

- 1 c. In multi-building developments, the buildings are encouraged to be
2 arranged to enclose and frame common areas. Common areas and
3 courtyards should be convenient to a majority of units.
- 4 d. When more than one multi-family structure is constructed:
- 5 i. No side, end, or rear wall of a multi-family structure shall be
6 located within 20 feet of a side, end, or rear wall of any other
7 multi-family structure;
- 8 ii. No side, end, or rear wall of a multi-family structure shall be
9 located within 30 feet of the front wall of any other multi-family
10 structure;
- 11 iii. No front wall of a multi-family structure shall be located within
12 40 feet of the front wall of any other multi-family structure.
- 13 **4. Building Mass and Articulation**
- 14 a. The maximum length of any multi-family building shall be 160 feet.
- 15 b. Each façade greater than 50 feet in length, measured horizontally,
16 shall incorporate wall plane projections or recesses having a depth of
17 at least 10 percent of the length of the façade, and extending at least
18 20 percent of the length of the façade. No uninterrupted length of any
19 façade shall exceed 50 horizontal feet.
- 20 c. Blocky, uniform facades are prohibited. The facades of all multi-
21 family buildings shall be articulated through the incorporation of two
22 or more of the following:
- 23 i. Balconies;
- 24 ii. Bay or box windows;
- 25 iii. Porches;
- 26 iv. Dormers;
- 27 v. Variations in materials;
- 28 vi. Variations in roof forms.
- 29 d. Buildings located within 20 feet of the public right-of-way shall have a
30 first floor raised at least one foot off the ground to maintain privacy.
- 31 e. The height of each multi-family building taller than 35 feet shall be
32 stepped down from its highest roofline at least one full story on any
33 end of the building located within 50 feet of a street-right-of-way or an
34 adjacent area with single-family or two-family residential
35 development.

- 1 f. On multi-family buildings of eight units or less, the massing and use of
2 exterior materials should be arranged to give each building the
3 appearance of a large single-family home.
- 4 **5. Roof Form**
- 5 **a. Roof Design**
- 6 i. The incorporation of a variety of roof forms is strongly
7 encouraged. Upper-level residential floors may be
8 incorporated into the roof form to reduce the apparent height
9 and mass of buildings.
- 10 ii. Multi-family residential buildings shall be designed to avoid
11 any continuous roofline longer than 50 feet. Rooflines longer
12 than 50 feet shall include at least one vertical elevation
13 change of at least two feet.
- 14 iii. Roofs shall have a visually prominent or projecting cornice
15 line.
- 16 **b. Roof Pitch**
- 17 All roofs with a pitch of less than 2:12 shall be screened by a parapet
18 wall at least two feet in height.
- 19 **c. Roof Design for Snow**
- 20 Generally, roofs should not incline toward main pedestrian paths or
21 entries. However, where roofs do incline toward such areas,
22 protective features such as arcades, loggias, and dormers shall be
23 used to protect pedestrians from falling snow.
- 24 **6. Façades and Detail Elements**
- 25 **a. Facade Materials**
- 26 i. A minimum of 35 percent of the facade, and 20 percent of
27 other elevations, of each multi-family residential structure
28 (excluding areas occupied by windows and doors) shall be
29 constructed or faced in brick or stone materials (excluding
30 cinder block).
- 31 ii. Where lap siding is used on any elevation of a multi-family
32 residential structure, it shall have a maximum nine-inch
33 exposed board face.
- 34 iii. Highly reflective opaque materials, natural cinder block, and
35 metals are not permitted as primary exterior finishes.
- 36 iv. Siding material shall be continued down to within nine inches
37 of finished grade on any elevation.
- 38 **b. Windows**
- 39 All elevations on multi-family buildings shall contain windows.
40 Primary facades and street-facing elevations shall contain at least 10
41 percent windows.

- 1 c. **Four-sided Design**
2 A multi-family building's architectural features and treatments shall
3 not be restricted to a single elevation. All sides of a building open to
4 view by the public, whether viewed from public or private property,
5 shall display a similar level of quality and architectural interest.
- 6 7. **Entrances and Porches**
7 a. Entrances should be prominent and visible from the street and from
8 parking areas.
- 9 b. The front entry of any structure with no porch shall be emphasized by
10 the use of at least two of the following:
- 11 i. An elevation at least one foot above the grade of the nearest
12 sidewalk;
- 13 ii. Double doors;
- 14 iii. A roofed structure such as a portico, awning, or marquee; or
- 15 iv. The inclusion of side-lights (glazed openings to the side of the
16 door), and transom-lights (glazed opening above the door) in
17 the entry design.
- 18 8. **Accessory Elements**
19 a. **Storage**
20 A multi-family project shall provide covered, enclosed, and secure
21 storage areas for bicycles and other belongings that typically cannot
22 be accommodated within individual dwelling units. Storage and other
23 accessory buildings shall be designed with materials and/or
24 architectural elements that are related to the principal building(s).
- 25 b. **Garages**
26 i. **Attached or Detached Garages**
27 To the maximum extent feasible, garage entries and carports
28 shall not be located between a principal multi-family building
29 and a required street frontage, but shall instead be
30 internalized in building groups so that they are not visible
31 from adjacent streets.
- 32 ii. **Size**
33 Garages and carports shall be limited to six spaces per
34 structure to avoid a continuous row of garages. No more
35 than six garage doors may appear on any multi-family
36 building elevation containing front doors, and the plane of
37 each garage door shall be offset at least two feet from the
38 plane of the garage door adjacent to it.
- 39 iii. **Design**
40 Detached garages and carports shall be integrated in design
41 with the principal building architecture, and shall incorporate
42 similar and compatible forms, scale, materials, color, and
43 details. Detached garages shall have pitched roofs with

1 minimum 4:12 slope. Side- or rear-facing garages shall have
2 windows or other architectural details that mimic the features
3 of the living portion of the structures on the side of the garage
4 facing a street.

5 **iv. Parking Structures**

6 Underground parking structures are strongly encouraged for
7 multi-family developments.¹⁰⁵

8 **G. Snow Storage**

9 Snow storage areas shall be indicated clearly on all site plans. Location and design of
10 snow storage areas in parking lots shall comply with the provisions of subsection
11 21.07.090G.5.b., *Location and Design of Snow Storage Areas*.

12 **21.07.120 PUBLIC/ INSTITUTIONAL AND COMMERCIAL BUILDING STANDARDS¹⁰⁶**

13 **A. Purpose**

14 This section is intended to promote high-quality building design in non-residential
15 areas, encourage visual variety in such areas, ensure building layout and design
16 suitable for Anchorage's northern climate, foster a more human scale and attractive
17 streetfronts, project a positive image to encourage economic development in
18 Anchorage, and protect property values of both the subject property and surrounding
19 development.

20 **B. Applicability**

21 Development of any structure that will contain a use categorized in Table 21.05-1,
22 *Table of Allowed Uses*, as a public/institutional or commercial use shall comply with
23 the standards of this Section 21.07.120.

24 **C. Alternative Compliance**

25 The alternative compliance procedure set forth in subsection 21.07.010.B. may be
26 used to propose alternative means of complying with the intent of this section.

27 **D. Building Orientation**

28 **1. Orientation to Surrounding Streets, Walkways, and Parking**

29 **a.** If the proposed development consists of only one building, such
30 building shall be oriented toward the primary abutting street.

31 **b.** If the proposed development consists of more than one building, all
32 primary and pad site buildings shall be arranged and grouped so that
33 their primary orientation complements adjacent, existing development
34 and:

¹⁰⁵ NOTE: Staff has proposed density bonuses as incentives for developing underground parking garages. Further discussion needed. The idea is a good one, but some research would be necessary to determine the appropriate level of bonus that might be necessary in Anchorage to offset the additional cost of providing such parking.

¹⁰⁶ NOTE: Suggested new standards. Again, the approach is quite simple and is designed to be both easy to administer and politically palatable, yet also substantive enough to get at some of the key design issues in Anchorage. Many of these standards were originally considered as part of the draft Retail Design Standards Manual. However, material from that draft manual has been heavily edited and supplemented based on staff suggestions.

- 1 i. Frames the corner of an adjacent intersection;
- 2 ii. Frames and encloses a pedestrian and/or vehicle access
3 corridor within the development site; or
- 4 iii. Frames and encloses on at least three sides parking areas,
5 public spaces, or other site amenities.
- 6 c. Building functions that do not directly serve the public, such as
7 loading bays, and blank walls, should not be placed directly along the
8 street. Garages that face streets shall be recessed behind the façade
9 of primary buildings.
- 10 **2. Solar Orientation**
11 Where not in conflict with subsection 1 above, primary public entrance areas,
12 outdoor community spaces and plazas, gallerias and atriums, and other public
13 spaces and pedestrian areas shall be located and oriented for solar exposure
14 during times of public use.
- 15 **E. Building Massing and Facade**
- 16 **1. Building Mass**
17 A single, large, dominant building mass shall be avoided. Buildings
18 containing 20,000 square feet or more and over one story in height shall be
19 designed to appear more as an aggregation of smaller "building blocks"
20 through variations in height, texture, color, and façade depth.
- 21 **2. Wall Articulation**
22 Primary structures having single walls exceeding 50 feet in length shall
23 incorporate two or more of the following features at least every 50 feet in
24 length:
- 25 a. Changes in color, graphical patterning, changes in texture, or
26 changes in material;
- 27 b. Projections, recesses, and reveals, expressing structural bays or
28 other aspects of the architecture with a minimum change of plane of
29 12 inches;
- 30 c. Windows and fenestration;
- 31 d. Gable projections;
- 32 e. Horizontal/vertical breaks; or
- 33 f. Other similar techniques.
- 34 **3. Entrances**
35 Each primary structure shall have a clearly defined main pedestrian entrance
36 featuring at least three of the following elements:
- 37 a. Canopies or porticos,

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9. **Reflective Materials**
Façade building materials shall not create excessive glare. Shiny, reflective metal surfaces are discouraged in order to avoid glare in northern climate low sunlight conditions. If highly reflective building materials are proposed, such as aluminum, unpainted metal, or reflective glass, the potential for glare in low-sun angles from such materials shall be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, inhabitants, passing motorists, outdoor activities or enjoyment of scenic views. Mirrored glass with a reflectance greater than 20 percent shall not cover more than 10 percent of any exterior façade of a primary or accessory structure.
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10. **Multiple Buildings in Commercial Centers**
In order to achieve unity between all buildings in a commercial development consisting of more than one building, all buildings in such a development, including pad site buildings, shall employ a consistent architectural style or theme, be constructed of similar exterior materials, and feature similar colors.
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- F. **Northern Climate Wind Mitigation¹⁰⁷**
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1. **Purpose**
This section is intended to mitigate the impacts of wind and improve microclimates in street sidewalk environments, public open spaces, and major entrance areas during the cold season.
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2. **Tall Buildings**
In Anchorage’s cold climate, avoiding high wind speed is essential to pedestrian comfort in outdoor spaces and to the vitality of downtown and mixed-use centers. However, faster winds at the top of tall buildings flow down the face of the building, becoming turbulent and increasing in speed at the ground level, decreasing comfort in the winter, spring and fall. Wind effects shall be minimized on and around tall buildings in city centers by use of the following techniques:
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- a. **Aerodynamic Profile**
The tower portion of tall buildings with more than six stories should have rounded aerodynamic profiles and turn their narrow face or be angled diagonal to prevailing winter winds. Wider buildings with long sides to the wind which increase the downwash effect shall be avoided.
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- b. **Stepped Terraced Form**
Terrace taller buildings down to the street in stair-step fashion. Buildings significantly taller (more than twice as tall) than their neighbors or that are taller than 6 stories shall be designed with horizontal projections and stepped, setback facades starting between 20 to 35 feet (4 stories maximum) above the street. The setback from the street wall to the tower portion of a tall building shall be at least 20 feet.

