process in current Title 21.		
6		<i>Premises Containing Uses Where Children are Not Allowed</i> are subject to the standards of 21.05.020B.	<i>Premises where children are not allowed</i> was a characteristic of multiple use types, and subject to the supplementary district regulations of section 21.45.240.	Administrative permit	The administrative permit and standards of current Title 21 replace the old Title 21 supplementary regulations for these premises.		
7		<i>Planned Unit Developments</i> are not a use type or generally-applicable use standard in current Title 21. They are considered a site development characteristic that is defined and requires conditional use review in Chapter 21.07.	Planned Unit Developments are listed as a use type subject to a conditional use in the B-2A, B-2B, and B-2C districts.	Conditional use review	Conditional use requirements are addressed for residential PUDs in 21.07.110H. Conditional use for nonresidential PUD to be carried forward from old Title 21 as new section 21.07.115B.		

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
8	RESIDENTIAL USES						
9	Household Living	Dwelling, mixed-use	Dwellings in nonresidential structures	L-ref	P	P	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building.
10			Severe alcohol dependent housing	C	C	C	
11		Dwelling, multifamily	Multiple-family dwellings	nl-ref	L	P	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building. B-2B: Multiple-family dwellings shall have a density of at least 25 dwelling units per acre.
12			Severe alcohol dependent housing	C	C	C	
13		Dwelling, single-family, attached	Townhouses and row houses built to a common wall at side lot lines (R-4, RO)	nl-ref	nl-ref	nl-ref	
14		Dwelling, single-family, detached	Single- and two-family residential uses (B-2C)	nl	nl	P	
15		Dwelling, townhouse	Townhouses and row houses built to a common wall at side lot lines (R-4, RO)	nl	nl	nl	
16		Dwelling, two-family	Single- and two-family residential uses (B-2C)	nl	nl	P	
17		Dwelling, mobile home	Storage or use of mobile homes (B-3)	nl	nl	nl	
18		Manufactured home community	Mobile home parks (I-1)	nl	nl	nl	
19	Group Living	Assisted living facility (3-8 residents)	Small residential care facility (8 or fewer residents)	nl	nl	nl	
20		Assisted living facility (9 or more residents)	Large residential care facility (9 or more residents)	P	P	P	

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1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
21		Correctional community residential center	Correctional community residential centers	C	C	C	See 21.50.035. Among other standards: No additional CCRCs may be located in the B-2A, B-2B, or B-2C zoning districts or in a B-3 zoning district in the area bounded by Ship Creek, Chester Creek, Orca Street extended, and Cook Inlet.
22		Habilitative care, small (up to 8 residents)	Habilitative care facilities	C	C	C	
23		Habilitative care, medium (9-25 residents)	Habilitative care facilities	C	C	C	
24		Habilitative care, large (26+ residents)	Habilitative care facilities	C	C	C	
25		Roominghouse	Roominghouse	P	P	P	
26		Transitional living facility	Transitional living facilities (B-3)	nl	nl	nl	
27			Severe alcohol dependent housing	C	C	C	
28	COMMUNITY USES						
29	Adult Care	Adult care facility (3 to 8 persons)	Adult care facility	P	P	P	
30		Adult care facility (9 or more persons)	Adult care facility	P	P	P	
31	Child Care	Child care center (9 or more children)	Child care center	P	P	P	
32		Child care home (up to 8 children)	Child care home	P	P	P	
33	Community Service	Cemetery or mausoleum	Cemeteries (PLI)	nl	nl	nl	
34		Community center	Public recreation centers (PLI)	nl-ref	nl-ref	nl-ref	
35		Crematorium	Crematoriums and mausoleums as accessory uses to cemeteries (PLI)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
36	Cultural Facility	Government administration and civic facility	Government office building; government offices	P	P	P	
37		Homeless and transient shelter	Homeless and transient shellters (PLI)	nl	nl	nl	
38		Neighborhood recreation center	Neighborhood community recreation centers (R-4)	nl	nl	nl	
39		Religious assembly	Church	P	P	P	
40		Social service facility	Social service facility (B-2B, B-2C, PLI, R-4)	nl	P	P	
41		Aquarium	Zoos...and the like (PLI)	nl	nl	nl	
42		Botanical gardens	Parks, playgrounds, and playfields (the most similar use in old code)	P-ref	P-ref	P-ref	
43		Library	Library	P/C	P/C	P/C	B-2A, B-2B, B-2C: Libraries with a gross floor area greater than 30,000 square feet are a conditional use
44		Museum or cultural center	Museum	P/C	P/C	P/C	B-2A, B-2B, B-2C: Museums or cultural centers with a gross floor area greater than 30,000 square feet are a conditional use
45		Zoo	Zoos (PLI)	nl	nl	nl	
46	Educational Facility	Boarding school	Public, private, and parochial academic schools (PLI, B-3); Dormitories (I-1)	nl-ref	nl-ref	nl-ref	
47		College or university	Business colleges and universities; Colleges and universities (PLI)	nl	nl	C	
48		Elementary school or middle school	Public, private, and parochial academic schools	nl	nl	C	
49		High school	Public, private, and parochial academic schools	nl	nl	C	

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1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
50		Instructional services	Photography, dance, music, and art studios and supplies	P	P	P	
51			Art, dance, photographic and music studios and supply stores	L-ref	P-ref	P-ref	B-2A: Permitted only on other than street-level floorspace
52		Vocational or trade school	Trade or professional schools	L	nl	nl	B-2A: Permitted only on other than street-level floorspace; shall not use or store heavy equipment or machinery.
53	Health Care Facility	Health services	Other business and professional offices including medical, health...	L	P-ref	P-ref	B-2A: Permitted on street-level floorspace only when not visible from the street
54			Medical, health, and legal offices	P-ref	P	P	
55		Hospital/Health care facility	Hospitals and nursing facilities (B-3, I-2)	nl	nl	nl	
56		Nursing facility	Hospitals and nursing facilities (B-3, I-2)	nl	nl	nl	
57	Parks and Open Area	Community garden	Parks, playgrounds, and playfields (the most similar use in old code)	P-ref	P-ref	P-ref	
58		Park, public or private	Parks, playgrounds, and playfields	P	P	P	
59	Public Safety Facility	Community or police substation	Police and fire stations (B-2B, B-2C)	nl	P	P	
60		Correctional institution	Correctional institutions (PLI, I-2)	nl	nl	nl	
61		Fire station	Police and fire stations (B-2B, B-2C)	nl	P	P	
62		Public safety facility	Public safety facility	nl-ref	nl-ref	nl-ref	
63			Police stations (listed with fire stations in B-2B, B-2C)	nl	P	P	
64	Transportation Facility	Airport	Air passenger terminals (I-1); Airports (PLI)	nl	nl	nl	
65		Airstrip, private	Airstrips (B-4; I-1; PLI)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
66		Heliport	Heliports	C	C	C	
67		Rail yard	Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
68		Railroad freight terminal	Railroad and motor freight terminals	nl	nl	nl	
69		Railroad passenger terminal	Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
70		Transit center	Bus terminals	C	C	C	
71	Utility Facility	Tower, high voltage transmission	Tower, high voltage transmission	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted if maximum average tower height is 70 feet; Conditional use if maximum average tower height exceeds 70 feet. Average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. See conditional use provisions for more regulations.
72		Utility facility	Utility and transportation facilities (PLI)	nl	nl	nl	
73		Utility substation	Utility substations and telephone exchanges	C	C	C	
74		Wind energy conversion system (WECS), utility	Wind energy conversion system (WECS)	nl-ref	nl-ref	nl-ref	
75			Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
76	Telecom-munication Facilities	Antenna only, large ⁴	Antenna without tower structure	P	P	P	
77		Antenna only, small ⁴	Antenna without tower structure	P	P	P	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
78		Type 1 tower ⁴	Type 1 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
79		Type 2 tower ⁴	Type 2 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
80		Type 3 tower ⁴	Type 3 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
81		Type 4 tower ⁴	Type 4 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted by-right if collocated on a building as specified in supplementary district regulations; Conditional use if do not meet supplementary district regulations.
82	COMMERCIAL USES						
83	Agricultural Uses	Commercial horticulture	Nurseries (B-4); Plant nurseries (I-1)	nl	nl	nl	
84	Animal Sales, Service & Care	Animal Boarding	Veterinary clinics and boarding kennels (B-4)	nl	nl	nl	
85		Animal shelter	Animal control shelters (PLI)	nl	nl	nl	
86		Large domestic animal facility, principal use	Large domestic animal facilities (PLI)	nl	nl	nl	
87		Retail and pet services	Pet shops	P	P	P	
88		Veterinary clinic	Veterinary clinics and boarding kennels (B-4)	nl	nl	nl	
89	Assembly	Civic / convention center	Auditoriums (B-2A)	P-ref	nl-ref	nl-ref	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
90	Entertainment and recreation	Club / lodge / meeting hall	Private clubs and lodges, except conditional uses listed.	L	P	P	B-2A: Permitted only on other than street-level floorspace.
91		Amusement establishment	Commercial recreation establishments	C	C	C	
92		Entertainment facility, major	Auditoriums	C	nl	nl	
93		Fitness and recreational sports center	Health clubs and tanning salons	P	P	P	
94		General outdoor recreation, commercial	Commercial recreation, excluding motorized sports (B-4)	nl-ref	nl-ref	nl-ref	
95			Drive-in theaters (B-3)	nl	nl	nl	
96		Golf course	Public recreation facilities including public golf courses... (PLI)	nl	nl	nl	
97		Motorized sports facility	Motorized sports (I-1); Motorized sports facilities (PLI)	nl	nl	nl	
98		Movie theater	Motion picture theaters	P	P	P	
99		Nightclub	Unlicensed nightclub	P	P	P	B-2A, B-2B, B-2C: Unlicensed nightclub shall conform to the requirements of section 21.45.245. Nightclubs with no alcohol permitted by-right.
100			Restaurants and other places serving food or beverages, except CUs listed	P/S/C	P/S/C	P/S/C	B-2A, B-2B, B-2C: Nightclubs permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
101		Shooting range, outdoor	Shooting range, outdoor (PLI)	nl	nl	nl	
102		Skiing facility, alpine	Ski towers and loading/offloading facilities (PLI)	nl	nl	nl	
103		Theater company or dinner theater	Motion Picture Theater; Nightclub	P-ref	P-ref	P-ref	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
104	Food and Beverage Service		Auditoriums (B-2A)	P-ref	nl-ref	nl-ref	
			Restaurants and other places serving food or beverages, except CUs listed	P-ref	P-ref	P-ref	Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
105							
106		Bar	Restaurants and other places serving food or beverages, except CUs listed	P	P	P	B-2A, B-2B, B-2C: Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
		Food and beverage kiosk	"Mobile food unit" by Development Services policy or building code. Was considered a moveable vehicle so was not regulated as a use.	P-ref	P-ref	P-ref	
107							
			Restaurants and other places serving food or beverages, except CUs listed	P/S/C	P/S/C	P/S/C	B-2A, B-2B, B-2C: Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
108							
109		Restaurant	Restaurants and other places serving food or beverages, except CUs listed	P	P	P	B-2A, B-2B, B-2C: Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
110	Office	Broadcasting facility	Radio and television studios	L	P	P	B-2A: Permitted on street-level floorspace only when not visible from the street

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
111	Personal Services, Repair, and Rental	Financial institution	Banking and financial institutions	P	P	P	B-2A, B-2B: Permitted by-right if excludes drive-in facilities. Banks with drive-in facilities are conditional uses.
112		Office, business or professional	Business and professional offices (general list included)	L	P	P	B-2A: Permitted on street-level floorspace when not visible from the street
113			Insurance and real estate offices	P	P	P	
114			Employment agencies (B-2A, I-1)	L	nl	nl	B-2A: Permitted on street-level floorspace only when not visible from the street
115		Business service establishment	Business service establishments	L	P	P	B-2A: Permitted on street-level floorspace only when not visible from the street
116			Travel agencies and ticket brokers	P	P	P	
117		Funeral/mortuary services	Funeral services	nl	nl	P	
118		General personal services	Shoe repair and tailor shops	P	P	P	
119			Beauty shops	P	P	P	
120			Barber shops	P	P	P	
121			Fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like	P	P	P	
122			Health clubs and tanning salons	P	P	P	
123			On-site film processing	P	P	P	
124			Laundry and dry-cleaning establishments	nl	nl	P	
125			Small appliance repair shops (I-1)	nl	nl	nl	
126			Travel agencies and ticket brokers	P	P	P	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
127		Small equipment rental	See old code's retail uses for equivalent types of permitted merchandise. Note: Small equipment rental in the current Title 21 includes things like furniture rental and gardening and minor construction tools. The old Title 21 allowed furniture and hardware store as well as household appliance sales and repair in all three districts. The rental use seemed similar to those sales uses, so we determined it would be a permitted use under the old code currently.	P-ref	P-ref	P-ref	
128			See old code's equivalent use for farm equipment and garden sales (I-1).	nl-ref	nl-ref	nl-ref	
129	Retail Sales	Auction house	Auction rooms	nl	nl	C	
130		Building materials store	Plumbing and heating service and equipment dealers (I-1); Lumberyards and builders' supply stores (B-4)	nl	nl	nl	
131			Farm equipment and garden supply stores (I-1) (the garden supply portion equates to home improvement stores which fall into building materials stores category in new code.)	nl	nl	nl	

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132		Convenience store	Convenience establishments (R-4)	nl	nl	nl	
133		Farmers market	Not regulated in old Title 21. No land use permit was required.	P-ref	P-ref	P-ref	
134		Fueling station	Gasoline service stations	nl	C	C	
135		Furniture and home appliance store	Furniture and hardware stores (hardware is general retail in new code)	P	P	P	
136			Household appliances sales and repair shops	P	P	P	
137		General retail	Department stores or variety stores	P	P	P	
138			Music, record, television and video(tape) stores	P	P	P	
139			Bookstores, stationery stores and newsstands	P	P	P	
140			Drugstores	P	P	P	
141			Photography, dance, music, and art studios and supplies	P	P	P	
142			Art, dance, photographic and music studios and supply stores	L	P-ref	P-ref	B-2A: Permitted only on other than street-level floorspace.
143			Florists	P	P	P	
144			Tobacco stores	P	P	P	
145			Clothing, apparel, and shoe stores	P	P	P	
146			Jewelry stores	P	P	P	
147			Sporting goods stores	P	P	P	
148			Camera and photographic sales and supply stores	P	P	P	
149			Paint, glass, and wallpaper stores	P	P	P	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
150			Fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like	P	P	P	
151			Gift and souvenir shops	P	P	P	
152			Furriers	P	P	P	
153			Taxidermy shops (B-2A) - assumed to refer to retail sale of furs	L	nl	nl	B-2A: Permitted on street-level floorspace only when not visible
154			Secondhand shops (listed with Pawnshops and auction rooms in B-2C)	nl	nl	C	
155			Farm equipment and garden supply stores (I-1) (the garden supply portion equates to home improvement stores which fall into building materials stores category in current Title 21.)	nl	nl	nl	
156			Furniture and hardware stores (hardware is general retail in current Title 21)	P	P	P	
157			Electrical or electronic appliances, parts, and equipment (I-1)	nl	nl	nl	
158		Grocery or food store	Grocery and food store	P	P	P	
159		Liquor store	Liquor stores, etc., serving alcoholic beverages	C	C	C	
160		Pawnshop	Pawnshops	nl	nl	C	
161	Vehicles and Equipment	Aircraft and marine vessel sales	Aircraft and marine parts and equipment stores (I-1); Aircraft and boat display lots (B-4, I-1)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
162		Parking lot or structure (50+ spaces)	Parking lot, parking structure	P/C	P/C	P/C	B-2A, B-2B, B-2C: Parking structures with 50 or more parking spaces are a conditional use.
163		Parking lot or structure (less than 50 spaces)	Parking lot, parking structure	P	P	P	
164		Vehicle parts and supplies ²	Automotive accessories, parts, and equipment stores (B-4, I-1)	nl	nl	nl	
165		Vehicle-large, sales and rental ²	Automotive display lots, new and used (B-4, I-1); Automobile, truck and trailer rental (B-4)	nl	nl	nl	
166			Mobile home display lots, new and used	nl	nl	nl	
167		Vehicle-small, sales and rental ²	Motorcycle and snow machine display lots, new and used (B-4)	nl	nl	nl	
168		Vehicle service and repair, major	Automotive repair services and garages (B-4)	nl	nl	nl	
169		Vehicle service and repair, minor	Automotive repair services and garages (B-4); Automobile carwashes...(B-4, I-1)	nl	nl	nl	
170			Taxicab stands and dispatching offices (I-1)	nl-ref	nl-ref	nl-ref	
171		Visitor Accommodations	Camper park	nl	nl	nl	
172		Extended-stay lodgings	Hotels, excluding conditional uses listed.	P-ref	P-ref	P-ref	
173			Multiple-family dwellings	L-ref	L-ref	P-ref	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building. B-2B: Multiple-family dwellings shall have a density of at least 25 dwelling units per acre.

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
174		Hostel	Hotels, excluding conditional uses listed.	P-ref	P-ref	P-ref	
175		Hotel/Motel	Hotels	P	P	P	Motels were a separate use from hotels in old Title 21 and were prohibited in Downtown, so the Downtown use table will designate the "Hotel/motel" use with an "L" and add a use-specific standards prohibiting the use type to have the characteristics of the old Title 21 motel definition.
			Motels and motor lodges (B-4)	nl	nl	nl	
176							
177		Inn	Roominghouse	P-ref	P-ref	P-ref	
178		Recreational and vacation camp	Commercial recreational uses (PLI)	nl-ref	nl-ref	nl-ref	
179	COMMERCIAL MARIJUANA USES						
180		Marijuana cultivation facility	Marijuana cultivation facility	nl	nl	nl	
181		Marijuana manufacturing facility	Marijuana manufacturing facility	nl	nl	nl	
182		Marijuana testing facility	Marijuana testing facility	nl	nl	nl	
183		Marijuana retail sales establishment	Marijuana retail sales establishment (listed as a conditional use subject to the standards of 21.50.420)	T	T	T	
184	INDUSTRIAL USES						
185	Industrial Service	Contractor and special trades, light	Plumbing and heating service and equipment dealers (I-1)	nl	nl	nl	
186		Data processing facility	Similar to old Title 21 warehousing-related uses.	nl-ref	nl-ref	nl-ref	
187		Dry cleaning establishment	Large commercial industrial laundry and dry-cleaning establishments; Cleaning, laundry, or dyeing plants (I-1)	nl	nl	nl	

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	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
188		General industrial service	Truck and heavy equipment repair, service, and storage (B-3)	nl	nl	nl	
189			Laboratories and establishments for production, fitting, and repair of eyeglasses, hearing aids, prosthetic appliances, and the like (I-1)	nl	nl	nl	
190			Merchandise vending machines sales and service	nl	nl	nl	
191			Airplane, automobile, or truck assembly, remodeling or repair (I-1)	nl	nl	nl	
192			Machine or blacksmith shops (I-1)	nl	nl	nl	
193			Manufacture, service or repair of light consumer goods (I-1)	nl	nl	nl	
194			Metalworking or welding shops (I-1)	nl	nl	nl	
195			Paint shops (I-1)	nl	nl	nl	
196			Plumbing and heating service and equipment dealers (I-1)	nl	nl	nl	
197		Governmental Service	Governmental service shops, maintenance and repair centers and equipment storage yards (PLI)	nl	nl	nl	
198		Heavy equipment sales and rental	Automobile, truck and trailer rental (B-4)	nl-ref	nl-ref	nl-ref	
199			Farm equipment and garden supply stores (I-1)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
200	Manufacturing and Production	Research laboratory	No type of laboratory or similar use is mentioned in the permitted uses of the B-2A, B-2B or B-2C districts. Old Title 21 only permits laboratories in the I-1, MC and PLI districts.	nl	nl	nl	
201			Government office building; Public health and safety laboratory (research "laboratory" in LUDD - found referenced in LUDD file 317 to dental lab)	nl	nl	nl	
202		Commercial Food Production	See manufacturing uses below.	nl-ref	nl-ref	nl-ref	
203		Cottage crafts	See manufacturing uses below.	nl-ref	nl-ref	nl-ref	
204		Manufacturing, general	Tanning, curing, or storing of raw hides and skins (B-4)	nl	nl	nl	
205			Airplane, automobile, or truck assembly, remodeling or repair (I-1)	nl	nl	nl	
206			Beverage manufacture, including breweries (I-1)	nl	nl	nl	
207			Boatbuilding (I-1)	nl	nl	nl	
208			Cabinet shops (I-1)	nl	nl	nl	
209			Machine or blacksmith shops (I-1)	nl	nl	nl	
210			Manufacture, service or repair of light consumer goods (I-1)	nl	nl	nl	
211			Metalworking or welding shops (I-1)	nl	nl	nl	
212			Steel fabrication yards or shops (I-1)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
213			Taxidermy and fur processing/dressing of raw hides and skins ("fur on") (I-1)	nl	nl	nl	
214		Manufacturing, heavy	Manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine or varnish, charcoal or distilled products	nl	nl	nl	
215			Manufacture, service or repair of railroad equipment	nl	nl	nl	
216			Asphalt batching plants and hot-mix plants	nl	nl	nl	
217		Manufacturing, light	Taxidermy shops (B-2A) - assumed to refer to sewing and prep of furs	L-ref	nl	nl	B-2A: Taxidermy shops permitted on street-level floorspace only when not visible from the street
218			See manufacturing, general uses above..	nl-ref	nl-ref	nl-ref	
219		Natural resource extraction, organic and inorganic	Natural resource extraction	nl	nl	nl	
220		Natural resource extraction, placer mining	Placer mining operations (PLI)	nl	nl	nl	
221		Marine Facility	Aquaculture (MC)	nl	nl	nl	
222			Facility for combined marine and general construction (MI)	nl	nl	nl	
223		Marine operations	Cargo handling facilities (MI)	nl-ref	nl-ref	nl-ref	
224			See MC and MI uses in old code.	nl-ref	nl-ref	nl-ref	
225		Marine wholesaling	Marine products and wholesaling (MI)	nl	nl	nl	
226	Warehouse and Storage	Bulk storage of hazardous materials	Fuel dealers (B-4); Production or storage of explosive materials	nl-ref	nl-ref	nl-ref	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
227		Impound yard	Impound yards (I-1) Self-storage facility and vehicle storage/ storage yards (B-3, B-4); Vehicle storage (I-1)	nl	nl	nl	
228		Motor freight terminal	Railroad and motor freight terminals; Motor freight terminals (I-1)	nl	nl	nl	
229		Outdoor storage associated with a community use	Self-storage facility and vehicle storage/ storage yards (B-3, B-4)	nl-ref	nl-ref	nl-ref	
230			Governmental service shops, maintenace and repair centers and equipment storage yards (PLI)	nl	nl	nl	
231		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3); Vehicle storage (I-1)	nl	nl	nl	
232			Governmental service shops, maintenace and repair centers and equipment storage yards (PLI)	nl	nl	nl	
233		Self-storage facility	Self-storage facility and vehicle storage (B-3, I-1)	nl	nl	nl	
234		Storage yard	Self-storage facility and vehicle storage/ storage yards (B-3, B-4)	nl-ref	nl-ref	nl-ref	
235			Junkyards, salvage yards and storage yards (B-4, I-2)	nl	nl	nl	
236			Vehicle storage (I-1)	nl	nl	nl	
237		Warehouse or wholesale establishment, general	Wholesaling and distribution operations (I-1)	nl	nl	nl	
238			Frozen food lockers (B-4, I-1)	nl	nl	nl	
239			Warehousing (I-1)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
240			Wholesale fur dealers, repair and storage (I-1)	nl	nl	nl	
241		Warehouse or wholesale establishment, light	Warehousing (I-1)	nl	nl	nl	
242			Wholesaling and distribution operations (I-1)	nl	nl	nl	
243		Wholesale merchant establishment (A new, Downtown-specific use to address the old Title 21 wholesale display rooms/stores permitted as a separate use from warehousing, which is prohibited in Downtown)	Wholesale stores, provided that the manufacturing of items shall not be permitted	L	nl	P-ref	B-2A: Permitted on street-level floorspace only when not visible from the street. Because warehousing use is not permitted but wholesale display stores are permitted in the B-2A and B-2C districts, the new Downtown Chapter breaks Wholesale merchant establishments out as a separate use type.
244			Wholesale display rooms, provided that no manufacturing for distribution shall be permitted.	L-ref	nl	P	
245	Waste and Salvage	Composting facility	Landfills (PLI); Sanitary landfill	nl-ref	nl-ref	nl-ref	
246		Incinerator or thermal desorption unit	Incinerator facilities and thermal desorption units (I-2)	nl	nl	nl	
247		Junkyard or salvage yard	Junkyards, salvage yards and storage yards (B-4); Junkyards (I-1)	nl	nl	nl	
248		Land reclamation	This was a Fill/Grade permit not a use type under old Title 21.	S/C-ref	S/C-ref	S/C-ref	
249		Landfill	Landfills (PLI); Sanitary landfill	nl	nl	nl	
250		Recycling Drop-Off	Not a use type or allowed under old code	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
251		Snow disposal site	Snow disposal sites (B-3, I-1)	nl	nl	nl	
252		Solid waste transfer facility	Landfills (PLI); Sanitary landfill	nl-ref	nl-ref	nl-ref	
253		Stormwater sediment management facility	Not a use type or allowed under old code	nl	nl	nl	
254	ACCESSORY USES						
255		Accessory dwelling unit (ADU)	Accessory dwelling units (ADUs)	nl	nl	P	
256		Bed and breakfast	Single- and two-family residential primary uses (B-2C)	nl	nl	P	B&Bs are defined in old Title 21 as, and required in current Title 21 to be, attached to single-family and two-family dwellings. Single- and two-family dwellings are prohibited in B-2A and B-2B districts. This effectively prohibits B&Bs in B-2A, B-2B.
257			Bed and breakfast with three, four or five guestrooms; ...three or less guestrooms (B-2C)	P	P	P	
258			Bed and breakfast with three, four or five guestrooms	P	P	P/S/C	B-2C: 4 guestrooms subject to admin site plan review, and 5 guestrooms is a conditional use.
259		Beekeeping	Keeping honey bees (PLI)	nl	nl	nl	
260		Caretaker's residence	Dwellings in nonresidential structures (B-2B, B-2C). Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures (B-2A, B, C)	P-ref	P-ref	P-ref	
261		Dormitory	Dormitories (I-1)	nl	nl	nl	
262			Convents, monasteries...(PLI)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
263		Drive-through service	Drive-in bank	C	C	C	B-2A, B-2B, B-2C: Requires sufficient off-street area for maneuvering and waiting automobiles
264			Drive-in facility	C-ref	C-ref	C-ref	
265		Farm, hobby	Nurseries (B-4); Plant nurseries (I-1)	nl-ref	nl-ref	nl-ref	
266		Galleria (A new, Downtown-specific accessory use to address the old Title 21 accessory use type)	Interior climate-controlled gallerias which connect two or more buildings	C	C	C	
267		Garage or carport, private residential	Private garages (R-4); Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
268		Home- and garden-related use	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
269		Home occupation	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
270		Intermodal shipping container	Containerized storage unit; connex - allowed only in residential zones as accessory storage, and in self-storage facilities. Not allowed elsewhere.	nl	nl	nl	
271		Large domestic animal facility	Large domestic animal facilities (PLI)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
272		Marijuana, personal cultivation	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
273		Outdoor keeping of animals	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
274		Outdoor display accessory to a commercial use	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
275		Outdoor storage accessory to a commercial use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
276		Outdoor storage accessory to a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
277		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
278		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
279		Private outdoor storage of non-commercial equipment accessory to a residential use	Private storage in yards of noncommercial equipment	nl	nl	nl	
280		Skywalk (A new, Downtown-specific accessory use to address the old Title 21 "overpasses" accessory use listed at right. The remaining projections at right are regulated as signs or design features, not uses, in current Title 21.)	Marquees, overpasses, and similar substantial projections into public airspace, together with any signs mounted thereon. See 21.47.060 for building signs. See 21.50.025 and .027 for skywalks.	C	C	C	Accessory use-specific standard for skywalks pointing to the conditional use approval criteria carried forward from old 21.50.025 and .027 to new Downtown section 21.11.080.

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
281		Telecommunications antenna only, large	Antennas without tower structures	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
282		Telecommunications antenna only, small	Antennas without tower structures	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
283		Type 1, 2, or 3 tower	Type 1, 2, or 3 towers	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
284		Type 4 tower	Type 4 towers	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
285		Vehicle repair/rebuilding, outdoor, hobby	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
286		Wind energy conversion system (WECS), freestanding small	Free-standing small wind energy conversion system (R-4)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
287		Wind energy conversion system (WECS), building mounted small	Building-mounted small wind energy conversion systems	S	S	S	B-2A, B-2B, B-2C: Permitted on buildings over 60 feet in height, by administrative site plan review.

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Section 3

Design Amenities and Bonus System

Design Amenities and Bonus Points Table in Old Title 21.

The Design Amenities and Bonuses Translation Table on the following pages documents the reformat of the old Title 21 “Design Amenities and Bonus Points” and accompanying standards into current Title 21. It provides a crosswalk between the old Title 21 amenity names, design standards, and bonus awards and the equivalent terms found in current Title 21.

Adopted in 2013, current Title 21 modernized the names of the use types and design features from old Title 21 and provided definitions for most of these. Uses such as “hotels” and “child care centers” are defined in Chapter 21.05. “Pedestrian Features” including plazas, gallerias, bicycle parking, and other design amenities have a clearinghouse for definitions and standards in Section 21.07.060F. Many supporting terms and definitions are also provided in the Title 21 glossary in Section 21.14.040.

Current Title 21 also introduced a simple and concise format for awarding bonus floor area. Old Title 21 required a discretionary design review by city planners of proposed amenities. Current Title 21 instead relies on non-discretionary standards that are administered as part of the land use permit at the zoning counter. The current system increases certainty and consistency, and reduces time taken for reviews and approvals.

Current Title 21 also dispenses with earning bonus “points” and instead simply states how much extra gross floor area is earned by each square foot or smallest unit of the design amenity provided. For example, old Title 21 stated that a street tree earns 2 points (each point being worth 400 square feet of extra floor area), but current Title 21 states that each street tree earns 800 square feet of gross floor area.

