

**Analysis of**  
**How the Title 21 Rewrite Public Hearing Draft**  
**Implements the Policies and Strategies of**  
*Anchorage 2020: Anchorage Bowl Comprehensive Plan*

**May 7, 2008**



The following document explains how the Title 21 Rewrite Public Hearing Draft implements the policies and strategies of the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.

*Anchorage 2020* has 100 policies and 105 implementation strategies. Many of the policies and strategies are intended to be implemented through changes to the zoning code. Many will be implemented through other means, and sometimes by departments other than the Planning Department.

As the title implies, *Anchorage 2020* has a 20-year planning horizon. Some of the policies and strategies have already been implemented in the seven years since the plan was adopted. Some are in the process of being implemented through the Title 21 rewrite, and for some, implementation has not yet begun. The Title 21 rewrite process has been long and complex. The code addresses a multitude of issues from *Anchorage 2020*, but some issues will require resolution by other or more specific methods in the future.

The *Anchorage 2020* policies listed in this document are those that have one or more implementation strategies that relate to Title 21. The policy category is in parenthesis at the end of the policy. **Only implementation strategies that relate to Title 21 are listed**—not all implementation strategies are listed for each policy. Strategies marked with an asterisk are “essential” to the implementation of the corresponding policy. Those without an asterisk are “secondary” to the policy’s implementation.

Policy	Strategy	Implementation
<b>Policy 2:</b> Land Use and Generalized Residential Intensity Maps shall be developed with each Neighborhood or District Plan incorporating elements of the Land Use Policy Map and shall guide land use decisions. (General Land Use)		<i>The Planning Department has developed a draft land use plan map for the Anchorage Bowl, which was approved in concept by the Planning and Zoning Commission in 2006. The map will be presented to the Assembly for adoption as an element of Anchorage 2020 after the new Title 21 is adopted. Future neighborhood or district plans will supplement or elaborate on the bowl-wide land use plan map.</i>
	Minimum Residential Density	<i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i>

Policy	Strategy	Implementation										
<p><b>Policy 3:</b> The Municipality shall employ development strategies for the Anchorage Bowl in order to accommodate approximately 31,600 additional dwelling units by the year 2020 with the allocation of the dwelling units by planning sector as follows:</p> <table data-bbox="247 456 594 634"> <tr> <td>Central</td> <td>5,000-7,000</td> </tr> <tr> <td>Southeast</td> <td>4,000-6,000</td> </tr> <tr> <td>Northeast</td> <td>5,000-7,000</td> </tr> <tr> <td>Southwest</td> <td>4,000-6,000</td> </tr> <tr> <td>Northwest</td> <td>7,000-9,000</td> </tr> </table> <p>(General Land Use)</p>	Central	5,000-7,000	Southeast	4,000-6,000	Northeast	5,000-7,000	Southwest	4,000-6,000	Northwest	7,000-9,000		<p><i>These allocations were considered, along with existing zoning and existing densities, during the development of the Anchorage Bowl Land Use Plan Map. The code rewrite includes incentives to rezone to mixed-use districts, which are more conducive to including residential development than the current code's commercial districts. This encourages the creation of the allocated dwelling units throughout the Bowl.</i></p> <p><i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i></p> <p><i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i></p> <p><i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite. Residential development in mixed-use zones is encouraged and made easier than in the current B-3 zone.</i></p> <p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p> <p><i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i></p> <p><i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i></p>
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	*Mixed Use											
	*Design Standards											
	Accessory Units											
	Infill, Redevelopment and Reinvestment Incentives											

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p><b>Policy 5:</b> Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020. (General Land Use)</p>		<p><i>The approval criteria for rezones in the code rewrite includes being in compliance with the comprehensive plan and not having significant adverse impacts on adjacent properties. The approval criteria for variances includes not adversely affecting the use of adjacent property.</i></p>
	<p>*Zoning and Platting Review Process</p>	<p><i>The Title 21 rewrite addresses the issues of compatibility through approval criteria for rezones and variances in chapter 21.03, as well as through use-specific standards, height transition requirements in chapter 21.06, and the Neighborhood Protection section of chapter 21.07. Chapter 21.03 also provides a 15 day period for planning staff to determine whether or not an application is complete.</i></p>
<p><b>Policy 7:</b> Avoid incompatible uses adjoining one another. (General Land Use)</p>		<p><i>The Title 21 rewrite attempts to implement this policy through use-specific standards, the allocation of which uses are allowed in which districts and by what sort of review process, and through design standards and landscaping requirements.</i></p>
	<p>*Design Standards</p>	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
	<p>Landscape Ordinance</p>	<p><i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i></p>
	<p>Overlay Zone</p>	<p><i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i></p>
<p><b>Policy 9:</b> New residential development located within ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8</p>		<p><i>This policy was considered during the development of the Anchorage Bowl Land Use Plan Map. Areas along transit-supportive development corridors that are vacant or have redevelopment potential were generally recommended for density in line with this policy.</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
dwelling units per acre. Individual lot densities shall be further defined through development of implementation strategies. (Residential)	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i>
	*Minimum Residential Density	<i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
<b>Policy 10:</b> Mixed-use development is encouraged within Major Employment Centers, Mixed-Use Redevelopment Areas, Town Centers, and Neighborhood Centers. Strategies for mixed-use development include housing needs, compatible non-residential uses, public and open spaces, and multi-modal access. (Residential)		<i>The proposed Land Use Plan Map identifies the noted areas as appropriate for mixed-use zoning districts. Residential development is encouraged in mixed-use districts, and design standards and private open space set-asides are required. The code rewrite includes pedestrian facility requirements as well as bicycle parking with many new developments.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>