¹⁰⁷ NOTE: This section drafted by staff. In addition to wind concerns, prevention of unnecessary sun shadowing is also important. Solar shading studies and possible incentives to shift the mass, height, or setbacks of major buildings to maximize solar access are discussed in the separate solar access working paper. Solar access standards or incentives are not yet incorporated in a significant way into the current draft of Ch. 21.07, though some solar-related provisions are interspersed throughout the chapter.

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- c. **Protective Wall Projections**
Use projections such as awnings, balconies, and marquees to protect the public spaces and building entrances below from wind down drafts.
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- d. **Gradual Height Transitions – Guideline**
Buildings should be relatively low in height, or similar in height to adjacent buildings. Abrupt changes in building height from one building to the next significantly impact winter wind velocity in streets and spaces. Gradual height transitions allow more of the cold wind to pass over the tops of buildings. Where building heights increase in the direction of prevailing wind flow, buildings taller than their upwind neighbors should be less than twice the average height of the nearest upwind buildings. Height transitions from one building to another should not exceed 100%.
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- e. **Wind Study**
A wind testing study may be provided as an alternative to compliance with subsections a. through d. above. The wind study should demonstrate that the proposed development will not accelerate wind velocity at the ground level. The review authority may require wind testing of medium and high profile development proposals greater than six stories in height, to evaluate the wind impact of these proposals, and to determine the appropriate design measures to reduce or mitigate any undesirable wind conditions.
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- G. Weather Protection for Pedestrians**
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1. **General**
Sheltering roofs or building projections for protection from rain, wind, snow and ice shall be provided in areas of pedestrian activity around public/institutional and commercial buildings, including sheltered entranceways at major entrances and pedestrian-oriented facades along public sidewalks or walkways.
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2. **Primary Facades and Entrances**
Buildings shall incorporate canopies, awnings, or similar sheltering structure across 60 percent of any ground-floor façade abutting a street sidewalk or pedestrian walkway. The minimum depth of any canopy or awning shall be eight feet to minimize snow, ice, and drip lines along pedestrian walkways. The canopy or awning shall be at least eight feet and no more than 14 feet above the sidewalk or walkway elevation.
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3. **Protective Roof Design**
Buildings shall avoid roof designs, canopy structures, or other design features that would allow accumulated snow, ice, or rain to fall or slide onto sidewalks or walkways. Roofs shall be designed to protect doorways, exterior stairs, balconies, garage entrances, bicycle parking, and pedestrian sidewalks and walkways from snow and ice fall. Where sloping roofs incline toward such areas, protective features such as arcades, loggias, and dormers shall be used to protect pedestrians from falling snow. Such devices need not be continuous if foundation planting beds are located to set the walkway away from the building facades.

1 **H. Snow Storage**

2 Snow storage areas shall be indicated clearly on all site plans. Location and design of
3 snow storage areas in parking lots shall comply with the provisions of subsection
4 21.07.090.G.5.b., *Location and Design of Snow Storage Areas*.

5 **21.07.130 LARGE RETAIL ESTABLISHMENTS¹⁰⁸**

6 **A. Purpose**

7 Large retail establishments depend on high visibility from major public streets, a large
8 physical scale, and a great volume of use by many residents and visitors. As a
9 consequence, their design determines much of the character, function, and image of
10 this community and its streetscapes and commercial areas. The purpose of this
11 section is to encourage major retail developments, such as corporate chains with
12 standardized marketing strategies, to contribute to Anchorage as a unique place and
13 to physically integrate with the community in a positive way. The standards of this
14 section augment existing basic standards for development found elsewhere in this
15 chapter with more specific interpretations that apply to large retail establishments.
16 These standards promote: a basic level of architectural variety and interest; a
17 compatible appearance and scale; pedestrian and parking lot access; orientation of
18 buildings and entrances in relation to surrounding streets; provisions for adaptive
19 reuse of prominent vacant buildings; and mitigation of negative impacts of large scale
20 retail developments. The standards are by no means intended to limit creativity;
21 rather, to serve as a tool for design professionals engaged in a site-specific design.

22 **B. Applicability**

23 The standards of this Section 21.07.130 shall apply to any large retail establishment,
24 and to any additional principal or secondary buildings and site development within the
25 same site or site master plan area.

26 **C. Relationship to Other Standards**

27 The provisions of this section shall apply in addition to the generally applicable
28 standards found elsewhere in this chapter and Title. Where there is a conflict with
29 generally applicable standards in this chapter, the standards of this section shall
30 apply. Where there is a conflict with district-specific standards in Chapter 21.044 of
31 this Title, the district-specific standards shall apply.

32 **D. Adaptability for Reuse or Compartmentalization**

33 The building design shall include specific elements for adaptation for multi-tenant re-
34 use. Such elements may include but are not limited to compartmentalized
35 construction, including plumbing, electrical service, heating, ventilation, and air
36 conditioning. The building design shall also allow for: the interior subdivision of the
37 structure into separate tenancies; facades that readily adapt to multiple entrances and
38 adapt to entrances on all but one side of the building; parking lot schemes that are
39 shared by establishments or landscaping schemes that compliment the multiple
40 entrance design; and other elements of design which facilitate the multi-tenant re-use
41 of the building and site.

¹⁰⁸ NOTE: This section drafted by staff, based on work done with another consultant on the Retail Design Standards Manual.

1 **E. Building Scale and Character of Large Retail Establishments**

2 **1. Façade Articulation and Features**

3 **a. *Intent***

4 Façade articulations and detail elements should be employed to
5 reduce the apparent bulk, industrial look and uniform appearances of
6 large retail buildings, provide visual interest and variety, and respect
7 and reinforce the human scale.

8 **b. *Façade Articulation and Variation***

9 Horizontal facades longer than 100 feet in length, measured
10 horizontally, shall be articulated into smaller units of building mass
11 and incorporate wall plane offsets having a depth of at least 5 percent
12 of the length of the façade and extending at least 20 percent of the
13 façade. In addition to building mass offsets, any building in a large
14 retail establishment shall include variation in architectural detail along
15 the horizontal length of façade by using at least three of the
16 architectural detail features listed below. At least two of the elements
17 shall repeat at intervals:

- 18 i. Windows;
- 19 ii. Changes in materials;
- 20 iii. Changes in color;
- 21 iv. Changes in texture;
- 22 v. Expressions of architectural bay such as pilasters, reveals,
23 and offsets.

24 **c. *Base, Middle, and Top***

25 In order for buildings to display the greatest amount of visual interest
26 and appear less industrial whether they function as single or multiple-
27 story buildings, building facades shall consist of distinguishable base,
28 middle, and top sections.

29 i. *Base*

30 Base level or ground floor facades shall provide the greatest
31 collection of architectural detail features to create visual
32 interest at the pedestrian level. Methods shall include, in
33 addition to the minimum required elements in subsection b
34 above, two or more architectural detail features such as the
35 following, without limitation:

- 36 **(A)** Masonry cladding;
- 37 **(B)** Windows;
- 38 **(C)** Architectural bays;
- 39 **(D)** Changes in color or materials;

- 1 (E) Ornamental details and/or artwork;
- 2 (F) Overhangs, canopies, or arcades.
- 3 Additional requirements for principal ground level facades
4 appear in subsection 4., *Ground Level Expression*.
- 5 ii. *Middle*
6 The middle shall be distinguishable from the base section,
7 and include one or more architectural detail feature such as
8 the following, without limitation:
- 9 (A) Windows;
- 10 (B) Signage;
- 11 (C) Changes in color or materials.
- 12 iii. *Top*
13 The topmost portion of a building shall be made visually
14 prominent using the features required in subsection 2, *Roof*
15 *Form and Articulation*.
- 16 d. **Secondary Façades**
17 All building facades, including on the sides and rear, which are visible
18 from adjoining properties or public streets shall include articulation
19 and detail features in conformance with subsections b and c above,
20 similar to the principal or front façade.
- 21 **2. Roof Form and Articulation**
- 22 a. **Intent**
23 To pronounce and vary roof lines and heights to present a distinctive
24 profile, add interest to and reduce the massive scale of large retail
25 buildings, and complement the character of adjoining neighborhoods.
- 26 b. **Prominent Roof Form**
27 The topmost portion of any building in a large retail establishment
28 shall be made visually prominent and be architecturally treated
29 through a method such as the following without limitation:
- 30 i. A change in materials and color;
- 31 ii. Projecting cornice line;
- 32 iii. Overhanging roof or eaves, extending no less than three feet
33 past the supporting walls, supported by brackets;
- 34 iv. Sloping rooflines with an average slope no less than one foot
35 of vertical rise for every three feet of horizontal run and
36 greater than one foot of vertical rise for every foot of
37 horizontal run.

1 c. ***Roofline Variation***

2 The roof design of principal buildings shall provide variations in roof
3 lines and height using one or more of the following features:

- 4 i. Multiple variations of a minimum of two feet in the height of
5 parapets. Variation to parapet height may include pilasters
6 and projecting raised entrance features;
- 7 ii. Three or more roof slope planes.

8 **3. Prominent Entrances**

9 a. ***Intent***

10 To emphasize major entrances into large retail buildings, and to
11 ensure that entryway design provides orientation and an attractive
12 appearance to the building.

13 b. ***Visual Prominence***

14 In order to provide clearly defined and highly visible entrances,
15 principal building(s) and secondary buildings on a site shall have
16 customer entrances featuring no less than three of the following:

- 17 i. Canopies, arcades or porticos that, while satisfying weather
18 protection requirements of subsection [x-ref], also lend visual
19 prominence to the entrance;
- 20 ii. Overhangs, recesses or projections;
- 21 iii. Raised corniced parapets over the door;
- 22 iv. Peaked roof forms;
- 23 v. Tower features integrated with the building design that extend
24 above the building roof line;
- 25 vi. Arches;
- 26 vii. Outdoor Patios;
- 27 viii. Display Windows;
- 28 ix. Integral planters or wing walls;
- 29 x. Entrance atriums with visual connections to outside.

30 c. ***Transparency and Light***

31 The principal customer entrance to any building shall feature at least
32 two elements from the following:

- 33 i. Clerestory Windows;
- 34 ii. Windows Flanking Main Entrance Door;

1 c. **Transparency**

2 A minimum of 60 percent of any ground floor facade between two feet
3 and ten feet above grade fronting on a public street or containing a
4 principal customer entrance shall be comprised of windows for
5 window shopping, with views into interior areas for merchandise
6 display, shopping and/or other customer services. A minimum of 25
7 percent of ground floor facades that face parking lots shall also be
8 comprised of windows.

9 d. **Window Bays and Mullions**

10 Windows at the ground level shall be divided into increments by
11 mullions and architectural bays.

12 5. **Weather Protection**

13 a. **Intent**

14 To provide guidance specific to large retail establishments for
15 sheltering pedestrians from elements of Anchorage's northern climate
16 such as snow, rain, cold and wind, and for providing indoor-outdoor
17 transitions to avoid separating people from the outdoor environment.

18 b. **Generally Applicable Standards**

19 Large retail establishments shall adhere to weather protection
20 standards found in section [x-ref] and section [x-ref]. Where there is
21 conflict, this subsection shall apply.

22 c. **Façade Walkway Canopies**

23 Facades that face onsite walkways or abutting public streets or
24 parking lots or have a principal customer entrance shall have ground
25 level protective canopies or similar permanent sheltering structure
26 along no less than 60 percent of their horizontal length. The canopy
27 shall have a depth of eight feet or more to avoid snow, ice and rain
28 drip lines along façade walkways.

29 d. **Entrance Canopies**

30 Canopies, arcades, or similar permanent sheltering roof structures
31 shall provide weather protection along façades of buildings to
32 pedestrians at customer entrances, taxi and drop off zones, valet
33 parking, and bicycle parking.