The Design Amenities and Bonuses Translation Table documents the reformat of each amenity and bonus award and provides the basis for Downtown Section 21.11.060D., Table 21.11-6, *Design Amenities and Bonus Floor Area*, and Section 21.11.070G., *Standards for Urban Design Amenities*. The first three columns of the Table (columns A, B, and C) cross-reference the name, definition, and placement of the design standards of each design amenity from old Title 21 to current Title 21. The second set of three columns in the table (columns D, E, and F) translate the old Title 21 way of expressing the amount of bonus floor area in points to the current Title 21 way of expressing the award as the amount of gross floor area earned per smallest unit of amenity provided for the B-2A, B-2B, and B-2C Districts.

Amenity Design Standards in 1990 Policy Document. As the first column of the table on the following pages indicates, the definitions and standards for the old Title 21 design amenities earning bonus floor area and height were housed in a separate policy document, *Anchorage Central Business District Urban Design Amenities* (“policy document”). That document was approved by PZC as a Planning and Zoning Commission policy in May 1990. Its definitions and design standards still apply today.

In determining how to bring forward the policy design standards, Planning staff compared the old Title 21 design amenities and bonus section and the May 1990 policy document with the current Title 21 format, and found:

- The old Title 21 placement of its amenity definitions and design standards under a separate cover in an administrative policy document is not legal nor consistent with the approach of current Title 21. Current Title 21 places its requirements within the zoning ordinance, rather than in separate policy documents. Amendments to the zoning ordinance are approved by the Assembly. Administrative policy documents such as the municipal Design Criteria Manual (DCM) may be amended by a department director and are no longer considered appropriate locations for standards.
- Many of the amenity standards in the 1990 policy document are addressed in current Title 21. Those that are not can be reformatted and amended into current Title 21 as part of the new Downtown chapter.
- Placement of design standards in the separate policy document reflected the old Title 21 bonus system approval process for the urban design amenities, which was a discretionary design review by city planners. By comparison, current Title 21 floor area bonus systems are non-discretionary procedures and can be administered by Zoning Review staff as part of land use permit reviews. Most of the standards in the 1990 policy document can be reformatted to be clear enough to be administered through current Title 21's non-discretionary process.
- The 1990 policy document was not updated when the list of bonus features in the old Title 21 was updated between 1990 and 2010. The sidewalks standards in the policy document seem inconsistent with the code, and the last half-dozen amenities listed in the old Title 21 do not have standards in the policy document. Moving the relevant content from the 1990 policy document into current Title 21 can eliminate redundancies and inconsistencies.
- There are discrepancies between the terms and language used in the 1990 policy document and current Title 21. Reformatting the relevant content of the policy document standards into current Title 21 will eliminate inconsistencies, confusion, and standardize definitions.
- Translating and incorporating the 1990 policy document as part of Step 1 reformat of old Title 21 will allow the Municipality to retire that document and ensure that future applicants, planners, or the public do not have a need to search for 1990's document several years from now.

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
4	Streetscape Amenities:					
5	Street trees (Urban Design Amenities Policy, p. 99 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Street Trees".	None, except general standards for trees in 21.07.080F. ACTION: Reformat Old Title 21 policy definition and design standards for "Street Trees" into amenity standards in Section 21.11.070G.	800 sf bonus per street tree	same	same
6	Seating units, street furniture (Urban Design Amenities Policy, p. 94 of Appendix A-1)	No equivalent term for seating units in Current Title 21. "Pedestrian Feature", defined in 21.14.040, is equivalent to "Street Furniture." ACTION: Carry forward old amenity names. Cross- reference "Street Furniture" to "Pedestrian Feature" in 21.14.40 definitions.	No standards in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Seating Units and Street Furniture" into amenity standards in Section 21.11.070G.	400 sf bonus per 2 seating units or street furniture facility, which is equivalent to 200 sf per 1 seating amenity or street furniture amenity; for a maximum bonus of 2,400 sf for each.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
7	Decorative street illumination (Urban Design Amenities Policy, p. 88 of Appendix A-1)	No equivalent term in Title 21, except "Lighting" is term used in Title 21. ACTION: Modify old amenity name to "Decorative Street Lighting," and reformat the old definition into 21.40.040.	No standards in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Decorative Street Illumination" into amenity standards in Section 21.11.070G.	800 sf bonus per 1 decorative street lighting unit. Page 6 of Urban Design Amenities Policy translates units to fixture types, so that the award equals 800 sf bonus per pole-mounted fixture, 400 sf bonus per building or bollard-mounted fixture, and 267 sf bonus per ground-mounted fixture.	same	same
8	Sidewalks (Urban Design Amenities Policy, p. 96 of Appendix A-1)	"Sidewalk" is defined in 21.14.040.	General sidewalk standards in 21.07.060E. and walkway standards in 21.07.060F. to apply. ACTION: Reformat Old Title 21 policy design standards for "Sidewalks" into amenity standards in Section 21.11.070G.	400 sf bonus per 300 sf of sidewalk, which is equivalent to 4 sf per 3 sf of sidewalk.	same as B-2A	400 sf bonus per 400 sf, which is equivalent to one sf per sf of sidewalk.
9	Sidewalks, greater than the required 11.5' width (Urban Design Amenities Policy, p. 96 of Appendix A-1)	"Sidewalk" is defined in 21.14.040.	See above.	400 sf bonus per 75 sf that is provided in addition to required sidewalk width, which is equivalent to 16 sf per 3 sf of sidewalk that is provided in addition to the 11.5-foot required sidewalk width.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
10	Sidewalk texture (Urban Design Amenities Policy, p. 98 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Sidewalk texture".	No standard in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Sidewalk texture" into amenity standards in Section 21.11.070G.	400 sf bonus per 200 sf sidewalk texture, which is equivalent to 2 sf per 1 sf of textured sidewalk.	400 sf bonus per 250 sf, which is equivalent to 5 sf per 3 sf of textured sidewalk.	400 sf bonus per 300 sf, which is equivalent to 4 sf per 3 sf of textured sidewalk.
11	Bike racks, open (Urban Design Amenities Policy, p. 84 of Appendix A-1)	"Bicycle Parking Space", defined in 21.14.040, is the Current Title 21 equivalent to each of the five bike spaces in "bike rack". ACTION: Modify name to "Bicycle Parking, open".	General standards for bicycle parking spaces are provided in 21.07.040F.15, Bicycle Parking Facilities. ACTION: Reformat Old Title 21 policy design standards for bike racks into the amenity standards for "Bicycle Parking" in Section 21.11.070G.	1,200 sf of bonus for 3 bike racks; or 400 sf per bike rack (with space for at least 5 bikes at once), which is equivalent to 80 sf per 1 bicycle parking space; for a maximum bonus of 6,000 sf.	same	same
12	Bike racks, covered (Urban Design Amenities Policy, p. 84 of Appendix A-1)	Same as above, with the addition that Current Title 21 uses "sheltered" instead of "covered". ACTION: Modify name to "Bicycle Parking, sheltered".	See above.	1,200 sf of bonus for 1 bike rack (with space for at least 5 bikes at once), which is equivalent to 240 sf per 1 sheltered bicycle parking space; for a maximum bonus of 12,000 sf.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
13	Bike rack, enclosed and secured (Urban Design Amenities Policy, p. 84 of Appendix A-1)	Same as above, with the addition that "secured" is unnecessary as Title 21 standards require enclosed spaces to be secure. ACTION: Modify name to "Bicycle Parking, enclosed".	See above.	2,000 sf bonus per enclosed bike rack unit (with space for at least 5 bikes at once), which is equivalent to 400 sf per 1 enclosed bicycle parking space; for a maximum of 18,000 sf.	1,200 sf bonus per enclosed bike rack unit, which is equivalent to 240 sf per enclosed bicycle parking space; for a maximum of 18,000 sf.	same as B-2A
14	Kiosk (Urban Design Amenities Policy, p. 89 of Appendix A-1)	No equivalent tem in Current Title 21. "Pedestrian Feature" defined in 21.14.040. Includes "kiosk" and other amenities. ACTION: Modify name to "Informational Kiosk," and reformat the old definition into 21.40.040.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for kiosks into amenity standards for "Informational Kiosk" in Section 21.11.070G.	400 sf bonus per 1 kiosk, for a maximum of 1,200 sf.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
15	Canopy over sidewalk (Urban Design Amenities Policy, p. 85 of Appendix A-1)	"Pedestrian Shelter such as an Awning, Canopy, or Marque" is the matching term in Current Title 21, defined with standards in 21.07.060F.9. ACTION: Modify name to "Canopy or Other Pedestrian Shelter, over sidewalk," using Current Title 21 amenity name.	Amenity design standards are provided in 21.07.040F.9, but do not match old Title 21 policy design standards for canopies. ACTION: Reformat Old Title 21 policy design standards for canopies into amenity standards for "Canopy or Other Pedestrian Shelter" in Section 21.11.070G., and supersede the standards of 21.07.040F.9.	400 sf bonus per 200 sf of canopy over sidewalk; which is equivalent to 2 sf bonus per 1 sf of canopy or other pedestrian shelter over sidewalk.	same	same
16	Covered arcade (Urban Design Amenities Policy, p. 83 of Appendix A-1)	"Arcade" is the matching term in Current Title 21, defined with standards in 21.07.060F.10. ACTION: Modify name to "Arcade", using Current Title 21 amenity name.	Amenity design standards are provided in 21.07.040F.10, but do not match old Title 21 policy design standards for arcades. ACTION: Reformat Old Title 21 policy design standards for arcades into amenity standards in Section 21.11.070G., and supersede the standards of 21.07.040F.10.	400 sf bonus per 100 sf of covered arcade, which is equivalent to 4 sf per 1 sf of covered arcade.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
17	Open-air plaza, or landscape park on a street corner (Urban Design Amenities Policy, p. 91 of Appendix A-1)	"Plaza or Courtyard" is the term in for the matching amenity in Current Title 21, defined with standards in 21.07.060F.6. ACTION: Modify name to "Plaza or Courtyard, on a street corner," using Current Title 21 amenity name.	Amenity design standards are provided in 21.07.040F.6, but do not match old Title 21 policy design standards for plazas. ACTION: Reformat Old Title 21 policy design standards for plazas into amenity standards in Section 21.11.070G., and supersede the standards of 21.07.040F.6.	6,000 sf bonus per 70 sf, which is equivalent to 86 sf per 1 sf of plaza or courtyard. The maximum bonus is 72,000 sf per standard #9 of the urban design amenities policy..	same as B-2A	6,000 sf bonus per 100 sf, which is equivalent to 60 sf per 1 sf of plaza or courtyard. The maximum bonus is 72,000 sf per standard #9 of the urban design amenities policy.
18	Open-air plaza, or landscape park other than on a street corner (Urban Design Amenities Policy, p. 91 of Appendix A-1)	"Plaza or Courtyard" is the term in for the matching amenity in Current Title 21, defined in 21.07.060F.6. ACTION: Modify name to "Plaza or Courtyard, not on a street corner".	See above.	8,000 sf bonus per 80 sf, which is equivalent to 100 sf per 1 sf of plaza or courtyard not on a street corner. The maximum bonus is 72,000 sf per standard #9 of the urban design amenities policy.	same as B-2A	8,000 sf bonus per 115 sf, which is equivalent to 70 sf per 1 sf of plaza or courtyard not on a street corner. The maximum bonus is 72,000 sf per standard #9 of the urban design amenities policy.

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	<div> <div>Old Title 21</div> <div>Reformat into Current Title 21</div> </div>			<div> <div>Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)</div> </div>		
3	<div> <div>Amenity Name in Old Title 21 (with Location of Definition and Standards)</div> <div>Amenity Name Expressed in Current Title 21 Terms</div> <div>Placement of Amenity Design Standards in Current Title 21</div> </div>			B-2A	B-2B	B-2C
19	Climate-controlled public plaza or court (galleria) (Urban Design Amenities Policy, p. 86 of Appendix A-1)	"Atrium, Galleria, or Winter Garden" is the equivalent term in Current Title 21, defined in 21.07.060F.11. ACTION: Change name to Current Title 21 term.	Amenity design standards are provided in 21.07.040F.11., but do not match Old Title 21 policy design standards for gallerias. ACTION: Reformat Old Title 21 policy design standards for gallerias into amenity standards in Section 21.11.070G., and supersede the standards of 21.07.040F.11.	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of galleria.	400 sf bonus per 70 sf, which is equivalent to 6 sf per 1 sf of galleria.	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf of galleria.

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
20	Shops with 50 percent or more transparent windows on ground-floor street front (Urban Design Amenities Policy, p. 95 of Appendix A-1)	The current Title 21 use category "Retail Sales" and use type "General Personal Services" are defined in 21.05.050H. and equivalent to shops. The current Title 21 language " <u>visual-access windows</u> comprising at least 50 percent of the <u>ground-floor wall area</u> on the <u>street-facing building elevation</u> " is defined in 21.14.040 and provides the equivalent windows description. ACTION: Change to Current Title 21 defined uses and terms.	None, except generally-applicable standards for retail sales uses. ACTION: Reformat Old Title 21 policy design standards for shops into amenity standards in Section 21.11.070G.	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf gfa of the use type.	same	same
21	Sidewalk landscaping (not otherwise credited) on public land (Urban Design Amenities Policy, p. 97 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Sidewalk sidewalk landscaping (not otherwise credited)".	None in Current Title 21, except for generally-applicable landscaping standards in 21.07.080F. ACTION: Reformat Old Title 21 policy design standards for "Sidewalk landscaping" into amenity standards in Section 21.11.070G.	400 sf bonus per 425 sf on public land; which is almost (nearly equivalent to) 1 sf per 1 sf of sidewalk landscaping in the public ROW. 400 sf bonus per 30 sf on private land, which is equivalent to 40 sf per 3 sf of sidewalk landscaping within the development site.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
22	Heated walking surfaces - sidewalk/plaza, installed and functioning (No urban design policy definition or standards.)	"Ice-free (Snow Melting) Walkway" is the equivalent term in Current Title 21, defined in 21.07.060F.5. ACTION: Modify name to "Heated (Snow Melting) Walkway or Plaza".	Definition and generally- applicable standards are provided in 21.07.060F.5. ACTION: There are no standards to reformat or place in 21.11.070G. Add the standard "installed and functioning" into the bonus award in Table 21.11-6 (see columns at right).	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of snow melting walkway that is installed and functioning.	same	same
23	Heated walking surfaces - sidewalk/plaza, installed only (No definition or urban design policy.)	See above.	See above, except replace "installed and functioning" with "installed only".	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf of snow melting walkway that is installed only.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
24	Non-streetscape Amenity Uses and Facilities:					
25	Public Restrooms at ground level (Urban Design Amenities Policy, p. 92 of Appendix A-1)	Term not defined in Current Title 21, except "ground floor" is the equivalent term for "ground level". ACTION: Modify Old Title 21 amenity name to "Public Restrooms on ground floor". No definition needed.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Public Restrooms" into amenity standards in Section 21.11.070G.	2,000 sf bonus per 35 sf, which is equivalent to 57 sf per 1 sf of public restroom.	same as B-2A	2,000 sf bonus per 100 sf, which is equivalent to 20 sf per 1 sf of public restroom.
26	Shops with less than 50 percent transparent windows on ground floor street front. (Urban Design Amenities Policy, p. 95 of Appendix A-1)	See Row 20 above.	See Row 20 above.	400 sf bonus per 140 sf, which is nearly equivalent to 3 sf per 1 sf gfa of the use type.	400 sf bonus per 225 sf, which is nearly equivalent to 2 sf per 1 sf gfa of the use type.	400 sf bonus per 160 sf, which is nearly equivalent to 5 sf per 2 sf gfa of the use type
27	Second floor shops (Urban Design Amenities Policy, p. 95 of Appendix A-1)	The current Title 21 use category "Retail Sales" and use type "General Personal Services" are defined in 21.05.050H. and equivalent to shops. ACTION: Change to Current Title 21 uses.	None, except generally-applicable standards for retail sales uses. ACTION: Reformat Old Title 21 policy design standards for shops into amenity standards in Section 21.11.070G.	400 sf bonus per 140 sf, which is nearly equivalent to 3 sf per 1 sf gfa of the use type.	400 sf bonus per 225 sf, which is nearly equivalent to 2 sf per 1 sf gfa of the use type.	400 sf bonus per 160 sf, which is nearly equivalent to 5 sf per 2 sf gfa of the use type

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
28	Third floor or basement level shops (Urban Design Amenities Policy, p. 95 of Appendix A-1)	Same as above, except that "story below grade" is the current term for "basement".	Same as above.	400 sf bonus per 350 sf, which is nearly equivalent to 1 sf per 1 sf gfa of the use type.	n/a	n/a
29	Commercial theater (Urban Design Amenities Policy, p. 100 of Appendix A-1)	The current Title 21 use types "Movie Theater" and "Theater Company or Dinner Company" are defined in 21.05.050D. and equivalent to "commercial theater". ACTION: Change to Current Title 21 uses.	None, except generally-applicable standard for uses serving alcohol. ACTION: Reformat Old Title 21 policy design standards for commercial theater into amenity standards in Section 21.11.070G.	400 sf bonus per 200 sf, which is equivalent to 2 sf per 1 sf gfa of the use type.	n/a	n/a
30	Public rooftop recreation area or public viewing deck that is 1,000 sf or larger (Urban Design Amenities Policy, p. 93 of Appendix A-1)	No term for this in Current Title 21. ACTION: Carry forward Old Title 21 amenity name, and reformat its definition into 21.40.040.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards into amenity standards in Section 21.11.070G.	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of public rooftop recreation area.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
31	Housing (Urban Design Amenities Policy, p. 87 of Appendix A-1)	The current Title 21 residential use category "household living uses" is defined in 21.05.030A. and equivalent to "housing" with "residential units" as defined in the old policy. ACTION: Change to the Current Title 21 use.	None, except generally- applicable standards for residential household living uses. ACTION: Reformat Old Title 21 policy design standards for housing into amenity standards in Section 21.11.070G.	400 sf bonus per 140 sf area devoted to housing, which is nearly equivalent to 3 sf per 1 sf gfa of household living use type.	400 sf bonus per 80 sf of area devoted to housing, which is equivalent to 5 sf per 1 sf gfa of the household living use type.	same as B-2B
32	Hotels (Urban Design Amenities Policy, p. 87 of Appendix A-1 has definition only, no design standards)	The current Title 21 use types "Hotel/motel" and "Inn" are defined in 21.05.050J. and are equivalent to "hotel". ACTION: Change amenity to "Hotel or Inn uses".	None, except generally applicable use standards. ACTION: There are no old design amenity policy standards to reformat or place in 21.11.070G.	400 sf bonus per 200 sf of guestrooms, which is equivalent to 2 sf per 1 sf of guestrooms.	same as B-2A	400 sf bonus per 300 sf of guestrooms, which is equivalent to 1 sf per 1 sf of guestrooms.
33	Enclosed parking - at or above grade (Urban Design Amenities Policy, p. 90 of Appendix A-1)	The equivalent terms in Current Title 21 are "structured parking" and "story above grade", both defined in 21.14.040. ACTION: Modify amenity name to "Structured parking, in story above grade"	Generally applicable standards for structured parking are provided in 21.07.090M., and address old policy design standards 1 and 2. ACTION: Reformat Old Title 21 policy design standard #3 for housing into an amenity standard in Section 21.11.070G.	n/a	4,400 sf bonus per 1 structured parking space at or above grade	4,000 sf bonus per 1 structured parking space at or above grade

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21 Reformat into Current Title 21			Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
34	Enclosed parking - below grade (Urban Design Amenities Policy, p. 90 of Appendix A-1)	The equivalent terms in Current Title 21 are "structured parking" and "story below grade", both defined in 21.14.040. ACTION: Modify amenity name to "Structured parking, in story below grade"	Generally applicable standards for structured parking are provided in 21.07.090M., and address old policy design standards 1 and 2. ACTION: There is no old design policy standard to be reformatted.	5,600 sf bonus per 1 parking space below grade	5,200 sf per 1 parking space below grade	5,600 sf per 1 parking space below grade
35	Transit amenities (including "covered shelter" and "bus pull- out" (Urban Design Amenities Policy, p. 100 of Appendix A-1)	There is no equivalent term for "transit amenities," but "Transit Shelter" in 21.07.060F.8. is the equivalent term for covered shelter in Current Title 21. ACTION: Modify name to "Public Transit Amenities"	Generally applicable standard for "transit shelter" is provided in 21.07.060F.8. ACTION: Reformat Old Title 21 policy design standards for covered shelters and bus pull- outs for housing into amenity standards in Section 21.11.070G.	1,200 sf bonus per public transit shelter; and 4,000 sf bonus per public transit vehicle pull-out	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
36	Historic Preservation (Urban Design Amenities Policy, p. 86 of Appendix A-1)	The equivalent term used in municipal code today is historic "landmark", as provided in the Local Landmarks Ordinance. ACTION: Modify amenity name to "Historic Preservation of a Landmark".	None in Current Title 21, as this topic is addressed in the Local Landmarks Ordinance. ACTION: Reformat Old Title 21 policy design standards into amenity standards in Section 21.11.070G. Use contemporary language for being listed on the Local Landmarks Register.	400 sf per 200 sf of area including yard space devoted to a retained historic structure, which is equivalent to 2 sf per 1 sf gfa and/or site area devoted to a preserved landmark.	same	same
37	Skywalk (No urban design amenities policy definition or standards for the old bonus system. There are conditional use standards for skywalks in Old Title 21 sections 21.50.025 and 21.50.027.)	An equivalent accessory use type, "Skywalks" is being added to Current Title 21 and defined in the Downtown Section 21.11.050. ACTION: Use the new accessory use name and definition "Skywalks" from 21.11.050H.	There has only been a placeholder for "Skyways" in 21.07.130; however, Old Title 21 conditional use standards for Skywalks are being reformatted as Section 21.11.080. ACTION: There are no old design amenity policy standards for "skywalks" to place in 21.11.070G.	12,000 sf per skywalk	same	same
38	Day care, 24-hour child care facilities (No definition or urban design policy.)	The Current Title 21 use type "Child care center" is equivalent, and defined in 21.05.040B.1. ACTION: Use the Current Title 21 use type.	Use-specific standards for child care centers are provided in 21.05.040B.2. ACTION: There are no old design amenity policy standards to place in 21.11.070G.	400 sf per 200 sf, which is equivalent to 2 sf per 1 sf gfa of child care center use type.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
39	Shower facility with changing area and lockers, accessible to bicycle parking, and available to building occupants and employees. (No definition or urban design policy.)	There is no equivalent term for shower facilities in Current Title 21. ACTION: Carry forward the old amenity name.	None in Current Title 21, but this amenity is related to Bicycle Parking Facilities, which are addressed in 21.07.060F.15. ACTION: Because all requirements are imbedded in the amenity name, there are no standards to be placed in 21.11.070G.	4,000 sf bonus per shower stall, for a maximum bonus of 12,000 sf	same	same

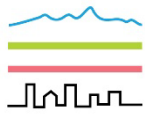
Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	<div> <div>Old Title 21</div> <div>Reformat into Current Title 21</div> </div>			<div> <div>Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)</div> </div>		
3	<div> <div>Amenity Name in Old Title 21 (with Location of Definition and Standards)</div> <div>Amenity Name Expressed in Current Title 21 Terms</div> <div>Placement of Amenity Design Standards in Current Title 21</div> </div>			B-2A	B-2B	B-2C
40	Street-level Effects Wind Study (Pedestrian-level Wind Environment):					
41	Wind study computer modeling (No definition or urban design policy)	No equivalent term in Current Title 21. ACTION: Carry forward the old amenity name.	Wind study standards are provided in 21.07.120C.1. ACTION: No standards to move into 21.11.070G.	4,000 sf bonus	same	same
42	Wind tunnel study (No definition or urban design policy)	Current Title 21 uses the term "wind tunnel test" as a subset of a wind study, in the requirements of 21.07.120C.1. ACTION: Modify name to "Wind tunnel test".	Wind study standards are provided in 21.07.120C.1. ACTION: No standards to move into 21.11.070G.	16,000 sf bonus	same	same



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

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OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Guide to Significant Development & Design Standard Exemptions and Adjustments

Appendix A-3

Anchorage 2040 Land Use Plan
Implementation Action 3-2

Revised 2-24-20 (See inside cover.)



02/24/2020 Revision – Updates and Clarifications made on pages below:

- Page 4:** Update to description and references for “Private Open Space” to reflect that this Current Title 21 provision will apply to downtown.
- Page 5:** Added “Dumpster Screening” section.
- Page 5:** Added “Mechanical and Electrical Equipment Screening” section.
- Page 8:** Added “Nonconforming Characteristics of Use” section.
- General:** Clarifications to language and references in third column and right-hand column.
- General:** Added “categorization of action” in bold text at the end of each description.

11/13/19 Revision -- Corrections made on pages below:

- Page 4:** Code section added to *Current Title 21 Reference* column for “Site Enhancement Landscaping”
- Page 8:** Corrected *References to Amended Text* column for “Measurement of Building Height” and “Height Exceptions”

Appendix A-3

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Appendix A-3

Introduction

Step 1 of *Our Downtown* focuses on merging the existing Downtown Anchorage zoning districts (B-2A, B-2B, and B-2C) from Old Title 21 into Current Title 21. The Old Title 21 downtown district-specific standards from sections 21.40.150 (B-2A), 21.40.160 (B-2B), and 21.40.160 (B-2C) are being reformatted into current code language and organization, but their requirements remain the same.

However, this move places these Downtown standards into a new context. Current Title 21 contains provisions that differ from the requirements of Old Title 21, especially in Chapter 21.07: *Development and Design Standards*. Many of these Current Title 21 provisions are generally applicable and would apply to Downtown. Because of this, the Step 1 amendment proposes several exemptions and adjustments to Current Title 21 for Downtown.

These changes ensure that Downtown zoning districts are not subject to Current Title 21 provisions that would prematurely change the character of downtown development or introduce new requirements that would inhibit Downtown developments. An exception is wherever Current Title 21 contains general provisions that advance public health and safety, are appropriate for Downtown, and reduce neighbor-to-neighbor impacts/conflicts. Those provisions will remain applicable to the Downtown zoning districts whether or not similar provisions were included in Old Title 21.

This Appendix A-3 provides an overview of the most significant development- and design-related provisions in Current Title 21 that differ from Old Title 21. The table in this Appendix shows how the Step 1 amendment addresses these differences, including exemptions and adjustments from Current Title 21. The third column of the table describes the amendment action taken for each development standard, and then briefly categorizes the type of action in bold text. The other columns provide cross-references to the relevant sections of Current Title 21 and the proposed text amendment language in *Attachment 2: Annotated Zoning Code Amendments*.

For more detail on any specific change outlined in the table below, please refer to the relevant section in *Attachment 2: Annotated Zoning Code Amendments* (formerly Exhibit B) that each row points to. Where no action is proposed, please refer to the relevant section of Current Title 21 provided in the second column.

Page intentionally left blank.

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
Approval Processes and Administrative Relief			
Common Approval Procedures	21.03.020	Current Title 21 ground rules for common procedures apply to approval processes that involve public review and hearings. These include common procedural requirements for pre-application conferences, community meetings, and minimum public notice requirements and time periods. Current Title 21 also provides for “concurrent processing,” to allow simultaneous processing of applications for different permits and approvals that may be required for the same development project. Since these common procedures increase certainty, transparency, consistent processing, and flexibility for applicants and the general public, they will apply to Downtown. Expands relief or flexibility; Clarifies standards; and Adds standards	Uses Current Title 21 language with no amendments.
Alternative Equivalent Compliance	21.07.010D.	“Alternative Equivalent Compliance” (AEC) is a process that allows developments to propose alternative designs that are equal to or better than equivalent Title 21 design standards. This process only applies to specific sections of Chapter 21.07: Development and Design Standards. Downtown zoning districts will now be eligible for the same AEC process as all other zoning districts and will also be able to use the AEC process for urban design amenities that are used for bonus height and floor area. Expands relief or flexibility	21.07.010D.2. (pg. 12) 21.07.060F.2. (pg. 15)
Minor Modifications	21.03.120	The minor modification process allows for administrative approval for up to a 5% deviation from a range of applicable dimensional, development, and design standards. This amendment enables the relevant downtown standards to use the minor modification as well, which was not available in Old Title 21. Expands relief or flexibility	21.03.120B.1.c.
Environmental Protections & Utility Provision			
Natural Resource Protection	21.07.020	The Downtown zoning districts will not be exempt from any provisions in this section, which includes stream setbacks, steep slope development standards, and wetland and floodplain regulations. Many of these provisions do not affect Downtown or were revised in Current Title 21 for public health and safety purposes and to achieve modern environmental protection standards. Adds standards	Uses Current Title 21 language with no amendments.
Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges	21.07.040	The Downtown zoning districts will not be exempt from any provisions in this section. Many similar provisions existed in Old Title 21 and were revised in Current Title 21 for public health and safety purposes and to achieve modern environmental protection standards. Provisions for snow storage and disposal in 21.07.040F. have been found to promote good site planning for winter snow management	Uses Current Title 21 language with no amendments.