Policy	Strategy	Implementation
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i>
	*Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i>
<p><b>Policy 11:</b> Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow. (Residential)</p>		<i>Certain residential zoning districts, such as the (proposed) R-2F, R-2M, and R-3 allow a mix of dwelling types (single-family detached, two-family, various types of multifamily) with design standards.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Inclusionary Zoning	<i>Inclusionary Zoning is not addressed in the code rewrite.</i>
	*Street Connectivity Standards	<i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i>
	Accessory Units	<i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i>
	Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
<p><b>Policy 12:</b> New higher density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following:</p> <ul style="list-style-type: none"> <li>a) Building and site design standards;</li> <li>b) Access to multi-modal transportation, to</li> </ul>		<i>The Title 21 rewrite proposes building and site design standards for multifamily residential development, private open space for such development, and pedestrian connection requirements. Walkways are required from primary entrances to bus stops adjacent to the site.</i>

Policy	Strategy	Implementation
<p>include transit, and safe pedestrian facilities; and,</p> <p>c) Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments.</p> <p>(Residential)</p>	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i>
	*Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	Landscape Ordinance	<i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i>
<p><b>Policy 13:</b> New rural residential subdivisions shall be designed to:</p> <p>a) Maintain the rural character of the area;</p> <p>b) Link to existing adjacent road and trail systems;</p> <p>c) Protect, maintain, or avoid sensitive environmental areas (wetlands, steep slopes, drainageways, unsuitable soils, geohazard areas); and</p> <p>d) Incorporate wildland fire safety design standards.</p> <p>(Residential)</p>		<i>This policy will generally be implemented by the Hillside District Plan and the Chugiak-Eagle River chapter of the Title 21 rewrite. The code rewrite does not propose significant changes to the large lot residential districts, with the exception of the slope development standards.</i>
	*Land Clearing Standards	<i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i>
	*Slope Development Guidelines	<i>The Title 21 rewrite includes slope development standards in section 21.07.020.</i>
	*Street Connectivity Standards	<i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i>
	*Fire Safety Design Standards	<i>The Fire Department has worked with property owners on the Hillside on voluntary fire safety measures, but they have not proposed ordinance changes.</i>
	Impact Fees	<i>Impact fees have not been proposed.</i>

Policy	Strategy	Implementation
<p><b>Policy 14:</b> Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan. (Residential)</p>		<p><i>The Land Use Plan Map does not propose the conversion of residentially-zoned land to non-residential zoning. The code rewrite emphasizes the importance of tying rezones to the comprehensive plan (including the plan map), in the attempt to reduce the number of rezonings that are approved in contravention to the plan map.</i></p>
	<p>*Minimum Residential Density</p>	<p><i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed. The proposed Land Use Plan Map maintains all currently-zoned residential land as residential.</i></p>
	<p>Small-Lot Housing</p>	<p><i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i></p>
<p><b>Policy 15:</b> Accessory housing units shall be allowed in certain residential zones. (Residential)</p>		
	<p>*Accessory Units</p>	<p><i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i></p>
	<p>*Design Standards</p>	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
<p>Affordable Housing</p>	<p><i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i></p>	

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<p><b>Policy 16:</b> Adopt standards to ensure that new residential development provides for a variety of lot sizes and housing types for a range of households and age groups. (Residential)</p>		<p><i>Some residential zoning districts allow only a limited type of housing, such as only detached single family homes, or just single- and two-family. Certain residential zoning districts, such as the (proposed) R-2F, R-2M, and R-3 allow a mix of dwelling types (single-family detached, two-family, various types of multifamily) with design standards. There are no requirements for a subdivision to provide a variety of lot sizes or housing types.</i></p>
	*Inclusionary Zoning	<p><i>Inclusionary Zoning is not addressed in the code rewrite.</i></p>
	*Design Standards	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
	*Accessory Units	<p><i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i></p>
	Affordable Housing	<p><i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i></p>
Small-Lot Housing	<p><i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i></p>	
<p><b>Policy 17:</b> Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing. (Residential)</p>		<p><i>Lot consolidation would allow more efficient use of land, and the abbreviated plat procedure exists to allow small plats to proceed through an easier process. But no specific incentives are proposed to encourage lot consolidation.</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
<b>Policy 18:</b> Strengthen the Central Business District's role as the regional center for commerce, services, finance, arts and culture, government offices, and medium- to high-density residential development. (Commercial)		<i>A new Downtown Plan with these goals was adopted in December 2007. The Planning Department is currently working on a new zoning paradigm to implement the downtown plan.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i>
	*Mixed Use	<i>A new Downtown Plan was adopted in December 2007. The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. New zoning districts and development standards specifically for the downtown are being developed as a separate project from the rewrite. Upon adoption, the downtown districts and regulations will become a part of Title 21.</i>
	*Design Standards	<i>Design standards for Downtown will be developed along with the downtown zoning regulations.</i>
	*Land Use Regulation Amendment (CBD Zones)	<i>Title 21 will be amended with new zoning districts and design standards for Downtown as soon as they are developed.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21. The lack of a parking requirement is one incentive to develop infill projects in the downtown. The Downtown zoning districts and design standards project is exploring other incentives.</i>
	Parking Standards	<i>The rewrite of the Downtown zoning regulations will address parking in downtown.</i>
	Sign Ordinance	<i>A new sign code was adopted in 2003 and has been amended several times since then. Downtown-specific sign issues will be addressed through the rewrite of the Downtown zoning regulations.</i>
<b>Policy 19:</b> Locate municipal, state, and federal administrative offices in the Central Business District. (Commercial)		<i>The Public Facility Site Selection process is revised in the Title 21 rewrite draft and the threshold for facilities required to go through the site selection process has been raised, but one of the approval criteria is for major government administrative offices to be located in the CBD.</i>
	*Land Use Regulation Amendment	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>
<b>Policy 20:</b> Medium- and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers as shown on the Land Use Policy Map. (Commercial)		<i>The code rewrite proposes new mixed-use districts that are intended to be applied in some of the Major Employment Centers of the Land Use Policy Map. New downtown zones are being developed for the CBD. Residential development in these districts is encouraged.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See the public hearing draft sections 21.04.060 and 21.03.160.H.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Parking Standards	<i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, parking reduction options specific to mixed-use districts and areas near Downtown and Midtown, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. The rewrite also carries forward recently adopted shared parking provisions for mixed-use. See section 21.07.090.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Land Use Regulation Amendment	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>
	*Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite. The proposed Land Use Plan Map shows these districts applying in and around Major Employment Centers (except for the CBD, which has separate zoning districts).</i>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>