34 6. **Building Materials and Colors**

35 a. **Intent**

36 Exterior building materials and colors contribute significantly to the
37 visual impact of large retail buildings on the community. The purpose
38 of this subsection is to ensure that building materials and colors
39 create buildings that are aesthetically pleasing, compatible with the
40 surrounding neighborhood, and responsive to the northern climate.

41 b. **Predominant Exterior Materials**

42 Exterior building siding, cladding of structural members, and trim
43 materials shall include high quality materials durable in a northern
44 climate, such as:

-
- 1 i. Brick or brick veneer cladding;
- 2 ii. Wood;
- 3 iii. Stone or stone veneer cladding;
- 4 iv. Timbers as post members or colonnades;
- 5 v. Textured concrete masonry units that are tinted to fit into the
- 6 overall building design.
- 7 c. ***Prohibited Exterior Materials***
- 8 Exterior building materials shall not include the following:
- 9 i. Plywood without board and batten;
- 10 ii. Unstained or untreated wood;
- 11 iii. T-111 siding.
- 12 d. ***Predominant Façade Colors***
- 13 In order to ensure that large retail buildings contribute positively to
- 14 Anchorage's northern climate urban setting, and reduce the visual
- 15 monotony of white, gray, and dirty brown winter urban landscapes,
- 16 the building façade colors shall be warm or neutral, subtle and low
- 17 reflectance colors. Warm colors are encouraged, while the use of
- 18 brilliant or high intensity colors, metallic colors, black or fluorescent
- 19 colors is prohibited.
- 20 e. ***Building Trim and Accent Colors***
- 21 Building trim and accent areas may feature brighter colors, including
- 22 primary colors. Neon tubing shall not be an acceptable
- 23 building/roofline outline feature.
- 24 f. ***Changes in Material or Color that Meet Façade Articulation***
- 25 ***Requirements***
- 26 In order to meet the requirements for façade articulation and roof
- 27 forms in subsections 1 and 2, changes in color or materials shall be
- 28 as integral parts of the building fabric rather than superficially applied
- 29 uniform paint or trim striping.
- 30 **7. Signage Integration and Creativity**
- 31 a. ***Intent***
- 32 To ensure that signage is a part of the overall design approach to a
- 33 project and not a separate design element, and to encourage creative
- 34 design of signage that reflects the establishment and the character of
- 35 the local community and its' setting.
- 36 b. ***Integration of Signage with Building and Site Design***
- 37 The location, dimensions, and design of signs shall be compatible
- 38 and integrated with the architectural character, proportions, and

1 details of the building and site plans of large retail establishments.
2 Signage may be used as elements of human scale ground floor
3 facades and visually prominent building entrances.

4 **c. *Sign Creativity and Unique Expression***

5 Signs are encouraged to be highly graphic in form, expressive and
6 individualized to convey the product or service.

7 **d. *Local Identity***

8 Signs shall combine the business identity with local Anchorage
9 identity by one or more of the following:

10 i. Relate to Anchorage's people, cultures, natural setting,
11 climatic conditions through graphics;

12 ii. Take advantage of the extreme seasonal conditions by using
13 natural light angles and shadows, snow, ice, colors or other
14 element of the natural setting as part of the overall sign
15 design.

16 **F. Site Design and Relationship to Surrounding Community**

17 **1. Multiple Entrances**

18 **a. *Intent***

19 To provide multiple entrances to reduce walking distances, facilitate
20 pedestrian access, and improve the relationship of the large retail
21 stores to the surrounding community. Store entrances mitigate long
22 unbroken walls and neglected areas along adjacent uses and public
23 streets.

24 **b. *Multiple Entrances***

25 The principal building(s) shall have customer entrances on at least
26 two sides of the building that face an abutting street of collector class
27 or greater, with at least one of the required entrances facing the street
28 to which the building is closest. A corner entrance facing both streets
29 may meet this requirement. In such a case, for purposes of design
30 requirements in this section for facades with customer entrances, the
31 entrance shall be considered to be on both facades.

32 **c. *Exceptions***

33 Movie theaters are exempt from the requirement for multiple customer
34 entrances.

35 **2. Location of Parking Lots**

36 **a. *Intent***

37 Large parking areas should be divided into smaller lots and
38 distributed around large retail buildings in order to provide safe and
39 convenient access, shorten the distance between the principal
40 building and public streets, and break up the massive scale of large
41 paved surfaces. If the large retail buildings are located closer to

1 streets, then the scale is reduced, pedestrian traffic is encouraged,
2 and architectural details of the building take on added importance.

3 **b. *Distributed Parking Lots***

4 Parking lots shall be distributed around principal retail buildings. No
5 more than 50 percent of vehicle parking lot spaces shall be located in
6 the front parking area between the front façade of any principal
7 building of the large retail establishment and abutting streets.

8 **3. Pedestrian Connections**

9 **a. *Intent***

10 Provide pedestrian paths between customer entrances on-site and to
11 surrounding public streets and properties in order to open large retail
12 centers to the neighborhood and project a more inviting image, and
13 allow for pedestrian safety, access, and convenience within the
14 center grounds.

15 **b. *Network of Walkways***

16 The site plan shall identify pedestrian travel patterns to and through
17 the site, as well as off-site pedestrian destinations on abutting
18 properties and across abutting streets. Continuous internal
19 pedestrian walkways, no less than eight feet in width, shall be
20 provided from the public sidewalk or abutting streets to the principal
21 customer entrance of each building on the site. Walkways shall
22 connect focal points of pedestrian activity such as, but not limited to,
23 transit stops, street crossings, building and store entryways.

24 **c. *Orientation of Buildings to the Pedestrian Network***

25 Principal and secondary buildings onsite shall be located to the
26 maximum extent feasible on or near street sidewalks or onsite
27 pedestrian walkway routes. All customer entrances of buildings within
28 a large retail establishment site shall open to the pedestrian network
29 of street sidewalks and onsite walkways.

30 **d. *Building Façade Walkways***

31 Walkways shall be provided along the full length of every building
32 façade featuring a customer entrance, or abutting a customer parking
33 lot. For principal buildings, such walkways shall be at least eight feet
34 wide, and be located at least eight feet from the building to provide
35 planting beds for foundation landscaping, except where weather
36 protection features such as arcades are part of the façade.

37 **e. *Connections to Neighboring Properties***

38 Pedestrian walkways shall be provided to adjacent developments
39 from principal building(s) that do not front on a public street, and to
40 adjacent neighborhoods where trail or street connections are
41 available.

42 **4. Common Spaces and Focal Points**

43 **a. *Intent***

1 To offer attractive and inviting pedestrian scale features, spaces, and
2 amenities that enhance the retail establishment's connection to the
3 community and outdoors.

4 **b. Central Location**

5 The large retail establishment shall provide one or more pedestrian
6 common spaces such as plazas, patios, courtyards, or atriums with
7 indoor-outdoor connections, at or near the principal customer building
8 entrance. The common space(s) shall be visible and central to
9 pedestrian circulation onsite.

10 **c. Pedestrian Amenities and Focal Points**

11 Common spaces shall anchor pedestrian pathways between main
12 building entrances and public streets with special design features and
13 pedestrian amenities, such as towers, pedestrian light fixtures, sitting
14 walls, seating, canopies, bollards, art such as sculptures, fountains,
15 clocks or murals, and other architectural elements that define
16 pedestrian circulation paths and spaces.

17 **d. Use of Common Spaces**

18 Common spaces are intended to serve as places for pedestrians.
19 Except as provided in subsection c above, structures are not
20 permitted in these areas, nor can such areas be used for:
21 freestanding signs, refuse collection other than for pedestrian use,
22 any type of storage including parking lot snow storage, outdoor
23 merchandising that encroaches into the minimum dimensions of the
24 common space(s), and any loading or vehicle parking or access
25 during business hours.

26 **e. Orientation**

27 Common spaces shall, to the maximum extent feasible, face the
28 primary street frontage, provide views of the Chugach Mountains or
29 other major landmark, or be oriented to receive solar access on
30 December 21.

31 **f. Dimensions**

32 The common space(s) shall total no less than 1% of the total gross
33 floor area of the principal building(s). The length to width ratio shall
34 not exceed 2:1, and the shortest dimension shall be no less than 15
35 feet.

36 **5. Landscaping**

37 **a. Intent**

38 To break up and soften the massive scale of large retail
39 establishments, including large blank building walls, service and
40 loading areas, and large paved parking surfaces.

41 **b. Foundation Landscaping**

42 Foundation landscaping in planting beds at least 8 feet wide shall be
43 used to soften the visual impacts of large building facades along the
44 sections of walls that are visible from adjacent streets or customer
45 parking lots, and are not occupied by entrances, loading docks or

1 other openings, or by weather protection structures such as arcades
2 that meet the requirements of subsection [x-ref to weather protection].

3 c. ***Abutting Residential***

4 Large retail establishments shall have Level 3 landscaping along
5 abutting residentially zoned properties. The buffer shall not conflict
6 with pedestrian connections provided for in this section.

7 **6. Outdoor Sales, Display and Storage**

8 a. ***Intent Statement***

9 Screen service areas of large retail establishments from adjacent
10 properties, public streets, and customer entrances, and to mitigate
11 visual and noise impacts. Large and small vehicle sales and rental
12 establishments are exempt from this section.

13 b. ***Permanent Outdoor Display, Sales and Storage of Merchandise***

14 Merchandise may be stored or displayed for sale on the front or side
15 of the principal building in accordance with this subsection. Auction
16 houses, farmers markets, nurseries, and lumberyards are exempt
17 from this subsection. The size of permanent outdoor storage, display
18 and sales areas shall be limited to 10 percent of the footprint of the
19 principal building, or 15,000 square feet, whichever is less.
20 Permanent outdoor storage, display and sales areas shall be
21 contiguous to the building and shall not be permitted within 100 feet
22 of residential property. Outdoor storage display and sales of
23 plumbing fixtures and large household appliances, such as without
24 limitation hot tubs, dishwashers and refrigerators, is prohibited.

25 i. ***Screening.***

26 The permanent display, storage and sales area of large retail
27 establishments shall be enclosed by a minimum eight-foot
28 wall of like appearance to the building or a base of like
29 appearance to the building topped by wrought iron or tubular
30 steel fencing, with a minimum total height of eight feet. No
31 merchandise other than trees shall be visible above the wall.
32 Materials, colors, and design of screening shall be compatible
33 in appearance and quality with the predominant materials of
34 the principal building.

35 ii. ***Screening for Home Improvement Stores.***

36 The permanent storage, display, and sales area shall be
37 enclosed by a dark colored chain link fence covered with
38 windscreen or wall of like material to the building with a
39 minimum height of eight feet. Windscreen shall be
40 maintained in good repair and free of tears. Merchandise
41 may be stacked up to 25 feet high or level with the top of the
42 adjacent building side wall, whichever is lower, but may not
43 be stacked above the height of the screening wall. The
44 roofline on the front facade shall have architectural features,
45 such as gables or parapets, compatible with that of the
46 principal building, to obscure merchandise stored in the area.

and integrated with the colors, building materials and architectural character and design of the principal building(s) on the site.

21.07.140 EXTERIOR LIGHTING¹⁰⁹

A. Purpose¹¹⁰

Exterior lighting, as a part of the urban infrastructure, is an urban design tool that helps to determine the safety, livability, and ambiance of Anchorage as northern climate community. The purpose of this section is to foster outdoor lighting for municipal, residential, commercial, industrial, and public/institutional developments that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment. Specific purposes are to require outdoor lighting that:

1. Provides safety and personal security as well as convenience and utility in areas of public use or traverse, for municipal, commercial, industrial, multifamily residential, and institutional uses where there is outdoor public activity during hours of darkness;
2. Controls glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and protect residents from nuisance and discomfort.
3. Controls trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;
4. Results in cost and energy savings to establishments by being carefully aimed and directed at the surface area or activity to be illuminated, using only the amount of light necessary;
5. Fits the needs and tolerances of the surrounding district, to provide adequate illumination levels in commercial districts while protecting residential areas and places of sleep from excessive light; and
6. Controls light pollution to minimize the negative effects of misdirected light and recapture views to the winter night sky.