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
		and head-off neighbor-to-neighbor snow melt runoff conflicts across property lines or onto downtown sidewalks, and are unlikely to increase development area requirements in Downtown. Adds standards	
Utility Distribution Facilities	21.07.050	The Downtown zoning districts will not be exempt from any provisions in this section to ensure essential utility infrastructure requirements are uniform throughout Anchorage. The provisions of this section are like those that existed in Old Title 21. Maintains same standards as Old Title 21	Uses Current Title 21 language with no amendments.
Landscaping and Open Space			
Private Open Space	21.07.030	This section will apply to the Downtown zoning districts because it retains the intent of Old Title 21's "usable yard area" requirement while providing more flexibility. However, the Downtown zoning districts will be exempt from several subsections that exceed the requirements of Old Title 21. Expands relief or flexibility and Adds standards	21.07.030B. (pg. 13) 21.11.070E. (pg. 63-b)
Parking Lot Perimeter Landscaping	21.07.080E.2.b.	Parking lot perimeter landscaping requirements are more stringent in Current Title 21 (e.g., they apply to smaller parking lots), so instead the Old Title 21 parking lot perimeter landscaping requirements will be carried forward. The exception is that the more flexible bed width and planting material requirements of current versus Old Title 21 "visual enhancement landscaping" will apply. Expands relief or flexibility	21.07.080E.2.b.iii. (pg. 16) 21.11.070D.1. (pg. 62)
Parking Lot Interior Landscaping	21.07.080E.2.c.	Parking lot interior landscaping requirements kick in for smaller parking lots and have minimum widths in Current Title 21, so instead the standards in Old Title 21 will be carried forward. The exception is that the landscape bed and planting material requirements of current "parking lot interior landscaping" will apply instead of the Old Title 21 "visual enhancement landscaping" planting bed requirements as those were designed to create linear perimeter buffers. Maintains same standards as Old Title 21, and Clarifies standards	21.07.080E.2.c. (pg. 16) 21.11.070D.1. (pg. 62)
Site Enhancement Landscaping	21.07.080E.3.	Current Title 21 replaced the Old Title 21 requirement for "visual enhancement landscaping" in areas of the site not paved or occupied by structures with a "site enhancement landscaping" requirement. The new requirement is clearer and more flexible than the Old Title 21 requirement. Expands relief or flexibility; Clarifies standards	Uses Current Title 21 language with no amendments.
Trees for Residential Development	21.07.080E.4.	This provision was established in Current Title 21 and requires a minimum number of trees in new residential developments. Since this provision was written for lower-density, residential contexts and its 20-trees-per-acre requirement may not fit in the central business district setting, the Downtown zoning districts will be exempted. Maintains same standards as Old Title 21	21.07.080E.4.b. (pg. 17)

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
Dumpster Screening	21.07.080G.2.	Old Title 21 required dumpsters to be screened. Current Title 21 requires this as well, but exempts dumpsters that receive collection service only from an alley. It also requires a sight-obscuring gate for all dumpsters that must be screened. Dumpsters located in the Downtown zoning districts (including those accessed from alleys) will be required to be screened under the amendments, but will be exempted from the sight-obscuring gate requirement. Maintains same standards as Old Title 21	21.07.080G.2.a.i. (pg. 17) 21.07.080G.2.f.ii. (pg. 18) 21.11.070D.2. (pg. 63)
Mechanical and Electrical Equipment Screening	21.07.080G.4.	Old Title 21 required the screening of rooftop mechanical equipment. A subsection is added to new Chapter 21.11 to continue to require mechanical equipment to be screened using a reference to the requirements in existing section 21.07.080G.4.c. of Current Title 21, which are equivalent to the requirements in Old Title 21. Maintains same standards as Old Title 21	21.11.070D.2.b. (pg. 63)
General Landscaping Requirements	21.07.080F.	Current Title 21 establishes, expands, and/or clarifies minimum requirements for planting material, planting bed protection, and installation and maintenance of landscaping, as compared to Old Title 21. Current Title 21 increases minimum tree caliper standards and minimum conifer tree heights but removes some other standards like minimum deciduous tree heights that were counterproductive. It clarifies that existing trees and tree masses may count toward landscaping requirements. It establishes a requirement to protect required landscaping beds from adjoining parking facilities. It also requires a warranty guarantee of landscape survival for two years and a landscape plan signed by a licensed landscape architect. These general standards will apply in Downtown. Adds standards and Clarifies standards	Uses Current Title 21 language with no amendments.
Screening for Service and Off-street Loading Areas	21.07.080G.3.	Requirements for the screening of service and off-street loading areas is more flexible in Old Title 21, so the Downtown zoning districts will continue to be subject to those requirements as carried forward in new chapter 21.11. Maintains same standards as Old Title 21	21.11.070D.2. (pg. 63)
Structured Parking Landscaping	21.07.090M.6.	Current Title 21 requires approximately the same level of landscaping around parking structures as was required in Old Title 21. Therefore, this provision is amended to apply to the Downtown zoning districts. Maintains same standards as Old Title 21	21.07.090M.6. (pg. 19)

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
Off-street Parking and Loading			
Parking Reductions and Alternatives	21.07.090F.	Developments in the Downtown zoning districts are not required to provide any off-street parking in Old Title 21. This will continue to be the case, as the amendment to this section guarantees. Maintains same standards as Old Title 21	21.07.090F.4. (pg. 19)
Off-street Parking Requirements (minimum of three spaces)	21.07.090E.2.	Downtown will be exempted from the minimum of three off-street parking spaces that this provision requires, since no off-street parking is required. Maintains same standards as Old Title 21	21.07.090E.2. (pg. 19)
Dimensions of Parking Spaces and Aisles	21.07.090H.9.	Although off-street parking is not required in the Downtown zoning districts, any off-street parking that is provided must comply with generally applicable standards such as minimum dimensions. Old Title 21 provided options for compact parking in specific situations, which will also be available in Current Title 21 as part of this amendment. The Current Title 21 standards include clarifications to various dimensional standards and will apply by default, however. Maintains same standards as Old Title 21; and Clarifies standards	21.11.090F.3. (pgs. 64-65)
Transportation and Connectivity			
Vehicular Access to Public Streets	21.07.060D.3.d.	Current Title 21 requires a development with more than 100 residential units to provide vehicular access to at least four public streets. Due to the compact, walkable nature of Downtown Anchorage and the undesirability of frequent curb cuts for vehicular access, the Downtown zoning districts are exempted from this provision. Maintains same standards as Old Title 21	21.07.060D.3.d. (pg. 14)
Neighborhood Protection from Cut-through Traffic	21.07.060D.3.f. 21.08.030F.4.	Where a development provides and/or connects to streets, several provisions of Current Title 21 encourage those streets to be configured in a way that discourages cut-through vehicle traffic. Such a consideration is incompatible with the Downtown zoning districts, given the compact grid pattern that encourages secondary and redundant routes. The Downtown zoning districts will therefore be exempt from such provisions. Maintains same standards as Old Title 21	21.07.060D.3.f. (pg. 14) 21.08.030F.4.a. (pg. 24)
Standards for Pedestrian Facilities—Sidewalks	21.07.060E.2.f.i.	New developments on existing streets in Class A zoning districts are required in Current Title 21 to install sidewalks in accordance with Municipal specifications when that development occurs in the following zoning districts: R-4, R-4A, and all commercial districts. Sidewalks are required in Downtown under Old Title 21, so the Downtown zoning districts are added to the list of zoning districts that are subject to this subsection. Maintains same standards as Old Title 21	21.07.060E.2.f.i. (pg. 14)

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
Standards for Pedestrian Facilities—On-site Walkways	21.07.060E.4.	Current Title 21 requires developments to provide walkway access to the primary building entrance(s). Walkways are required to be at least five feet wide and delineated/protected from vehicle parking areas. This standard also helps meet ADA accessibility requirements. Old Title 21 did not require on-site walkways; however, the current standard is consistent with Downtown development patterns and practices where building entrances front right on the sidewalk and provide ADA access. Therefore, the current code walkway requirement will apply in Downtown. Adds standards	Uses Current Title 21 language with no amendments.
Residential/Commercial Design Standards & Planned Unit Developments			
Standards for Multifamily Townhouse Residential	21.07.110C.	Design standards for multifamily residential developments do not exist in Old Title 21, and the Current Title 21 residential design standards were not written for the Downtown context. Therefore, this section will not be applicable to the Downtown zoning districts. Maintains same standards as Old Title 21	21.07.110C.2. (pg. 20)
Standards for Some Single-family and Two-family Residential Structures	21.07.110D.	Design standards for residential developments do not exist in Old Title 21, and the Current Title 21 residential design standards were not written for the Downtown context. Therefore, this section will not be applicable to the Downtown zoning districts. Maintains same standards as Old Title 21	21.07.110D.1. (pg. 20)
Large Establishments	21.07.120A.	Large commercial establishments falling within the applicability provisions in Current Title 21 are required to meet specific design standards. Similar provisions existed in Old Title 21 and were applicable to the Downtown zoning districts, so eligible Downtown developments will be subject to the Current Title 21 standards. Maintains same standards as Old Title 21	Uses Current Title 21 language with no amendments.
Planned Unit Development	21.07.110H. 21.07.115A.	Planned Unit Developments (PUDs) were permitted through a conditional use in Old Title 21, similar to how PUDs are handled in Current Title 21. The Downtown zoning districts were subject to specific PUD requirements, however, which have been carried forward as their own section through this amendment. Maintains same standards as Old Title 21	21.07.115B. (pgs. 21-22)
Site Design (in Residential Design Standards)	21.07.110F.	Current Title 21 contains generally applicable provisions for multiple residential buildings on one lot, alley access for parking, and driveway width limits. Downtown is not proposed to be exempted from these provisions. Adds standards	Uses Current Title 21 language with no amendments.

Subject	Current Title 21 Reference(s)	Description of Action (with categorization of action in bolded text)	Reference(s) to Amended Text in Attachment 2 (Assembly packet)
Tall Buildings	21.07.120C.	Current Title 21 requires a wind analysis to be conducted for building developments over 90 feet in height. This ensures that new high-rise buildings include design features that protect pedestrians from unsafe and uncomfortable high wind speeds at sidewalk level. Given the likelihood of tall buildings in Downtown Anchorage and this provision's focus on pedestrian safety, applicable developments in the Downtown zoning districts will be subject to this section. Adds standard	Uses Current Title 21 language with no amendments.
Dimensional Standards			
Measurement of Building Height	21.06.030D.4.	Current Title 21 adds a new optional method for determining the grade plane elevation from which to measure building height on steep slopes. This method is based on the average grade elevation around the building perimeter, rather than the lowest point ("Point B") on very steep slopes. It also enables terraced building heights that step up with the slope. This can provide flexibility in bluff areas of Downtown. Expands relief or flexibility	Uses Current Title 21 language with no amendments.
Height Exceptions	21.06.030D.6.	Current Title 21 clarifies and expands the list of appurtenant rooftop structures that may exceed height limits, for example, expressly including rooftop PV solar installations and greenhouses. It introduces limits on the extent to which appurtenances such as elevator enclosures may exceed the height limits, but these limits are scaled to accommodate high-rise buildings. Expands relief or flexibility; Adds standards; and Clarifies standards	Adds Downtown to the list of districts receiving height exceptions for rooftop greenhouses in 21.06.030D.6.d. (pg. 11).
Definitions & Nonconformities			
Nonconforming Characteristics of Use	21.12.060	Both Old Title 21 and Current Title 21 confer rights to nonconforming uses while also requiring that uses be brought into compliance under certain circumstances but do so in different ways. This section will apply the Current Title 21 nonconformities provisions to the Downtown zoning districts and expand the section's applicability to new Chapter 21.11, so that the DT districts receive the same nonconforming rights as the rest of Anchorage, Girdwood, and Chugiak-Eagle River. Expands relief or flexibility; Adds standards; and Clarifies standards	21.13.060 (pg. 81-b)
Definitions	21.14.040	Current Title 21 provides many more terms with definitions than were in Old Title 21. These clarify the meaning of provisions throughout the code in order to improve certainty, consistency, and efficiency in development reviews and approvals. Therefore, these terms and definitions will apply in Downtown like in all other districts. There are several definitions being added to Current Title 21 to clarify terms specific to Downtown that have been brought over from Old Title 21. Clarifies standards	21.15.040 (pg. 83)



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Site Testing of Draft Code Amendment

Appendix A-4

Anchorage 2040 Land Use Plan
Implementation Action 3-2



Appendix A-4

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Appendix A-4

Introduction

In response to a stakeholder's request the Planning Department conducted site tests of the public hearing draft Downtown code reformat amendment standards on several recent residential developments in the central business district. The purpose of the tests was to determine what effects the reformatted Downtown zoning district development standards placed in Current Title 21 would have (if any) on recent residential developments that were permitted under Old Title 21. For example, would any of the reformatted Downtown development standards or the generally-applicable development standards of Current Title 21 have a substantial effect on the development design or number of housing units? Would the tests reveal any unintended effects that would need to be addressed in the public hearing draft?

This Appendix A-4 summarizes the testing results. It is provided as information to assist the project team, Planning and Zoning Commission, and the general public in evaluating the draft Downtown amendments.

Code testing of the development sites was conducted by applying a comprehensive checklist of the draft reformatted Title 21 code provisions to the approved development plans for each development project. Site visits were also conducted. Staff from the *Our Downtown* project team, Development Services Department Zoning Plan Review section, and the Planning Department Land Use Review section conducted the tests.

The following pages provide a summary of findings with regard to compliance for each development. Detailed findings, including each applicable requirement of the draft reformatted Title 21 with the public hearing draft amendments, are provided in the Site Test Analysis Table beginning on page 7.

Two development examples were tested, as shown on the Site Test Analysis Table. Both were permitted in 2019 under the Old Title 21 zoning ordinance provisions for the Downtown districts. Construction was completed on the first development, Elizabeth Place at the corner of 7th Avenue and I Street, in the fourth quarter of 2019. Construction on the second site, Duke's Apartments on 8th Avenue between F and G Streets, is ongoing as of January 2020.

Section 1

Elizabeth Place Site Test Summary

Elizabeth Place is a comprehensive redevelopment of three standard-sized Downtown lots on the corner of 7th Avenue and I Street. The development comprises a three-story mixed-use building containing 50 apartment units and 2,600 square feet of ground-floor commercial space facing the street corner. It is a mixed-income project containing a mix of HUD affordable and market-rate housing units, including studio, one-bedroom, and two-bedroom apartments. Surface parking is provided around the side and along the rear alley.

A checklist of approximately 90 requirements under the draft reformatted Title 21 was reviewed in comparison to the Elizabeth Place development as permitted under Old Title 21 and constructed. Testing indicates that while the terminology for allowed use types is different, there would be no change in the permitted uses, size or type of ground-floor commercial space, or the number or type of residential units built on the site. No changes would be required to the building size, design, or form as a result of the public hearing draft code reformat. No changes would be required to the site plan layout, site size, building placement on the site, or width of the sidewalk as a result of the draft Title 21 reformat, as compared to the downtown standards in Old Title 21.

Several procedural and development requirements were found to be different as a result of the generally-applicable provisions of the Current Title 21 compared to under the Old Title 21. These differences include:

1. The developer would need to enter into a recorded agreement with the Municipality per Title 21 subsection 21.07.040F.5.a. to document that all parking lot plowed snow will be hauled off site. (The approved plan includes a note that snow will be hauled off-site; no changes to the site plan would be necessary.)
2. The development would be eligible to count the large existing birch tree along the western property line toward three of the new trees that were required for parking lot perimeter landscaping bed, per Title 21 subsection 21.07.080F.1.d.
3. A warranty guarantee surety of landscaping material survival with a value of \$5,000 would need to be provided, to remain in effect for two years, to be repaid to the developer, per Title 21 subsection 21.07.080F.4.b.

The code test also identified several items that should be addressed in the draft amendment language. These included clarifying several draft provisions and addressing a few substantive issues. These items include:

- a. Current Title 21 Section 21.07.080G.2. exempts dumpsters which have alley access from any screening requirement. This is a departure from Old Title 21,

which requires all dumpsters in Downtown to be screened, and could result in dumpsters placed in view along or in sidewalks.

- b. Current Title 21 Section 21.07.080G.4. screening requirements for rooftop mechanical equipment were accidentally not applicable, because the draft Downtown Chapter 21.11 missed including a reference to this section. Screening of rooftop equipment is required by Old Title 21, and should carry over.
- c. Draft Title 21 Reformat Section 21.11.050C. language on page 43, lines 6-8 of *Exhibit B: Annotated Zoning Code Amendments* should be clarified. As worded, the public hearing draft is not clear if any of the use-specific standards in Chapter 21.05 apply to the uses listed on page 43.
- d. Draft Title 21 Reformat Section 21.11.060B., Table 21.11-4, on page 50 of *Exhibit B: Annotated Zoning Code Amendments* should be clarified so that “mixed-use dwellings” are clearly exempted the residential use setback requirements. As worded, the public hearing draft seems to include mixed-use dwellings in the “residential household uses” that are subject to residential setbacks. That would not be consistent with Old Title 21.
- e. Draft Title 21 Reformat Section 21.11.070E. on page 63 of *Exhibit B: Annotated Zoning Code Amendments*: For a multifamily development scenario (i.e., if the project had not include without the commercial space), then the draft code amendment would forward the Old Title 21 usable yard requirement. Site testing found that the Old Title 21 usable yard would require 1,250-1,650 square feet more area than if the Current Title 21 private open space requirement were applied instead. This indicates that Downtown housing developments may benefit more from applying the Private Open Space standards of 21.07.030, with exemptions from any specific provisions of 21.07.030 that may not be appropriate for Downtown.

Exhibit A: Staff Report addresses the items identified above with recommended edits to the public hearing draft.

Section 2

Duke's Apartments Site Test Summary

Duke's Apartments is a renovation of an older residential building with some site improvements, located on the south side of 8^h Avenue between F and G Streets. The renovation comprises a residential multifamily building containing 28 apartment units. The building includes a daylight basement story plus three stories above grade plane, for a total of four levels of apartment units. Surface parking (existing) is provided on both sides of the building. The building is legally nonconforming and includes legally nonconforming site development characteristics.

A checklist of approximately 90 requirements under the draft reformatted Title 21 was reviewed in comparison to the Duke's Apartments renovation as permitted under Old Title 21 and constructed. Testing indicates that while the terminology for allowed use types is different, there would be no change in the permitted uses, size or type of multifamily units. No changes would be required to the building size, design, or form as a result of the public hearing draft code reformat. No fundamental changes would be required to the site plan layout, site size, building placement on the site. However, several non-conforming site development characteristics that were permitted to continue under Old Title 21 would be required be brought closer toward conformance under Current Title 21.

The following development requirements were found to be different as a result of the generally-applicable provisions of the Current Title 21, as compared to the development as permitted under the Old Title 21. These differences include:

1. The developer would need to enter into a recorded agreement with the Municipality per Title 21 subsection 21.07.040F.5.a. to document that all parking lot plowed snow will be hauled off site. (The approved plan includes temporary snow storage areas; no changes to the site plan layout would be necessary.)
2. A warranty guarantee surety of landscaping material survival with a value of \$5,000 would need to be provided, to remain in effect for two years, to be repaid to the developer, per Title 21 subsection 21.07.080F.4.b.
3. Subject to the Nonconforming Characteristics of Use provisions of Current Title 21, the project would be required to spend up to 10 percent of the total project costs on bringing some or all of the following closer towards to compliance:
 - Increasing the existing sidewalk width on 8th Avenue.
 - Providing landscaping or other amenities along 8th Avenue between the sidewalk and the parking lots.
 - Providing parking lot perimeter landscaping or a screening fence along the side lot lines.
 - Providing more usable yard space.
 - Increasing parking lot space sizes toward minimum parking space dimensions.

The code test also identified several items that should be addressed in the draft amendment language. These included clarifying several draft provisions and addressing a few substantive issues. These items are listed below. *Exhibit A: Staff Report* addresses these items with recommended edits to the public hearing draft.

- a. Current Title 21 Section 21.07.080G.2. exempts dumpsters which have alley access from any screening requirement. This is a departure from Old Title 21, which requires all dumpsters in Downtown to be screened, and could result in dumpsters placed in view.
- b. Draft Title 21 Reformat Section 21.11.050C. language on page 43, lines 6-8 of *Exhibit B: Annotated Zoning Code Amendments* should be clarified. As worded, the public hearing draft is not clear if any of the use-specific standards in Chapter 21.05 apply to the uses listed on page 43.
- c. Current Title 21 Subsection 21.12.060., *Characteristics of Use*, should include new Chapter 21.11., in order to recognize existing development and site configurations to establish the status of non-conforming site characteristics, grant legal rights to developments with non-conforming site characteristics, and to provide for consistent administration of how to bring characteristics of use into compliance for Downtown developments.
- d. Draft Title 21 Reformat Section 21.11.070E. on page 63 of *Exhibit B: Annotated Zoning Code Amendments*: For a new development/redevelopment scenario (i.e., if the 28-unit multifamily project were a new building instead of a renovation), then the public hearing draft code amendment would forward the Old Title 21 usable yard requirement. Site testing found that the Old Title 21 usable yard would be likely to require 700 square feet more area than if the Current Title 21 private open space requirement were applied instead. This indicates that Downtown housing developments may benefit more from applying the Private Open Space standards of 21.07.030, with exemptions from any specific provisions of 21.07.030 that may not be appropriate for Downtown.

Section 3

Code Analysis

The Site Test Analysis Table on the following pages documents the code checklist used and the results of testing for each code provision applicable to the two testing sites.

How to Read the Site Test Analysis Table. Column A of the table lists the potentially-applicable provisions from Title 21 as amended by the public hearing draft reformat in Exhibit B. The table is organized in the order these code sections they appear in Current Title 21 with the proposed Downtown reformat amendments.

Column B documents the analysis of how each code provision in column A would affect the Elizabeth Place development as permitted and constructed. The requirement is typically stated or summarized, and the extent of compliance is noted. Any issues with the provision are also documented.

Column C of the table provides the same analysis for the Duke's Apartments development.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
2	<p>21.03.100: Land Use Permit</p>	<p>Subsections A through D.: This building would be reviewed for compliance with the Title 21 land use regulations under the Land Use Permit procedure, which is the standard administrative permit for by-right development. It would be reviewed under the Title 23 definition of “commercial” occupancy as it has more than 3 units. The Municipality is required to provide Land Use Permit review comments within 10 days.</p> <p>Finding: Complies. Development scenario underwent review by the applicable agencies in coordination with Planning Department.</p>	<p>Subsections A through D.: This building would be reviewed for compliance with the Title 21 land use regulations under the Land Use Permit procedure, which is the standard administrative permit for by-right development. It would be reviewed under the Title 23 definition of “commercial” occupancy as it has more than 3 units. The Municipality is required to provide Land Use Permit review comments within 10 days.</p> <p>Nonconforming determination was requested and granted non-conforming rights. An as-built was required.</p> <p>Finding: Complies. Development scenario underwent review by the applicable agencies in coordination with Planning Department.</p>
3	<p>21.03.100E:</p>	<p>Subsection E: Improvements Associated with Land Use Permits. Off-site public infrastructure improvements deemed necessary to serve this development would be required.</p> <p>Finding: Not Applicable. 7th Avenue and I Street are improved streets. The alley near the north side of the lot is paved.</p>	<p>Subsection E: Improvements Associated with Land Use Permits. Off-site public infrastructure improvements deemed necessary to serve this development would be required.</p> <p>Finding: Not Applicable. 7th Avenue and I Street are improved streets. The alley near the north side of the lot is paved.</p>
4	<p>21.05: Use Definitions, Use Type</p>	<p>Section 21.05.030A.1., Dwelling, Mixed-use.</p> <p>Complies: Development falls under the Mixed-use Dwelling Type and "General Retail" use type definitions.</p>	<p>Section 21.05.030A.2., Dwelling, Multifamily.</p> <p>Complies: Development falls under the Multifamily Dwelling Type definition.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
5	21.05.030A.: Use-specific Standards and Definitions	<p>Table 21.05-1., Table of Allowed Uses: Determine which use type definition the residential portion falls under: "Dwelling, Mixed-use".</p> <p>Use-specific standard 21.05.030A.1.b.i.: Complies. Two or more residential mixed-use dwellings are in the same building with a non-residential ground-floor space.</p> <p>Use-specific standard in 21.05.030A.1.b.ii.: Not Applicable, per Chapter 21.11.</p>	<p>Use-specific standard 21.05.030A.2.b.</p> <p>Finding: Not Applicable, per Chapter 21.11.</p>
6	21.05.050H.: Use-specific Standards	<p>Table 21.05-1., Table of Allowed Uses: Determine which use type definition the nonresidential portion falls under: "General retail".</p> <p>Finding for Use-specific standard 21.05.030H.7.i.: Not Applicable. Development project does not include a drive-through.</p> <p>Finding for Use-specific standard 21.05.030H.7.ii.: Not Applicable. Retail space is less than 20,000 sf gfa.</p>	<p>Finding: Not applicable.</p>
7	21.05.070: Accessory Uses and Structures	<p>Subsection 21.05.070D.: Determine what, if any, accessory structure or use type definitions any accessory uses fall under.</p> <p>Finding: Not Applicable. Development project has no accessory structure or use type.</p>	<p>Subsection 21.05.070D.: Determine what, if any, accessory structure or use type definitions any accessory uses fall under.</p> <p>Finding: Not Applicable. Development project has no accessory structure or use type.</p>
8	21.06.030B: Lot Coverage Measurement and Exceptions	<p>Subsection 21.06.030B.2., bay windows, terraces, and landings and decks less than 30 inches above grade are not counted toward lot coverage requirements. Covered porches and entries are counted.</p> <p>Finding: Complies. Allowed maximum lot coverage is 100%.</p>	<p>Subsection 21.06.030B.2., bay windows, terraces, and landings and decks less than 30 inches above grade are not counted toward lot coverage requirements. Covered porches and entries are counted.</p> <p>Finding: Complies. Building is three stories above grade. Allowed maximum lot coverage is 100%.</p>