Policy	Strategy	Implementation
<p><b>Policy 21:</b> All new commercial development shall be located and designed to contribute to improving Anchorage’s overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance. To eliminate the problems associated with strip commercial development, new commercial development shall adhere to the following principles:</p> <p>a) New commercial development shall occur primarily within Major Employment Centers, Redevelopment/Mixed-Use Areas, Town Centers, and Neighborhood Commercial Centers.</p> <p>b) In order to use existing commercial land more efficiently, redevelopment, conversion, and reuse of underused commercial areas shall be encouraged.</p> <p>c) Rezoning of property to commercial use is only permitted when designated in an adopted plan.</p> <p>d) Architectural and site design standards shall improve the function, appearance, and land use efficiency of new commercial developments.</p> <p>e) New strip commercial development is strongly discouraged. (Commercial)</p>		<p><i>The appearance, function, and efficiency of new commercial development should be improved through proposed design standards, the new sign code, and proposed reductions in the minimum parking requirements. The rewrite establishes height limits for all commercial and mixed-use districts, and controls maximum building size (through floor area ratio limits) appropriate to the specific scale and function of the mixed-use districts. Approval criteria for rezones (in the rewrite) address the issues of compatibility with the comprehensive plan and discouragement of strip zoning.</i></p>
	*Design Standards	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
	*Overlay Zone	<p><i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i></p>
	*Land Use Regulation Amendment (Commercial and Industrial Zones)	<p><i>The land use regulation amendment is part of the Title 21 rewrite process.</i></p>
	*Sign Ordinance	<p><i>A new sign code was adopted in 2003 and has been amended several times since then.</i></p>
	*Parking Standards	<p><i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. See section 21.07.090.</i></p>
	*Major Project Site Plan Review	<p><i>An ordinance providing standards and a site plan review process for large retail establishments was passed in 2001, and the Title 21 rewrite clarifies and expands the standards. The rewrite also establishes a “Major Site Plan Review” process which is proposed to be applied to the approval of developments that are large or could have major impacts.</i></p>

Policy	Strategy	Implementation
	Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
<b>Policy 22:</b> Provide locational standards and criteria for retail sales/service of alcoholic beverages. (Commercial)		<i>To date, no locational standards or criteria for retail sales/service of alcoholic beverages have been developed.</i>
	*Land Use Regulation Amendment (Conditional Uses)	<i>No land use regulation amendment has been proposed to date.</i>
<b>Policy 23:</b> Major Employment Centers, shown on the Land Use Policy Map, exist at the Downtown, Midtown, and University/Medical areas. Characteristics of these centers are as follows: <ul style="list-style-type: none"> <li>a) Concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre;</li> <li>b) Promotion of compact mixed commercial/office development where businesses are close enough to walk between;</li> <li>c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings;</li> <li>d) Creation or enhancement of public focal points such as plazas or parks, including public art;</li> <li>e) Residential development as an ancillary use; and,</li> <li>f) A pedestrian-oriented environment</li> </ul>		<i>Mixed-use districts proposed for some of these areas have a maximum setback requirement which keeps new buildings near the street; and requirements for pedestrian facilities that connect entrances, sidewalks, bus stops, and neighboring uses are included in the Title 21 rewrite. Residential, mixed-use, and commercial developments are required to provide some open space with the development. The zoning districts to be developed for Downtown and Midtown will allow the tallest buildings and the highest concentration of employment density. Reduced parking requirements in the mixed-use districts encourage compact development.</i>
	*Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p>including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping. (Commercial)</p>	*Land Use Regulation Amendment (B-3 and CBD Zones)	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>
	*Parking Standards	<i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. See section 21.07.090.</i>
	*Large Retail Establishment Ordinance	<i>An ordinance providing standards and a site plan review process for large retail establishments was passed in 2001, and the Title 21 rewrite clarifies and expands the standards. See section 21.07.120.</i>
	Minimum Commercial Intensity	<i>Maximum floor area ratios have been proposed for the new mixed-use districts, and allowable heights are highest in the Major Employment Center areas—these standards direct the most intense commercial development to the Major Employment Centers and the mixed-use areas.</i>
<p><b>Policy 24:</b> Town Centers are designated on the Land Use Policy Map in seven areas of the Bowl. Other areas may become Town Centers. Development of Town Center strategies shall provide direction for the design and construction of public improvements and to provide guidance and incentives for private investment. Existing and new centers shall be characterized by the following: a) Generally ½ to 1 mile in diameter; b) A commercial core consisting of a range of commercial retail/services and public facilities that serve the surrounding neighborhoods. The configuration of shops in the core area is oriented to the</p>		<i>The code rewrite proposes new mixed-use zoning districts, and the Community Mixed-Use District (CMU) is particularly intended to be applied in the areas designated as Town Centers on the Land Use Policy Map. The standards applied in these districts encourage development in line with the policy.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
	*Sign Ordinance	<i>A new sign code was adopted in 2003 and has been amended several times since then.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p>street with parking behind the buildings when possible;</p> <p>c) Public facilities including but not limited to: indoor recreational facilities, parks, branch libraries, ice skating arenas, schools, post office, and transit facilities;</p> <p>d) Medium- to high-density residential development in and surrounding the core, consisting of a combination of duplexes, townhouses, and apartment buildings with overall density targets of 12-40 dwelling units per acre;</p> <p>e) An enhanced pedestrian environment with good connections within and between the core and surrounding residential development; and,</p> <p>f) Distinctive public spaces and public art that create a sense of place.</p> <p>(Commercial)</p>	*Parking Standards	<i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. See section 21.07.090.</i>
	*Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
	*Minimum Residential Density	<i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i>
	*Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i>
	Landscape Ordinance	<i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i>
	Traffic Impact Assessment	<i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i>
	<p><b>Policy 25:</b> Neighborhood Commercial Centers are shown on the Land Use Policy map. Actual locations of Neighborhood Commercial Centers are to be determined through neighborhood or district planning processes. Neighborhood Commercial Centers are intended to allow neighborhood-oriented commercial uses in and adjacent to residential areas. Characteristics of these</p>	
*Design Standards		<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>