B. Applicability

1. Outdoor Site Lighting

All outdoor lighting shall comply with the standards of this section, unless exempted in subsection 2. below.¹¹¹ In addition, in certain cases applicants for interior or exterior modifications or expansions of existing structures and

¹⁰⁹ NOTE: This section drafted by staff. Parking lot lighting is exempt from the requirements of this section and instead has to comply with separate lighting requirements in the parking section.

¹¹⁰ NOTE: Intro paragraph is based in part on IESNA RP 33-99, as well as northern city design considerations. Bulleted specific purpose statements follow the format of other Chapter 7 sections in identifying specific issue areas of concern. Primary issues in Anchorage appear to be: safety and visual acuity, glare and misdirected light, and excessive illumination for some uses.

¹¹¹ NOTE: Low-intensity lighting for single-family and other residential uses is exempted in subsection C which follows. The lighting standards would only limit very bright or glaring lights in residential areas. It is intended to protect neighborhoods, homeowners, or residents in cases of unusually intense or glaring lights on neighboring properties.

1 uses may be required to comply with the following standards pursuant to
2 subsection 21.10.010.H, *Expansion, Alteration, or Major Repair*.

3 **2. Off-Street Parking and Loading Areas**

4 Lighting in off-street parking and loading areas shall be exempt from the
5 requirements of this Section 21.07.130 and instead shall comply with the
6 lighting requirements set forth in subsection 21.07.090.G.13, *Lighting of Off-
7 Street Parking and Loading Areas*.

8 **3. Public Street and Right-of-Way Lighting**

9 Public street and right-of-way lighting shall be exempt from the requirements
10 of this section.

11 **4. Attention-Getting Devices**

12 Signs and other attention getting devices as defined in Section [x-ref],
13 including any lighting of a specific architectural feature, name, or logo
14 designed to act as advertising devices calling attention to the building owner
15 or tenant, are subject to the sign illumination standards of section [x-ref].

16 **C. Exempt Lighting**

17 The following luminaires and lighting systems are exempt from the requirements of
18 this section:

- 19 **1.** Single-Family Residential: Soffit or wall-mounted luminaires with a light output
20 of less than 1000 lumens and permanently attached to residential dwellings,
21 not to exceed the height of the eave;¹¹² (homeowners may use luminaries with
22 a higher light output, but will then have to comply with section G. below.)
- 23 **2.** Temporary decorative seasonal lighting provided that individual lamps have a
24 light output of 200 lumens or less;¹¹³
- 25 **3.** Temporary lighting for emergency or nighttime work and construction;
- 26 **4.** Temporary lighting for theatrical, television, and performance areas, or for
27 special public events;
- 28 **5.** Lighting for a special district, street, or building that, according to an adopted
29 municipal plan or ordinance, is determined to require special lighting
30 aesthetics as part of its physical character; and
- 31 **6.** Lighting required and regulated by the Federal Aviation Administration.

¹¹² NOTE: This exemption is for single-family and other residential development with low impact lighting. The lumens figure provided is approximately the output of a 75 watt incandescent bulb. The provision would exempt a 60 watt incandescent bulb, for example. It is intended as a starting point for discussion on the most appropriate wattage or brightness level to be exempted.

¹¹³ NOTE: This exemption allows for holiday season and "City of Lights" style decorative wintertime illumination. The lumens figure provided exempts typical hanging decorative lights consisting of 10 watt or even 15 watt incandescent bulbs.

D. Nonconformities¹¹⁴

In order to (1) amortize existing nonconforming lighting that may otherwise linger for years or decades, and (2) maximize fairness between both pre-existing and new establishments, there shall be a grace period for all outdoor lighting. Outdoor lighting shall be required to conform to the standards of this section within five years from the effective date of this Title. Project applications received prior to such conformance date may choose to conform or to postpone conformance until the five-year deadline.

E. Lighting Zones Established

Using Table 1 as a guide, the municipality shall determine and maintain three lighting zones to ensure that lighting standards fit the needs and tolerances of Anchorage's broad range of urban and rural, commercial and residential, and low versus high intensity use areas. Lighting zones are intended to allow for relatively higher illumination intensities in commercial districts, while protecting the more light-sensitive neighborhoods and residential areas from excessive or misdirected light.

The lighting zone of a site or project shall determine the standards for lighting as specified in this section. An increase of one LZ number may be granted to a specific site or project upon special approval through the variance process.

TABLE 21.07-14: LIGHTING ZONE CHARACTERISTICS			
Lighting Zone	Ambient Light Level	Representative Locations	Zoning Districts
LZ-1	Relatively Low	Rural areas, low-density urban areas, natural open spaces.	W, R-1, R-2, R-5, R-6, R-9, R-10, OL, TA, AF, PLI [1], Girdwood [2].
LZ-2	Medium	Medium to high density residential neighborhoods.	R-3, R-4, RMX, NMU, PLI [1].
LZ-3	Relatively High	Medium to high intensity commercial and industrial districts.	C-2A, C-2B, C-2C, GC, I-1, AD RCMU, CCMU, MC, MI, I-2, PLI [1].
Additional Standards: [1] In the PLI District, lighting standards for development shall be that of the Lighting Zone that most closely matches the character of the setting surrounding the project site. [2] <i>Girdwood</i> : LZ-1 the default lighting zone for Girdwood zoning districts, except where stated otherwise in section 21.09.[x-ref].			

F. Standards for Safety, Personal Security, and Convenience.¹¹⁵

1. Illumination Levels and Locations

Sufficient lighting shall be provided in pedestrian use areas and in high-risk locations. Key locations and high-risk uses such as parking lots, transit stops, ATMs, and convenience stores shall be illuminated to facilitate nighttime use. Lighting should be designed to avoid excessive brightness or glare which reduces visibility and visual acuity, or the fish-bowl effect which allows users

¹¹⁴ NOTE: Staff recommends amortizing lighting. A grace period for all old and new lighting is suggested as a starting point for community discussion. The issue of concern is that a lighting fixture can last for decades. There are numerous examples of old and fading mercury vapor parking lot lighting still in use around the community, as well as barnyard style non cut-off lights from the 1970s.

¹¹⁵ NOTE: Public safety and convenience are community priorities in Anchorage. This section establishes the need for adequate lighting which avoids disability glare. It is intended to be further developed pending community review and discussion.

1 to be observed but makes it difficult for them to observe their surroundings.
 2 Parking lot lighting shall adhere to minimums required in subsection I.1 below.
 3 Pedestrian walkways leading to primary building entries, exterior stairways,
 4 and other pedestrian paths that are used after daylight hours shall be
 5 illuminated at least to minimum IESNA standards of Table 2 in DG-5-94, using
 6 a uniformity ratio not greater than 10:1 maximum to minimum, to avoid
 7 extreme contrasts between lighting levels.¹¹⁶ Dedicated pedestrian lighting,
 8 building façade lighting, lit interior spaces with retail windows along sidewalks,
 9 and other pedestrian-oriented lighting sources are preferred.

10 **2. Color Rendition¹¹⁷**

11 White light sources improve nighttime vision and reduce reaction time to
 12 possible danger by providing superior color recognition, object identification,
 13 and peripheral vision detection. Nighttime environments become more
 14 visible, comfortable, and inviting at lower light levels with less disability glare.
 15 All fixtures for area lighting shall use white light sources that have a color
 16 rendering index (CRI) of 65 or greater, such as one of the following, without
 17 limitation: metal halide, induction, compact fluorescent, incandescent
 18 (including tungsten-halogen), or high-pressure sodium with a color rendering
 19 index of 65 or greater.

20 **3. Maintenance, Repair and Replacement¹¹⁸**

21 Poorly maintained luminaires may not provide adequate illuminances for
 22 safety and security. Lighting installations shall be maintained such that they
 23 continually provide acceptable illuminance levels and glare control required in
 24 this section. Damaged lighting fixtures and luminaires shall be promptly
 25 repaired or replaced. All light emitted by a fixture shall meet or exceed the
 26 specification given. All luminaires shall be permanently installed so as to
 27 maintain required shielding. Any structural part of the fixture providing this
 28 shielding must be permanently fixed.

29 **G. Control of Glare and Light Trespass¹¹⁹**

30 **1. Shielding and Glare**

31 **a. Generally Applicable Standard**

32 For outdoor area lighting on any residential, commercial, industrial,
 33 recreational, municipal, or institutional site, cutoff-type luminaires shall
 34 be used and shall be equipped with (or be capable of being retrofitted
 35 with) devices for redirecting light such as shields, visors, or hoods.
 36 Such lighting shall be so aimed, located, designed, fitted, and
 37 maintained. Directional luminaires such as floodlights, spotlights, and
 38 sign lights shall be so installed and aimed that they illuminate only the
 39 specific task and do not shine directly onto neighboring properties,
 40 roadways, or distribute excessive light skyward.

¹¹⁶ NOTE: Uniformity ratio recommended by IESNA RP-33-99 as a starting point for public discussion.

¹¹⁷ NOTE: NEMA recommends basing standards on a performance standard such as CRI, rather than just a list of product types. This better accommodates new technology such as LED or induction lamps. Need to define "area lighting" to carefully exempt aesthetic hardscape, façade or landscape lighting.

¹¹⁸ NOTE: IESNA RP 33-99 recommends ordinance provisions for maintenance, repair, and replacement. This would address safety and maintenance issues that exist in Anchorage.

¹¹⁹ NOTE: Suggested new section for glare control applicable to all lighting. This approach eliminates the need to provide glare control provisions for each type of lighting—parking, building, etc. It also eliminates potential loopholes in the code for light intensive uses like car sales lots.

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b. District-Specific Shielding Standards

Shielding requirements specific to the various districts shall be as shown in Table 2. Residential uses in the R-5, R-6, R-9, and R-10 districts, and full cut-off luminaires on collector or greater class streets shall be exempt from Table 2 standards.

TABLE 21.07-15: REQUIRED SHIELDING AND MAXIMUM LUMENS

Lighting Zone	Full Cut-off Luminaire	Cut-off Luminaire	Semi Cut-off Luminaire	Non Cut-off Luminaire
LZ-1	10,000	6,000	1,000	1,000
LZ-2	26,000	10,000	2,000	1,000
LZ-3	40,000	10,000	5,000	2,000

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[Staff will illustrate the luminaire cut-off types here.]

c. Glare onto Neighboring Properties

All lighting that emits more than 2,000 lumens shall be aimed, shielded, or located such that the source of illumination (bulb or direct bulb image) is not visible from any adjacent property, measured at the site's property line.

2. Light Trespass

Maximum light levels measured at the site's property line, at eye level in a plane perpendicular to line-of-sight, shall be as shown in Table 3.¹²⁰

TABLE 21.07-16: MAXIMUM LIGHT TRESPASS

Lighting Zone of Neighboring Property	Maximum Light at the Property Line
LZ-1	.3 footcandles
LZ-2	.8 footcandles
LZ-3	1.5 footcandles

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3. Horizontal Bulb Position¹²¹

A vertically mounted bulb in a light fixture introduces glare and reduces the effectiveness of shielding. If the bulb position within a fixture is vertical, any or all of the following may be required to ensure that the conformity to the shielding specifications in Table 2 is not compromised:

23
24
25
26
27

- a. A high socket mount;
- b. A translucent fixture lens;
- c. An opaque coating or shield on a portion of the perimeter of the lens; or,
- d. Other industry accepted measures.