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Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
9	21.06.030C: Setback Measurements and Exceptions	<p>Subsection 21.06.030C.2., projections into required setbacks may include paved terraces, unroofed landings, decks and stairs less than 30 inches above grade. Roofs over porches, stairways, landings for building entries may encroach up to five feet into a front setback. Bay windows, eaves, and incidental architectural features may project up to two feet into any setback.</p> <p>Finding: Complies. There are no front/side/rear setbacks.</p>	<p>Subsection 21.06.030C.2., projections into required setbacks may include paved terraces, unroofed landings, decks and stairs less than 30 inches above grade. Roofs over porches, stairways, landings for building entries may encroach up to five feet into a front setback. Bay windows, eaves, and incidental architectural features may project up to two feet into any setback.</p> <p>Finding: Canopy extending more than 5 feet into front setback would not comply. Old Title 21 does not provide for canopy setback encroachment either. Retaining wall is allowed.</p>
10	21.06.030D.6: Height Measurements and Exceptions	<p>Subsection 21.06.030D.6.c.ii. height exceptions: Appurtenances must cumulatively cover no more than one-third of the roof area of the building.</p> <p>Finding: Complies. Appurtenances cover less than 30% of the roof area, and the building is less than the maximum height of 5 stories.</p>	<p>Subsection 21.06.030D.6.c.ii. height exceptions: Appurtenances must cumulatively cover no more than one-third of the roof area of the building.</p> <p>Finding: Complies. No substantial appurtenances on roof plan.</p>
11	21.06.030D.6.c.iii: Height Exceptions	<p>Subsection 21.06.030D.6.c.iii. height exceptions: The exempted appurtenances must not be usable space or storage, except for a storage room of 60 sq. ft. or less and combined with a stairwell or elevator enclosure, and directly related to a rooftop use.</p> <p>Finding: Complies. No rooftop enclosure with usable space was proposed.</p>	<p>Subsection 21.06.030D.6.c.iii. height exceptions: The exempted appurtenances must not be usable space or storage, except for a storage room of 60 sq. ft. or less and combined with a stairwell or elevator enclosure, and directly related to a rooftop use.</p> <p>Finding: Complies. No rooftop enclosure with usable space was proposed.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
12	21.06.030D.6.c.iv: Height Exceptions, Rooftop Stairwells	<p>Subsection 21.06.030D.6.c.iv. height exceptions: rooftop stairwells must not exceed the height limit by more than 15 feet.</p> <p>Finding: Complies. Rooftop stairwell enclosure does not exceed 5-story height limit by more than 15 feet.</p>	<p>Subsection 21.06.030D.6.c.iv. height exceptions: rooftop stairwells must not exceed the height limit by more than 15 feet.</p> <p>Finding: Complies. No rooftop stairwell enclosure proposed.</p>
13	21.06.030D.6.c.iv: Height Exceptions, Parapets and Skylights	<p>Subsection 21.06.030D.6.c.iv.(E) height exceptions: Parapets and skylights may exceed by up to four feet.</p> <p>Finding: Complies. Parapets are lower than height limit. No skylights.</p>	<p>Subsection 21.06.030D.6.c.iv.(E) height exceptions: Parapets and skylights may exceed by up to four feet.</p> <p>Finding: Complies. Building roof is maximum height allowed, at 3 stories. Parapets are lower than 4" height limit roof height. No skylights proposed.</p>
14	21.06.030E.2: Areas not Counted in FAR	<p>Subsections a. and b. (current code): Determine the amount of gross floor area in any floor above the third floor, if the building has more than 3 stories. This includes any usable occupiable space including stairwell access or elevator in a rooftop penthouse.</p> <p>Finding: Not Applicable. Does not have floor area in attic. Building not subject to FAR in current code.</p>	<p>Subsections a. and b. (current code): Determine the amount of gross floor area in any floor above the third floor, if the building has more than 3 stories. This includes any usable occupiable space including stairwell access or elevator in a rooftop penthouse.</p> <p>Finding: Not Applicable. Does not have floor area in attic. Building not subject to FAR in current code.</p>
15	21.07.010B: Constructed Access	<p>Lot must abut a constructed public street with principal access to such street.</p> <p>Finding: Complies. Lot abuts a public street and an improved alley accessing a public street. Building uses alley for vehicle access, and public street for pedestrian access to primary entries.</p>	<p>Lot must abut a constructed public street with principal access to such street.</p> <p>Finding: Complies. Lot abuts a public street and an improved alley accessing a public street. Building uses alley for vehicle access, and public street for pedestrian access to primary entries.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
16	21.07.010C: Addressing	Property must have street address numbers affixed to the building or structure nearer to the street, to be plainly visible and legible. Sub-addresses must also be visible. Finding: Complies. The building is addressed to the public street with address numbers affixed along 7th.	Property must have street address numbers affixed to the building or structure nearer to the street, to be plainly visible and legible. Sub-addresses must also be visible. Finding: Complies. The building is addressed to the public street with address numbers affixed along 7th.
17	21.07.010D: Alternative Equivalent Compliance	Not Applicable: This project scenario does not have a need for administrative relief or flexibility though AEC.	Not Applicable: This project scenario does not have a need for administrative relief or flexibility though AEC.
18	21.07.020: Natural Resource Protection	Finding: This standard is not applicable to this site.	Finding: This standard is not applicable to this site.
19	21.07.030: Private Open Space Requirement	Finding: Downtown is exempt from this section. See section 21.11.070E. for DT usable yard requirements.	Finding: Downtown is exempt from this section. See section 21.11.070E. for DT usable yard requirements.
20	21.07.040D: Drainage	Subsection D.4. Drainage plans shall comply with the municipal code and the DCM. Net increases of water volumes shall be mitigated and/or directed to an adjacent drainage system. This test uses the pending DCM provisions to require a chamber drainage system to be installed under the paved parking and access areas and tie into a nearby storm drain off-site. Chamber system cannot be closer than 1:1 + 2' from a building foundation or property line. Bottom of chamber is below frost line or insulated, so must be set back from foundations and property lines. Finding: Complies. Chamber system assumed to comply.	Subsection D.4. Drainage plans shall comply with the municipal code and the DCM. Net increases of water volumes shall be mitigated and/or directed to an adjacent drainage system. This test uses the pending DCM provisions to require a chamber drainage system to be installed under the paved parking and access areas and tie into a nearby storm drain off-site. Chamber system cannot be closer than 1:1 + 2' from a building foundation or property line. Bottom of chamber is below frost line or insulated, so must be set back from foundations and property lines. Finding: Complies. System assumed to comply.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
21	<p>21.07.040E: Stormwater Treatment and Disposal</p>	<p>Subsection E.5. Requires a storm water treatment plan following the Storm Water Treatment Plan Review Guidance Manual.</p> <p>Finding: Complies. Site scenario assumes that soils, flat site, and area available are adequate for a storm water treatment option that does not compete in area extent with other site needs.</p> <p>Future Code Amendment Item: During testing it was found that current Title 21 subsection E.5. reference to Storm Water Treatment Plan Review Guidance Manual is not up to date. Current federal/watersheds requirement is to comply with the BMPs established in the Stormwater Pollution Prevention Plan manual. Consider a housekeeping amendment as part of a separate project.</p>	<p>Subsection E.5. Requires a storm water treatment plan following the Storm Water Treatment Plan Review Guidance Manual.</p> <p>Finding: Complies. Site scenario assumes that soils, flat site, and area available are adequate for a storm water treatment option that does not compete in area extent with other site needs.</p> <p>Future Code Amendment Item: During testing it was found that current Title 21 subsection E.5. reference to Storm Water Treatment Plan Review Guidance Manual is not up to date. Current federal/watersheds requirement is to comply with the BMPs established in the Stormwater Pollution Prevention Plan manual. Consider a housekeeping amendment as part of a separate project.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
22	21.07.040F: Snow Storage and Disposal	<p>Subsection F.4. For Dwelling, mixed-use, a snow storage area shall be provided that is equal in size to at least 10 percent of the paved area on-site for parking and vehicle access. If snow will be removed off-site to a snow disposal facility or another alternative snow management strategy is used, then the snow storage areas may be reduced or eliminated from the site plan.</p> <p>Note on Parking Plan (Plans Sheet C2.01) states "All snow shall be hauled off-site and disposed of at an MOA approved site within 72 hours of snowfall event."</p> <p>Finding: Site plan complies, however the Developer would need to enter into a recorded agreement with MOA per 21.07.040F.5.a.</p>	<p>Subsection F.4. For Dwelling, multifamily, a snow storage area shall be provided that is equal in size to at least 10 percent of the paved area on-site for parking and vehicle access. If snow will be removed off-site to a snow disposal facility or another alternative snow management strategy is used, then the snow storage areas may be reduced or eliminated from the site plan.</p> <p>Areas on Civil Site Plan (Plans Sheet C3.0) identified "Temporary Snow Storage."</p> <p>Finding: Site plan complies, however the Developer would need to enter into a recorded agreement with MOA per 21.07.040F.5.a.</p>
23	21.07.060C. Traffic Impact Assessment	Finding: Not Applicable.	Finding: Not Applicable.
24	21.07.060E.2. Sidewalks	<p>a. All sidewalks shall be designed to comply with DCM and MASS: b. Sidewalks shall be installed along streets.</p> <p>Finding: Complies.</p>	<p>a. All sidewalks shall be designed to comply with DCM and MASS: b. Sidewalks shall be installed along streets.</p> <p>Finding: Complies.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
25	21.07.060E: Pedestrian Facilities- On-Site Pedestrian Walkways	<p>Subsection 4. 5'-wide continuous pedestrian walkway with marked driveway crossings must connect from a primary entrance to each use type on the site to a public street. The walkway must be physically separated from any parking lot including common drive aisles by an upright curb or bollards, and a change in paving color, texture, or striping. Individual private driveways may serve as walkway to individual unit entries. Walkways may be credited toward adjacent private open space areas.</p> <p>Finding: Complies. Building primary entrances front on the sidewalk. Secondary primary entrances in back are connected by a walkway with at least 5-foot clear width around west side of building. Clearly marked and separated from driveways/parking lot area.</p>	<p>Subsection 4. 5'-wide continuous pedestrian walkway with marked driveway crossings must connect from a primary entrance to each use type on the site to a public street. The walkway must be physically separated from any parking lot including common drive aisles by an upright curb or bollards, and a change in paving color, texture, or striping. Individual private driveways may serve as walkway to individual unit entries. Walkways may be credited toward adjacent private open space areas.</p> <p>Finding: Complies. Building primary entrance fronts on the sidewalk with a greater than 5-foot wide walkway/stair. Clearly marked and separated from driveways/parking lot area. An accessible ramp seems to be 4-feet wide.</p>
26	21.07.060F: Pedestrian Amenities	<p>Subsection F.3., Walkway: Required walkways to have a minimum clear width of five feet, and improved in accordance with subsection 21.08.050H.</p> <p>Finding: Complies.</p>	<p>Subsection F.3., Walkway: Required walkways to have a minimum clear width of five feet, and improved in accordance with subsection 21.08.050H.</p> <p>Finding: Complies.</p>
27	21.07.080C: Landscaping Plan	<p>Requires a Landscaping plan stamped by a licensed landscape architect.</p> <p>Finding: Complies.</p>	<p>Requires a Landscaping plan stamped by a licensed landscape architect.</p> <p>Finding: Not applicable as landscaped area is less than 1,000 sf.</p>
28	21.07.080E.1.: Site Perimeter Landscaping	<p>Finding: Not applicable to development sites in Downtown DT districts.</p>	<p>Finding: Not applicable to development sites in Downtown DT districts.</p>
29	21.07.080E.2.b: Parking Lot Perimeter Landscaping	<p>Finding: Not Applicable. Downtown will be exempt from this section. See section 21.11.070 for DT parking lot landscaping requirements.</p>	<p>Finding: Not Applicable. Downtown will be exempt from this section. See section 21.11.070 for DT parking lot landscaping requirements.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
30	21.07.080E.2.c: Parking Lot Interior Landscaping	Finding: Not Applicable. Downtown will be exempt from this section. See section 21.11.070 for DT parking lot landscaping requirements.	Finding: Not Applicable. Downtown will be exempt from this section. See section 21.11.070 for DT parking lot landscaping requirements.
31	21.07.080E.3: Site Enhancement Landscaping	Table 21.07, Provide on all areas of the site not occupied by buildings, driveways, or other paved areas or installations a covering of living ground cover, turf, or planting beds with trees or shrubs. Finding: Complies. All areas are planted with landscaping meeting or exceeding planting standard.	Table 21.07, Provide on all areas of the site not occupied by buildings, driveways, or other paved areas or installations a covering of living ground cover, turf, or planting beds with trees or shrubs. Finding: Complies. All areas are planted with landscaping meeting or exceeding planting standard.
32	21.07.080E.4: Trees for Residential Development	Finding: Not Applicable. Downtown will be exempt from this section.	Finding: Not Applicable. Downtown will be exempt from this section.
33	21.07.080F.1.a.: Planting Materials	Subsection a. Size of Planting Materials. Finding: Complies. Parking lot perimeter trees exceed caliper size requirement. Plans were made to document that required parking lot shrubs meet 18" size requirement. (This 18" shrub size requirement also exists in Old Title 21.)	Subsection a. Size of Planting Materials. Finding: Complies. The only planting schedule item provided on landscaping plan sheet are treets proposed at 2" caliper columnar aspen as foundation plantings.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
34	21.07.080F.1.d.: Preservation of Existing Individual Trees	<p>Subsections b. and d. Preservation of Existing plant material.</p> <p>Finding: Eligible for credit. A difference from Old Title 21 is that the development would also receive credit for the existing mature birch tree that is preserved. The tree exceeds 6" caliper, and therefore would be credited for three new trees required for the visual enhancement landscaping along the western parking lot perimeter. A note would be required on the landscaping plan if the existing tree replaces 3 required new trees.</p>	<p>Subsections b. and d. Preservation of Existing plant material.</p> <p>Finding: Not applicable. No existing trees retained.</p>
35	21.07.080F.2.: Planting Location	<p>Subsection a. Utility Easements - Finding: Complies, no trees planted in utility easements.</p> <p>Subsection b. Visibility Clearance Areas - Finding: Complies, no tree plantings or fences/obstructions in visibility clearance areas.</p>	<p>Subsection a. Utility Easements - Finding: Complies, no trees planted in utility easements.</p> <p>Subsection b. Visibility Clearance Areas - Finding: Complies, no tree plantings or fences/obstructions in visibility clearance areas.</p>
36	21.07.080F.3a. Planting Bed - Protection of Landscaping	<p>Concrete curbs or alternate barrier at least 6" is required between paved vehicle areas and required landscaping areas.</p> <p>Finding: Complies. Curb stops or barrier provided at end of parking spaces.</p>	<p>Concrete curbs or alternate barrier at least 6" is required between paved vehicle areas and required landscaping areas.</p> <p>Finding: Complies. Curb stops provided at end of parking spaces.</p>
37	21.07.080F.3b. Planting Bed - Existing Plant Materials	<p>Construction Fence around existing birch tree.</p> <p>Finding: Assumed to Comply. Plans include note to protect existing birch tree during construction. The development complies with planting requirement even w/o the existing birch tree.</p>	<p>Finding: Not applicable.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
38	21.07.080F.3c. Ground Covers and Mulches	<p>Subsection i.: Provide mulches on planting beds containing trees and shrubs.</p> <p>Finding: Complies. 3" shredded bark mulch material provided.</p>	<p>Subsection i.: Provide mulches on planting beds containing trees and shrubs.</p> <p>Finding: Complies. Required material is provided in columnar aspen planters/</p>
39	21.07.080F.4. Installation of Landscaping	<p>Subsection 4.a. Timing. Finding: Test assumes the development will comply.</p> <p>Subsection 4.b. Guarantee of Landscaping Survival.</p> <p>Finding: A warranty guarantee surety with a value of \$5,000 would need to be provided, to remain in effect for two years, to be repaid to developer.</p>	<p>Subsection 4.a. Timing. Finding: Test assumes the development will comply.</p> <p>Subsection 4.b. Guarantee of Landscaping Survival.</p> <p>Finding: Parcel is 21,000 square feet. A warranty guarantee surety with a value of \$5,000 would need to be provided for required landscaping, to remain in effect for two years, to be repaid to developer.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
40	21.07.080G.2. Screening and Refuse Collection	<p>Residential refuse containers: Finding: Complies. Household sized refuse containers stored inside the primary building.</p> <p>Commercial refuse container: Finding: May Comply. The refuse container to serve the commercial space may be access solely from the alley, and so would be exempted by subsection G.2.i., even if the refuse container were located on the wide sidewalk near the northeast corner of the building. This exemption is a change from Old Title 21 refuse screening requirement.</p> <p>New Code Reformat Amendment Item: Current Title 21 exempts dumpsters receiving access from alleys from screening requirements. This could result in dumpsters placed along the sidewalk. This may require a correction to bring Downtown back into consistency with the Old Title 21 screening standard which requires screening of all dumpsters.</p>	<p>Refuse container screening:</p> <p>Finding: Complies with Old Title 21. 6-foot tall chain-link fence with vinyl inserts proposed as 3-sided enclosure around dumpster. Open end facing/access from alley.</p> <p>Finding #2: Not applicable under Current Title 21. Current Title 21 exempts dumpsters receiving access from alleys.</p> <p>New Code Reformat Amendment Item (Same as Elizabeth Place) : Current Title 21 exempts dumpsters receiving access from alleys from screening requirements. This could result in dumpsters placed along the sidewalk. This may require a correction to bring Downtown back into consistency with the Old Title 21 screening standard which requires screening of all dumpsters.</p>
41	21.07.080G.3: Off-Street Loading	Downtown will be exempt from subsection G.3. See DT standards in 21.11.070.	Downtown will be exempt from subsection G.3. See DT standards in 21.11.070.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
42	<p>21.07.080G.4. Mechanical and Electrical Equipment</p>	<p>a. Applicability. Finding: Not Applicable. The mechanical screening requirements do not seem to apply because the draft code does not activate them by referencing them from another section.</p> <p>b.General: N/A</p> <p>c. Rooftop mechanical. Finding: Complies. Not in view of abutting streets. However, since the draft code amendment does not reference G.4.c. from the Downtown chapter, downtown is exempt. This is not consistent with the Old Title 21 .</p> <p>d. Mechanical and electrical equipment within 40 feet from street ROW shall be screened from view from abutting streets using sight-obscuring landscaping plantings, fence, wall, or by CT cabinets finished in a color consistent with other areas of building façade. Finding: Not Applicable but Complies: A screening fence is provided between the end wall of the CT cabinet and 7th Avenue. The CT box color is also similar to building wall color.</p> <p>New Code Reformat Amendment Item: To make the code amendment more consistent with the Old Title 21 standards for rooftop mechanical, a provision should be added in Chapter 21.11. stating that rooftop mechanical equipment be screened from view subject to 21.07.080G.4.c.</p>	<p>a. Applicability. Finding: Not Applicable. The mechanical screening requirements do not seem to apply because the draft code does not activate them by referencing them from another section.</p> <p>b.General: N/A</p> <p>c. Rooftop mechanical. Finding: Not applicable. No rooftop mechanical equipment is proposed.</p> <p>d. Mechanical and electrical equipment within 40 feet from street ROW shall be screened from view from abutting streets using sight-obscuring landscaping plantings, fence, wall, or by CT cabinets finished in a color consistent with other areas of building façade. Finding: Not Applicable but would comply: Electrical meter bank further than 40 feet from street ROW and obscured by proposed aspen tree plantings. .</p>
43	21.07.080H: Fences	Finding: Not Applicable. Fence height limits do not apply to downtown districts.	Finding: Not Applicable. Fence height limits do not apply to downtown districts. Front retaining wall is approx 3".
44	21.07.090E: Off-street Parking Requirements	Finding: Not Applicable. Downtown is exempt from minimum parking requirements.	Finding: Not Applicable. Downtown is exempt from minimum parking requirements.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
45	21.07.090E.4. Maximum number of spaces.	Finding: Complies. Parking spaces provided do not exceed maximum of one parking space per 250 sf of non-residential gfa-- parking spaces provided may be for the residential use anyhow.	Finding: Not Applicable. There is no maximum parking ratio for multifamily uses.
46	21.07.090E.5. Parking Location	Finding: Complies. Parking is provided on the same lot as the use served.	Finding: Complies. Parking is provided on the same lot as the use served.
47	21.07.090F: Parking Reductions and Alternatives	Finding: Not Applicable. Downtown is exempt from minimum parking requirements.	Finding: Not Applicable. Downtown is exempt from minimum parking requirements.
48	21.07.090G: Off-street Loading Requirements	<p>50-149 dwelling units in a structure requires one Type B loading berth. A Type C Berth may substitute if building is setback 5 feet from alley.</p> <p>Finding: Mostly Complies: Type C loading berth space with dimensions meeting Type B loading berth dimensions is provided along alley in NE corner. Utilizes part of the alley. Building setback from alley is mostly 5 feet or greater, except at one corner where it appears to be a foot or so shy of the minimum 5-foot setback. This setback applies under Old Title 21 as well.</p>	<p>50-149 dwelling units in a structure requires one Type B loading berth. A Type C Berth may substitute if building is setback 5 feet from alley.</p> <p>Finding: Not applicable. There are fewer than 50 dwelling units in the building. No berth is shown on site plans.</p>
49	21.07.090H: Parking Facility and Design Standards	<p>Subsections 3. and 6. No vehicle overhang allowance area within the 20' parking space depth may extend into the required minimum width of required walkways or private open space. (The downtown chapter 21.11 modifies this standard, but check for compliance for now.)</p> <p>Finding: Not Applicable. See chapter 21.11.</p>	<p>Subsections 3. and 6. No vehicle overhang allowance area within the 20' parking space depth may extend into the required minimum width of required walkways or private open space. (The downtown chapter 21.11 modifies this standard, but check for compliance for now.)</p> <p>Finding: Not Applicable, but would comply with 21.07.090H. See chapter 21.11.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
50	21.07.090H.7: Vehicle Access and Circulation	<p>Separate parking spaces and aisles from any non-residential building by a walkway or site enhancement landscaping planting area, or both, of at least four feet in width.</p> <p>Finding: Complies/Not Applicable. Building separated from parking spaces and parking aisles by walkways and usable yard. Does not apply to alley. Standard may not apply to this building because parking area abuts residential portion of building.</p>	<p>Separate parking spaces and aisles from any non-residential building by a walkway or site enhancement landscaping planting area, or both, of at least four feet in width.</p> <p>Finding: Not Applicable. This is a residential building.</p>
51	21.07.090H.8: Vehicle Access and Circulation	<p>Subsection d. Driveways to parking shall conform ot the Municipal Driveway Standards and to 21.07.110F.3., Driveway Width.</p> <p>Finding: Complies. Driveway throat exceeds 20' wide. Drive aisle along parking bay is 24' wide. Does not exceed 33 percent of lot frontage.</p>	<p>Subsection d. Driveways to parking shall conform to the Municipal Driveway Standards and to 21.07.110F.3., Driveway Width.</p> <p>Finding #1: Driveway complies. Driveway throats are 17-feet wide, larger than 14-foot minimum. Driveways do not exceed 33 percent of lot frontage, which complies.</p> <p>Finding #2: Parking aisle widths not applicable--See Chapter 21.11.</p>
52	21.07.090.H.8e: Parking and Maneuvering	<p>Subsection e.: All parking circulation aisles, parking spaces, and maneuvering areas shall be located entirely on-site except as specifically provided otherwise.</p> <p>Finding: Complies. All parking and maneuvering is entirely on site, except for parking and loading using alley per 8.g.</p>	<p>Subsection e.: All parking circulation aisles, parking spaces, and maneuvering areas shall be located entirely on-site except as specifically provided otherwise.</p> <p>Finding: Complies. All parking and maneuvering is entirely on site, except for refuse collection loading using alley per 8.g.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
53	21.07.090H.8.g: Alleys	Subsection g. The usable portion of the alley may be credited as circulation or parking aisle space. Finding: Complies. This test assumes the builder chooses on-site circulation for parking space access.	Subsection g. The usable portion of the alley may be credited as circulation or parking aisle space. Finding: Complies.
54	21.07.090H.9: Dimensions of Parking Spaces and Aisles	Minimum parking space dimensions are 9'x20', with an additional foot abutting any wall or obstruction. Minimum vertical clearance is 7'4". Finding: Complies.	Minimum parking space dimensions are 9'x20', with an additional foot abutting any wall or obstruction. Minimum vertical clearance is 7'4". Finding: Not applicable. See Chapter 21.11 for parking space dimensions. No vertical obstructions proposed.
55	21.07.090J: Accessible Parking Spaces	Two accessible parking spaces, including one van-accessible space, are required for 26 parking spaces serving mixed-use residential uses. Finding: Complies.	Two accessible parking spaces, including one van-accessible space, are required for 41 parking spaces serving multifamily use. Finding: Complies.
56	21.07.090K: Bicycle Parking Spaces	Finding: Not applicable. Bicycle parking not required in Old Title 21, or in Current Title 21 when no vehicle parking is required.	Finding: Not applicable. Bicycle parking not required in Old Title 21, or in Current Title 21 when no vehicle parking is required.
57	21.07.090M: Structured Parking	Finding: Not Applicable. No parking garage is provided in the development project.	Finding: Not Applicable. No parking garage is provided in the development project.
58	21.07.100: Exterior Lighting	Finding: Assumed to comply. Test assumes that parking facility meets IESNA guidelines.	Finding: Assumed to comply. Test assumes that parking facility meets IESNA guidelines or is legally nonconforming.
59	21.07.110C. Multifamily and Townhouse Standards	Finding: Not Applicable. Downtown will be exempt from this section.	Finding: Not Applicable. Downtown will be exempt from this section.
60	21.07.110F.2: Multiple Structures on a Lot	Finding: Not applicable to a single building on a lot.	Finding: Not applicable to a single building on a lot.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
61	21.07.110F.3: Driveway Width	<p>Subsection b. (Repeats the test info from 21.07.090H.8 above) Driveways to parking shall conform ot the Municipal Driveway Standards and to 21.07.110F.3., Driveway Width.</p> <p>Finding: Complies. Driveway is 20' wide between the and the building and has a 20'-wide throat at alley.</p>	<p>Subsection b. (Repeats the test info from 21.07.090H.8 above) Driveways to parking shall conform ot the Municipal Driveway Standards and to 21.07.110F.3., Driveway Width.</p> <p>Finding: Complies. Driveways are 17' wide.</p>
62	21.07.110F: Driveway as a Percent of Lot Frontage	<p>Subsection 3c. Total width of driveway entrances to a mixed-use dwelling may alway be at least 14 feet wide.</p> <p>Finding: Complies. Driveways are 20' wide.</p>	<p>Subsection 3c. Total width of driveway entrances to a mixed-use dwelling may alway be at least 14 feet wide.</p> <p>Finding: Complies. Driveways are 17' wide.</p>
63	21.07.110F.4: Alleys	<p>Access to parking for residential uses shall be from the alley when the site abuts an alley, unless the alley is not improved or alley access is deemed infeasible, a traffic impact, or a hazard.</p> <p>Finding: Complies. Driveway to 7th Avenue serves the commercial retail space. Residential uses alone would not comply, as driveway to 7th Avenue provides access to residential uses. However, Traffic Engineer would likely allow exception through subsection F.4.ii., even if the driveway did not also serve the mixed-use commercial space.</p>	<p>Access to parking for residential uses shall be from the alley when the site abuts an alley, unless the alley is not improved or alley access is deemed infeasible, a traffic impact, or a hazard.</p> <p>Finding: Complies or Legally Nonconforming. Traffic Engineer would likely allow exception through subsection F.4.ii.</p>
64	21.11.050A.	<p>Table of Allowed Uses -- Downtown Districts. Determine if the use types in this development are permitted, or if they have a special review process. If any combination of commercial uses comprise 20,000 square feet of GFA, determine if foot note 1 to the table applies.</p> <p>Finding: Complies. Both uses are permitted and the retail use is less than 20,000 square feet.</p>	<p>Table of Allowed Uses -- Downtown Districts. Determine if the use types in this development are permitted, or if they have a special review process. If any combination of commercial uses comprise 20,000 square feet of GFA, determine if foot note 1 to the table applies.</p> <p>Finding: Complies. Multifamily use is permitted by-right without use-specific limitations or standards in B-2C zone.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
65	21.11.050B.	Finding: Not applicable. Uses involving sale of alcohol and where children are not allowed does not apply.	Finding: Not applicable. Uses involving sale of alcohol and where children are not allowed does not apply.
66	21.11.050C.	<p>Dwelling, mixed-use: Finding: Complies. The development is not in the B-2A district, so more than 50% of the GFA can be mixed-use dwellings.</p> <p>New Code Reformat Amendment Item: The draft code amendment language as reformatted on page 43, lines 6-8 is not clear as to whether chapter 21.05 use-specific standards in 21.05.030A.1.b.ii. apply or not. The wording needs to be clarified. This draft code amendment language is identical to Chapter 21.10.050 language in Chugiak-Eagle River, which is also unclear. Recommend a clarification to Downtown code chapter as part of this project. Bring forward a separate technical amendment to clarify Chugiak-Eagle River and Girdwood chapters at another time. Lastly, a Director's Guidance Memo may be warranted.</p>	<p>Dwelling, mixed-use: Finding: Not applicable.</p> <p>New Code Reformat Amendment Item: <i>(Same as Elizabeth Place)</i> The draft code amendment language as reformatted on page 43, lines 6-8 is not clear as to whether chapter 21.05 use-specific standards in 21.05.030A.1.b.ii. apply or not. The wording needs to be clarified. This draft code amendment language is identical to Chapter 21.10.050 language in Chugiak-Eagle River, which is also unclear. Recommend a clarification to Downtown code chapter as part of this project. Bring forward a separate technical amendment to clarify Chugiak-Eagle River and Girdwood chapters at another time. Lastly, a Director's Guidance Memo may be warranted.</p>
67	21.11.050D.	Not Applicable.	Not Applicable.
68	21.11.050E.	General retail: No use-specific standards.	Not Applicable.
69	21.11.050F.	Not Applicable.	Not Applicable.
70	21.11.050G.	Table of Accessory Uses -- No accessory uses.	Table of Accessory Uses -- No accessory uses.
71	21.11.050H.	Not Applicable.	Not Applicable.
72	21.11.060B.1.a.: Lot Dimensional Standards in 21.08.030K	Finding: Complies.	Finding: Complies.
73	21.11.060B.1.b.: Projected ROWs	<p>Setbacks from projected ROWs.</p> <p>Finding: Not Applicable. There is no projected ROW extending into the lot. I Street is a IIC major arterial, 60' ROW.</p>	<p>Setbacks from projected ROWs.</p> <p>Finding: Not Applicable. There is no projected ROW extending into the lot. 8th Avenue has 60' ROW.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
74	21.11.060B., Table 21.11-4: Minimum Lot Area and Width	Minimum lot size of 6,000 square feet and minimum lot width of 50 feet. Finding: Complies.	Minimum lot size of 6,000 square feet and minimum lot width of 50 feet. Finding: Complies.
75	21.11.060B., Table 21.11-4: Front, Side, and Rear Setbacks	Finding: Complies if development falls under mixed-use/other, as the draft code amendment intends: Mixed-use developments have no front, side, or rear setback requirement. If the building were residential uses only and had no commercial space, then it would not have complied with the front or side setback requirement for residential uses. New Code Reformat Amendment Item: Further clarity in the listing of "residential household living uses" versus "all other uses including mixed use" is needed in the Table. Mixed-use dwellings are categorized as a residential household living use under Title 21. Clarify in Table 21.11-4 that mixed-use dwellings are exempted from the residential use setbacks in the table.	Finding: Complies. Front and rear building setbacks exceed 10 feet minimum for residential use. Side setbacks far exceed 5 feet minimum for residential use.
76	21.11.060B., Table 21.11-4: Max Lot Coverage	Above 3 stories stories, bulk requirements in 21.11.060.C apply. Finding: Building is 4 stories, so 21.11.060C applies.	Above 3 stories stories, bulk requirements in 21.11.060.C apply. Finding: Not Applicable. First floor in building meets the definition of story below grade plane, since the floor above it is less than 6 feet above grade. Therefore, building is considered in Title 21 to be only 3 stories.
77	21.11.060B., Table 21.11-4: Maximum Height	Maximum height of structures is five stories, by right. Finding: Complies. Building height is four stories.	Maximum height of structures is three stories, by right. Finding: Complies. See above.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
78	21.11.060C: Building Tower Dimensions	Applies to fourth floor. Number of towers: up to 1 allowed. Finding: complies. Maximum Floor plan dimensions: Finding: complies.	Finding: Not applicable.
79	21.11.060D: Bonus Height	Applies only to floors above the maximum height shown in Table 21.11-4. Finding: Not Applicable.	Finding: Not applicable.
80	21.11.060E: Maximum Height Near Town Square Park	Finding: Not Applicable. Does not apply to this area of downtown.	Finding: Not Applicable. Does not apply to this block.
81	21.11.070C.1.a. Minimum sidewalk width	Minimum sidewalk width of 11.5-feet along retail frontage, and 10.5-feet along residential frontage. Finding: Complies. Provides 11.5-foot wide sidewalks along retail commercial space, and at least 10.5-foot wide sidewalk on 7th Ave. along residential façade.	Minimum sidewalk width of 10.5-feet on 8th Avenue along residential frontage. Finding: Does Not Comply -- Legally Nonconforming. Existing sidewalk width of approx. 5-6 feet is retained.
82	21.11.070C.1.b. Sidewalk location	Finding: Complies. Sidewalk provided abutting street curb and connects to all on-site walkways and entries.	Finding: Complies. Sidewalk provided abutting street curb and connects to all on-site walkways and entries.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
83	21.11.070C.2. Street-level design continuity	<p>Buildings or other amenities, including landscaping and street furniture, shall extend the full width of the lot frontage, except for at driveway and pedestrian access points.</p> <p>Finding: Does not apply to this street segment. However, if it did apply on this site frontage, the loading and dumpster area along south side of alley from I Street would probably not comply. A 5-foot long screening fence or other landscaping element may be required where the loading berth backs up to the sidewalk. This requirement is the same under old Title 21 B-2B zone standards.</p> <p>New Code Reformat Amendment Item: Clarification to the language may be needed on page 59, line 7, to replace "and" with "or". The intent is to list options, not require both options.</p>	<p>Buildings or other amenities, including landscaping and street furniture, shall extend the full width of the lot frontage, except for at driveway and pedestrian access points.</p> <p>Finding: Does not apply to this street segment. However, if it did apply on this site frontage, the site plan would probably not comply (legally nonconforming). More landscaping between parking lots and sidewalk would need to be provided. This requirement is the same under old Title 21 B-2C zone.</p> <p>New Code Reformat Amendment Item: <i>(Same as Elizabeth Place)</i> Clarification to the language may be needed on page 59, line 7, to replace "and" with "or". The intent is to list options, not require both options.</p>
84	21.11.070C.3. Ground-floor windows Table 21.11-8 Part A	Finding: Assumed to Comply. The standard is same as under old Title 21. I Street ground-floor wall length exceeds 50% visual access windows. 7th Ave ground-floor wall length exceeds 25% visual access windows.	Finding: Not Applicable. Does not apply to residential uses.
85	21.11.070C.3. Ground-floor windows Table 21.11-8 Part B	Finding: Assumed to Comply. The standard is same as under old Title 21. I Street ground-floor wall area exceeds 50% visual access windows. 7th Ave ground-floor wall area exceeds 12.5% visual access windows.	Finding: Not Applicable. Does not apply to residential uses.
86	21.11.070C.3. Ground-floor windows Table 21.11-8 Part C	Finding: Assumed to Comply. The standard is same as under old Title 21. Residential patio doors and commercial space windows within 4 feet of adjacent exterior finished grade meet the requirements.	Finding: Not Applicable. Does not apply to residential uses.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
87	21.11.070C.4. Ground-floor Street-facing Use Limitations in B-2A district	Finding: Not Applicable. Does not apply to in B-2B district.	Finding: Not Applicable. Does not apply to in B-2C district.
88	21.11.070D.1.a. Parking lot landscaping next to Res zone	Finding: Not Applicable. Does not apply to this site.	Finding: Not Applicable. Does not apply to this site.
89	21.11.070D.1.b.i. Parking lot landscaping	Parking lot perimeter landscaping bed required. Finding: Complies. A 9-foot wide visual enhancement landscaping bed is provided along west property line, and 8-foot wide bed is provided in SW corner along 7th Avenue.	Parking lot perimeter landscaping bed required. Finding: Does not comply--Legally Non-conforming. Would need to provide either a visual enhancement landscaping bed abutting the street and neighboring lots, or a screening fence and an interior parking lot landscaping area equal to 5% of the size of the paved parking facility.
90	21.11.070D.1.b.ii. Parking lot landscaping	Finding: Complies. Walkway at least 4 feet wide provided between building and parking facility.	Finding: Does Not Comply--Legally Non-conforming. On east side, walkway at least 4 feet wide provided between building and parking facility. On west side, planters with aspen trees are provided along building foundation but do these individual planters count as a 4-foot wide foundation planting bed?
91	21.11.070D.1.b.iii. Parking lot landscaping	Finding: Not Applicable. Does not apply to this development, as there are fewer than 60 parking spaces. There are approximately 26 parking spaces on the development site.	Finding: Not Applicable. Does not apply to this development, as there are fewer than 60 parking spaces. There are approximately 40 parking spaces on the development site.
92	21.11.070D.1.b.iv. Parking lot landscaping	Finding: Complies. Visual enhancement landscaping bed width is 9 feet, leaving 7 feet beyond overhang.	Finding: Does not Comply--Legally Non-conforming. Visual enhancement landscaping bed width is 9 feet, leaving 7 feet beyond overhang.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
93	<p>21.11.070D.2. Screening</p>	<p>Loading areas, vehicle and equipment storage areas, and service areas shall be screened by a fence, wall, or vegetation, or a combination of these.</p> <p>Finding: Does not seem to comply. Vehicle loading berth is not screened. A 5-foot long screening fence or other landscaping element is required where the loading berth on-site backs up to the sidewalk. This requirement is the same under old Title 21.</p>	<p>Loading areas, vehicle and equipment storage areas, and service areas shall be screened by a fence, wall, or vegetation, or a combination of these.</p> <p>Finding: Complies. The proposal does not seem to have designated loading, storage, or service areas.</p>