Policy	Strategy	Implementation
<p>centers include:</p> <p>a) Small-scale, attractive, non-obtrusive and convenient shopping and services for residential areas.</p> <p>b) Whether evolving from existing commercial development or introduced to new areas, their scale and appearance should be compatible with adjacent residential development, and highly responsive to and integrated with nearby residential areas and traffic patterns.</p> <p>c) Site and architectural design of these centers, as well as operational aspects, should be compatible with surrounding neighborhoods and designed with a goal of reducing vehicle trips and distance for neighborhood residents and to minimize traffic impacts on nearby residential areas.</p> <p>(Commercial)</p>	<p>*Land Use Regulation Amendment</p> <p>Parking Standards</p> <p>Traffic Impact Assessment</p>	<p><i>The land use regulation amendment is part of the Title 21 rewrite process.</i></p> <p><i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance.</i></p> <p><i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i></p>
<p><b>Policy 26:</b> Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes. (Industrial)</p>	<p>*Land Use Regulation Amendment (Industrial Zones)</p>	<p><i>The Title 21 rewrite proposes to prohibit almost all commercial uses from the I-2 district, which is the zoning of the Industrial Reserves. Most commercial uses are also prohibited in the I-1 district through the rewrite.</i></p> <p><i>The land use regulation amendment is part of the Title 21 rewrite process.</i></p>
<p><b>Policy 27:</b> Commercial/light industrial parks:</p> <p>a) Shall integrate safe and efficient customer and freight access to an from the industrial site;</p> <p>b) May include complementary uses that are compatible with surrounding uses</p>		<p><i>The code rewrite does not identify “commercial/light industrial parks” as a use type. The uses proposed to be allowed in the I-1 zone include light industrial uses and those types of commercial uses that are compatible with light industrial development.</i></p>

Policy	Strategy	Implementation
<p>and areas; and,</p> <p>c) Shall include design features such as pedestrian facilities, landscaping, and compatible signage.</p> <p>(Industrial)</p>	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. There are no design standards proposed for industrial development, and commercial/light industrial parks are not directly addressed as a use or development type.</i>
	*Land Use Regulation Amendment (I-1 Zone)	<i>The land use regulation amendment is part of the Title 21 rewrite process. The code rewrite includes pedestrian, landscaping, and sign design standards. The uses allowed in the various zoning districts, including the new mixed-use districts, are intended to be compatible with each other.</i>
	Land Use Regulation Amendment (Mixed-Use Definitions)	
<p><b>Policy 28:</b> The area surrounding Ted Stevens Anchorage International Airport, as shown on the Land Use Policy Map, shall be designated as the West Anchorage Planning Area.</p> <p>a) A West Anchorage District Plan shall be developed for the West Anchorage Planning Area. This plan is intended to identify, address, and resolve impacts to neighborhoods, public infrastructure, and the environment from Ted Stevens Anchorage International Airport activities.</p> <p>b) Future airport-related industrial uses should be located to provide efficient transportation links to and from the Airport with minimal impacts to</p>	Mixed Use	<p><i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i></p> <p><i>This policy is to be implemented most fully through the West Anchorage District Plan, rather than through the Title 21 rewrite.</i></p>

Policy	Strategy	Implementation
residential neighborhoods. (Industrial)	Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
<p><b>Policy 30:</b> Transportation and land use policies and programs shall include:</p> <ul style="list-style-type: none"> <li>a) Multi-modal and Intermodal access, including commuter rail and transit service;</li> <li>b) Pedestrian-to-transit linkages;</li> <li>c) Efficient and safe freight movement;</li> <li>d) Congestion management and roadway improvements;</li> <li>e) Optimal use of parking;</li> <li>f) Minimization of individual and cumulative air quality impacts;</li> <li>g) Minimizing impacts on neighborhoods; and,</li> <li>h) Adequate snow storage.</li> </ul> (Transportation)	<p></p> <p>*Parking Standards</p> <p>*Traffic Impact Assessment</p> <p>Street Connectivity Standards</p> <p>Design Standards</p>	<p><i>This policy is generally to be implemented through transportation policies and the Long-Range Transportation Plan.</i></p> <p><i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. See section 21.07.090.</i></p> <p><i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i></p> <p><i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i></p> <p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
<p><b>Policy 32:</b> Congestion management techniques shall be applied to maximize efficient use of the existing road system. (Transportation)</p>	<p></p> <p>*Street Connectivity Standards</p>	<p><i>The code rewrite as a whole attempts to encourage more compact, efficient development and increased transportation choices.</i></p> <p><i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i></p>