¹²⁰ Suggested maximum light trespass figures in Table 3 are suggested by the IESNA as a starting point for community discussion for community lighting ordinances.

¹²¹ NOTE: Suggested subsection is from Douglas County CO, and based on Nancy Clanton's observation that large retail establishments can, and often do, use the vertical bulb position to effectively circumvent cut-off luminaire standards. The resulting glare can reduce visibility in the parking lot. Recent large retail establishments in Anchorage have used the vertical bulb position.

1 **4. Mounting Height**

2 Mounting heights of lighting fixtures shall be limited to avoid defeating the
 3 purpose of cut-off style shielding, as follows:

4 **a. Pole Mounted Lighting**

5 Lights mounted onto poles or any structures intended primarily for
 6 mounting of lighting shall not exceed a maximum mounting height
 7 according to the following table:

TABLE 21.07-17: MAXIMUM POLE MOUNTING HEIGHT (ft)		
Lighting Zone	Parking Lots, Driveways, Exterior Sales and Display, Loading Areas.	Pedestrian Walkways and Areas
LZ-1	20	14
LZ-2	25	18
LZ-3	25 [1]	18
Additional Standards: [1] The mounting height may be up to 35 feet where the fixture is located beyond 75' from the site's boundary, provided that for mounting heights in excess of 25 feet, the distance of the fixture to the site's boundary is not less than three times the mounting height.		

8
 9 **b. Lighting Mounted to Buildings or Structures**

10 Light fixtures mounted to buildings or other structures shall not
 11 exceed the height of the roof or eave of the building or structure at the
 12 location of the light.

13 **H. Timing Controls**

14 Exterior lighting shall be timer-controlled. Simple dusk-to-dawn controls keep lights
 15 on for the maximum time during hours of sleep and inactivity, and waste energy.
 16 More appropriate timing controls shall be used, as follows:

17 **a.** All non-residential building, service and loading area lighting, except
 18 security lighting, shall be turned off one hour after business
 19 operations have ceased for the day and shall remain turned off until
 20 one hour before business operations resume on the next day.¹²²

21 **b.** Security lighting shall be activated with motion sensors so that lights
 22 come on only when someone is in the immediate area, except where
 23 the applicant can demonstrate that motion-sensor lighting will cause
 24 unacceptable increased risk and continuous security lighting levels
 25 must be maintained. Maximum illumination levels for security lighting
 26 that is not motion activated shall be 1.5 footcandles.

27 **I. Standards for Specific Types of Lighting**

28 The additional standards in this subsection shall be in addition to the generally
 29 applicable standards. However, where there is a conflict, the more restrictive
 30 standard shall apply.

¹²² NOTE: IESNA suggests lowering lighting levels. NEMA suggests lowering lighting levels only in certain areas.

- 1 **1. Lighting of Service Canopies** ¹²³
- 2 a. Service canopy lighting fixtures shall be fully recessed or full cut-off,
- 3 as defined by the IESNA. However, indirect up light is permitted
- 4 under a canopy provided that no lamp or vertical element of a lens or
- 5 diffuser is visible from beyond the canopy and no direct up light is
- 6 emitted beyond the canopy.
- 7 b. Lights shall not be mounted on the top or sides (fascias) of canopies,
- 8 and the sides (fascias) of canopies shall not be externally illuminated,
- 9 except as part of an internally illuminated sign.
- 10 **2. Lighting of Building Façades**
- 11 Building façade lighting may only be used to highlight important building
- 12 entries or specific architectural features. Uniform floodlighting of building
- 13 facades is discouraged and shall be permitted only by through a [design
- 14 variance or administrative alternative compliance review process]. To the
- 15 maximum extent feasible, lighting fixtures shall be located, aimed and
- 16 shielded so that light is directed downward rather than upward, and only onto
- 17 the building façade.
- 18 **3. Hardscape and Landscape Lighting**
- 19 Light fixtures used to illuminate flags, statues, or any other objects mounted
- 20 on a pole, pedestal, or platform shall keep light beams entirely within the
- 21 mass of the display by using shielding and luminaires with the correct beam
- 22 spread. Luminaires should be located and aimed so that the source of light
- 23 cannot be seen directly.
- 24 **4. Lighting of Exterior Sports / Performance Facilities**
- 25 a. **Dual Lighting System**
- 26 The main lighting of the event or activity shall be turned off no more
- 27 than forty-five (45) minutes after the end of the event or activity. A
- 28 low level lighting system shall be installed to facilitate patrons leaving
- 29 the facility, cleanup, nighttime maintenance, etc. The low level
- 30 lighting system shall provide an average horizontal illumination level,
- 31 at grade level, of no more than 3.0 fc with a uniformity ratio no greater
- 32 than 10:1.
- 33 b. **Lighting of Primary Playing or Activity Areas**
- 34 Where playing fields, ski slopes, or other special activity areas are to
- 35 be illuminated, lighting fixtures may include spotlighting and
- 36 floodlighting. Regardless, all fixtures shall be shielded, mounted, and
- 37 aimed so that their beams fall within the primary playing area and
- 38 immediate surroundings, and so that no direct illumination is directed
- 39 off the site.
- 40 **5. High Intensity, Special Purpose Lighting**
- 41 The following lighting systems are prohibited from being installed or used
- 42 except by special approval by variance, which shall not be granted for any
- 43 use in LZ-1.

¹²³ NOTE: Need to move gas station canopy standards from 21.05.050.L.2.b.i.(B) here to be generally applicable, and consolidate it with canopy lighting provisions.

- 1 a. Aerial Lasers;
- 2 b. “Searchlight” or beacon style lights;
- 3 c. Blinking, flashing, or changing intensity lights except for temporary
- 4 holiday displays;
- 5 d. Other very intense lighting, defined as having a light source
- 6 exceeding 200,000 lumens or intensity in any direction of 2,000,000
- 7 candelas or more.

8 **21.07.150 OPERATIONAL STANDARDS¹²⁴**

9 **A. Purpose**

10 The purpose of these operational standards is to prevent land or buildings within the
11 Municipality from being used or occupied in any manner so as to create any
12 dangerous, injurious, noxious, or otherwise objectionable condition that would create
13 adverse impacts on the residents, employees, or visitors on the property itself or on
14 nearby properties.

15 **B. Applicability**

16 The provisions of this Section 21.07.150 shall apply to all land within the Municipality.

17 **C. Standards**

18 **1. Vibration**

19 No vibration shall be produced that is transmitted through the ground and is
20 discernible without the aid of instruments at or at any point beyond the lot line.

21 **2. Air Pollution**

22 There shall not be discharged into the atmosphere any contaminant for which
23 threshold limit values are listed for working atmosphere by the American
24 Conference of Governmental Industrial Hygienists in such quantity that the
25 concentration of the contaminant at ground level at any point beyond the
26 boundary of the property shall at any time exceed the threshold limit. Visible
27 emissions of any kind at ground level past the lot line of the property on which
28 the source of the emissions is located are prohibited.

29 **3. Odors**

30 Any condition or operation that results in the creation of odors, vapors, or
31 gaseous emissions of such intensity and character as to be detrimental to the
32 health and welfare of the public or that interferes unreasonably with the
33 comfort of the public shall be removed, stopped, or so modified as to remove
34 the odor.

35 **4. Electromagnetic Radiation**

36 It shall be unlawful to operate, or cause to be operated, any planned or
37 intentional source of electromagnetic radiation for such purposes as

¹²⁴ NOTE: Suggested new section. These are relatively simple performance standards intended help protect adjacent properties from the impacts of intensive uses.

1 communication, experimentation, entertainment, broadcasting, heating,
2 navigation, therapy, vehicle velocity measurement, weather survey, aircraft
3 detection, topographical survey, personal pleasure, or any other use directly
4 or indirectly associated with these purposes that does not comply with the
5 then-current regulations of the Federal Communications Commission
6 regarding such sources of electromagnetic radiation.

7 **5. Fire and Explosion**

8 In all districts in which the storage, use, or manufacture of blasting agent,
9 combustible fibers, combustible liquid, or compressed gas is permitted, the
10 requirements as set forth in the Building and Fire Codes, as adopted in --- of
11 the Anchorage Municipal Code, shall be met.

12 **6. Materials and Waste Handling**

13 No person shall cause or permit any materials to be handled, transported, or
14 stored in a manner that allows particulate matter to become airborne or liquid
15 matter to drain onto or into the ground. All materials or wastes that might
16 cause fumes or dust or that constitute a fire hazard or that may be edible by
17 or otherwise be attractive to wildlife or insects shall be stored outdoors only in
18 closed, impermeable trash containers that are screened in accordance with
19 this Title. Toxic and hazardous materials and chemicals shall be stored,
20 secured and maintained so that there is no contamination of ground, air, or
21 water sources at or adjacent to the site. Notwithstanding anything contained
22 herein, all treatment, storage, disposal, or transportation of hazardous waste
23 shall be in conformance with all federal and state statutes, codes, and
24 regulations. Provisions shall be provided so that all lubrication and fuel
25 substances shall be prevented from leaking and/or draining onto the property.

21.07.160 MIXED-USE DISTRICTS¹²⁵**A. Purpose**

The mixed-use districts are established to provide for and encourage development and redevelopment that contains a compatible mix of residential, business, and institutional uses within close proximity to each other, rather than a separation of uses, in accordance with the Comprehensive Plan. The mixed-use districts define the uses of land and the siting and character of the improvements and structures allowed on the land in a manner that allows a balanced mix of uses. A key feature of all the mixed-use districts is an efficient pedestrian-access network connecting the nonresidential uses, residential neighborhoods, and transit facilities. New buildings should be oriented to the street with parking located in parking structures or to the side or behind the buildings. The districts are intended to recognize areas where redevelopment of underutilized parcels and infill development of vacant parcels should concentrate on pedestrian-oriented residential and mixed-use development. The mixed-use districts specifically are intended to:

1. Promote higher-density residential development near and within designated neighborhood and town centers, redevelopment/mixed use areas, major employment centers and other areas as appropriate;
2. Concentrate higher-density commercial and office employment growth efficiently in and around major employment centers, town centers, and other designated centers of community activity;
3. Encourage mixed-use and higher-density redevelopment, conversion, and reuse of aging and underutilized areas, and increase the efficient use of available commercial land in the Municipality;
4. Create compact and pedestrian-oriented urban environments that encourage transit use and pedestrian access;
5. Concentrate a variety of commercial retail /services and public facilities that serve the surrounding community; and
6. Ensure that the appearance and function of residential, commercial, and institutional uses are of high quality and are integrated with one another and the character of the area in which they are located.

B. Types of Mixed-Use Districts

The following mixed-use districts are established:

¹²⁵ NOTE: THIS MATERIAL WILL BE RELOCATED AND INTEGRATED INTO CHAPTER 21.04 WHEN THE COMPLETE CODE DRAFT IS PREPARED. This section presents a new version of the mixed-use districts. This section builds on and replaces the material that appeared as Section 21.04.050 in Module 2 of the draft Anchorage Title 21. This section has been heavily modified and supplemented by staff. Such standards may be used to ensure that new development is high quality and crafted to implement the goals of *Anchorage 2020*. These standards are included here to provide a sense of the types of additional standards that may be appropriate in mixed-use districts, beyond general standards applicable to all development. Echoing an earlier point, it will important to ensure that the standards are not so stringent that they discourage development in the mixed-use districts. Also, keep in mind that the MU districts also have to comply with the mix of uses standards already presented in Chapter 21.04.