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
94	<p>21.11.070E. Usable Yard Area</p>	<p>Finding #1: Not Applicable. Mixed-use dwellings are exempt.</p> <p>Finding #2 (for a multifamily-only project scenario): Would Not comply. If the 50-unit development had not included the 2,600 sf of commercial space, then it would be considered a multifamily use, and required to provide 50x100SF = 5,000 square feet of usable yard space. The development as permitted/built provides approximately 2,500 square feet of pedestrian and landscaped area that would qualify as usable yard. Another 2,500 square feet would be needed. This requirement is carried forward from old Title 21.</p> <p>Potential New Code Reformat Amendment Item: Current Title 21 "private open space" requirement if it were applied to this project would be 3,750 square feet, because the development's rear common area would qualify as a "high quality" space making it eligible for a 25-percent reduction from the 100 square-foot per unit space requirement. The development as built is 1,250 sf shy of meeting this private open space requirement. The 400-square foot 4th floor community room would be able to count if its windows were enlarged and it had a skylight. To find the remaining 850 square feet, eliminating 4 - 5 parking spaces or finding another space (roof?) would be needed. The private open space requirement would in that case be 2,500 - 850 = 1,650 sf less than the Old Title 21 usable yard, saving an area equivalent to 10 parking spaces.</p>	<p>Multifamily dwellings shall provide a usable yard area of 100 sf per dwelling unit. Minimum inside dimension shall be 10 feet. Balconies, decks, and rooftop areas may count--see dimensional requirements and limitations.</p> <p>Duke's: 28 units x 100 sf = 2,800 sf open space required.</p> <p>Finding: Does Not Comply--Legally Nonconforming. The proposed 560 sf concrete patio in rear, and the 200 sf and 300 sf (approx.) pair of planting areas in front meet the 10-foot dimensional requirement. Additionally, the 400 sf outdoor entry area behind retaining wall may also meet the requirement. These usable spaces total 1,560 - 1,960 sf, depending. An additional 840 - 1,240 sf would be needed to comply with usable yard.</p> <p>Potential New Code Reformat Amendment Item: Current Title 21 "private open space" requirement would be 2,100 sf., with a potential 25% reduction. The project could be eligible for the reduction if the temporary snow storage area and 1 parking space along SE corner of building were converted to a 23x23 minimum-dimensioned open space meeting the incentive. The private open space requirement would then be 2,800 - 2,100 = 700 sf less than Old Title 21 usable yard requirement, saving an area equivalent to approx. 4-6 parking spaces.</p>
95	<p>21.11.070F.3. Off-street Parking and Loading</p>	<p>Finding: Complies with parking dimensions</p>	<p>Finding: Does Not Comply--Legally Non-conforming. Parking space depth does not comply.</p>

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Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
96	21.11.070G. Urban Design Amenities	Finding: Does not apply to this development.	Finding: Does not apply to this development.
97	21.11.080. Skywalks	Finding: Does not apply to this development.	Finding: Does not apply to this development.
98	21.12. Signage	Finding: Assumed to Comply. Test assumes that since the signage requirements are the same, the development still complies.	Finding: Assumed to Comply. Test assumes that since the signage requirements are the same, the development still complies.

Site Test Analysis Table

	A	B	C
1	AMC Title 21 Section	Site Test 1: Elizabeth Place	Site Test 2: Duke's Apartments
99	<p>21.13.060C. Nonconforming Characteristics of Use</p>	<p>Multifamily and non-residential development projects that cost more than 10 percent of the assessed value oof the structure, and which do not comply with the development standards of chapter 21.07., shall spend 10 percent of the total project costs on bringin the devleopment towards compliance with these standards. If the applicant can bring the development into full compliance for less than 10 percent of the total project costs, then no additional monies need be spent. The Director, in consultation with the applicant, shall determine which characteristics shall be addressed...</p> <p>Finding: Not Applicable. This is a new development.</p>	<p>See summary of requirement at left.</p> <p>Finding: If the development is subject to 12.13.060C., the following would be options in order to bring the following towards/up to compliance:</p> <p>(1) Sidewalk width on 8th Ave.- increasing width from LT 6' to 10.5'. (2) Street-level design continuity/Parking lot perimeter landscaping along 8th Avenue: Parking lot perimeter landscaping would need to be provided along 8th Avenue. (3) Parking lot perimeter landscaping along side lot lines, or a screening fence and interior parking lot landscaping area equal to 5% of the parking facility area would need to be provided. (4) Increasing the area counted toward the usable yard requirement, toward a total of 2,800 square feet on site. (5) Minimum parking space dimensions.</p> <p>New Code Reformat Amendment Item: Subsection 21.13.060., Characteristics of Use, subsection A.1. should address Chapter 21.11.</p> <p>Subsection C.1. should address the standards of Chapter 21.11, so as to provide for consistent administration of the requirement to bring characteristics of use into compliance. For example, some DT developments will be subject to both generally applicable standards of all T21 chapters as well as 21.11 standards.</p>

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Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit B: Annotated Zoning Code Amendments

Anchorage 2040 Land Use Plan
Implementation Action 3-2



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OUR DOWNTOWN

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A Project to Implement the Downtown Comprehensive Plan

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Planning Department



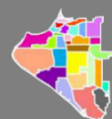
OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit C: Planning and Zoning Commission Resolution (DRAFT)

Anchorage 2040 Land Use Plan
Implementation Action 3-2



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A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



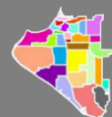
OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit D: Policy Guidance from Comprehensive Plan

Anchorage 2040 Land Use Plan
Implementation Action 3-2



OUR DOWNTOWN Project - Step 1:

This project implements the *Anchorage 2040 Land Use Plan*, Action 3-2 by formatting the Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan. For more information on this multi-year project: <http://www.muni.org/Planning/2040actions.aspx>

List of Draft Documents for this Project:

Adopting Ordinance

Exhibit A: Staff Report (and Appendices A-1 to A-4)

Exhibit B: Annotated Zoning Code Amendments

Exhibit C: PZC Resolution (draft)

Exhibit D: Policy Guidance from the Comprehensive Plan

Exhibit E: Public Comments Received

PLANNING & ZONING COMMISSION PUBLIC HEARING:

The Downtown Zoning Districts Code Reformat - Public Hearing Draft will be considered by the Anchorage Planning and Zoning Commission (PZC) for recommendation of approval on February 3, 2020.

The PZC public hearing is scheduled for **Monday, February 3, 2020, at 6:30 p.m.**
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street, Anchorage.

The public is invited to submit formal comments and testimony to the PZC in writing and/or in person at the public hearing. Written comments intended for the PZC case packet are due January 17, 2020. Comments received after January 17, 2020, will be distributed to the PZC the day of the PZC Public Hearing on February 3, 2020.

Assembly Adoption: PZC recommendations will be forwarded to the Anchorage Assembly for final action. The public will have an additional opportunity to comment during the Assembly Public Hearing.

Written comments to the PZC may be submitted in the following ways:

CITYVIEW: <http://munimaps.muni.org/planning/allcomments.cfm>
Case No. 2020-0002

EMAIL: Anchorage2040@muni.org

FAX: (907) 343-7927

MAIL: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

MORE INFORMATION:

Kristine Bunnell - Public Outreach and Information: kristine.bunnell@anchorageak.gov

Tom Davis - Project Manager: tom.davis@anchorageak.gov

Exhibit D

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Introduction

The Anchorage *Comprehensive Plan*, adopted by the Assembly, establishes the goals, policies, strategies, and actions that guide municipal decisions regarding land use, housing, and growth and development, including proposed changes to the city's land use regulations in Title 21.

This exhibit lists relevant *Comprehensive Plan* goals, policies, and implementation strategies and actions for the *Our Downtown* amendment to Title 21. Although many are beyond the scope of *Step 1*, code reformat, of the *Our Downtown* project they provide context and in some cases guidance for *Step 1*.

Elements of the Comprehensive Plan

The two overarching elements of the *Comprehensive Plan* that provide policy guidance for land use and development in the Anchorage Bowl include:

- *Anchorage 2020/Anchorage Bowl Comprehensive Plan (Anchorage 2020)*; and
- *Anchorage 2040 Land Use Plan (2040 LUP)*.

Area-specific plans that provide more detailed land use policies for Downtown Anchorage areas that are zoned B-2A, B-2B, and B-2C include:

- *Anchorage Downtown Comprehensive Plan (Downtown Plan)*; and
- *Original Neighborhoods Historic Preservation Plan (HPP)*.

The *Downtown Plan* is the primary area-specific land use and development planning element for the central business district of Downtown. The HPP provides topic-specific recommendations within Downtown.

Together these elements of the *Comprehensive Plan* provide the relevant policy direction for land use decisions including changes to regulations in Title 21 for Downtown. The *2040 LUP* in Section 1.1, *Guiding Anchorage's Growth* (pp. 1-6), describes and illustrates the role of these plans.

Goals and Policies

Section 1 of this Exhibit D organizes the applicable policies of the area-wide plans around the *2040 LUP* Goals most relevant to this project. Goals set a broad direction. Policies are principles or guidelines that direct decisions toward achieving the Goals. In Section 1 of this Exhibit, under each Goal the related policies of *Anchorage 2020* are listed first, and the related *2040 LUP* policies second. Sections 2 and 3 of this Exhibit then provide the area-specific policies of the *Downtown Plan* and *Historic Preservation Plan*. The policies of the various plans work in conjunction.

Land Use Designations

The Policies direct municipal land use decisions to follow the **land use designations** of the *2040 LUP* and the *Downtown Plan*. Land use designations direct the future use types, intensities, and physical character in each geographic area. Section 4 below summarizes the *2040 LUP* land use designation that corresponds to Downtown Anchorage, and Section 5 excerpts the more detailed Downtown Districts of the *Downtown Plan*.

Strategies and Actions

Strategies provide the details for how to achieve the Goals and Policies. The *2040 LUP* includes 12 Strategies; this Exhibit focuses on the most relevant of these, Strategy #7. The *2040 LUP* also has a checklist of Actions. Actions are specific measures that carry out the policies and strategies. Section 6 below details **Strategy #7** and **Action #3-2** that the *Our Downtown, Step 1* project carries out, and other related actions.

1. Relevant Goals and Policies of the *Comprehensive Plan*

Anchorage 2040 Goals 1, 2, 3, 4, and 7 and related policies from *Anchorage 2020* and other elements of the *Comprehensive Plan* show the range of objectives most applicable to Downtown Anchorage.

2040 Goal 1: Plan for Growth and Livability, envisions that Anchorage achieves residential and commercial growth which improves its citizens' quality of life. The policies under Goal 1 direct the Municipality to use the *2040 LUP* including its Land Use Plan Map to guide decisions on future development patterns, allocating growth to appropriate areas, and accommodating the forecast additional jobs and households by 2040.

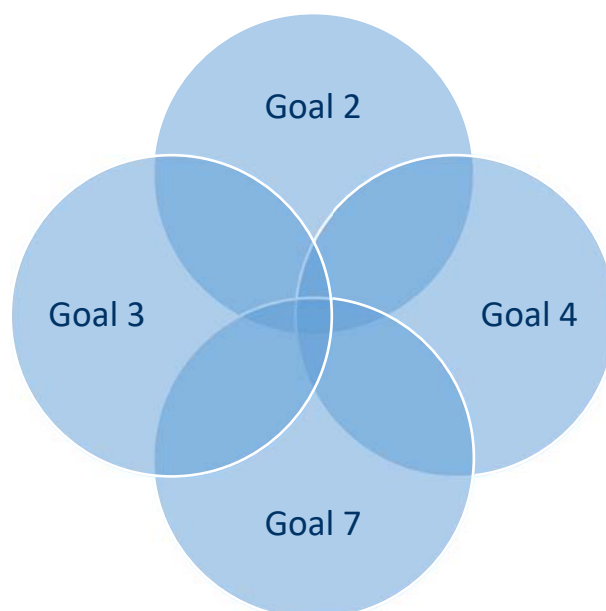
Goal 1 policies of the *2040 LUP* also direct municipal land use decisions to follow the **Land Use Plan Map** as to appropriate housing types, dwelling unit densities, and neighborhood character. The land use designation that corresponds to Downtown Anchorage is the **City Center** land use designation (more detail in Section 4).

While Goal 1 is foundational, *2040 LUP* Goals 2, 3, 4, and 7 address topics most relevant to the Our Downtown Project. Goals 2, 3, and 4 promote infill and redevelopment, including accommodating new forms of housing. Goal 7 calls for infill and redevelopment to be compatible with its urban context.

A couple of these Goals clearly work together, such as Goal 2 (infill and redevelopment) and Goal 4 (housing). Others, such as Goal 7 (compatibility), may seem in apparent conflict with the others. The *Anchorage 2040 LUP* acknowledges the potential for conflicts between multiple objectives and does not prioritize its Goals in order of importance.

Instead, the Plan calls for actions that bring these Goals together, to carry out all of its Policies. It also perceives objectives that may seem in apparent conflict are in fact interdependent. For example, in its discussion of Goal 7, the *2040 LUP* states that “**compatible design is a key part of growing successfully through infill and redevelopment**”.

The following pages provides a summary of these five Goals and their most relevant policies.



Goal 1 – Plan for Growth and Livability: Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life as it supports their vision for the future expressed in the *Comprehensive Plan*.

Discussion of Goal 1 is provided on page 16 of the *2040 LUP*.

Supporting and related Policies relevant to *Our Downtown, Step 1* project include:

- **LUP 1.1.** Use the Anchorage 2040 Land Use Plan in concert with area-specific plans as a framework to guide decisions on future development patterns, land uses, and allocation of growth.
(Note: *LUP 1.1 is here referring to the Land Use Plan Map. Its land use designations that are relevant to the R-2 zones are provided on pages 6-8.*)
- **LUP 1.2.** Employ land use and development strategies for the Anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040.

Goal 2 – Infill and Redevelopment: Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

Discussion of Goal 2 is provided on page 17 of the *2040 LUP*.

Supporting and related Policies relevant to *Our Downtown, Step 1* project include:

- **LUP 2.1.** Identify and invest in areas best positioned to absorb growth meeting housing and employment needs.
- **LUP 2.2.** Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.
- **LUP 2.3.** Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compatible infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.
- **LUP 4.2., LUP 7.1., and LUP 7.2** (listed under Goals 4 and 7 below) are also integral to Goal 2.

Goal 3 – Centers and Corridors: Mixed-use, walkable commercial centers thrive within their neighborhood contexts, offer housing affordable to a range of incomes, and enable business growth.

Discussion of Goal 3 is provided on pages 18-19 of the *2040 LUP*.

Supporting and related Policies most relevant to *Our Downtown, Step 1* project include:

- **Policy 18** from *Anchorage 2020*: Strengthen the Central Business District’s role as the regional center for commerce, services, finance, arts and culture, government offices, and medium- to high-density residential development.
- **Policy 19** from *Anchorage 2020*: Locate municipal, state, and federal administrative offices in the Central Business District.

- **Policy 20** from *Anchorage 2020*: Medium- and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers...
- **Policy 23** from *Anchorage 2020*: Major Employment Centers exist at the Downtown, Midtown, and University/Medical areas. Characteristics of these centers are as follows:
 - a) Concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre;
 - b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between;
 - c) New buildings oriented to the street with parking located in parking structure or to the side or behind the buildings;
 - d) Creation or enhancement of public focal points such as plazas or parks, including public art;
 - e) Residential development as an ancillary use; and,
 - f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.
- **LUP 2.1., LUP 2.2., and LUP 2.3** (listed under Goal 2 above) are also integral to Goal 3.

Goal 4 – Neighborhood Housing: Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

Discussion of Goal 4 is provided on pages 19 and 20 of the *2040 LUP*.

Supporting and related Policies most relevant to *Our Downtown, Step 1* project include:

- **LUP 4.2.** Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.
- **LUP 4.3.** Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.
- **LUP 4.4.** Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents.
- **Policy 11** from *Anchorage 2020*: Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent
- **Policy 58** from *Anchorage 2020*: Encourage more affordable housing, including home ownership opportunities for low-income residents.
- **LUP 2.1., LUP 2.3., and LUP 7.1** (listed under Goal 2 and 7) are also integral to Goal 4.

Goal 7 – Compatible Land Use: Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

Discussion of Goal 7 is provided on page 23 of the *2040 LUP*.

Supporting and related Policies most relevant to *Our Downtown, Step 1* project include:

- **LUP 7.1.** Preserve, accommodate, and contribute to the character, scale and identity of established neighborhoods as new infill housing development occurs;
- **LUP 7.2.** Ease the transitions between more intensive uses and adjacent lower-density neighborhoods—in terms of the built scale, height, level of activity, and character;
- **Policy 41** from *Anchorage 2020*: Land use regulations shall include new design requirements that are responsive to Anchorage’s climate and natural setting;
- **Policy 43** from *Anchorage 2020*: Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review;
- **Policy 49** from *Anchorage 2020*: Site plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development.
- **LUP 2.3.** and **LUP 4.3** (listed under Goal 2 and 4 above) are also integral to Goal 7.

What is "Compatibility"?

Compatibility refers to the characteristics of different uses, activities, or buildings which allow them to be located near or next to each other in harmony. Some elements affecting compatibility include the height, scale, massing, and setbacks of buildings. Other characteristics can include traffic, parking, landscaping, noise, and lighting.

Compatibility does not mean, “the same”. Rather, it refers to the sensitivity of development to maintaining the character of the surrounding context and avoiding adverse impacts on neighboring uses, even if it is different from neighboring uses. (*See also definition in AMC 21.14.040.*)

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2. Relevant Goals and Policies of the *Downtown Plan*

Area-specific plans including Neighborhood and District Plans provide their own housing, redevelopment, and neighborhood compatibility policies which tend to reinforce Goals 2, 4, and 7 of the *2040 LUP*. These policies promote a variety of housing types to meet diverse needs of the population, and to preserve or enhance neighborhood character.

The area-specific plan for Downtown Anchorage is the Anchorage Downtown Comprehensive Plan (2007). The following pages excerpt the most relevant policy guidance for the *Our Downtown* project.

Overarching Goals

The six Overarching Goals of the Downtown Plan are excerpted on the following two pages. Goal 6 is to “Provide a Clear, Sensible Regulatory Framework”, and speaks directly to *Our Downtown – Step 1*.

Overarching Goals

1



Create a Downtown for All

Celebrate Anchorage's diversity by offering amenities, goods, attractions and services that appeal to persons of varying ages, backgrounds and incomes. Downtown crowds should be a reflection of the community.

2



Provide More Housing Downtown

Make Downtown a great place to live by developing diverse housing options and resident-serving amenities that will boost commerce, build community and create round-the-clock vibrancy.

3



Jump-Start Development

Coordinate and leverage the substantial public sector investment of major planned projects to catalyze private development.

4



Improve Connectivity

Link amenities, housing, office space, retail and natural resources to enhance Downtown's sense of place and connectivity among destinations. Promote walking as an important mode of local circulation within Downtown. Strengthen intermodal connections, making it easier for Downtown pedestrians to use Anchorage's air, rail, bus and ferry terminals.

5



Activate the Ground Floor Environment

Ensure that the ground floors of all buildings and sidewalk treatment engage pedestrians and create an active, inviting, urban experience with a comfortable, safe and vibrant pedestrian environment year-round.

6



Provide a Clear, Sensible Regulatory Framework

Establish codes and guidelines to ensure that new development achieves the vision for Downtown while providing clarity and flexibility for the development community.

Land Use and Economic Development Goals of *Downtown Plan*

The next page contains the *Downtown Plan's* seven Goals for Land Use and Economic Development. The Land Use and Economic Development chapter supplements these goals with specific recommendations. Some of the recommendations touch on future zoning code amendments, such as:

- Ensure that the zoning in Downtown and surrounding neighborhoods facilitates multifamily residential development, and that live/work space is also allowed. (page 43, *Downtown Plan*)
- Encourage mixed-income housing developments with units for lower-, middle-, and upper-income households in the same development. (page 43, *Downtown Plan*)
- Require ground-floor retail in new buildings in some locations (e.g., 4th and 5th Avenues), while allowing it in others (e.g., 9th Avenue). (page 44, *Downtown Plan*)
- Co-locate retail space with new parking garage development. (page 44, *Downtown Plan*)
- Encourage office and hotel developers to utilize the Downtown parking exemption to enhance the feasibility of development... (pages 44-45, *Downtown Plan*)
- Develop a program of expedited, fast-track land use and site plan permitting for development proposals that achieve the Downtown Plan's land use strategies, district development specifications, and urban design guidelines. (page 46, *Downtown Plan*)
- Explore a program of expedited building permits for specific desired land uses such as affordable housing. (page 46, *Downtown Plan*)

Topic-specific Land Use Recommendations

The Downtown Plan devotes two pages each to historic preservation and addressing seismic ground-failure hazards. Although they are beyond the scope of *Our Downtown – Step 1*, they provide context for the code reformat and speak to future substantive code amendments. These two sections of the Land Use and Economic Development chapter are excerpted following the land use goals.

LAND USE AND ECONOMIC DEVELOPMENT GOALS

The land use and economic development goals outline the physical framework for enhancing Downtown Anchorage.

Seven primary goals (right) guide Downtown's land use and development patterns.

Leverage new public and private investment

Encourage land use patterns and development that connect new public and private investments. Commercial and civic activity associated with new development should complement existing assets and jumpstart new investment.

Increase housing options and accommodate diverse income levels

Provide incentives to encourage Downtown residential development that dramatically increases urban living opportunities for multiple income levels and household types.

Attract government and private offices to Downtown

In the face of competition from outlying areas such as Midtown, create a dynamic urban environment with adequate facilities to retain and attract office uses.

Maintain, supplement and enhance open space

As Downtown densifies and develops, it is critical that the hierarchy of parks and open space is maintained and supplemented to accommodate new residents and workers.

Ensure that all new Downtown development enhances the pedestrian experience

Encourage mixed-use development with active and engaging ground floor uses to ensure that Downtown offers a vibrant urban experience unique to Alaska.

Increase the intensity of Anchorage's Downtown Core

Fill the heart of Anchorage with greater density of employment, residences, retail stores and cultural and entertainment venues, to create a cohesive central city district. Identify each sub-district of Downtown so each can further develop its own unique character, identity and function, and so they complement, rather than compete with, one another.

Ensure seismically safe development

Minimize the life safety risks to building occupants and economic vulnerability of property owners and the community as a whole for any future development proposed in areas with potentially high or very high ground failure susceptibility.

LAND USE AND ECONOMIC DEVELOPMENT

National Register Sites	
n.1	Alaska Railroad Depot
n.2	Leopold David House
n.3	Alaska Engineering Commission Cottages
n.4	Pioneer School House
n.5	Old Federal Building
n.6	The Anchorage Hotel
n.7	Oscar Anderson House
n.8	4th Avenue Theatre
n.9	Old City Hall
n.10	Wendler Building
n.11	Loussac-Sagn Building
n.12	Kimball Building
n.13	Anchorage Cemetery
n.14	Gill Oscar House
Historic Sites	
h.1	Historic Anchorage Homes
h.2	Resolution Park/Captain Cook Monument
h.3	Log Cabin Visitor Information Center
h.4	Holy Family Cathedral
h.5	Delaney Park Strip

7. Establish Strategies for Downtown Historic Preservation

Downtown Anchorage features a rich and diverse collection of significant historic and cultural sites that has increasingly become a major focal point of attraction for both Alaskan residents and out-of-state visitors.

This section recommends the development of an overarching historic preservation strategy specifically for Downtown, to be undertaken by the Anchorage Historic Preservation Commission (AHPC), to identify historic resources, issues and opportunities, and create a

framework of historic preservation policies, guidelines and strategies for Downtown. The general policy objectives for this effort would be to:

- Promote public awareness of Downtown's historic resources and their value for the future of Downtown and the overall community;
- Promote consideration of historic resources in planning and development decisions by the public and private sectors;
- Promote strategic partnerships to further the interests of historic preservation; and



LAND USE AND ECONOMIC DEVELOPMENT

- Leverage historic resources as cultural and economic development assets for the future growth and vitality of Downtown.

One of the outcomes of this public process could be consideration of a historic overlay zone in Downtown. An historic overlay zone could help to define key areas and to serve as a cultural anchor to preserve and celebrate downtown's heritage and unique sense of place. It could provide a focus area for incentives, programs and development guidelines related to historic preservation.

Other potential outcomes could include actions or programs such as:

- Maintaining an inventory of historic resources;
- Recommend procedures for the identification and designation of historic resources;
- Providing financial incentives such as grants, tax relief, loans and/or loan guarantees;
- Providing information to historic property owners on methods of maintaining and rehabilitating, etc.

- Developing guidelines for historic preservation and identifying appropriate zoning and development provisions applicable to historic properties; and/or
- Expanding public information and interpretive programs and activities.

These strategies are derived from the powers and duties of the Anchorage Historic Preservation Commission, and should be refined and developed through a public process involving property owners, businesses and other community stakeholders.



Downtown's historic sites range from important cultural venues, such as the Fourth Avenue Theatre (top right); the tribute to Alaska's statehood overlooking the original Tent City (upper right); the historic Anchorage Hotel (middle right); the Wendler Building on Fourth Avenue (above); and the original cottages constructed for the railroad during early years of operation (bottom right).

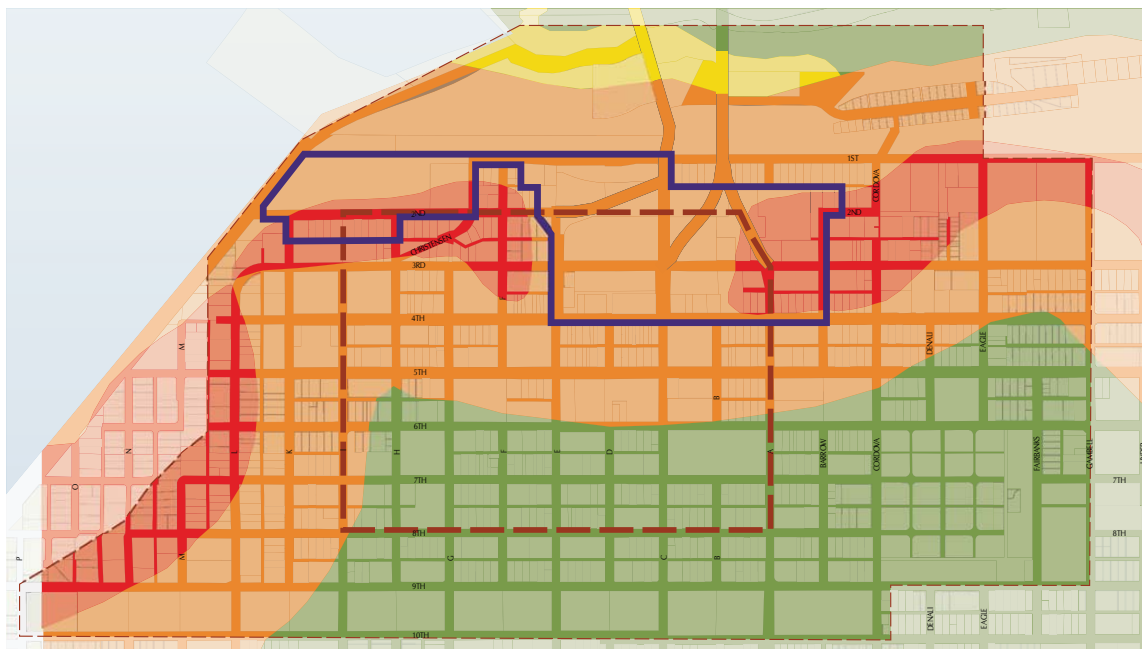


8. Address Seismic Hazards

One goal of this Plan is to address the seismic hazards which affect some areas of Downtown. This section provides strategies to help minimize the life/safety risks to the public and economic vulnerability of property owners and the overall community for future development in areas with high ground failure susceptibility.

The Seismically Induced Ground Failure Zones (hereafter called seismic ground failure zones) depicted on the Seismic Hazards Diagram are based

on the areas of destructive land sliding and ground spreading that occurred during the 1964 M 9.2 earthquake, and based on many studies performed in the area since that event. Of these hazard areas, seismic ground failure zones 4 and 5 are the most susceptible to land sliding and ground spreading should another major earthquake occur. The International Building Code and its local amendments, reference the mapped seismic ground failure zones and require various levels of site-specific geotechnical analysis to be completed as part of the building permit process.