Policy	Strategy	Implementation
	*Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i>
	Minimum Residential Density	<i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i>
	Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
	Parking Standards	<i>The code offers rewritten parking standards, proposing lower minimum parking requirements for many use types, a variety of parking reduction options, and revised parking lot design standards. The revisions are intended to improve land use efficiency and appearance. See section 21.07.090.</i>
	Traffic Impact Assessment	<i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i>
	Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
<p><b>Policy 34:</b> Transit-Supportive Development Corridors, as identified on the Land Use Policy Map, shall be characterized as follows:</p> <p>a) Average residential densities equal to or greater than 8 du/acre occur within up to ¼-mile of the major street at the center of the corridor.</p> <p>b) New commercial development within these corridors is oriented to the street</p>		<p><i>Areas along transit-supportive development corridors that are vacant or have redevelopment potential were generally recommended for density in line with this policy, in the development of the Land Use Plan Map. The proposed revised parking standards encourage parking to be to the side or rear of structures, and new pedestrian facility requirements are also proposed.</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p>with parking on the side or rear of the building when possible.</p> <p>c) A goal for bus service within these corridors is 15-minute headways during peak hours and 30-minute headways during non-peak periods.</p> <p>d) A pedestrian-oriented environment is created, including: expanded sidewalks, crosswalks, street furniture, bus shelters and landscaping.</p> <p>e) Additional traffic lanes are not considered along these corridors unless there is no feasible alternative to solve a significant congestion problem.</p> <p>(Transportation)</p>	*Minimum Residential Density	<i>The Title 21 rewrite proposes prohibiting single-family residential development from the higher multifamily zoning districts, but no minimum number of dwelling units per acre is proposed.</i>
	*Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite. Specific overlay districts for transit corridors may be developed in the future as part of neighborhood or district plans.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	Infill, Redevelopment and Reinvestment Incentives	<i>This strategy is implemented through a variety of means, including many outside of Title 21, but the code rewrite does include reduced parking requirements, shared parking options, and parking reductions for certain infill situations, as well as mixed-use zones to encourage a broader variety of uses in many of the Bowl's existing commercial areas.</i>
<p><b>Policy 35:</b> Major new residential, commercial, industrial, and institutional developments shall be assessed for traffic impacts such as congestion and air pollution.</p> <p>(Transportation Design &amp; Maintenance)</p>		<i>The Traffic Department has thresholds for when a development proposal must prepare a Traffic Impact Analysis (TIA), and also standards for the contents of a TIA.</i>
	*Traffic Impact Assessment	<i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i>
<p><b>Policy 38:</b> Design, construct, and maintain roadways or rights-of-way to promote and enhance physical connectivity within and between neighborhoods. (Transportation Design &amp; Maintenance)</p>		
	*Street Connectivity Standards	<i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i>