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1. **NMU: Neighborhood Mixed-Use District**
The NMU district is intended to facilitate the development of a mixed-use center at the neighborhood scale. The NMU should contain facilities vital to the day-to-day activity of a neighborhood (e.g., small grocery/convenience store, drug store, church, service station) located in close proximity to one another. The district is characterized by small-scale, attractive, non-obtrusive, and convenient shopping and services for residential areas. Site and architectural design of uses in this district should be compatible with surrounding neighborhoods and designed with a goal of reducing vehicle trips. The NMU should facilitate and encourage pedestrian travel between the residential and nonresidential uses. The NMU district may be used for the “neighborhood commercial centers” identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.
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2. **CCMU: Community Commercial Mixed-Use District**
The CCMU district is intended to facilitate the development of a mixed-use center at the community scale. Communities are generally made up of three to five neighborhoods. They are intended to be generally about one-half to one mile in diameter and located approximately 2-4 miles apart. The CCMU area contains commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods (e.g., large supermarket, large drug store, specialty shops, and community park). Around the core, the RMX district should contain high-density housing, and development in both districts should facilitate and encourage pedestrian travel between residential and nonresidential uses. The CCMU district may be used for the “town centers” and the “redevelopment/mixed-use areas” identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.
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3. **RCMU: Regional Commercial Mixed-Use District**
The RCMU district is intended is intended to facilitate the development of a mixed-use center at the regional scale. A region is a collection of adjacent communities. This district is intended to encourage the development of large-scale, distinctive, attractive regional centers containing a mix of concentrated land uses. The center should contain major economic generators, most with a regional economic draw, such as a regional shopping mall, major employer, a large high school or community college, restaurants, theaters, hotels, and relatively dense office development. The area should contain concentrations of medium- to high-density office development, with employment densities of more than 50 employees per acre. The area also should contain a broad mix of complementary uses, such as major civic and public facilities, and parks. The district should be surrounded by high-density housing located in the RMX district, and development in both districts should facilitate and encourage pedestrian travel between residential and nonresidential uses. Transit facilities and pedestrian-friendly elements are important components of development in this type of center, in order to reduce demand for auto travel as well as increase visual interest. The RCMU district may be used for the “major employment centers” identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.
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4. **RMX: Residential Mixed-Use District**
The RMX district is intended to facilitate the development of higher-density residential development surrounding both the CCMU and the RCMU districts. The RMX area contains primarily medium- to higher-density residential

1 development, though it also may contain some limited small-scale
2 commercial, institutional, recreational, and service facilities needed to support
3 residential development in the surrounding area. Development in the RMX
4 district should facilitate and encourage pedestrian travel between residential
5 and nonresidential uses. This residential district is often adjacent and
6 incidental to a mixed-use core of a town center, neighborhood commercial
7 center, or other type of mixed-use or major employment center designated in
8 the Comprehensive Plan.

9 C. Development Standards for Mixed-Use Districts

10 1. Applicability

11 All development in the mixed-use districts, including the RCMU, CCMU, NMU,
12 and RMX districts, shall comply with the standards set forth in this subsection
13 21.04.150.C.

14 2. Concept and Key Features

15 Development in a mixed-use district shall:

16 a. Be consistent with the general description of the mixed-use district in
17 which it is located as specified in subsection B. above.

18 b. Contain a road network designed to ensure that residential areas will
19 have direct access to adjacent non-residential portions of the
20 proposed development/redevelopment, in lieu of entering and exiting
21 through thoroughfares and/or collector streets; and

22 c. Provide an adequate and interconnected transportation system that
23 encourages multiple modes of transportation, disperses traffic, and
24 provides streets that accommodate multiple transportation modes,
25 including motor vehicles, transit, bicycles, and pedestrians;

26 d. Arrange residential, employment, retail, service, and open space uses
27 to be convenient to and compatible with each other and with transit;

28 e. Design early phases of development so as to promote long-term
29 quality and character;

30 f. Include buildings that provide human scale and interest through use
31 of varied forms, materials, details, and colors.

32 g. Encourage housing in a range of densities, sizes, and types; and

33 h. Be consistent with an approved district plan or neighborhood plan, if
34 applicable.

35 3. Street Pattern and Connectivity

36 a. Purpose

37 In order to promote more walkable communities, faster response times
38 for emergency service vehicles, and reduced air pollution, streets in
39 mixed-use areas should interconnect in a grid-like pattern, forming
40 short, walkable-scale blocks with multiple, convenient route choices
41 for both personal vehicles and pedestrians. The network should

1 connect throughout residential areas, and connect residential to
2 commercial areas within mixed-use centers.

3 **b. Relationship to Other Regulations**

4 Streets in mixed-use districts shall comply with all requirements in
5 Section ---, *Transportation and Connectivity*, and Section 21.08.030,
6 *Design Standards*, in addition to the requirements of this section.

7 **c. Grid Street Pattern and Short Blocks**

8 The block standards of this subsection shall apply to all development
9 that contains at least four acres or more of gross land area.

10 i. Each block face shall range between a minimum of 200 feet
11 and a maximum of 600 feet.¹²⁶

12 ii. The average block face across each development site and
13 the entire MU zone district shall be a maximum of 500 feet.

14 iii. For block faces that exceed 400 feet, a mid-block pedestrian
15 pass-through shall be provided connecting opposite sides of
16 block faces.

17 iv. Where a block face between streets exceeds 400 feet, or the
18 total perimeter of the block is greater than 1600 feet, the
19 developer may propose a new street connection to subdivide
20 the block into smaller blocks, subject to the approval of the
21 Municipality. As an incentive to encourage the creation of
22 such additional street connections, the developer shall be
23 entitled to count the land devoted to the new street
24 connection in the calculation of maximum FAR.

25 v. An applicant may submit alternative block standards,
26 provided that such alternative achieves the intent of the
27 above standards and the procedures and criteria of Section --
28 -, *Alternative Compliance*.

29 **d. Street System for Multi-Building Developments and Campuses**

30 The site plan of large institutions, campus developments, and other
31 multiple building developments, either public or private, shall integrate
32 with the street grid system and buildings in mixed-use districts. The
33 site circulation system of streets, driveways, and walkways should be
34 an extension of the surrounding street and walkway network into the
35 onsite layout of buildings and spaces. Primary entrances and
36 facades of buildings on the site should front on the public street or the
37 onsite network of walkways. Major retail establishments or large
38 single-use institutions that are larger in scale than the surrounding
39 city blocks shall be broken into a series of small spaces, buildings,
40 and blocks that complement, extend, repair, or enhance the
41 surrounding street grid and building fabric of the adjacent mixed-use
42 area, so that the institution is patterned as an extension of the

¹²⁶ NOTE: If this section is retained and adopted, then the minimum block size allowed in Chapter 21.08 should be lowered from 300 feet to 200 feet.

1 Municipality. Massive institutional or retail buildings isolated from the
2 rest of the mixed-use district shall be avoided.

3 **e. Secondary Streets and Alleys**

4 **i. Intent**

5 There should be a hierarchy of primary, public, and
6 pedestrian-friendly street frontages, versus secondary streets
7 and rear alleys that accommodate utilities and service
8 functions such as parking and vehicle access, dumpsters,
9 garbage service, commercial loading and deliveries, and
10 utility maintenance. Secondary streets make it possible to
11 maintain high-quality, pedestrian-and-commerce friendly
12 primary streets in all mixed-use areas, particularly
13 commercial centers.

14 **ii. Guideline**

15 Mid-block through alleys or secondary streets are
16 encouraged to enable secondary vehicle access.¹²⁷

17 **4. Mix and Intensity of Land Uses and Activities**

18 **a. Purpose**

19 The purpose of this section is to help integrate public/institutional,
20 residential, and commercial activities around the same shared public
21 streets and spaces. All uses should be located and convenient to
22 each other by walking. People who work, shop, and live in the
23 different buildings share the same public sidewalks and spaces.

24 **b. Mix of Principal Uses Required**

25 **i. Use Categories**

26 Each principal use allowed in any of the mixed-use districts,
27 as listed in Section 21.05, *Table of Permitted Uses*, is
28 grouped into one of the following four general use categories:

29 **(A)** Residential Uses;

30 **(B)** Public/Institutional Uses;

31 **(C)** Commercial/Office Uses; and

32 **(D)** Commercial/Other (All commercial use that are not
33 listed under the office category).

34 **ii. Required Mix and Proportion of Land Uses¹²⁸**

35 A mix of land uses shall be required on any development or
36 redevelopment project in any of the mixed-use districts that is
37 one acre in gross land area or larger.

38 **(A)** The development/redevelopment shall include at
39 least two of the four use categories listed in
40 subsection b.1. above.

¹²⁷ NOTE: A density bonus or other incentive may be appropriate to encourage alleys in mixed-use developments.

¹²⁸ NOTE: This section proposed for discussion purposes. Specific ratios may need to be adjusted for each mixed use district.

(B) No one use category listed in subsection b.1. shall comprise more than fifty percent of the net land area of the development/redevelopment. "Net land area" for purposes of this provision means gross land area less dedicated public rights-of-way.

c. **Public Focus Areas**¹²⁹

Any mixed-use development that is --- gross acres or larger shall include a public focus area such as a public/institutional use, plaza, public space, or town square. The purpose of such an area is encourage the presence of civic or institutional uses, such as a public library; to promote mixed-use areas as centers of community activity; and to attract greater pedestrian traffic and activity to mixed-use areas.

d. **Neighborhood Scale and Intensity of Uses and Activities**

i. **NMU Size Limitations**¹³⁰

The uses listed in the table below shall be allowed in the NMU district subject to the listed gross floor area restrictions. Individual businesses not specified in the table below but allowed in the NMU district pursuant to the use table in Chapter 21.05 shall be permitted to occupy up to a maximum of 10,000 square feet of gross floor area on development sites that have a floor area ratio (FAR) of at least 0.65, or a maximum of 5,000 square feet of gross floor area on sites that have a FAR of less than 0.65.

TABLE ---: GROSS FLOOR AREA RESTRICTIONS IN THE NMU DISTRICT

Use	Size Restrictions (gross floor area)
Animal grooming service or pet shop	2,500 sq. ft. maximum per use
Financial institution	3,000 sq. ft. maximum, provided that the majority floor area of such use provides retail services.
Bar or tavern, Restaurant, Brew Pub	1,500 sq. ft. maximum per use
Offices, including governmental and charitable organization	1,500 sq. ft. maximum per office use and the cumulative total of all office uses shall not exceed 15% of the total floor area of the NMU district
Retail, personal service use	1,500 sq. ft. maximum per use
Farmers market	10,000 sq. ft. maximum if indoors; total development site size of no greater than 20,000 square feet.
General retail	5,000 sq. ft. maximum, provided that such use has a floor area ratio (FAR) of at least 0.5, and does not exceed 35% of the NMU district
Grocery or food	25,000 sq. ft. maximum, provided that such use has a

¹²⁹ NOTE: Additional discussion necessary as to what types of public focus areas would be desirable and would satisfy the requirement.

¹³⁰ NOTE: This is Table 21.04-2 which appeared in module 2 and originally referred to gross floor area restrictions in the C-1 and NMU districts. The table here refers only to the NMU district.

TABLE ---: GROSS FLOOR AREA RESTRICTIONS IN THE NMU DISTRICT	
Use	Size Restrictions (gross floor area)
store	floor area ratio (FAR) of at least 0.5, and does not exceed 50% of the NMU district
Liquor store	1,500 sq. ft. maximum per use
Fuel sales with convenience store, gasoline service station, vehicle service and repair	Total site size of no greater than 20,000 square feet; and the cumulative total of all fuel sales, gasoline service station, and service/repair uses does not exceed two establishments

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ii. *RMX Size Limitations*¹³¹

The uses listed in the table below shall be allowed in the RMX district subject to the listed gross floor area restrictions. Individual businesses allowed in the RMX district pursuant to the use table in Chapter 21.05 shall be located within a mixed-use residential building with at least 50 percent of building gross floor area being residential, or in a building with a maximum footprint of 2,500 square feet of gross floor area. Off-street parking for nonresidential uses in the RMX district shall be limited to seven spaces per establishment. Hours of operation shall be limited to between 7 a.m. and 10 p.m.