Source: Municipality of Anchorage 1980 Anchorage Coastal Resource Atlas, Volume 1: The Anchorage Bowl

Legend

- Downtown Core Area
- Zone 5: Very High Ground Failure Susceptibility
- Zone 3: Moderate Ground Failure Susceptibility
- Downtown Study Area
- Zone 4: High Ground Failure Susceptibility
- Zone 2: Moderately Low Ground Failure Susceptibility
- Buttress Area

Note: Areas within Zone 1: Low Ground Failure Susceptibility are off the map.

Seismic Hazards Diagram

In addition to the seismic ground failure zones, a downtown buttress area was established by the Alaska State Housing Authority as part of an Urban Renewal Study which was completed following the 1964 earthquake. The buttress area was established to stabilize adjacent downtown lands from sliding when the next major earthquake occurs. Development restrictions were established for the buttress area, including restrictions on building height and weight, and limits regarding excavation and fill. These conditions were included in restrictive covenants which were in place until sunset in 2005. Additional background regarding seismic ground failure zones, the buttress area and current building permit requirements is provided in Appendix A of this Plan.

The following strategies are recommended to address future development in seismic ground failure zones 4 and 5 in the Downtown area:

- Conduct a seismic risk assessment to assist the community in determining an acceptable level of risk associated with locating various types of development in seismic hazard areas.
- Consider in the seismic risk assessment the life/safety of building occupants, the potential loss or damage to critical facilities such as hospitals, which would be needed after a major earthquake, and economic loss of buildings and infrastructure.
- Include in the seismic risk assessment recommendations for changing municipal requirements regarding appropriate land uses, building design criteria and other regulatory changes within seismic ground failure zone 4 or 5.
- Until a full seismic risk assessment is completed, consider an interim descriptive ground failure overlay zone for the downtown area to provide information about current building code requirements and geotechnical review procedures for seismic ground failure zones 4 and 5.
- Consider the possible re-establishment of development restrictions affecting the buttress area when land use regulations are being developed to implement the Downtown Plan.

Urban Design Goals and Design Guidelines of the *Downtown Plan*

The following pages excerpt the urban design goals and guidelines chapter of the *Downtown Plan*. This chapter supplement the overall policies and infill design principles of *Anchorage 2020* and *Anchorage 2040* with more topic-specific direction for site planning, development design, and urban character. The *Downtown Plan* on page 98 establishes that these Urban Design Guidelines provide general guidance for the preparation of the updated Downtown land use and development code.

The three overarching urban design goals for Downtown appear on the next page.

The page after next excerpts the *Downtown Plan's* direction for the development of new Title 21 zoning districts and zoning code regulations for Downtown.

The remaining pages provide topic-specific design guidelines broken into two categories:

- Enhance the Public Realm
- Improve the Quality of Building Design

URBAN DESIGN GOALS

Downtown's livability is largely dependent on the design of its public and private realms. The urban design goals aim to strengthen Downtown's uniquely urban experience.

Design for people

Build attractive, well-designed buildings and streetscapes that foster a walkable city center and have an urban design aesthetic and pedestrian scale that makes people want to live, work and play Downtown.

- Provide walkable, safe, easily accessed connections throughout Downtown and to adjacent districts.
- Activate the ground floor environment by orienting buildings towards the street and requiring façade articulation, building step-backs, and other pedestrian-scale design elements.
- Design roadways to reduce and minimize motor vehicle traffic impacts on adjoining outdoor and indoor spaces.

Design for density

Use sensitive design to assemble a high concentration of commercial, civic, cultural and residential uses. Design each development to be compatible with its neighbors, allowing a mix of uses to coexist. Integrate the variety of uses and activities around shared public streets and spaces, and make buildings open and inviting to this shared public realm.

- Sensitive building design can minimize shadow and wind effects, noise, traffic and light trespass on nearby mixed-use residences.
- Orienting building windows and entrances to the sidewalk helps each development to interact with and contribute to the shared public realm.
- Access to open spaces can ameliorate higher densities.

Design for the northern climate

Create a great northern city center for all seasons. Make Downtown a comfortable, attractive place to be throughout the year. Extend the warmth, comfort and vibrancy of the peak summer season further into the spring and fall by responding to Alaska's climate in the design of buildings, street environment and public spaces.

- Utilize building design that is optimal for a northern climate.
- Coordinate winter maintenance needs and winter pedestrian access in the design of Downtown's streetscape.



Design elements such as this outdoor heater in Kiruna, Sweden (above top) or this open air atrium in Downtown Denver, CO (above) create more hospitable public spaces throughout the year.

Design Guidelines

As the density of Downtown Anchorage increases, it is especially important to develop guidelines that foster urban development that is compatible with existing uses; are respectful of the natural environment and views; and support creation of an exciting and vibrant northern climate city environment. The guidelines are intended to uphold the vision for Downtown Anchorage and realize its urban design goals.

These guidelines are for both public and private development, ranging from district-wide improvements to individual building design, providing the Municipality, architects and developers with guidance as to community's expectations for the quality and compatibility of design in the city center. They also provide general guidance for the preparation of the Downtown land use and development code, which will establish specific requirements and incentives for future development. In certain cases the design guidelines may also be used to supplement the land use code during discretionary design reviews, such as by a board or commission. In such cases, the guidelines would be recommendations and subject to discretionary review.

The design guidelines for Downtown are divided into two categories:

- Enhance the Public Realm
- Improve the Quality of Building Design

Downtown Land Use and Development Code

In conjunction with the Title 21 Rewrite, the Downtown Comprehensive Plan is accompanied by a separate land use and development code for Downtown. These regulations will be used to implement the Downtown Comprehensive Plan and fit within the framework of the Title 21 Rewrite. The new Downtown development code will:

- Set form-based contextual rules for building type and form.
- Be clear and unambiguous.
- Address areas with high seismic risk with a seismic overlay zone. Land use or design standards may be appropriate in areas with greatest potential for ground failure.
- Define three distinct districts within Downtown, and provide different treatments for the different districts in the Downtown.
- Encourage compatible mixed-uses.
- Encourage multi-family and attached residential uses.
- Use graphics as needed to improve understanding.
- Streamline review processes.

1. Enhance the Public Realm

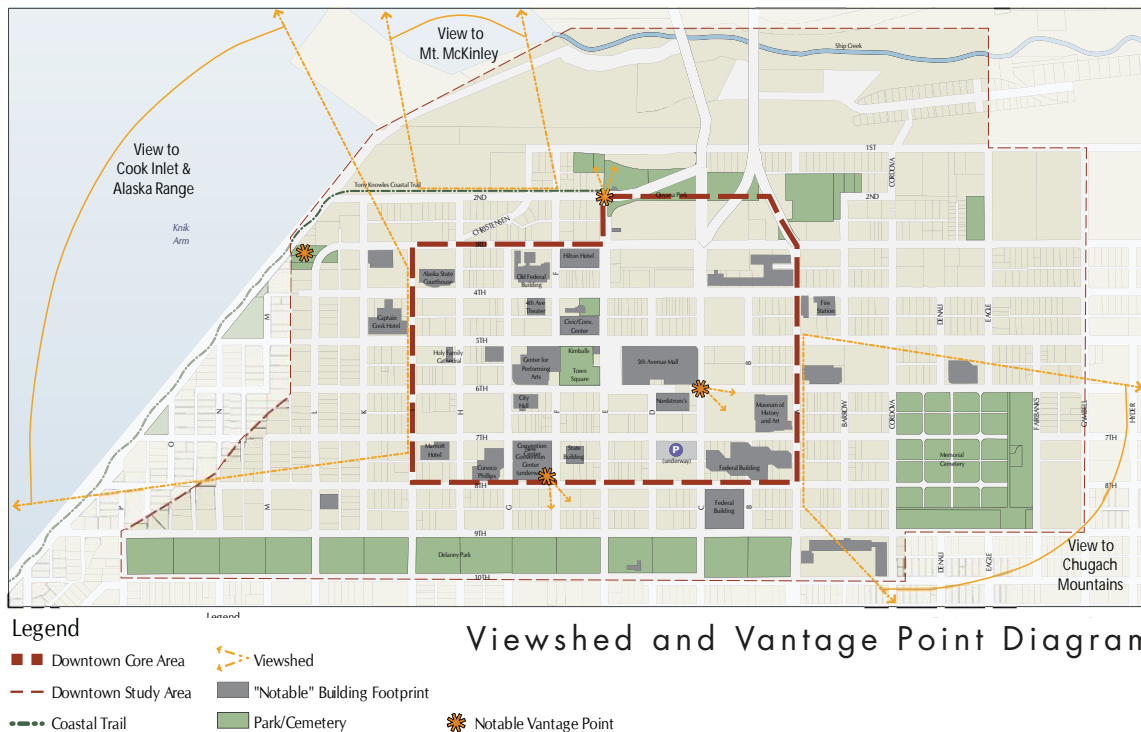
Public View Protection

- Preserve visual connections to surrounding natural scenery from street corridors and public spaces.
- Encourage the creation of new vantage points, such as public viewing areas at the top of buildings.
- Protect the view corridors on the east-west oriented avenues by designing buildings, skywalks and awnings to minimize view obstructions.

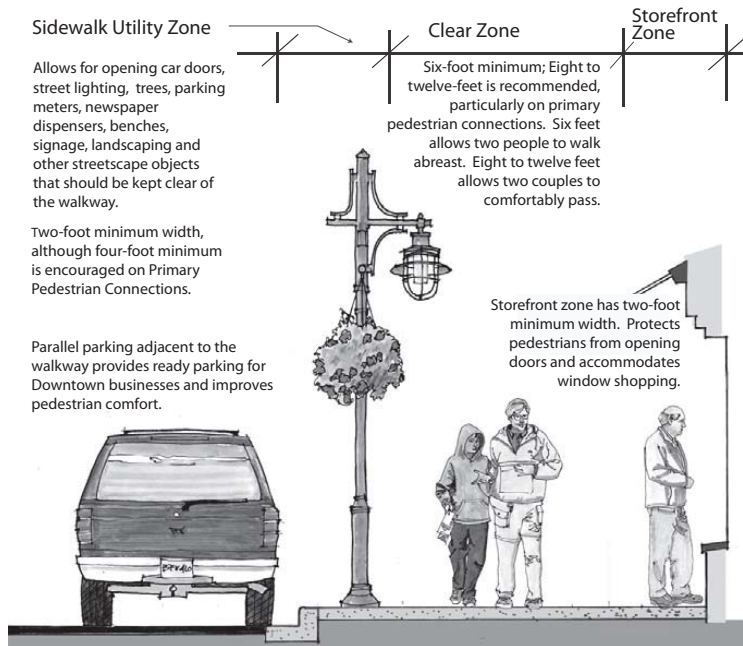
- Identify specific vantage points and the priority viewsheds for protection. These viewsheds and vantage points include (as shown in the Viewshed and Vantage point Diagram below):
 - Views of Denali and the waterfront to the north and the Alaska Range and Inlet to the west, especially from streets ending near the bluffs or the water.
 - Views south and east to the Chugach Mountain Range.
 - Views of landmark buildings, art work or major public spaces or activities.
 - Vantage points overlooking the Port and Ship Creek.



The views from Delaney Park (top photo) and the Downtown Core (bottom photo) showcase the Chugach Mountains. Viewshed impacts should be strongly considered for the location and design of new development in Downtown.



Sidewalk Section



This sidewalk maintains a clear pedestrian clear zone and is extended into the parking lane for additional tree planting beds. The sidewalk width also accommodates outdoor seating.

Sidewalk Widths

- Maintain a pedestrian clear zone of a minimum width of six feet on all sidewalks (left). Increase the width to between eight and twelve feet wherever possible, especially on Primary Pedestrian Connections.
- Provide a two-foot wide sidewalk storefront zone and a sidewalk utility zone as shown in the diagram (left).
- Include parking lanes on all streets. If sidewalk width is less than six feet, consider converting one on-street space into a bulb-out with a tree planting bed.
- Inventory street rights-of-way to determine where sidewalk widening can occur. Where excess travel capacity exists, widen sidewalks to accommodate at least the minimum clear zone.
- Wherever street conversions or reconstructions occur, give priority to extending sidewalk widths.



Maintaining a minimum six-foot wide sidewalk clear zone width is especially important in ensuring Anchorage is a universally accessible city that accommodates a range of abilities.

Public Streetscape Amenities

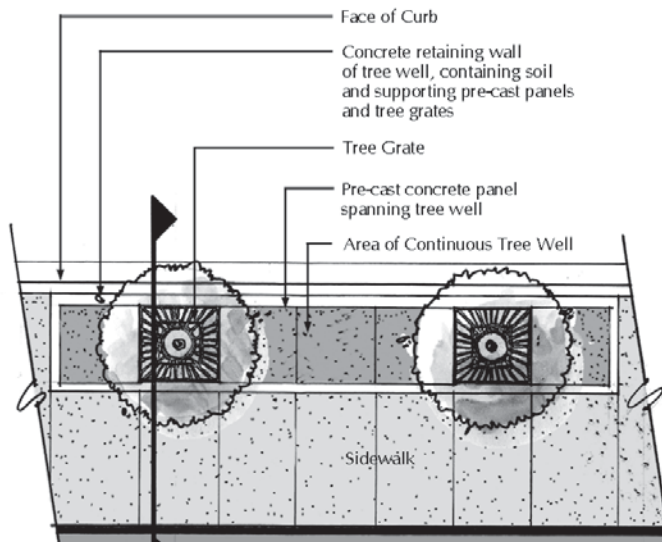
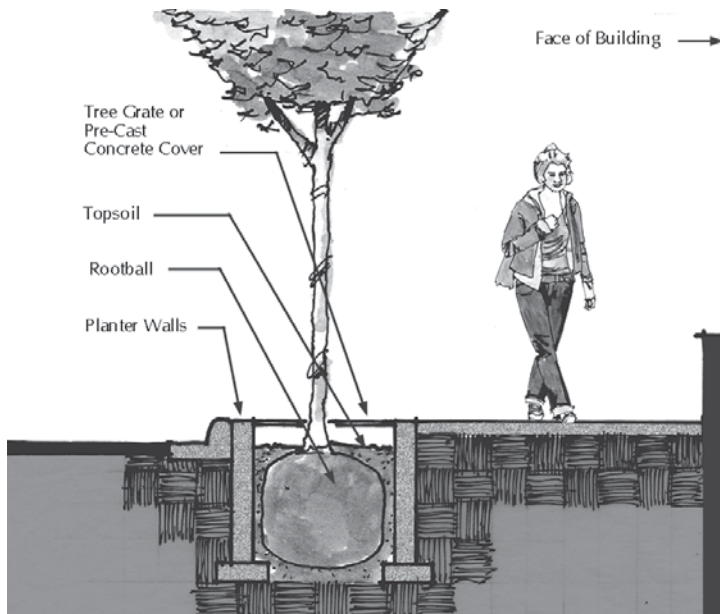
- Provide public seating opportunities clustered with other amenities, such as lighting, shelter, trash receptacles, public art and landscaping. Every street block within the Downtown Core should include at least one seating opportunity.
- Encourage dining areas outside restaurants and cafes wherever sidewalk width accommodates. Dining areas should not interfere with the clear zone for pedestrian movement.
- Provide places for stopping, such as something to lean on (e.g., bollards or short fences) or edge spaces along building facades (e.g., niches in the façade, slightly recessed entrances, window bays, porches or verandas).
- Create “secondary seating opportunities” such as steps, pedestals, low walls or edges of monuments or fountains.
- Encourage stopping places that are sunlit, wind-protected spaces, or “sun pockets”.
- Encourage small pedestrian amenities that help make the winter walking environment more hospitable—by creating comfort, convenience and interest—such as gas stoves that provide light decoration and warmth, self-cleaning public restrooms, winter lighting, and heated benches.
- Promote street-level spaces for vendors to sell hot food or drinks.



An 18-foot wide sidewalk, pedestrian lighting, annuals planting, and interesting storefronts combine to make a lively streetscape on 4th Avenue (above). Even with wide sidewalks (below), care should be taken to maintain a direct pedestrian travel way suitable for at least two people walking abreast.



Tree Well (Section)



Tree Well (Plan View)

Landscaping and Art Palette

- Encourage the use of landscaping where appropriate for pedestrian safety and aesthetic benefits.
- Plant and maintain street trees where sidewalk width is sufficient for a minimum of five-foot planting bed.
- Use suspended slabs or trench planters to provide more protection to tree roots.
- Where sidewalk widths do not accommodate street tree planting, construct areas for clustered planting and/or public art.
- Preserve mature trees wherever possible.
- Ensure that power outlets for lighting displays are installed at regular intervals and maintained.
- Plant annuals throughout the Downtown Core.
- Encourage integration of public art into public areas, including parks, plazas and sidewalks. Use art to foster a sense of place and promote understanding of the local culture, heritage and natural setting.
- Ensure minimum pedestrian clear zone is maintained. Cluster art features with other streetscape amenities, including seating, lighting, trash receptacles and shelter.
- Introduce seasonal art that celebrates winter, such as water features that become ice sculptures in winter.



Sculptural elements can take on a functional nature. This urban fence (above top) separates pedestrians from adjacent surface parking. Sculpture that integrates art, cultural and natural references and water or lighting elements can be used for small gathering areas (above) or to make a big statement (upper and lower right).





Heated sidewalks in Trondheim, Norway make pedestrian access safe and easy.

Heated Sidewalks

- Phase I (shown in red on map below): the Downtown Plan process has identified priority streets for an ice-free sidewalks system. Refinement of these priorities should be conducted through an ice-free (heated) sidewalk cost/feasibility/implementation study.
- Phase II: Work with property owners to determine distribution and responsibility of infrastructure costs and operating costs.
- Require new public investment projects to heat selective adjacent sidewalks.
- Provide incentives for property owners and developers:
 - Develop a cost strategy for public/private partnership.
 - Develop a maintenance strategy for public/private partnership.
 - Offer incentives for existing building owners to upgrade access to their properties; consider focusing tax incentives to heated sidewalk construction.



Sidewalk Improvements Diagram



Pedestrian Crossings

- Street crossings are integral to a pedestrian network that provides continuous access throughout Downtown year-round. Make street intersections safe and convenient for pedestrians to cross.
- All intersections with high levels of pedestrian traffic (identified on the Sidewalk Improvements Diagram, opposite page) should be raised or considered for specially-treated crosswalks, through the use of special materials or signage.
- Give preference to raised intersections and crossings because they give pedestrians a continuous, at-grade walking surface while eliminating icy curb cut ramps and standing water. They can also calm traffic and make pedestrians more visible to approaching drivers.
- Ensure that raised crosswalks and intersections are sloped up gradually to minimize impacts on traffic movement and snow removal.
- Incorporate curb bulb-outs at intersections to reduce crossing distances and increase space for sidewalk amenities.
- Minimize vehicular driveways across sidewalks to reduce the impact on pedestrians from cars entering and exiting parking areas.
- Mitigate drainage issues during street reconstructions. Consider relocating drainage catch basins to mid-block to prevent puddling at crosswalks.



Raised intersections (middle left and right) or raised crosswalks (bottom left), or special material treatment (top and bottom right) at key pedestrian crossings will help distinguish the pedestrian zone, improve walking conditions and slow down through-traffic.

URBAN DESIGN



Downtown Denver's 16th Street Mall (above) lights up at night and attracts pedestrians with a combination of storefront lighting, street lamps, and decorative tree lighting.



Lighting from building interiors and sculptural elements can bring warmth to the street, improve safety and create intimate spaces in the outdoor environment.

Lighting

- Enhance visibility, public safety and the attractiveness of Downtown in the evenings and during winter with high quality lighting.
- Establish base-level illumination standards for adequate, uniform lighting for sidewalks, streets and open spaces.
- Illuminate sidewalks with pedestrian-scale fixtures to promote comfort, security and safety. Intensify lighting levels at key crossings.
- Area lighting should use white light for its aesthetic benefits and its clear rendering of colors and objects.
- Area lighting should be directed generally downward and use cut-off fixtures to minimize glare and trespass light.
- Illuminate front doors on residential streets.
- Encourage decorative seasonal lighting.
- Lighting fixture styles should provide a unifying urban design element to Downtown while allowing for variety and fostering a sense of place in Downtown's individual sub-districts. The new lighting palette should complement existing Downtown lighting and reflect the distinct sub-district in which it is located.
- Design light poles to accommodate banners and hanging flower baskets.
- Bring indoor illumination to the sidewalk with lighting from building interiors through the windows.

Wayfinding Signage

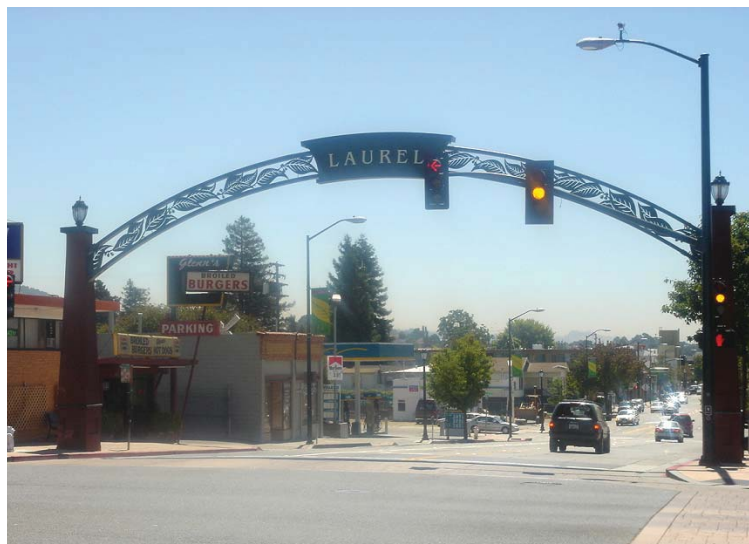
- Install comprehensive signage for multiple users, including:
 - Signage viewable by drivers and pedestrians.
 - Consistent, attractive signage and wayfinding stations with “You are here” maps to direct Downtown pedestrians and bicyclists.
 - Wayfinding elements along major arterials (including the A/C couplet) so links are made with other areas of the city.
- Confirm locations and phasing for wayfinding signage per the Signage and Wayfinding program (See Chapter 7: Program Strategies)
- Signage should incorporate Alaska Native art and history to enhance Downtown Anchorage’s unique identity.
- At key locations such as the Gateways on the Strategy Diagram (page 33), mark the gateways to Downtown in the form of archways, sculptural elements and/or plantings.
- Create a gateway feature marking the entrance to the Downtown Core at 9th Avenue and E Street.

Public Events Facilitation

- Coordinate with E and F Street corridor improvements.
- Consider installing removable bollards to prevent vehicular traffic at key public areas.



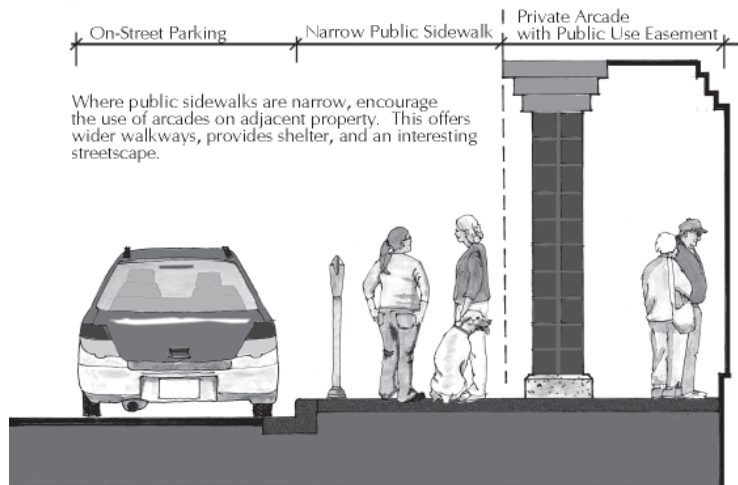
The interpretive wayfinding sign (above) is an example of a small, pedestrian-oriented sign that should be updated on a regular basis with upcoming events.



A gateway design element could be used at significant entry points to Downtown to announce the entrance into the unique city center.

Pedestrian Shelter

- Provide overhead protection that promotes year round comfort and adds color and visual interest.
- Create building arcades along streets with narrow sidewalks. An arcade is indented into the ground floor building wall and creates a sheltered walkway adjacent to the public sidewalk (see top illustration at right and photographs on the next page). Arcades are preferable to awnings or canopies because they permit an extension of sidewalk width, avoid obstructing sunlight or views along the existing sidewalk and can provide a more comfortable, sheltered transition space between the indoors and outdoors.
- The interior of arcades should be wide enough for two couples to pass comfortably, have high enough ceilings to provide ventilation and openness and be illuminated.
- Design awnings and canopies to avoid shedding snow and icy drip lines on the sidewalk.
- Canopies should have transparent roofs that allow sunlight to reach the sidewalk.



This private arcade with public-use easement on 4th Avenue (above) provides a small dining area, pedestrian shelter and a much wider sidewalk than would be provided within the public right-of-way.



The canopy on the south-facing side of the Egan Center is an example of good northern climate design. Its transparency allows sunlight access, while sheltering pedestrians and preventing the build up of ice and snow.

Pedestrian Shelter cont'd

- Awnings and canopies should be designed to complement the architectural design of their buildings.
- Primary building entrances along major pedestrian routes, pick-up/drop-off zones and next to transit stops should incorporate overhead protection.
- Encourage publicly accessible indoor spaces and indoor/outdoor transition spaces with seating and amenities for public use. These spaces should be located in areas that have a high level of public use, be directly connected to public streets and open spaces, be visually interesting and afford views and sunlight access.



The indoor/outdoor transition space above provides sheltered seating along the building wall. Outdoor sun pockets or glass-enclosed seating shown on page 56 illustrate ways to respond to winter climates.

The arcades at right and above right feature high ceilings for openness, daylighting and ventilation. They are designed with aesthetically attractive colonnade forms and warm, light colors. Ceiling lighting and transparent storefronts provide evening illumination. Arcades can also include climate control features—such as fans in hot climates or heaters in northern climates.



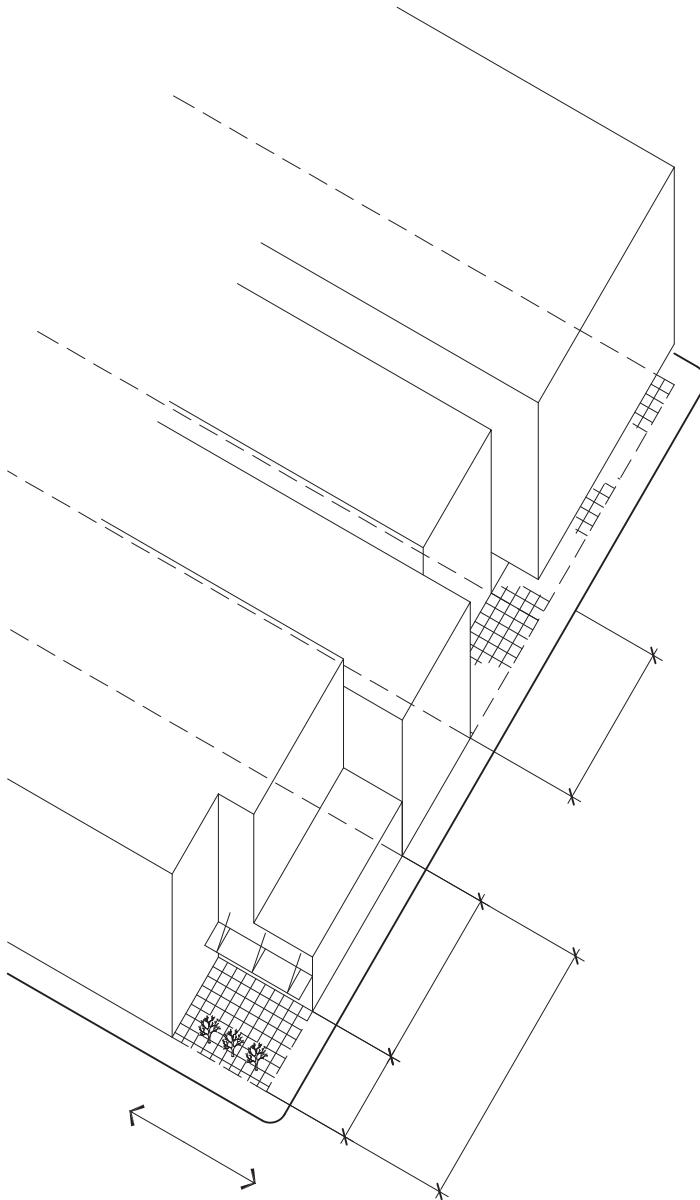
The recessed ground floor on Downtown's Fire Station 1 below provides a wider sidewalk and overhead shelter. The transparent, illuminated storefront interior increases the sense of activity, visibility and safety.



The retractable awning below right shelters a shop entrance in Scandinavia during rainy, snowy or cold periods. High quality, durable materials are essential for awnings and other forms of moveable, retractable or seasonal shelter.



Building Setbacks



2. Improve the Quality of Building Design

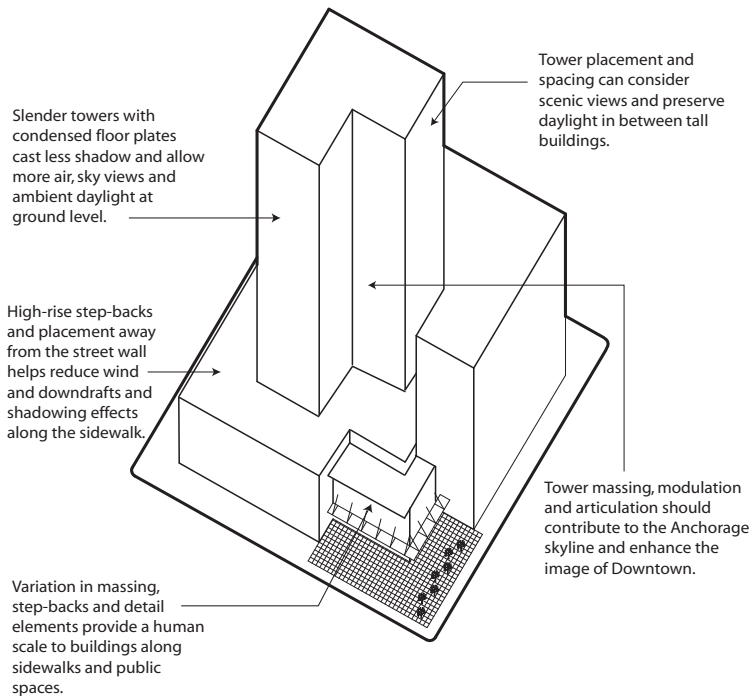
Building Setbacks

- Buildings should have a strong relationship to the street, with setbacks no wider than necessary to accommodate sidewalk widths recommended in the *Sidewalk Widths* design guidelines of this chapter.
- Provide minor building setbacks from the property line if they permit additional public sidewalk width on streets with insufficient right-of-way.
- Encourage a building setback of up to 12 or more feet where it can deliver significant sunlight access benefits in addition to a wider pedestrian area.
- A limited portion of a building's ground level façade may be set back a greater distance if the additional set back offers:
 - Variety and "relief" from the uniform street wall
 - Pedestrian-scale façade articulation
 - Sunlit "sun pocket" spaces for stopping and relaxing
 - Protection from wind tunnel effects on north-south streets
- Locate building arcades adjacent to, but outside of, the sidewalk area needed for the walkway clear zone.