Policy	Strategy	Implementation
<p><b>Policy 41:</b> Land use regulations shall include new design requirements that are responsive to Anchorage’s climate and natural setting. (General Design &amp; Environment)</p>		<p><i>Development and design standards in chapter 21.07 include height transition requirements for sunlight access, new slope design standards, building design standards including weather protection provisions, and many other requirements to implement this policy.</i></p>
	<p>*Design Standards</p>	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i></p>
	<p>*Land Clearing Standards</p>	<p><i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i></p>
	<p>*Land Use Regulation Amendment (CBD Zones)</p>	<p><i>A new Downtown plan was adopted by the Assembly in December 2007, and new downtown zones are being developed.</i></p>
	<p>*Landscape Ordinance</p>	<p><i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i></p>
<p><b>Policy 42:</b> Northern city design concepts shall guide the design of all public facility projects, including parks and roads. (General Design &amp; Environment)</p>		<p><i>The rewrite incorporates some northern city design concepts into the development and design standards, but they are applicable to all development, not just public facility projects.</i></p>
	<p>*Public Facilities Design Standards</p>	<p><i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i></p>
	<p>*Design Standards</p>	<p><i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite. The building design standards offer a menu of design choices to allow for flexibility and creativity.</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	Public Facilities Site Selection Criteria	<i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised. See section 21.03.140.</i>
<b>Policy 43:</b> Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review. (General Design & Environment)		<i>The code rewrite recommends that major developments are approved through a public-hearing site plan review.</i>
	*Major Project Site Plan Review	<i>The rewrite establishes a “Major Site Plan Review” process which is proposed to be applied to the approval of developments that are large or could have major impacts.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Sign Ordinance	<i>A new sign code was adopted in 2003 and has been amended several times since then.</i>
	Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
	Minimum Commercial Intensity	<i>Maximum floor area ratios have been proposed for the new mixed-use districts, and allowable heights are highest in the Major Employment Center areas—these standards direct the most intense commercial development to the Major Employment Centers and the mixed-use areas.</i>
<b>Policy 44:</b> Design and build public improvements for long-term use. (General Design & Environment)		<i>The design standards for development apply equally to public and private developments. The Title 21 rewrite standards are developed with consideration of accommodating future needs and conditions. Materials durability is not a Title 21 issue.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>
<b>Policy 45:</b> Connect local activity centers, such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails, where feasible. (General Design & Environment)		<i>The code rewrite proposes new pedestrian connectivity standards in order to provide more trail connections between developments, and to connect public spaces to subdivisions and nonresidential development.</i>
	Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
	Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>
<b>Policy 46:</b> The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable goals, policies, and strategies. (General Design & Environment)		<i>The neighborhood/district plan process, and the overlay zone ordinance are available to neighborhoods that identify and wish to protect their unique aspects.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	Overlay Zone	<i>An ordinance was passed in 2002 establishing a process to create an overlay zone. The code rewrite also includes such a process. See sections 21.04.060 and 21.03.160.H. of the rewrite.</i>
<b>Policy 48:</b> Subdivision plats and site development plans shall be designed to enhance or preserve scenic views and other significant natural features in accordance with applicable goals, policies, and strategies. (General Design & Environment)		<i>The revised subdivision regulations (provisionally adopted by the Assembly in April 2007) include standards for subdivisions on steep slopes, intending to preserve natural features and prevent negative impacts on adjacent properties. There are no standards proposed to enhance or preserve scenic views.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	*Design Standards	<i>Design standards, including height limits and building height transitions, for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Sign Ordinance	<i>A new sign code was adopted in 2003 and has been amended several times since then. The standards include height and size limits for signs.</i>
	*Land Clearing Standards	<i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i>
	*Land Use Regulation Amendment (Subdivision Regulations)	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>
	Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
	Landscape Ordinance	<i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping.</i>
<b>Policy 49:</b> Site plan layout and building design for new development shall consider the character of adjacent development. The Municipality may require layouts and designs to incorporate the functional and aesthetic character of adjacent development. (General Design & Environment)		<i>The code rewrite provides tools, such as the neighborhood protection section, to add conditions to a development to protect neighboring uses from negative impacts, but there are no proposed requirements for similarity between developments.</i>
	*Landscape Ordinance	<i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Major Project Site Plan Review	<i>The rewrite establishes a “Major Site Plan Review” process which is proposed to be applied to the approval of developments that are large or could have major impacts.</i>
	*Land Use Regulation Amendment	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>
<b>Policy 50:</b> Healthy, mature trees and forested areas shall be retained as much as possible. (General Design & Environment)		<i>The landscaping section of the code rewrite provides incentives to retain existing vegetation on a site. The code rewrite proposes to expand the stream setbacks from the current 25 feet to 50 feet—the stream setbacks are non-disturbance areas where natural vegetation is retained.</i>
	*Land Clearing Standards	<i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i>
	Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	Landscape Ordinance	<i>The landscaping section in the code rewrite offers more clarity as to when landscaping is required, incentives to retain existing vegetation, and more flexibility as to the design of the landscaping. Landscaping is in section 21.07.080 of the rewrite.</i>
	Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
<b>Policy 52:</b> Site and design residential development to enhance the residential streetscape and diminish the prominence of garages and paved parking areas. (General Design & Environment)		<i>The residential design standards of the code rewrite require a mix of housing models for single- and two-family developments, and also limit the width of the garage in comparison to the width of the house, and the width of the driveway in comparison to the width of the lot.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	*Land Use Regulation Amendment (Subdivision Regulations)	<i>The subdivision regulations do not address this policy, but other sections of the code rewrite limit the prominence of garages and the amount of paving of the front yard. Reduced parking requirements also result in reduced paved parking areas.</i>
<b>Policy 53:</b> Design, construct, and maintain roads to retain or enhance scenic views and improve the general appearance of the road corridor. (General Design & Environment)		<i>Road design standards are provided in the Design Criteria Manual and not in Title 21.</i>
	Land Clearing Standards	<i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i>
	Design for Wildlife	<i>This strategy is primarily to be implemented through documents such as the Design Criteria Manual, but the code rewrite does include limited standards and guidelines intended to reduce bear/human conflicts along known bear corridors.</i>
<b>Policy 54:</b> Design and construct neighborhood roads and walkways to ensure safe pedestrian movement and neighborhood connectivity, and to discourage high-speed, cut-through traffic. (General Design & Environment)		
	*Street Connectivity Standards	<i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i>
<b>Policy 55:</b> Provide pedestrian and trail connections within and between residential subdivisions in new plats, including replats. (General Design & Environment)		<i>The code rewrite includes improved pedestrian connectivity standards to increase trail connections between subdivisions.</i>