TABLE ---: GROSS FLOOR AREA RESTRICTIONS IN THE RMX DISTRICT	
Use	Size Restrictions (gross floor area)
Animal grooming service or pet shop	2,500 sq. ft. maximum per use
Financial institution	3,000 sq. ft maximum, provided that the majority floor area of such use provides retail services.
Restaurant	3,000 sq. ft. maximum per establishment
Offices	1,500 sq. ft. maximum per office use .
Retail, personal service use	1,500 sq. ft. maximum per use
General retail, or Convenience store	5,000 sq. ft. maximum
Grocery or food store	5,000 sq. ft. maximum
Extended-stay Lodgings or Inns	5,000 sq. ft. maximum

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5. **Parking**
 a. **Required Parking Ratios and Shared Parking**
 i. **Reduced Parking Ratios**

¹³¹ NOTE: This section drafted by staff. Staff notes: "The RMX district needs size restrictions and other limits on business establishments to maintain the surrounding residential character. The table is starter content and a table for size restrictions for nonresidential uses permitted in the RMX district. The proposed restrictions are recommended by the APA in PAS 479 "Principles of Smart Development", page 32." Clarion notes that some sizes proposed may be too small and unrealistic; also, the standards in the first paragraph, if retained, should be broken apart into separate provisions.

1 Development in the mixed-use districts shall only be required
 2 to provide 95% of the off-street parking required in Section
 3 21.07.---, *Off-Street Parking and Loading*.

4 ii. *Parking Alternatives*

5 Shared parking agreements shall be standard for
 6 developments, to the maximum extent feasible. Development
 7 projects shall use at least one of the parking alternatives
 8 provided in 21.07.[x-ref] *Parking Alternatives*, such as shared
 9 parking, valet parking, tandem parking, on-street parking, or
 10 another alternative method approved by the Traffic Engineer.
 11 Residential development in the RMX district is exempt from
 12 this standard.

13 b. *Onsite Parking Location and Design*

14 i. *Parking Located Behind, Beneath, or Beside Buildings*

15 In order to reduce the scale of the paved surfaces and to
 16 shorten the walking distance between the parked car and the
 17 building, A minimum of [60] percent of the off-street surface
 18 parking spaces provided for all uses contained in the
 19 development's primary building shall be located to the rear or
 20 side of, or underneath, the building and shall not be located
 21 between the façade of the primary building and the primary
 22 abutting street.

23 ii. *Parking Lot Frontages*

24 For block faces that are composed entirely of surface parking
 25 lot areas, a street or enhanced drive aisle that provides a
 26 detached sidewalk, defined pedestrian crossings, and street
 27 or parking lot trees along the block face shall border the block
 28 face. Buildings containing commercial or residential space
 29 along street frontages are encouraged to line the frontage
 30 between large parking lots and the street along main
 31 commercial streets.

32 iii. *"Shadow Platting" of Large Parking Lots*

33 Any parking lot greater in size than one city block (300 x 300
 34 feet) shall be broken into smaller units by its system of
 35 parking lot driveways and walkways, using the "shadow
 36 platting" technique, by which the unit parking areas, each
 37 divided from the others by drive aisles ("streets" with
 38 walkways), may gradually be redeveloped one-by-one into
 39 buildings, and the drive aisles mature into streets, as a way of
 40 accommodating future infill development.

41 6. *Building Placement and Orientation*

42 a. *Placement, Orientation, and Openness to the Sidewalk*

43 i. *Purpose*

44 Building frontages should be built and oriented to the street,
 45 lining sidewalks and public spaces with frequent shops,
 46 entrances, windows with interior views, and articulated
 47 ground-level façades. Comfortable, human-scale transition
 48 spaces such as entrance areas, patios, or café seating may

- 1 be placed between the building and public sidewalk, as long
2 as the building remains close, accessible, and inviting from
3 the sidewalk.
- 4 **ii. *Building Placement and Street Setbacks***
5 Buildings shall be built to or close to the public sidewalk,
6 using the setbacks required in subsection 21.06.010.C.,
7 *Table of Dimensional Standards: Mixed Use and Other*
8 *Districts.*
- 9 **iii. *Building Entrances***
10 All buildings shall have at least one primary resident, public,
11 or customer entrance oriented toward an abutting street that
12 is not separated from the building by on-site parking. If the
13 building is a within a large development site and not located
14 on the street, then the entrance shall orient toward an on-site
15 pedestrian walkway connected to a public sidewalk.
- 16 **iv. *Prominent Entrances***
17 The primary public entry to the building shall be visually
18 obvious and emphasized through the use of such
19 architectural treatments as differing colors or materials,
20 arches, or arcades.
- 21 **v. *Fenestration and Transparency***
22 **(A)** Ground-floor windows shall be required for all civic
23 and commercial uses over 5,000 square feet.
- 24 **(B)** All elevations of buildings abutting any street shall
25 provide at least 50 percent of their ground-floor
26 façades between two feet and ten feet above grade
27 as entrances and/or windows that allow views into
28 interior spaces such as lobbies, merchandise
29 displays, shopping, customer service areas, or
30 working areas. On corner lots this provision shall
31 apply to both elevations. Elevations of buildings
32 adjacent to alleys or vehicle accessways used
33 primarily for service and delivery access shall
34 be exempt from this requirement. Residential frontages
35 shall include windows with views out of living spaces
36 that provide a sense of human presence on the
37 street.
- 38 **(C)** Blank walls facing streets shall be avoided or
39 minimized.
- 40 **vi. *Indoor-Outdoor Connections***
41 Climate-protective atria, arcades, malls, and other internal
42 pedestrian networks shall connect directly to the outdoor
43 network of streets, sidewalks, and public spaces, to allow
44 people and activity to flow in and out of buildings and public
45 spaces year-round. Alternative interior pedestrian networks

1 that channel people, activity, and investment away from
2 public street frontages are discouraged.

3 **vii. Residential Frontages**

4 Ground-floor residential frontages shall have transition
5 spaces such as front steps, porches, and windows to provide
6 a transition between interior living spaces and the public
7 sidewalk. Upper floor residential frontages shall include
8 windows and/or balconies over the street. Attached
9 townhouse, attached single-family, and duplex housing types
10 shall provide front porches or landings on the street side at a
11 minimum depth of six feet or more and a minimum width of
12 eight feet.

13 **b. Sun and Wind Orientation of Buildings and Outdoor Spaces**

14 A comfortable pedestrian environment is essential to mixed-use
15 centers. The layout of master plans, site master plans, site plans,
16 buildings and design details shall take into account local climate
17 conditions, and locate and orient buildings, building entrances,
18 windows and outdoor pedestrian spaces to maximize solar access
19 and provide protection from prevailing winds during times of
20 pedestrian activity, to the maximum extent feasible, where not in
21 conflict with the intent of subsection "a" above.

22 **7. Pedestrian Amenities¹³²**

23 **a. Pedestrian Amenities Required**

24 All new developments or redevelopments to existing buildings in the
25 mixed-use districts shall provide pedestrian amenities, as specified in
26 this subsection. The number of pedestrian amenities provided shall
27 comply with the following sliding scale.

TABLE ---: PEDESTRIAN AMENITIES

Size of Development or Redevelopment (Building Square Footage)	Number of Amenities
Less than 5,000 sq. ft.	1
5,000 – 10,000 sq. ft.	2
10,000 – 50,000 sq. ft.	3
Greater than 50,000 sq. ft.	4

28 **b. Acceptable Pedestrian Amenities¹³³**

29 Acceptable pedestrian amenities include:

- 30
- 31 **i.** Sidewalks that are at least 50 percent wider than required by
32 this Title, incorporating paving treatments, including but not
33 limited to concrete masonry unit pavers, brick, or stone.

¹³² NOTE: This section includes an example of a menu-based standard. This type of flexible regulation could be appropriate in Anchorage for a variety of design-related regulations.

¹³³ NOTE: In addition to the listed items, suggested by Clarion, staff also proposed two additional items: bicycle parking and outdoor seating. However, we do not believe that such relatively inexpensive items would be sufficiently meaningful to count as pedestrian amenities under this provision.

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- ii. A public outdoor seating plaza adjacent to or visible and accessible from the street, with a minimum useable area of 300 square feet.
 - iii. Sidewalk planters between sidewalk and building including stormwater swales.
 - iv. Public art including but not limited to sculptures, fountains, clocks, or murals with a value equal to or greater than one percent of construction value of the structure.
 - v. Pocket parks with a minimum usable area of 300 square feet.
- c. ***Guidelines for the Siting, Construction, and Character of Pedestrian Amenities***
- i. Amenities shall be visible and accessible to the general public from a fully improved street. Access to pocket parks, plazas, and sidewalks shall be provided via a public right-of-way or a public access easement.
 - ii. The size or capacity of pedestrian amenities shall be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors, as determined by the Director. The Director may alter minimum area standards for pocket parks and plazas based on this guideline.
 - iii. Amenities shall be consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials shall be suitable for outdoor use in a northern climate, easily maintained, and have at least a 10-year expected service life.
8. **Compatibility**
- a. ***Purpose***
This section is intended to provide land use tools to mitigate possible conflicts between land uses of varying intensities and differing character.
 - b. ***Applicability***
This section shall apply to all development in MU zoning districts where either of the following occurs:
 - i. Development of a more intensive land use adjacent to an existing, planned, or zoned less less-intensive land use, either inside or outside the MU zone district boundary. The Director shall have the authority to make a final determination regarding relative intensity of adjacent land uses, taking into consideration, at a minimum, the relative size, design, operation, and traffic generation patterns of the adjacent land uses; or

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- ii. Establishment of visual impacts, uses, or activities on a development site that, as determined by the Director, could reasonably be regarded as a nuisance to neighbors.
 - iii. For purposes of this section, “surrounding development” shall mean: (1) immediately adjacent development on the same block face or on facing blocks as the subject site, as well as (2) prevalent patterns established in the existing neighborhood located within one-quarter mile of the subject development site.
- c. Standards**
- i. When a transition tool is required in a MU zone district, an applicant shall incorporate site and building transition tools, green/open space transition tools, and transition uses before using landscape buffers or screens.
 - ii. The following are approaches, methods, and techniques that are permitted transition tools under this section:
 - (A) Site and building transition tools, including but not limited to, building setbacks as established by surrounding development, building placement and orientation as established by surrounding development, similar building height, similar building width, similar roof form, similar building materials, and façade articulation.
 - (B) Green/open space transition tools, including but not limited to the use of courts, squares, parks and plazas, and use of natural features such as topography, waterways, and existing stands of trees.
 - (C) Locating transition uses and other community-serving, less-intensive uses such as banks and post offices at the perimeter of the MU zoning district.
 - (D) Parkways, streets, and streetscapes.
 - (E) Landscape buffers and screens.
- 9. Dimensional Standards (to be moved to 21.06)**

TABLE 21:06-4: TABLE OF DIMENSIONAL STANDARDS MIXED-USE DISTRICTS							
<i>(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)</i>							
Uses	District Size		Minimum Residential Density [1]	Front Setbacks	Building Bulk and Height		
	Min.	Max.			Maximum Height (Ft)	Min. Lot Coverage	Maximum Floor Area Ratio [4]
NMU: Neighborhood Mixed Use District							
All	None	15 acres	None	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft. Building shall occupy a minimum of 35 percent of frontage line. 20-foot minimum setback for 3 rd story uses	35 feet or 3 stories	25%	0.67:1 FAR [2] [3]
CCMU: Community Commercial Mixed Use District							
All	10 acres	160 acres	None	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft. Building shall occupy a minimum of 50 percent of frontage line.	45 feet or 4 stories	35%	1.0:1 FAR [2] [3]
RCMU: Regional Commercial Mixed-Use District							
All	50 acres	None	8 dwelling units/acre	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft. Building shall occupy a minimum of 50 percent of frontage line.	120 feet or 8 stories	35%	
RMX: Residential Mixed-Use District							
All	None	None	8 dwelling units/acre	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft. Building shall occupy a minimum of 35 percent of frontage line. 20-foot minimum setback for 3 rd story uses			
NOTES: [1] Minimum residential density shall be measured as an average over the gross land area of only the residential portion of the zone district. [2]: Floor Area Ratio <i>Mixed-use Incentive</i> : An additional .07 FAR is not included in the calculation of maximum allowable FAR if the additional .07 FAR is residential, and residential is 50% or more of the gross floor area of the development project. [3]: Floor Area Ratio <i>Private Usable Open Space Incentive</i> : An additional .02 FAR is not included in the calculation of maximum allowable FAR if the additional .02 FAR is residential, and the majority of residential dwellings in the development project each have at least 72 square feet of <i>private usable open space</i> . [4]: To calculate floor area ratio (FAR), use Section 6.[x-ref new section] below. Garages, uninhabitable attics, and usable open space areas are not included in FAR.							