Massing and Stepping

- Provide human scale to buildings along sidewalks and public spaces, in part through variation in the massing of large buildings and stepping back the height of tall buildings.
- Medium- to high-rise buildings should feature slender towers with condensed floor plates. Slender towers stepped back from the street cast less shadow during summer, spring and fall and allow more air, ambient daylight and warm temperatures at the ground level.
- Step back medium- to high-rise buildings at the third or fourth floor and above, toward the middle of the city block, to minimize the shadows they cast and any undesirable wind impacts at the ground level.
- Tower placement, spacing and dimensions should strive to preserve views and daylight in between tall buildings.
- Tower design should be of the highest quality and contribute to the Anchorage skyline. Massing, stepping, modulation, tapering, façade materials, colors and articulation of prominent towers should enhance the image of Downtown.
- Encourage roofs that are attractive and that can be used as outdoor spaces.

Building Massing and Stepping



Buildings with upper floors stepped back can incorporate rooftop balconies and provide relief to the streetscape.



This high-rise construction in Vancouver, BC steps back from the street edge above the second floor.



This building in San Francisco, CA gradually steps back from the street edge to ensure sunlight access to all units.



This building in Lulea, Sweden has a narrow east-west profile, a roof that slopes down toward the north, and a stepped façade that allows sunlight to reach neighbors for more of the year. Numerous facade elements break up the downward wind flow, lessening wind impacts at the street level.

Sunlight Access

- The lifeblood of a downtown is the pedestrians who enjoy and enliven its public spaces. Pedestrians feed businesses and cultural venues, bringing vitality and reducing crime. An important factor for a comfortable and attractive outdoor environment is access to sunlight. New buildings should minimize shadows cast on opposing sidewalks or nearby open spaces, particularly in the spring and fall to extend the warmth, comfort and activity level of the summer peak season.
- Minimize mid-day shadows on public open spaces between the Spring and Fall equinoxes.
- Preserve sunlight access to the following sites in Downtown:
 - Public parks and plazas, such as Town Square Park and Delaney Park Strip. Meet or exceed existing sunlight access protections for Town Square Park including the height limitations established by municipal ordinance (AO 85-173)
 - North side of east-west streets designated as Primary Pedestrian Connections
 - Important civic buildings with large numbers of visitors (e.g., Old Federal Building)
- Evaluate the impact of medium- and high-rise development proposals on sun and shade conditions to determine the appropriate design measures needed to reduce or mitigate any undesirable shadow conditions.

- Private developments should:
 - Optimize sunlight access and sky views, particularly for civic buildings, schools, private open spaces and residential districts.
 - Locate open spaces (private and semi-public) to capture as much sun as possible during hours of peak use.

Wind Protection

- Medium- to high-rise buildings should be designed to reduce or mitigate undesirable wind impacts on streets, open spaces and other pedestrian activity areas. Buildings which are substantially higher than the surrounding buildings in the area should be designed with regard to wind conditions.
- Evaluate the impact of medium- and high-rise development proposals on wind conditions to determine the appropriate design measures needed to reduce or mitigate any undesirable ground floor wind conditions and down drafts.
- Step towers back from the property line and from the lower level building wall on all designated pedestrian connections and on streets within the residential mixed-use districts.
- Promote pedestrian arcades, sheltered transition areas or overhead projections such as awnings/canopies to lessen wind impacts at the ground level.
- Promote consideration for adverse wind conditions in the location and orientation of street furniture and pedestrian amenities.

Ground-Level Treatment

- Provide visually interesting human-scale design elements such as façade articulation and detailing at the ground floor level.
- Design buildings with individual façade characteristics that distinguish each from neighboring buildings.
- Use building wall modulation and facade articulation to bring visual interest and a human scale to building frontages.
- Design ground level residential units to face the street with windows, front stoops and street access.
- Design the ground level of non-residential buildings to be transparent and physically and visually oriented toward the sidewalk.
- Design retail storefronts to be comprised mostly of windows, doors and other openings. Windows should provide visual access to interior retail spaces and displays within the building.
- Bays with visual and/or physical access should be created at frequent intervals to avoid long blank walls.
- Design buildings to contribute to the streetscape and open space network (bottom right).



The facades of this mixed-use building (above) and residential building (below) are articulated with individual bays, each with its own window treatment or entry way.



The built environment adjacent to the sidewalk can be as important as the walkway itself. In spite of a narrow walkway and adjacent travel lane (left), an eclectic mix of storefronts increases pedestrian interest.

URBAN DESIGN



These images represent the variety of building materials and lighting techniques that can be used to convey warmth and activate the street in winter months. The commercial and mixed-use buildings in Germany (above), Finland (below left), Norway (below middle) and Sweden (below right) use materials and lighting that illuminate the sidewalk and building facades and create usable, inviting spaces during cold, dark months.



Materials and Texture

- Utilize facade materials that create a warm, transparent building edge at the pedestrian level.
- Incorporate lighter colors and reflective materials on upper floors for aesthetic benefits and to redirect sunlight radiation to public spaces below. Avoid reflective glass near the ground level as it limits pedestrians' ability to see into buildings and inhibits streetscape activity.
- Create light/shadow effects using minor recesses or projections in the façade.
- Encourage the use of lighter colored building façade surfaces that can bring warm light to the sidewalk environment by refracting ambient light or low intensity façade illumination.

Building Lighting

- Design building lighting to help with wayfinding (i.e., accentuating entry ways and exits) and/or enhance architectural distinction.
- Minimize glare, light trespass and light pollution from building lighting. Light fixtures should in general be located, aimed and shielded so that light is directed downward rather than upward, or directed only onto the building façade.

Skywalks

- Minimize the use of skywalks. Special exceptions may be conditionally allowed where:
 - Proposals demonstrate significant special need for a skywalk between related and important uses or functions
 - The area impacted by shadows and blocked views is not a primary pedestrian connection or a view corridor identified in the Downtown Plan
 - Street level alternatives for protecting pedestrians from the elements are explored and exhausted.
- Give preference to street level alternatives to skywalks. These might include: overhead canopies, arcades that can be climate-controlled and illuminated; raised and heated intersection crossings; overhead canopy extensions to the street corner curb or all the way across the street; wind protection; and active ground-floor uses and pedestrian amenities.
- Locate skywalks mid-block rather than at intersections to minimize impacts on views and sunlight access.
- Avoid skywalk crossings of north-south streets; the north-south street corridors are primary sources of winter sunlight into Downtown.
- Discourage skywalks across primary pedestrian connections and view corridors, such as 4th and 5th Avenues.



- Design skywalks with light colored and transparent façade materials to minimize their impacts on sunlight and views.
- Limit skywalks to one story.
- Discourage skywalk designs which accommodate retail uses that can be offered at street level.

Concerns have been raised about skywalks because skywalks often take activity and investment away from the sidewalk, cast deep shadows, obstruct view corridors and disconnect people from the environment. Downtown Anchorage contains several skywalks, some of which do maximize transparency and avoid creating cavernous spaces below (above top). Other cities, such as Minneapolis, MN (above) have constructed too many skywalks and struggle to get life back on the streets and regain their views.

URBAN DESIGN



Traditionally, parking garages have been designed to do little else than store cars (above). Such single-use structures designed with little regard for the comfort of pedestrians and the ground floor are not allowed in Downtown Anchorage. In recent years, garage design has advanced to allow other uses to take place on the ground level, providing a more engaging streetfront.

Parking Treatment

- Promote the use of structured parking to accommodate the parking spaces needed for development projects.
- Encourage underground parking in order to minimize impacts on the public realm and reserve more above-ground space for activity-generating uses.
- Above-grade parking structures should be wrapped with active uses on the ground floor, and preferably the second floor as well, that open to the street and conceal parking from the sidewalk.
- The upper floors of the parking structure should be concealed with interesting façade treatment.
- Underground parking structures beneath residential uses can extend several feet above grade, as long as building entrances, front stoops, first floor living spaces with windows facing the street, streetscape amenities and planting beds are not impacted.
- Improve surface parking lots to accommodate landscaping, buffers and/or ornamental fencing. Improvements should include:
 - Planters, shrubs, other landscaping or fencing at least three feet in height
 - Benches for seating
 - Bicycle parking
 - Trash receptacles
 - Seat walls
 - Light fixtures
 - Public art



This parking structure in Downtown Boulder, CO takes the form of a typical mixed-use commercial/office building, with its entrance and exit set back from sidewalk (in the far right of the photo).



This example uses an artistic facade treatment and ground floor retail to transform the garage into an interesting addition to Downtown Albuquerque, NM.

This parking garage in Downtown Pasadena, CA (right) follows cues from adjacent historic architecture and maintains the same scale and rhythm of bays and window treatment.



Parking lot buffers can vary according to adjacent uses. This parking lot in Berkeley, CA (images below) integrates seatwalls, benches, planters, trees, shrubs and bicycle parking to create a friendly pedestrian environment. These amenities greatly enhance the popularity and use of adjacent shops.



URBAN DESIGN



The stepped back, mid-density residential building (above top) and the duplexes and fourplexes facing onto a pedestrian pathway (above) exemplify how residential development can combine varying levels of density and maintain access to open space and sunlight.

Residential Treatment

- Design residential development to be varied in building form and include features such as front stoops, bay windows, façade articulation, balconies or sun rooms and upper level step-backs.
- Line residential streets with grass, landscaping and more street trees to soften the urban environment.
- Provide open spaces, gardens, pedestrian linkages through blocks or neighborhood parks as residential development occurs.
- Reduce noise and glare through design, lighting and materials that buffer or minimize the disturbance created by noise and trespass light.
- Provide multiple entrances to residential buildings along the street, such as individual front stoops and doorways for ground-floor residential units. Individual entrances should be raised several feet for privacy.

Interior Public/Semi-public Spaces

- Design interior publicly accessible spaces such as atria or winter gardens that include high ceilings with a major portion of the roof and/or walls transparent to the sky. They should be temperature controlled and furnished with features and amenities that encourage use by the public.
- Locate interior and semi-interior open spaces to maximize site attributes that enhance the quality and enjoyment of the space. For example, spaces should capture a view, allow sunlight access and be sheltered from wind effects.
- Integrate interior open spaces with Downtown's network of public sidewalks, especially the Primary Pedestrian Connections, in order to enhance the overall pedestrian environment:
 - Interior open spaces should be co-located with a high level of pedestrian activity or public use within or adjacent to the site, or
 - Interior open spaces should adjoin and directly connect to designated Primary Pedestrian Connections.



A well-lit, open atrium like this one in the Vancouver, B.C. Public Library can provide a public gathering space year-round.

3. Area-specific Functional Plan: *Original Neighborhoods Historic Preservation Plan*

The **Anchorage Original Neighborhoods Historic Preservation Plan (HPP)** directs the Municipality to manage growth and change with respect to its original historic neighborhoods, including Downtown Anchorage. The *HPP* includes the following policies relevant to land use and development in Downtown.

- **Historic Preservation Plan (HPP) Vision 5: Growth and Change.** Manage growth and change to historic neighborhood elements and character through development and implementation of the Municipality-wide Historic Preservation Plan, the ONHPP, and Neighborhood and District plans. Adopt relevant policies, regulations, and best practices that will support and reinforce historic character and historic preservation goals, and that will aid in avoiding transportation, infill, redevelopment, or other large infrastructure projects that do not support neighborhood character.
 - **HPP Policy 5.1.** Foster the preservation and promotion of the unique characteristics of each of the Four Original Neighborhoods by developing policies and ordinances that support each neighborhood's goals.
 - **HPP Policy 5.3.** Make the improvement of Anchorage's historic core—an urban downtown surrounded by historic residential neighborhoods—the city's top priority.
 - **Policy/Implementation Strategy 5.3.1.** Execute the "Urban Transition" vision of Anchorage 2020. This vision allows Downtown, Midtown, and older in-town neighborhoods to develop a more intensive urban character, which will also result in the preservation of each neighborhood's historic character.
 - **HPP Policy 5.5.** Mitigate to the greatest extent possible any transportation and infrastructure, redevelopment, and infill projects, whether large or small, that do not enhance and support the existing neighborhood character, or do not follow proposed and adopted preservation plans for that neighborhood.
 - **Policy/Implementation Strategy 5.5.1.** If impacts to neighborhood character are identified, implement some of the strategies in the HPP to mitigate the negative effects.
 - **HPP Policy 5.8 DT.** To the greatest extent possible, preserve the city's historic buildings and reinforce a commercial district that is a destination for locals and tourists by implementing the *Downtown Comprehensive Plan*.
 - **HPP Policy 5.9 DT.** Foster a visually cohesive, historic central business district.
 - **Policy/Implementation Strategy 5.9.2 DT.** Create neighborhood-specific design guidelines for infill construction that promote contextual design and respect the character of historic resources. These guidelines would be developed when a historic district is designated or a historic overlay zone is created, and would require additional input from property owners and decision-makers.
- **HPP Vision 6: Economic Development.** Provide incentives for historic preservation while fostering a healthy local economy.
 - **HPP Policy 6.2.** Implement historic preservation incentive programs and strategies presented in *Anchorage 2020*.
 - **Policy/Implementation Strategy 6.2.2.** Implement a Transfer of development rights (TDR) program. Development rights to be transferred could include height and/or floor-area-ratio. In order for this program to be effective, enabling legislation would need to be adopted. The

ordinance should designate sending and receiving areas, and should also include a demolition disincentive.

- **HPP Policy 6.10 DT.** Make the economic development of Downtown a top priority, using the strategies outlined in the *Downtown Comprehensive Plan*, while preserving and promoting historic preservation.
- **HPP Vision 7: Procedures and Regulations.** Implement and administer historic preservation policies and review procedures, and resolve conflicts between preservation and existing regulations:
 - **HPP Policy 7.2.** Establish procedures for reviewing and permitting actions involving historic properties.
 - **Policy/Implementation Strategy 7.2.3.** Amend Anchorage Municipal Code as necessary to allow design review of proposed projects involving historic resources, using the Secretary of the Interior's Standards and/or design guidelines...
 - **HPP Policy 7.4.** Consider creation of one or more Historic Preservation Overlay zoning classifications, as discussed in *Anchorage 2020/Anchorage Bowl Comprehensive Plan*.
 - **Policy/Implementation Strategy 7.4.1.** Work with the PZC, HPC, and Community Councils to create Historic Preservation Zoning classifications, if feasible. Consider the following options (discussed on page 158 of *HPP*):
 - Broad Original Neighborhood Overlay Zones
 - Site specific Historic Zoning Classification
 - Historic Preservation Overlay Zones (HPOZs)
 - **HPP Policy 7.5.** Provide building code and zoning ordinance relief for owners of historic properties, especially small commercial lots.
 - **Policy/Implementation Strategy 7.5.1.** Evaluate the feasibility of offering a "Historic Preservation Permit" to grant exceptions to land use regulations/development standards when necessary in order to permit the preservation or restoration of a historic building. Such may include, but are not limited to, parking, setbacks, height, and lot coverage requirements.
 - **Policy/Implementation Strategy 7.5.2.** Evaluate the feasibility of offering density bonuses for projects that meet the *Secretary of the Interior's Standards* and/or neighborhood-specific design guidelines...
 - **Policy/Implementation Strategy 7.5.4.** Evaluate the feasibility of offering expedited review and permitting processes for projects that meet the Secretary of the Interior's Standards and/or neighborhood-specific design guidelines.
 - **HPP Policy 7.6.** Create neighborhood-specific design guidelines to influence future development and infrastructure projects and ensure the continued preservation of neighborhood character and historic resources.
 - **Policy/Implementation Strategy 7.6.1.** Create a series of design guidelines that focus on historic character, architectural context, and issues most important in each neighborhood. These guidelines would be developed when a historic district is designated or a historic overlay zone is created, and would require additional input from property owners...
 - **Policy/Implementation Strategy 7.6.2.** Create design guidelines to standardize street amenities (e.g., lights, sidewalks, etc.).

4. Relevant *Anchorage 2040* Land Use Designation

City Center (2040 LUP, pp. 45-46)	
Overview	<p>This designation provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses. Urban housing and residential mixed-use is encouraged.</p> <p>Downtown is the preferred location for municipal, state, and federal government administration, and for regional arts and cultural institutions. Because a vibrant downtown is at the heart of a successful city, revitalizing Downtown is a key strategy for Anchorage to grow as the economic and cultural center for the region, attracting and retaining talent and investment.</p> <p>Downtown's strategy for revitalization emphasizes the ground-floor pedestrian environment, a shared network of sidewalks and public spaces, and historic preservation and reuse of iconic buildings. Development intensities and character vary by subarea of Downtown.</p> <p>Development should be designed to resist anticipated ground displacement in the parts of Downtown that lie on seismically unstable ground. Critical and high-density structures should not be placed in very high hazard areas (i.e., ground failure hazard zone #5). Examples of critical or high-density structures include public safety facilities, medical facilities, schools, and high-rise residential or office buildings with high occupancies.</p> <div data-bbox="436 934 1385 1476"> <p>Figure 2-7. Downtown Seismic Hazards And Historic Preservation</p> </div>
Zoning Districts	<ul style="list-style-type: none"> • New DT-1, DT-2, and DT-3 districts in Downtown Anchorage. • PCD and I-2 district in Ship Creek
Uses	<ul style="list-style-type: none"> • Medium- to large-scale office developments with professional, financial, and administrative services at employment densities of 20 to 50 employees per gross acre. • A variety of large and small retailers serving citywide, regional, and tourism markets. • Hotel, convention, cultural, theater, dining, and other venues. • Medium- to high-density housing projects and mixed-use residential projects are encouraged. • Supportive retail uses including grocery stores, day care, and banking services create mixed-use neighborhoods.

Character	<ul style="list-style-type: none"> • Buildings are typically 2 to 20 stories. • Pedestrian-friendly with wider sidewalks that are maintained and attractive, distinct streetscape themes and features. • Integrated with adjoining compact and medium-to high-density neighborhoods, including convenient, direct walking and bicycle connections to adjoining neighborhoods. • Infill Design Principles for Mixed-use Centers, from Section 2.1 (p. 35 of <i>2040 LUP</i>) apply: <ul style="list-style-type: none"> ○ A mix of uses sharing the same public streets, sidewalks, and pedestrian spaces. ○ Active uses, such as retail shops and restaurants, at the ground level to provide pedestrian interest, especially at key intersections and street segments. ○ Parking located beside or behind buildings in urban settings. ○ Shared parking solutions among neighboring uses. Surface parking layout plans that address the possibility of transitioning to a higher-intensity use. • Infill Design Principles to enhance connections and pedestrian access, from Section 2.1 (p. 35 of <i>2040 LUP</i>) apply: <ul style="list-style-type: none"> ○ A connected grid of streets and pathways. ○ “Complete Streets” that accommodate bicycles and pedestrians. ○ Sidewalks and trails that are safe, comfortable, and attractive in all seasons. ○ Building orientation and scale that frames a welcoming walking environment. ○ Windows and entrances of active uses, such as stores, offices, or living spaces, address the street and public realm. ○ Parking located behind building frontages, with fewer driveway curb cuts across sidewalks • Infill Design Principles for relationship to surrounding neighborhoods, from Section 2.1 (p. 35 of <i>2040 LUP</i>) apply: <ul style="list-style-type: none"> ○ New developments that provide a transition to existing smaller-scale, lower density neighborhoods. ○ Incorporation of lower-intensity housing types or buildings along a shared street frontage. ○ Infill and redevelopment that is compatible with height, scale, and massing of adjacent homes and the overall character of the street frontage. ○ Protecting front-, side-, and rear-yard setbacks to provide open space, play space, landscaping, and sunlight access.
Density	<ul style="list-style-type: none"> • Buildings: 2 to 10 FAR in Downtown. • Dwellings: 15 or more dwellings per net acre.

5. *Downtown Plan* Land Use Designations and Street Typologies

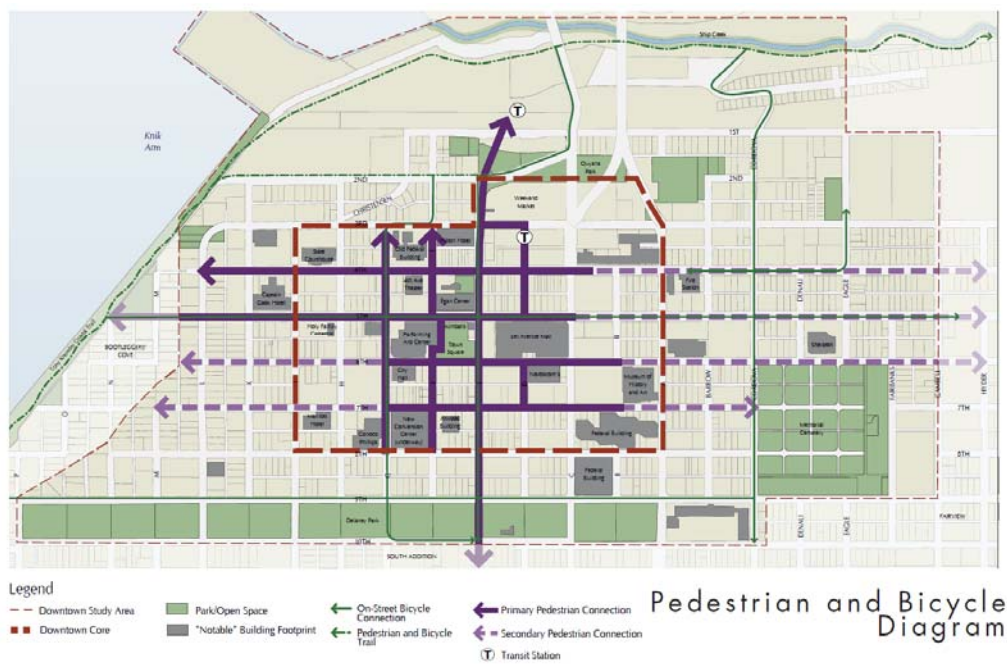
The following pages provide the area-specific land use designations within Downtown. These cross-reference to the *2040 LUP* City Center land use designation, dividing it into specific geographic “Districts” and sub-districts of Downtown. They include development specifications to provide general guidance for future land use, density, and physical character in each of the DT Districts.

- Downtown Core (DT-1)
- Downtown Mixed-use (DT-2)
 - East Avenues sub-district
 - Legal/Office sub-district
- Downtown Mixed-use Residential (DT-3)
 - Park Strip North subdistrict
 - Barrow Street subdistrict
 - Pioneer Slope subdistrict

The *Downtown Plan* also establishes Street Typologies, different kinds of street designs which interact with the street frontage uses, character and intensity of the development. These are excerpted following the Downtown Districts:

- Mixed-use Street
 - Pedestrian-oriented Mixed-use Street
 - Residential-oriented Mixed-use Street

Another street categorization of the *Downtown Plan* that affects the applicable urban design guidelines and land use districts is the Pedestrian and Bicycle Diagram on page 84 of the *Downtown Plan*. This diagram identifies which street segments are Primary Pedestrian Connections and Secondary Pedestrian Connections.



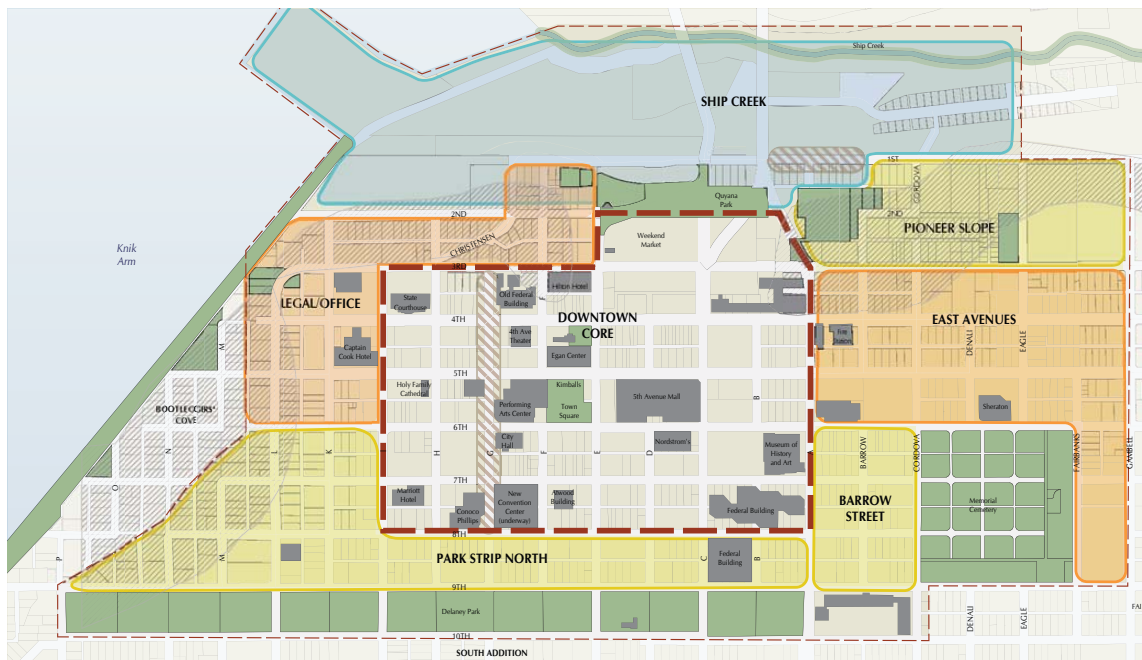
3. Establish Downtown Districts

The Downtown is comprised of sub-districts, each with its own character, activities and levels of intensity. The delineation of these districts has not been articulated in previous planning efforts. Designating and reinforcing the districts offers the opportunity to create neighborhoods of distinct character, functionality and sense of place. The Downtown Districts Diagram (below) identifies four districts within the Study Area: Downtown Core,

Downtown Mixed-use, Downtown Mixed-use Residential and Ship Creek. The following pages define each district with a set of development specifications and design prototypes to guide future development. These include suggested ranges of density and general guidance for land use and the physical character of development.

Seismic Ground Failure Zones

Certain proposed uses or intensities may be limited or restricted within Seismically Induced Ground Failure Zones #4 and/or #5, subject to current building code, and other potential municipal requirements that may result from a Seismic Risk Assessment (discussed in the seismic hazards section at the end of Chapter 4).



Downtown Districts Diagram

Legend

- Downtown Study Area
- Park/Open Space
- Downtown Mixed-Use
- Ship Creek
- Downtown Core
- "Notable" Building Footprint
- Downtown Mixed-Use; Residential
- Arts District/Corridor
- Seismic Ground Failure Zone #5

LAND USE AND ECONOMIC DEVELOPMENT



Downtown grocery store with housing, Vancouver, BC



Downtown mixed-use development, Denver, CO



Varying development densities, Oakland, CA

Downtown Core (DT-1)

As the most active and intense part of the city center, the Downtown Core is the priority area for high-density, mixed-use development. This district has the greatest development intensity and building heights in the Municipality, creating a concentration of office, civic, cultural, entertainment, housing and retail uses, all within close proximity to each other. The Core will build on its rich heritage and collection of historic buildings to create an environment of distinctive character and quality. Attractive public and semi-private open spaces for celebration and relaxation should be provided for Anchorage residents, workers and visitors. The arts district on G Street should be enhanced with additional gallery space and streetscape improvements promoting its identity.

Development Specifications:

- 3 to 20-plus stories; 30 to 80-plus units/acre per Merrill Field flight path
- Ground floor retail, housing, civic/government, cultural/entertainment, office, open space and hotels/visitor services.
- High concentrations of employment, with densities reaching 50 or more employees per acre.
- Tall building massing set back from street; ground floor design to accommodate sun-lit plazas and public interior spaces (see top image)

- Highly active streetscape with pedestrian amenities, ground floor uses oriented to the sidewalk, multiple building entries and no blank walls—especially on primary pedestrian oriented streets.
- Certain proposed uses, intensities and building heights may be more restricted within seismic ground failure zones #4 and #5. Seismic constraints in 3rd and 4th Avenues are anticipated to limit the height and size of structures.

Downtown Mixed-use: East Avenues (DT-2)

Two areas adjacent to the Downtown Core are characterized by commercial and mixed-use development. These areas consist of a compact mix of office, retail, lodging and entertainment uses, but also accommodate civic uses and encourage residential development.

The East Avenues sub-district comprises the eastern end of the city center. It is already home to a variety of uses and building heights. The district is bordered by some light industrial use along Gambell Street and contains dispersed high rise development. New development should cater to populations interested in a live/work environment.

Development Specifications:

- 2 to 10 stories; 20 to 60-plus units/acre per Merrill Field flight path, and depending on seismic restrictions within seismic ground failure zones #4 and #5.

- Medium to high-density residential, live/work, office, hotel, local-serving retail development (see bottom image).
- Tall building massing is set back from street; steps down to the pedestrian scale at street level and is sensitive to climatic effects.

Downtown Mixed-use: Legal/Office (DT-2)

The Legal/Office sub-district is the second district characterized by broader mixed-use development. It is already a hub for law and professional offices and is home to a number of historic buildings. While some housing is encouraged, the district should be primarily developed with new medium to high-density office space that will complement office uses in the Downtown Core. Strong connection to the Coastal Trail, respectful relationships to historic structures, and careful transition to Bootlegger's Cove will be important.

Development Specifications:

- 2 to 10 stories; 20 to 60-plus units/acre depending on seismic restrictions—a seismic overlay zone to address seismic hazards is discussed at the end of this chapter.
- Housing, offices, small hotels, ground-floor retail (see top image), restaurants/cafes, offices and small-scale public spaces for workers and residents (see middle image)
- Preserve view corridors west and north across the Cook Inlet.