	Land Use Regulation Amendment (Subdivision Regulations)	<i>The land use regulation amendment is part of the Title 21 rewrite process.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<b>Policy 57:</b> Encourage the maintenance and upkeep of existing housing in order to extend its useful life and neighborhood stability. (Housing)		<i>Although this policy is generally not implemented through Title 21, the code rewrite makes few changes to the residential zoning districts, thus encouraging neighborhood stability.</i>
	Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	Affordable Housing	<i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i>
	Accessory Units	<i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i>
<b>Policy 58:</b> Encourage more affordable housing, including home ownership opportunities for low-income residents. (Housing)		<i>The code rewrite includes some incentives to provide affordable housing.</i>
	*Accessory Units	<i>Standards for accessory dwelling units were adopted in 2003, and all residential zones except for the R-1 and R-1A allow accessory dwelling units. The standards can be found in section 21.05.070 of the rewrite.</i>
	*Affordable Housing	<i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i>
	*Inclusionary Zoning	<i>Inclusionary Zoning is not addressed in the code rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
<b>Policy 59:</b> Recognize mobile home parks, co-ops, and common ownership interests as viable, affordable housing choices and neighborhood lifestyle options. (Housing)		<i>The code rewrite makes no significant changes to the regulations regarding mobile homes and mobile home parks.</i>
	Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	Affordable Housing	<i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i>
<b>Policy 60:</b> Design attractive affordable housing that is suited to its environs. (Housing)		<i>The rewrite proposes design standards that apply to all types of residential construction.</i>
	*Small-Lot Housing	<i>Small-Lot Housing can be created through a Conservation Subdivision (21.08.070), but no by-right standards for small-lot housing have yet been developed.</i>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	Affordable Housing	<i>This strategy will be implemented through a variety of means, including some unrelated to Title 21. The rewrite encourages affordable housing by offering density bonuses for providing affordable housing units, in certain zoning districts. The rewrite also removes some barriers to affordable housing by lowering parking requirements for multifamily housing and allowing manufactured housing wherever site-built housing is allowed, as long as certain design standards are met.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<b>Policy 63:</b> Amend land use regulations and relevant plans to incorporate policies and procedures, management plans, and standards for natural open space. Encourage public/private collaboration methods for natural open space protection. (Open Space)		
	*Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
	*Land Use Regulation Amendment (Subdivision Regulations)	<i>The land use regulation amendment is part of the Title 21 rewrite process. The revised subdivision regulations (provisionally adopted by the Assembly in April 2007) include the conservation subdivision option, which allows the same number of units as a conventional subdivision to be clustered together to preserve open space. The developer benefits by having to install less infrastructure.</i>
<b>Policy 65:</b> Promote and encourage the identification and conservation of open spaces, including access to greenbelts, Chugach State Park, Anchorage Coastal Wildlife Refuge, and Far North Bicentennial Park. (Open Space)		<i>The revised subdivision regulations (provisionally adopted by the Assembly in April 2007) include requirements for pedestrian access to Chugach State Park, Community Use Areas, and Natural Resource Use Areas (as defined in the Park Plan).</i>
	*Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
<b>Policy 66:</b> Fish, wildlife, and habitat protection methods shall be addressed in land use planning, design, and development processes. (Habitat)		<i>The code rewrite proposes increasing the stream setback from 25 feet to 50 feet. A new 15 foot setback from wetlands and water bodies is also proposed.</i>
	*Land Clearing Standards	<i>Land clearing standards were adopted in early 2003, requiring a permit for clearing two acres or more of vegetation. The code rewrite reduces the threshold to one acre.</i>
	*Design for Wildlife	<i>This strategy is primarily to be implemented through documents such as the Design Criteria Manual, but the code rewrite does include limited standards and guidelines intended to reduce bear/human conflicts along known bear corridors.</i>
	*Natural Open Space Standards	<i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i>
	*Wildlife Habitat Standards	<i>The code rewrite does not include incentives and guidelines for wildlife habitat conservation.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p><b>Policy 67:</b> Critical fish and wildlife habitats, high-value wetlands, and riparian corridors shall be protected as natural open spaces, wherever possible. (Habitat)</p>		<p><i>Many riparian corridors and high-value wetlands are protected through municipal ownership and park designation. The code rewrite does not propose strategies for additional land acquisition, but it does propose to increase the stream setback from the current 25 feet to 50 feet.</i></p>
	*Design for Wildlife	<p><i>This strategy is primarily to be implemented through documents such as the Design Criteria Manual, but the code rewrite does include limited standards and guidelines intended to reduce bear/human conflicts along known bear corridors.</i></p>
	Natural Open Space Standards	<p><i>New standards for natural open space management have not been proposed through the Title 21 rewrite.</i></p>
<p><b>Policy 69:</b> The Municipality shall preserve the functions and values of important wetlands, and manage the proper use of low-value wetlands with General Permits, as delineated in the <i>Anchorage Wetlands Management Plan</i>. (Water Resources)</p>		<p><i>This policy is generally implemented through the Anchorage Wetlands Management Plan.</i></p>
	*Zoning and Platting Review Process	<p><i>The code rewrite proposes requiring landowners with A or B wetlands to initiate Corps of Engineers permitting prior to submitting a preliminary plat.</i></p>
<p><b>Policy 70:</b> The ecological and drainage functions of Anchorage’s aquatic resources shall be protected and, where appropriate, restored. (Water Resources)</p>		<p><i>The code rewrite includes many provisions to strengthen drainage design and avoid off-site impacts.</i></p>
	Waterbody Setbacks	<p><i>The code rewrite proposes increasing stream setbacks from 25 feet to 50 feet, and adds new wetland and water body setbacks of 15 feet.</i></p>
<p><b>Policy 71:</b> Utilize wetlands to manage drainage and improve water quality, where appropriate. (Water Resources)</p>		<p><i>The municipality’s federal stormwater permit requires us to consider the use of on-site wetlands for treatment and storage of stormwater runoff.</i></p>
	*Land Use Regulation Amendment (Subdivision Design)	<p><i>The land use regulation amendment is part of the Title 21 rewrite process. The code rewrite includes many provisions to strengthen drainage design and avoid off-site drainage impacts.</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	Wetland Retention Incentives	<i>The revised subdivision regulations (provisionally adopted by the Assembly in April 2007) include the conservation subdivision option, which allows the same number of units as a conventional subdivision to be clustered together to preserve a wetland or other important natural area. The developer benefits by having to install less infrastructure.</i>
<b>Policy 73:</b> Public facilities and services shall meet adopted level of service standards. (Level of Service)		<i>The Level of Service strategy has not yet been implemented, so no levels of service have been determined.</i>
	Impact Fees	<i>Impact fees have not been proposed.</i>
<b>Policy 75:</b> The first priority for uncommitted municipal lands shall be to serve documented or projected needs for municipal facilities, including schools, parks, sports fields, and open space. (Level of Service)		<i>Generally this policy will be implemented through the Heritage Land Bank, the municipal agency that manages uncommitted municipal lands.</i>
	Public Facilities Site Selection Criteria	<i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised.</i>
<b>Policy 77:</b> Fiscal Policy—The Municipality shall develop and implement equitable funding mechanisms for providing appropriate levels of public services and facilities. a) Adopt level of service standards for use as the basis for infrastructure priorities and funding. b) Once level of service standards are adopted, new development should be required to pay for a portion of its own infrastructure and for impacts on other public infrastructure elements. (Level of Service)		<i>No levels of service have yet been determined.</i>
	Traffic Impact Assessment	<i>Few changes have been made to the requirements for a Traffic Impact Analysis through the code rewrite.</i>
	Impact Fees	<i>Impact fees have not been proposed.</i>
<b>Policy 78:</b> Design municipal facilities frequented by the public, particularly schools, to accommodate year-round multi-purpose activities. (Level of Service)		
	Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>