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21.07.170 DOWNTOWN DISTRICTS

A. Development Standards for Downtown Districts¹³⁴

1. Applicability

The development standards of this section apply to all development in the C-2A, C-2B, and C-2C districts.

2. Bulk Regulations and Maximum Lot Coverage

Construction of buildings in the C-2A, C-2B, and C-2C districts, above three stories in height, shall conform to the following bulk requirements:

a. Building Tower Design

One tower not exceeding the bulk requirements outlined in subsections i. and ii. below 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 iii. and iv. below 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 i. and ii. below, 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 iii. and iv. below, shall be allowed for every additional 19,500 square feet of land area.

- i. Maximum plan dimension: 130 feet.
- ii. Maximum diagonal plan dimension: 150 feet.
- iii. Maximum plan dimension: 130 feet.
- iv. Maximum diagonal plan dimension: 180 feet.

Variances from the specific bulk requirement dimensions listed in this subsection 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 the central business districts are maintained.

b. Alternative Structure Designs

Alternative building designs may be submitted in the form of a project development plan to the Director 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 Cook Inlet or for solar access¹³⁵ as compared to designs allowed under

¹³⁴ NOTE: This existing material is placed here temporarily and will be located in Chapter 21.04 in the revised, full public draft of the new Title 21. The district-specific standards for the downtown are relatively unchanged, pending the separate project to update the plan and zoning for the downtown.

¹³⁵ NOTE: Staff notes that recent projects under this section have had plazas, but have not increased solar access or scenic views.

1 subsection 21.07.170.A.2.a. above, *Building Tower Design*. The
 2 percentage amount of additional scenic or solar access shall be
 3 based on total building volume of the alternative design compared to
 4 a representative tower design. Site development plans submitted
 5 under this subsection must include a schematic of a project designed
 6 under subsection 21.07.170.A.2.a., *Building Tower Design*, a site
 7 development plan of the design utilizing the provisions of this
 8 subsection and calculations to establish the increased scenic or solar
 9 access required in this subsection. Designs using the provisions of
 10 this subsection are allowed an additional one story of base height
 11 prior to the utilization of the bonus point requirements of subsection
 12 21.07.170.A.3. below, *Height Exceptions for Downtown Districts*.

13 **c. Existing Structures**

14 Notwithstanding the bulk regulations and maximum lot coverage
 15 limitations contained in Table 21.06-2, *Table of Dimensional*
 16 *Standards: Commercial and Industrial Districts*, and the requirements
 17 of this subsection 21.07.170.A.2., where a lawful structure existed on
 18 September 9, 1974, that is pre-stressed for enlargement by the
 19 addition of one or more stories, such structure may be enlarged within
 20 the full plan dimensions of the existing structure by the addition of not
 21 more than two stories.

22 **3. Height Exceptions for Downtown Districts¹³⁶**

23 Irrespective of the height limitations specified by Section 21.06.010, the
 24 following exceptions and limitations apply to structures in the C-2A, C-2B, and
 25 C-2C districts.

26 **a.** Building floor area may be constructed above the maximum building
 27 height permitted under Section 21.06.010 by earning bonus points for
 28 site and design amenities under a site development plan approved by
 29 the Planning Department as specified in Table (x-ref below table),
 30 provided:

31 **i.** Each bonus point permits an additional 400 square feet of
 32 floorspace.

33 **ii.** All new development must accumulate a minimum of one
 34 bonus point for each 1,600 square feet of site area to be
 35 approved. Only urban design amenities related to
 36 pedestrians and landscaping of those features designated
 37 "streetscape" in Table 21.06-5, below, may be used to fulfill
 38 this requirement.

39 **iii.** No more than one bonus point per each 200 square feet of
 40 site can be accumulated for any single amenity option.
 41 Bonus points can be obtained by combining any of the
 42 options provided in Table 21.06-5, below.

¹³⁶ NOTE: This is carried forward from the requirements specified in the central business district sections of the existing Chapter 21.40, "Zoning Districts," with no substantive changes. There is a new summary table consolidating bonus point information in one place. Because the downtown districts are not a central focus of this project, we have heard little input on how well this existing material is working. Some modest tweaks to the system may be possible now, but more likely the entire system should be reevaluated as part of the new downtown planning and zoning effort being contemplated.

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- iv. 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 (ii) above.

Table 21.06-5: DESIGN AMENITIES AND BONUS POINTS FOR C-2A, C-2B, & C-2C DISTRICTS			
Urban Design Amenity (*Streetscape Amenity)	Bonus Points for Districts		
	C-2A	C-2B	C-2C
Street trees*	1 point per tree	1 point per tree	1 point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)	1 point per 2 units (maximum of 6 points each)	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit	2 points per 1 unit	2 points per 1 unit
Sidewalks*	1 point per 300 sq. ft.	1 point per 300 sq. ft.	1 point per 400 sq. ft.
Sidewalk texture*	1 point per 200 sq. ft.	1 point per 250 sq. ft.	1 point per 300 sq. ft.
Bike racks, open*	1 point per 3 open storage units (maximum accumulation of 3 points)	1 point per 3 open storage units (maximum accumulation of 3 points)	1 point per 3 open storage units (maximum accumulation of 3 points)
Bike racks, covered*	1 point per covered storage unit (maximum accumulation of 3 points)	1 point per covered storage unit (maximum accumulation of 3 points)	1 point per covered storage unit (maximum accumulation of 3 points)
Kiosk*	1 point per unit (maximum accumulation of 3 points)	1 point per unit (maximum accumulation of 3 points)	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 sq. ft.	1 point per 240 sq. ft.	1 point per 290 sq. ft.
Covered arcade*	1 point per 100 sq. ft.	1 point per 115 sq. ft.	1 point per 180 sq. ft.
Open air plaza, or landscaped park*	1 point per 70 sq. ft. (corner); 1 point per 80 sq. ft. (other)	1 point per 70 sq. ft. (corner); 1 point per 80 sq. ft. (other)	1 point per 100 sq. ft. (corner); 1 point per 115 sq. ft. (other)
Public restrooms at ground level	1 point per 35 sq. ft.	1 point per 35 sq. ft.	1 point per 100 sq. ft.
Climate-controlled public plaza or court (galleria)*	1 point per 50 sq. ft.	1 point per 70 sq. ft.	1 point per 100 sq. ft.
Shops (50 percent or more transparent windows on ground floor street front*)	1 point per 100 sq. ft.	1 point per 130 sq. ft.	1 point per 200 sq. ft.
Shops (Less than 50 percent transparent windows on ground floor street front)	1 point per 140 sq. ft.	1 point per 225 sq. ft.	1 point per 160 sq. ft.
Shops (Second floor shops)	1 point per 140 sq. ft.	1 point per 225 sq. ft.	1 point per 160 sq. ft.
Shops (Third floor or basement level)	1 point per 350 sq. ft.	N/A	N/A

Table 21.06-5: DESIGN AMENITIES AND BONUS POINTS FOR C-2A, C-2B, & C-2C DISTRICTS			
Urban Design Amenity (*Streetscape Amenity)	Bonus Points for Districts		
	C-2A	C-2B	C-2C
Commercial theater	1 point per 200 sq. ft.	N/A	N/A
Public rooftop recreation area or public viewing deck	1 point per 100 sq. ft.	1 point per 100 sq. ft.	1 point per 200 sq. ft.
Housing	1 point per 140 sq. ft. of area devoted to housing	1 point per 80 sq. ft. of area devoted to housing	1 point per 80 sq. ft. of area devoted to housing
Hotels	1 point per 200 sq. ft. of area devoted to hotel rooms	1 point per 200 sq. ft. of area devoted to hotel rooms	1 point per 300 sq. ft. of area devoted to hotel rooms
Enclosed parking	N/A	11 points per space above or on grade; 13 points per space below grade	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	3 points per covered shelter; 10 points per bus pull-out	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 sq. ft. of area devoted to a retained historic structure	1 point per 200 sq. ft.	1 point per 200 sq. ft.
Sidewalk landscaping* (not otherwise credited)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)
Skywalks ¹³⁷	10 points per skywalk	10 points per skywalk	10 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 sq. ft.	1 point per 200 sq. ft.	1 point per 200 sq. ft.

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- b. 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 Planning Department staff.
- c. Maximum height near Town Square Park is as follows:
- i. The maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:
 - (A) Block 69
 - (1) Northwest quarter: 115 feet.
 - (2) Northeast quarter: 85 feet.
 - (3) South half: 200 feet.
 - (B) Block 70

¹³⁷ NOTE: Staff recommends reducing the bonus points for skywalks from the current 30 to 10.

- 1 (1) North half: 55 feet.
- 2 (2) South half: 230 feet.
- 3 (C) Block 71
- 4 (1) Northwest quarter: 85 feet.
- 5 (2) Northeast quarter: 115 feet.
- 6 (3) South half: 200 feet.
- 7 ii. The Director may waive this height limit for a structure that
- 8 will not cast a shadow greater than that cast by existing
- 9 structures on the Town Square Park on Block 51, Anchorage
- 10 Original Townsite, from April 21 to August 21 between the
- 11 hours of 9:00 a.m. and 3:00 p.m., solar time.
- 12 iii. Subject to the maximum height requirements of the Airport
- 13 Height Overlay District, at the request of the owner of a lot in
- 14 Blocks 69 through 71, Anchorage Original Townsite, the right
- 15 to construct the amount of building square footage permitted
- 16 on that lot under subsection B. of this section, less the
- 17 amount allowed under this subsection I,¹³⁸ may be added to
- 18 the amount allowed under this Title on one or more lots not in
- 19 those blocks located in the C-2A, C-2B or C-2C district.¹³⁹
- 20 d. Structures in excess of three stories shall be allowed additional
- 21 buildable area for that portion of the required sidewalk within private
- 22 property between the structure setback line determined by subsection
- 23 B.2.h., of this section, Setbacks from Project Rights-of-Way, and a
- 24 sidewalk width of 11.5 feet. This additional area shall be calculated
- 25 by multiplying the lineal feet of sidewalk affected by this subsection by
- 26 33 feet. This additional area can be included as part of the maximum
- 27 building height allowed in the Airport Height Overlay District.

¹³⁸ NOTE: It is unclear how these existing cross-references should be updated.

¹³⁹ NOTE: Regarding this existing provision, staff notes: "The extent of this transferable right ("the amount of building square footage permitted on that lot under subsection B. of this Section, less the amount allowed under this subsection I") should be determined and a letter recorded against the property. As building area is transferred from one lot to another, documents detailing the transfer should be recorded against both properties. PLEASE make this record-keeping a requirement."