Downtown Mixed-use Residential (DT-3)

Three areas adjacent to the Downtown Core are characterized by low- to mid-rise residential development. These areas are intended to provide housing opportunities and a great living environment. They include a range of housing types to ensure affordability and accommodate compatible commercial uses such as neighborhood-serving retail, and access to open space. The Mixed Use Residential District accommodates existing office uses and will allow office/mixed-use development at a scale and intensity that is compatible with a residential-oriented district. The three mixed-use residential sub-districts should include the following amenities and incentives:

- Services such as grocery stores, day care and drugstores aimed at local residents should be available in select locations (see bottom image).
- Neighborhood parks, gardens, pleasant streetscapes and pedestrian linkages through blocks should be provided as residential development occurs.
- Tax abatement and other incentives should be applied to encourage residential development; utilize design review to ensure quality.
- A mix of market-rate housing and affordable housing is encouraged; avoid large concentrations of high-income and/or low-income units.
- Residential design should include features such as front stoops, bay windows, facade articulation, balconies or sun rooms and upper level step-backs.



Mixed-use development, Denver, CO



Downtown plaza, San Diego, CA



Downtown mixed-use development, San Francisco, CA

LAND USE AND ECONOMIC DEVELOPMENT



Medium density residential development, Burbank, CA



Live-work housing, Emeryville, CA



Warehouse redevelopment, Vancouver, BC

Park Strip North (DT-3):

The Park Strip North sub-district is a prime opportunity for developing a mixed-use district comprised primarily of medium density housing. The Park Strip provides a great resource for active or passive recreation and creates a buffer between the Downtown Core and the neighborhoods to the south.

Development Specifications:

- 3 to 4 stories along park strip and 5 to 7 stories on north half of block between 8th and 9th avenues; 20 to 50 units/acre
- “Stepping up” of density and building height toward the Downtown core.
- Housing and neighborhood serving ground floor retail at key corners and intersections.
- Multiple entries on ground floor; individual entrances raised several feet for privacy or screened with landscaping or stoop design.
- Residential density and building height may be more restricted within high seismic ground failure zones, especially near the bluff over Bootleggers Cove.

Downtown Mixed-use Residential: Barrow Street (DT-3)

The second area characterized by low- to mid-rise residential development is Barrow Street. A small sub-district situated between the Downtown Core and the Anchorage Memorial

Cemetery, Barrow Street has its own identity separate from the Park Strip North residences to the west and the East Avenues to the north. Housing in this small, mixed-use neighborhood will be comprised of medium density residential.

Development Specifications:

- 2 to 4 stories; 15 to 50 units/acre
- Primarily residential uses; some small home office and corner retail
- Townhouses and condo units with front door entries to street and garage entry from rear (see top image)

Downtown Mixed-use Residential: Pioneer Slope (DT-3)

The Pioneer Slope residential mixed-use development sub-district is located in seismically induced ground failure zone #5, with very high ground failure susceptibility and is considered for a diverse mix of low to medium density uses, including open space, commercial, residential and industrial uses.

Development Specifications:

- 2 to 4 stories; 15 to 30 units/acre
- Primarily residential and live/work uses; some open space, small home office, artist studios, galleries, corner retail and light industrial (see middle image)
- Development takes advantage of existing open spaces and views to the north.

TRANSPORTATION AND CIRCULATION



Pedestrian oriented mixed-use streets include wider sidewalks, street trees, on-street parking, furniture and other pedestrian amenities.



Residential oriented mixed-use streets are located in residential sub-districts and would feature street tree lawns, landscaping and on-street parking.

2. Street Typology

Functional classifications for streets have historically been based on the movement of motor vehicles. Consideration for adjacent land uses has been minimal in the functional classifications. The Anchorage Long-range Transportation Plan (LRTP) adopted in 2005 recognized the need for a more balanced street classification system that emphasizes adjacent land uses such as unique mixed-use environments like Downtown, and considers other transportation types, including walking, bicycling and transit.

The LRTP identified several street typologies to augment traditional classifications like arterial and collector. Each street typology prioritizes various design elements (sidewalks, on-street parking, lane widths, etc.) by looking at factors related to both the adjacent land uses and the functional classification. The LRTP recommends that a determination of applicable street typology be established through municipal planning prior to future individual street improvement projects.

General concepts for three possible Downtown street typologies are identified for consideration. These concepts derive from the LRTP, the Downtown Core Streets Streetscape Plan, the Downtown Districts Diagram, Street Network Strategy Diagram, Pedestrian and Bicycle Diagram and other transportation and circulation strategies of this Plan.

These general concepts could be considered for possible further development and application as part of the public process to update the Downtown land use code. Because it is important that land uses interface with the adjacent streetscape in a downtown environment, street typologies can provide useful guidance for how future on-site property development relates to the type of adjoining street. For example, there could be extra incentives for buildings on a pedestrian-oriented mixed-use street to have more frequent entrances, windows and active ground-floor uses.

The general concepts for street typologies that could be considered include:

- *Mixed-use street:* Most streets in Downtown tend to fit the LRTP description for mixed-use streets. Mixed-use streets are located in areas characterized by a mix of high-intensity commercial, retail and residential areas with substantial pedestrian activities. Mixed-use streets emphasize pedestrian, bicycle and transit improvements, and frequently provide on-street parking and wider sidewalks, depending on the street's functional designation and the intensity of abutting land uses.
- *Pedestrian oriented mixed-use street:* The mixed use street typology can be further refined to emphasize the streets of highest pedestrian use. These streets would feature

the widest sidewalks, with an unobstructed clear width of at least 8-12 feet where possible, as well as curb-bulb-outs, raised intersections, and other pedestrian amenities where warranted by adjacent activities and where right-of-way and resources allow.

- *Residential oriented mixed-use street:* The residential oriented mixed use street is based on the LRTP mixed-use and residential streets typologies, and follows on the Downtown Plan's proposed residential oriented sub-districts and urban design guidelines. These streets would feature on-street parking and tree lawns between the sidewalk and street curb. Landscaping and front porches between residential buildings and the street would be encouraged.



This street scene in Downtown Anchorage reflects many elements of the mixed-use street typology including wider sidewalks, street trees and on-street parking in an area of commercial and retail establishments.

6. Relevant Strategies and Actions

Strategies provide the details for how to achieve the Goals and Policies. The *2040 LUP* includes 12 Strategies; the most relevant of which is Strategy #7. The *2040 LUP* also has a checklist of Actions. Actions are specific measures that carry out the policies and strategies. Section 6 below details **Strategy #7** and **Action #3-2** that the *Our Downtown, Step 1* project carries out, as well as other implementation actions from the *Comprehensive Plan*.

Strategy 7: New Zoning Districts

This strategy involves amending the Title 21 Zoning Ordinance to be more versatile and responsive to contemporary land use trends. The strategy identifies the *Anchorage Downtown Comprehensive Plan's* recommendation for new zoning districts to address Central Business District (CBD) revitalization.

A related implementation strategy of *Anchorage 2020* is “Land Use Regulation Amendment”. This strategy is to undertake specific revisions of chapters or sections of Title 21 as needed to resolve regulatory objectives or deficiencies.

Implementation of this strategy involves the initiation of code amendments through the code amendment process, with public notice and involvement. Specific Actions to carry out this strategy appear below.

Actions 3-2 and 3-9

The *2040 LUP* Actions Checklist (Fig. 3-5 in *2040 LUP*) includes a set of actions to implement the strategy above. The *Our Downtown* Project carries out several of these. Specifically, Step 1 of *Our Downtown* carries out **Action 3-2** of the *2040 LUP*. Steps 2 and 3 of *Our Downtown* carry out Action 3-9.

These actions help carry out **Land Use Action LU-1** of the *Downtown Plan*, to update the downtown land use and development code.

- **Action 3-2** (p. 84, *2040 LUP*): Amend title 21 to reformat the B-2A, B-2B, and B-2C Downtown zoning district regulations from the old Title 21 to include in current Title 21, in a simpler “form-based code” style of district. Primarily refresh existing regulations to a more transparent format. Incorporate only limited substantive revisions, anticipating that Action 3-9 will help implement the *Downtown Comprehensive Plan*.
 - Responsible Agencies: Planning Department (lead), OECD, and private sector partners
 - Time Frame: 1-3 years from adoption of *2040 LUP*
 - Related Plans: *Anchorage Downtown Comprehensive Plan*
- **Action 3-9** (p. 85, *2040 LUP*): Complete a comprehensive update to the Downtown zoning regulations, establishing new DT districts, as part of a targeted plan review and update to the Downtown Comprehensive Plan with an analytical report of issues and conditions..
 - Responsible Agencies: Planning Department (lead), OECD, and private sector partners
 - Time Frame: 4-6 years from adoption of *2040 LUP*
 - Related Plans: *Anchorage Downtown Comprehensive Plan*
- **Action LU-1** (p. 131, *Downtown Plan*): Enact a new Downtown land use and development code and amend the Downtown zoning map to reflect the recommended land use strategies

Other Actions Related to Downtown

The *2040 LUP* Actions Checklist (Fig. 3-5 in *2040 LUP*) includes other actions related to land use and development in Downtown. These sometimes address a specific planning or development topic. While these other Actions provide important context and were sometime useful considerations in the rewording or arrangement of reformatted Old Title 21 regulations, completion of these Actions is considered beyond the scope of the *Our Downtown – Step 1 project*.

Some of these other, related actions include:

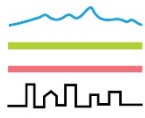
- **Action 2-4** (p. 83, *2040 LUP*): Identify and implement appropriate ways to modify, simplify, or waive procedural requirements and application fees for certain permit reviews, while maintaining the integrity of those review processes, for projects in Reinvestment Focus Areas and for proposed rezonings that conform to and implement the *2040 LUP*.
- **Action 2-9** (p. 83, *2040 LUP*): Explore the potential of expanding Anchorage’s use of “Transfer of Development Rights” (TDR) as a tool to assist plan implementation including supporting Action 4-18 and other Actions that may benefit.
- **Action 3-3** (p. 84, *2040 LUP*): Adopt a seismic hazard mitigation overlay zone.
- **Action LU-10** (p. 132, *Downtown Plan*): Create an expedited permitting program for Downtown development proposals that meet community standards.
- **Action LU-15** (p. 133, *Downtown Plan*): Work with the community to establish a Historic Overlay Zone.
- **Action LU-17** (p. 133, *Downtown Plan*): Enact a seismic overlay zone to address land use and development in areas with greatest potential for ground failure.
- **Action UD-1** (p. 136, *Downtown Plan*): Identify and prioritize scenic view corridors and potential measures and incentives for their protection.
- See also the *HPP* implementation strategies in Section 3 above.

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Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit E: Public Comments Received

Anchorage 2040 Land Use Plan
Implementation Action 3-2



OUR DOWNTOWN Project - Step 1:

This project implements the *Anchorage 2040 Land Use Plan*, Action 3-2 by formatting the Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan. For more information on this multi-year project: <http://www.muni.org/Planning/2040actions.aspx>

List of Draft Documents for this Project:

Adopting Ordinance

Exhibit A: Staff Report (and Appendices A-1 to A-4)

Exhibit B: Annotated Zoning Code Amendments

Exhibit C: PZC Resolution (draft)

Exhibit D: Policy Guidance from the Comprehensive Plan

Exhibit E: Public Comments Received

PLANNING & ZONING COMMISSION PUBLIC HEARING:

The Downtown Zoning Districts Code Reformat - Public Hearing Draft will be considered by the Anchorage Planning and Zoning Commission (PZC) for recommendation of approval on February 3, 2020.

The PZC public hearing is scheduled for **Monday, February 3, 2020, at 6:30 p.m.**
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street, Anchorage.

The public is invited to submit formal comments and testimony to the PZC in writing and/or in person at the public hearing. Written comments intended for the PZC case packet are due January 17, 2020. Comments received after January 17, 2020, will be distributed to the PZC the day of the PZC Public Hearing on February 3, 2020.

Assembly Adoption: PZC recommendations will be forwarded to the Anchorage Assembly for final action. The public will have an additional opportunity to comment during the Assembly Public Hearing.

Written comments to the PZC may be submitted in the following ways:

CITYVIEW: <http://munimaps.muni.org/planning/allcomments.cfm>
Case No. 2020-0002

EMAIL: Anchorage2040@muni.org

FAX: (907) 343-7927

MAIL: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

MORE INFORMATION:

Kristine Bunnell - Public Outreach and Information: kristine.bunnell@anchorageak.gov

Tom Davis - Project Manager: tom.davis@anchorageak.gov

Anchorage2040

From: Linda Kumin
Sent: Wednesday, November 27, 2019 12:47 PM
To: Anchorage2040 <Anchorage2040@muni.org>
Subject: Downtown

These are admin changes. If downtown is going to be vibrant, we need better security in the area which is, of course, another kettle of fish.

Sent from Mail for Windows 10



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

DATE: December 1, 2019
TO: Planning Department, Current Planning Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Frank Kelly, Acting Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for February 3, 2020.

Right of Way Section has reviewed the following case due January 10, 2020.

2020-0002 **Text amendment to the Title 21 Zoning Ordinance for implementing the Anchorage 2040 Land Use Plan, Action 3-2 which reformats the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Title 21 format.**

Right of Way Section has no comments at this time.
Review time 30 minutes.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

December 5, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning case:

- **2020-0002: Text Amendments to Title 21 re: Downtown Zoning Districts**

The DOT&PF Central Region Zoning and Platting Review Committee has comments on the following zoning case:

- **2012-0009: Amendment to AMC Title 21 Section 21.05.060E**
 - DOT&PF objects to the proposed change. Removing the requirement for an administrative site plan review for projects involving 5,000 to 49,999 cubic yards of fill eliminates the opportunity for agency review for such projects. DOT&PF must retain this ability to review and comment on impacts to State facilities, especially as they relate to drainage issues. 5,000 cubic yards of fill activity will often create drainage issues for transportation facilities downstream, 50,000 is an order of magnitude larger and has the ability to be much more impactful.

Sincerely,

A handwritten signature in blue ink, appearing to read "JS", written over a horizontal line.

James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

"Keep Alaska Moving through service and infrastructure."

MEMORANDUM

DATE: December 9, 2019
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: February 3, 2020
Agency Comments due: January 10, 2020

AWWU has reviewed the materials and has the following comments.

2020-0002 TITLE 21, This text amendment to the Title 21 Zoning Ordinance implements the Anchorage 2040 Land Use Plan, Action 3-2, by reformatting the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan, Grid N/A

1. AWWU has no objection to this Title 21 amendment.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

Date: December 10, 2019
To: Planning Department, Current Planning Division
Thru:  Christy Lawton, Public Health Division Manager
 Darcy Harris, Environmental Health Program Manager
From:  Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2020-0002

No Comment.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: January 6, 2020
TO: Dave Whitfield
FROM: Steven Ellis *[Signature]*
SUBJECT: Comments from Watershed Management Services

RECEIVED

JAN 06 2020

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the February 3, 2020 Planning and Zoning Commission meeting.

2020-0002, Text amendment to AMC 21 Zoning Ordinance implementing the Anchorage 2040 Land Use Plan, Action 3-2 by reformatting the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C). WMS has no comment.

The proposed ordinance does not conflict with existing water quality, flood hazard, and stream setback provisions in AMC 21.07.020 and AMC 21.07.040.



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE: January 6, 2020

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2020-0002 Amendment to AMC Title 21 for Downtown Zoning Districts and
Downtown Comprehensive Plan**

Traffic has no objection to the proposed amendment to AMC Title 21. This amendment brings forward current code requirements for the B-2A, B-2B and B-2C zoning districts in old code and reformats them into proposed new chapter 21.11 Downtown section of new code with minor text amendments and corrections.



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx

Additional Information

(at end of Attachment 3, Planning Department Staff Packet)

PZC Case No. 2020-0002

Our Downtown Project—Step 1

- **February 3, 2020 PZC Minutes (draft)**
- **January 28, 2020 PZC Work Session Summary Memo**

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PLANNING AND ZONING COMMISSION
Assembly Chambers
Z.J. Loussac Library
3600 Denali Street
Anchorage, Alaska

DRAFT MINUTES OF
February 3, 2020
6:30 PM

A work session on the Downtown Zoning Districts Code Reformat (Case 2020-0002) was held prior to the meeting and conducted by Tom Davis and Kristine Bunnell with the MOA Long-Range Planning Division and Collin Hodges with the MOA Current Planning Department.

Due to the expected absence of Chair Bailey, Vice Chair Looney acted as Chair.

A. ROLL CALL

Present Greg Strike
Brian Looney
Jared Gardner
Seth Andersen
Aaron O'Quinn
Radhika Krishna

Excused Danielle Bailey
Jim Winchester
Andre Spinelli

Staff Tom Davis
Kristine Bunnell
Collin Hodges
Carol Wong
Michelle McNulty
Sonnet Calhoun
Karlie Gedig
Shawn Odell

B. MINUTES

1. Monday, January 6, 2020

COMMISSIONER ANDERSEN moved to approve the minutes. COMMISSIONER KRISHNA seconded.

AYE: Strike, Looney, Gardner, Andersen, O'Quinn, Krishna
NAY: None

PASSED

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures

COMMISSIONER O'QUINN disclosed in Case 2020-0002 that his employer owns raw land in the Downtown district that is zoned B-2C currently, but he does not anticipate any conflict as this is just reformatting the code.

COMMISSIONER STRIKE disclosed in Case 2020-0002 that his parent company owns property and buildings in the downtown area that is directly impacted by the reformat.

COMMISSIONER GARDNER moved to direct Commissioners O'Quinn and Strike to participate in Case 2020-0002. COMMISSIONER KRISHNA seconded.

AYE: Strike, Looney, Gardner, Andersen, Krishna
NAY: None
ABSTAIN: O'Quinn

AYE: Looney, Gardner, Andersen, Krishna, O'Quinn
NAY: None
ABSTAIN: Strike

PASSED

Commissioners O'Quinn and Strike each abstained from voting on the motion to participate.

D. CONSENT AGENDA

1. Resolutions for Approval

a. Resolution: 2020-001 Related Case: 2020-0007 Purpose: APPROVAL (CH)

Review and recommendation by the Planning and Zoning Commission, Urban Design Commission, Zoning Board of Examiners & Appeals and Platting Board to the Assembly of an ordinance moving the provisions of Anchorage Municipal Code of Regulations Title 21-Planning and Zoning, Sections 21.10.203, 21.11.203, 21.12.230 and 21.13.230 to Sections 21.02.030, 21.02.050, 21.02.060, and 21.02.040 of Anchorage Municipal Code, respectively. The relocated Provisions will also be amended to require nine-member boards and correct minor language inconsistencies.

- b. Resolution: 2020-002 Related Case: 2020-0008**
Purpose: APPROVAL (SC)
Review and Recommendation by the Planning and Zoning Commission to the Anchorage Municipal Assembly of an ordinance amending AMC Title 21 Section 21.05.070D.13.B. to change the Use Specific Standards for "Large Domestic Animal Facility".

- c. Resolution: 2020-003 Related Case: 2020-0009**
Purpose: APPROVAL (SC)
Review and Recommendation by the Planning and Zoning Commission to the Anchorage Municipal Assembly of an ordinance amending AMC Title 21 Section 21.05.060E. to change the Use Specific Standards for "Land Reclamation" and Section 21.05.010E. Table 21.05-1 Table of Allowed Uses to allow Land Reclamation as either a permitted or conditional use.

- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

COMMISSIONER O'QUINN moved to approve the consent agenda. COMMISSIONER GARDNER seconded.

AYE: Strike, Looney, Gardner, Andersen, O'Quinn, Krishna
NAY: None

PASSED

E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS - None

F. REGULAR AGENDA

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

5. Other

G. PUBLIC HEARINGS

1. **CASE: S12528 (SO)**
PETITIONER: Brandon Whallon c/o Hawkins Companies
REQUEST: Preliminary Plat for a Commercial Tract Fragment Lot
Site Plan to subdivide one existing fragment lot into three new
fragment lots.

COMMISSIONER STRIKE moved to postpone indefinitely Case S12528. COMMISSIONER KRISHNA seconded.

AYE: Strike, Looney, Gardner, Andersen, O'Quinn, Krishna
NAY: None

PASSED

2. **CASE: 2020-0002 (TD)**
PETITIONER: Municipality of Anchorage – Long-Range Planning
REQUEST: Recommendation from the Planning and Zoning
Commission to the Anchorage Municipal Assembly for consideration
and final action regarding Step 1 of the *Our Downtown* project, a
Title 21 text amendment. The objective of this code amendment is to
move the existing B-2A, B-2B, and B-2C zoning districts out of the old
Title 21 zoning ordinance and into current Title 21, reformatting
them in the process.

TOM DAVIS presented the staff report and recommendations on behalf of the Municipality's Long-Range Planning Division.

The Commission discussed how the different Downtown zoning districts are regenerated from old Title 21 to the current Title 21; possible implications resulting with an Old Code use type being translated into multiple new use categories; and that the examples given (private open space and rooftop screening) of the changes made will add greater flexibility in the new code. They also discussed the AMC 21.06.030 amendment regarding skywalks being only available in Downtown districts, but are subject to a conditional use; and skywalks projecting into any required setbacks.

VICE CHAIR LOONEY opened the hearing to public testimony.

There was no public testimony.

VICE CHAIR LOONEY closed the public hearing.

COMMISSIONER ANDERSEN moved to approve Case 2020-0002 as presented.
COMMISSIONER GARDNER seconded.

COMMISSIONER ANDERSEN noted that the intent of this was to integrate existing Downtown zoning districts that were not updated into the new Title 21 format. The *Anchorage 2040 Land Use Plan* identified it as something that needed to be done. It has also been described as a three-part process by first completing the reformant. Steps 2 and 3 will happen in the future to address the technical aspects. Based on discussions and two work sessions, several questions were answered. He complimented staff for doing a great job.

COMMISSIONER GARDNER clarified the motion included the recommended changes from the Exhibit A staff memo (substantive, technical, and otherwise). He added that there was a variety of forms of public outreach involved with this Step 1 process. The few comments received were supportive and no public testimony was heard this evening.

VICE CHAIR LOONEY commented that the provided documentation showed staff's exhaustive efforts in the analysis, as far as translation, of the different uses and processes. It was very detailed and successfully reformatted these zoning districts to the new Title 21 code. Step 1 will be good framework for the following Steps 2 and 3 that the Commission will be involved with later on.

AYE: Strike, Looney, Gardner, Andersen, O'Quinn, Krishna
NAY: None

PASSED

H. APPEARANCE REQUEST - None

I. REPORTS - None

1. Chair

2. Secretary

3. Committee

a. Citizens Advisory Committee - Looney

J. TITLE 21 DISCUSSION - None

K. COMMISSIONERS' COMMENTS - None

L. ADJOURNMENT

COMMISSIONER KRISHNA moved to adjourn. COMMISSIONER GARDNER seconded.

AYE: Strike, Looney, Gardner, Andersen, O'Quinn, Krishna

NAY: None

PASSED

The meeting adjourned at 7:11 p.m.

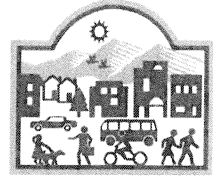
DRAFT



Municipality of Anchorage


Planning Department

Memorandum



Date: February 3, 2020

To: Planning and Zoning Commission

Thru: Michelle J. McNulty, AICP, Director 

From: Planning Department

Subject: Case 2020-0002: PZC 1/28/20 Work Session staff response to questions

During the Planning and Zoning Commission Work Session held Tuesday, January 28, 2020, Planning staff received some great comments and questions from commission members. The following will inform those commissioners on the discussion who were unable to attend the work session.

1. Why didn't Downtown get updated with the 2012 code rewrite?

During the Title 21 Rewrite, an update to the Downtown Comprehensive Plan was also occurring. It was decided to put a placeholder in the Title 21 Rewrite for Downtown and come back to it once the plan had been adopted. The Downtown Comprehensive Plan includes Action Item LU-1 to address the update to the Downtown Zoning Districts. Anchorage 2040 gave the same emphasis on that action and parsed LU-1 into two actions 3-2 and 3-9.

We are in the process of completing Anchorage 2040: Action Item 3-2 with the reformat to first bring the old code into the current code format. The Planning Department and others working on the Title 21 Rewrite recognized updating the Downtown Zoning Districts needed a separate effort to avoid confusion and to allow the Downtown districts the time and effort needed for a successful code revision as identified in Anchorage 2040: Action Item 3-9 (STEP 3 of the OUR DOWNTOWN Project).

2. Why is the reformat coming before the comprehensive plan and code amendments?

The Downtown Zoning District language and format must first be taken from the "old code" format and reformatted into the current Title 21 format. Doing this as a first step, rather than reformatting while revising code, is more manageable. The lead land use reviewer most familiar with the Downtown code is retiring in May 2020, also creating the need for this project.

3. What happens when comments are made now about standards that may need to be updated?

Comments will continue to be collected and considered during Steps 2 and 3. We have been diligently recording any comments we receive at the public open houses and presentations to use during Steps 2 and 3.

4. What part of the Downtown Comprehensive Plan will be updated?

The Downtown Comprehensive Plan will undergo a Targeted Plan Review, which is slated for 10-year intervals of the plan, so it won't be a complete rewrite. The things we know that will be updated are demographics, market trends and demands, and possible specific goals. We will also look at the progress the plan has made and what the impediments have been to implementation of the Downtown Comprehensive Plan. This scope will be more defined at the start of Step 2, starting after Assembly adoption of this reformat (April 2020).

5. How are the Central Business District, Comprehensive Plan and design amenities translated to code?

Design standards and requirements from the various documents that were referenced in "old" code have been reformatted into new code language and included as part of Appendix B. This will allow users of the reformatted Downtown Zoning Districts ease of use instead of having to find and reference several other documents that may not necessarily be available to them.

6. Will the current Title 21 Nonconformities provision that requires spending up to 10% of the development project value on bringing non-compliant site characteristics into conformance now apply to Downtown development? This requirement adds cost and is a change from old Title 21 standards. If Step 1 of Our Downtown is seen as just reformatting existing standards, shouldn't the requirement to bring characteristics toward conformance not be introduced until Step 3, since it is a "new standard"?

(This question is in reference to staff recommended edits found in **Appendix A: Staff Report** pages 8-9 item g. Section 21.12.060 Characteristics of Use):

Nonconforming provisions are underlying procedures of Title 21 that apply consistently from one place to another and to one section of the code's development standards to another. Adding Chapter 21.11 to the Nonconforming section of 21.12.060C.1.a., Bringing Characteristics into Compliance, to the Downtown Chapter 21.11 standards in the DT districts is consistent with the treatment of the rest of the Municipality.

If we were to not incorporate 21.11 into the nonconforming section of code, then the requirement to move characteristics toward compliance would not apply to Chapter 21.11 (Downtown Chapter) site standards.

But Downtown development projects would still be required to bring some non-compliant site characteristics required by other chapters of Title 21 toward conformance, including the use-specific, dimensional, and site design characteristics of chapters 5, 6, and 7. This would be complicated and confusing, because some Downtown landscaping and screening requirements are in chapter 21.07, and others are in chapter 21.11, and some are actually in both chapters. From the applicant's site planning perspective, it would seem arbitrary as to which landscaping and site features count, and which do not. The developer would not be allowed to count bringing chapter 21.11 standards toward meeting the requirement to spend 10% of the project value on bringing characteristics toward conformance.

Exempting Downtown projects from bringing characteristics into compliance with Chapter 21.11 standards or standards in any other chapter (e.g., 5, 6, or 7) would be inconsistent with existing old Title 21 provisions applicable to downtown. Old Title 21 declares non-compliant characteristics to be nonconforming. Neither old nor current code renders noncompliant characteristics as conforming and then does not require moving those toward conformance. The purpose of both old and current codes is to bring non-conforming characteristics toward conformance, and improvement the city. If the current Title 21 requirement to bring features toward conformance was found to be not appropriate for Downtown, then we would need to revert to the old Title 21 language and declare the characteristics as nonconforming. Current Title 21 does not have a section that renders characteristics of use as nonconforming, therefore we would need to write a new section in 21.12 to do that in Downtown. There is not a compelling justification to do that and deviate from the format of current code just for Downtown.

If a current Title 21 provision is consistent with the direction of development Downtown and is not inappropriate or detrimental to Downtown development project, the Our Downtown-Step 1 project guideline is to apply the current Title 21 provision. Bringing sidewalks, landscaping, and pedestrian amenities toward compliance with the standards intended specifically for Downtown is consistent with the Anchorage Downtown Comprehensive Plan and improving and revitalizing Downtown's urban environment.

The cost to bring characteristics toward compliance is often less than the required 10% of the value of the overall project, because nonconforming characteristics of use are primarily landscaping, walkways, sidewalks, and in some cases windows.

In the case of Duke's Hotel, the applicants, being used to developing in the rest of town, were surprised to learn from staff that they were not expected to bring their landscaping into conformance.

By comparison, a recent example in town of a renovation bringing characteristics of use into compliance is the Midtown Mall, where landscaping and other site improvements accompanied the REI and CARRS renovations only because of the requirement to bring site characteristics toward conformity. Moving toward conformity is essential if Anchorage is to improve up to modern standards.

If a characteristic of use, such as a sidewalk, cannot be brought toward compliance, and there are no other nonconforming characteristics of use that can be brought toward compliance to meet the 10% of project cost requirement, then the applicant need only pay the municipality an amount equal to the cost of the sidewalk (or other) improvement. That would be only a one-time payment for the value of the improvement—it would not re-occur through multiple phases of a development or a building's life. The code language on this item is unclear, and the Department will prepare a Director's Guidance Memo to clarify this interpretation.

7. How are you advertising and collecting comments?

The Planning and Zoning Commission public hearing packet was published on-line on the project website on November 4, 2019. A notice about the draft public hearing packet was also sent out to two different email lists of interested individuals and groups.

On November 25, 2019, the public hearing draft packet was sent by courier or USPS to all the standard reviewing agencies, as well as all community councils in the Municipality.

Staff have also held several outreach meetings and presentations to advise the community about the project. This included all the effected community councils and the Alaska Homebuilders Association.

The official legal notice was published on the Municipality of Anchorage's Public Notice on-line site on Monday, January 13, 2020, alerting the public about the Planning and Zoning Commission Public Hearing on February 3, 2020.