Policy	Strategy	Implementation
<p><b>Policy 79:</b> Site selection criteria for government facilities frequented by the public shall consider:</p> <ul style="list-style-type: none"> <li>a) Compatibility with nearby uses;</li> <li>b) Pedestrian and transit accessibility;</li> <li>c) Suitability to environmental conditions;</li> <li>d) Availability of utility infrastructure;</li> <li>e) Ability to enhance neighborhoods;</li> <li>f) Financial feasibility; and,</li> <li>g) Continual operations and maintenance impacts.</li> </ul> <p>(Level of Service)</p>		<p><i>The code rewrite proposes the following public facility site selection approval criteria (in the public hearing draft of chapter 21.03):</i></p> <ul style="list-style-type: none"> <li><i>“1. Whether the site will allow development that is compatible with current and projected land uses;</i></li> <li><i>2. Whether the site is large enough to accommodate the proposed use and future additions or another planned public facility;</i></li> <li><i>3. Whether adequate utility and transportation infrastructure is available to the site;</i></li> <li><i>4. Whether the site is located near a transit route, if applicable;</i></li> <li><i>5. Whether there are existing or planned walkways connecting the site to transit stops and surrounding residential areas, where applicable;</i></li> <li><i>6. The environmental suitability of the site;</i></li> <li><i>7. The financial feasibility of the site, including maintenance and operations; and</i></li> <li><i>8. Major municipal, state, and federal administrative offices shall locate in the Central Business District. Satellite government offices and other civic functions are encouraged to locate in regional or town centers if practicable.”</i></li> </ul>
	*Public Facilities Site Selection Criteria	<p><i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised.</i></p>
	Public Facilities Design Standards	<p><i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i></p>
<p><b>Policy 80:</b> Utilities shall be located and designed with balanced regard for the environment, energy conservation, reliability, visual impacts, natural hazard survivability, and cost. (Utilities)</p>		<p><i>The code rewrite carries forward the current code provisions for undergrounding overhead lines (21.07.050) and for encouraging utilities to be located in the rights-of-way (21.08.040).</i></p>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>
<b>Policy 82:</b> Identify cost-effective and land-conserving methods for snow removal, storage, and disposal. (Utilities)		<i>The current Title 21 and the proposed code both contain standards for snow disposal sites, but the standards are more focused on controlling environmental impacts and negative impacts to neighboring properties, rather than on cost and efficiency.</i>
	Land Use Regulation Amendment (Snow Disposal Site Standards)	<i>No land use regulation amendment specific to this policy has been proposed.</i>
	Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>
	Public Facilities Site Selection Criteria	<i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised.</i>
<b>Policy 84:</b> Develop an acquisition strategy to secure sufficient and suitable public lands for parks, sports fields, greenbelts, open space, trails, and other public facilities based upon applicable level of service standards. (Parks, Trails, and Recreation)		<i>No levels of service have yet been determined.</i>
	Impact Fees	<i>Impact fees have not been proposed.</i>
<b>Policy 86:</b> Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails. (Parks, Trails, Recreation)		<i>This policy is implemented primarily through other strategies and not through Title 21.</i>
	Public Facilities Site Selection Criteria	<i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised.</i>
<b>Policy 88:</b> Provide opportunities for integrating arts and culture in developments throughout the community. (Education & Culture)		
	Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
<p><b>Policy 94:</b> Conduct a comprehensive revision of Title 21, Land Use Regulations. (Implementation)</p>		<i>A comprehensive revision of Title 21 began in 2002 and is anticipated to be finished by the end of 2008.</i>
	*Land Use Regulation Repeal and Re-enactment	
<p><b>Policy 95:</b> Title 21, Land Use Regulations shall be enforced to the greatest extent possible based in conjunction with policies stated in Anchorage 2020. (Implementation)</p>		
	*Land Use Enforcement Fees	<i>The code rewrite does not propose an annual fee and inspection to verify continued compliance with land use restrictions such as conditional uses or nonconforming rights.</i>
<p><b>Policy 98:</b> Develop a comprehensive process to address natural and man-made emergencies and disasters to which Anchorage may be vulnerable. Results of this process should include:  a) A system of coordination between agencies and a partnership of public and private sectors to ensure an efficient, community-wide response;  b) Emergency operations plans; and,  c) Long-term disaster mitigation efforts through land use, transportation, and public facilities planning. (Public Safety)</p>	*Public Facilities Site Selection Criteria	<i>The Public Facility Site Selection process is revised in the Title 21 Rewrite draft, and the threshold for facilities required to go through the site selection process has been raised.</i>
	Street Connectivity Standards	<i>Section 21.07.060 of the rewrite proposes connectivity standards for streets and pedestrian facilities that increase connectivity while providing design flexibility.</i>
<p><b>Policy 99:</b> Incorporate crime prevention and other public safety needs into the design of residential and commercial areas, individual buildings, and public facilities. Use design standards to improve natural surveillance, residents' sense of ownership and control of the neighborhood, and overall public safety through appropriate environmental design. (Public Safety)</p>		
	*Design for Public Safety	<i>In the code rewrite, standards have been proposed to limit the width of garages as compared to the width of the house, allowing for more "eyes on the street," which improves neighborhood safety. Other standards, such as improved street connectivity, more flexible landscape design, and lighting standards that improve visibility, have the potential to increase public safety.</i>

<b>Policy</b>	<b>Strategy</b>	<b>Implementation</b>
	*Design Standards	<i>Design standards for residential, commercial, and mixed-use development are proposed in the code rewrite. Most site and building design standards are found in chapter 21.07 of the rewrite.</i>
	*Fire Safety Design Standards	<i>The Fire Department has worked with property owners on the Hillside on voluntary fire safety measures, but they have not proposed ordinance changes.</i>
	*Public Facilities Design Standards	<i>The code rewrite proposes to hold private and public development to the same standards. There are no design standards proposed that are specific to public facilities.</i>
	Mixed Use	<i>The rewrite creates new mixed-use districts with incentives to rezone to those districts in key commercial areas of the Anchorage Bowl. See chapter 21.04 of the rewrite.</i>