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# Municipality of Anchorage

## Title 21 Update

### MODULE THREE: DEVELOPMENT STANDARDS and OTHER CHAPTERS

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Clarion Associates  
July 2004

## Title 21 Update

### Module Three – Development Standards and Other Chapters

Municipality of Anchorage

Public Draft  
June 2004



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21.01: General Provisions  
21.02: Boards, Commissions, and Municipal Administration  
21.03: Review and Approval Procedures  
21.04: Zoning Districts  
21.05: Use Regulations  
21.06: Dimensional Standards and Measurements

#### 21.07: Development and Design Standards

#### 21.08: Subdivision Standards

21.09: Girdwood

21.10: Signs

21.11: Nonconformities

21.12: Enforcement

21.13: Definitions

# Work Plan and Schedule

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## *Tasks*

## *Completed by*

Task 1: Project Initiation

September 2002

Task 2: Diagnosis

December 2002

Task 3: Annotated Outline

May 2003

Task 4: Draft Title 21 Modules

June 2003 - July 2004

Task 5: Title 21 Complete Draft

December 2004

# Work Plan and Schedule

*Drafting Module*

*Meetings in Anchorage  
To Present/Discuss*

## **Module 1: Administration**

**July 2003**

- 21.01 General Provisions
- 21.02 Administration
- 21.03 Procedures

## **Module 2: Districts and Uses**

**January 2004**

- 21.04 Zoning Districts
- 21.05 Use Regulations
- 21.06 Dimensional Standards

## **Module 3: Development Standards**

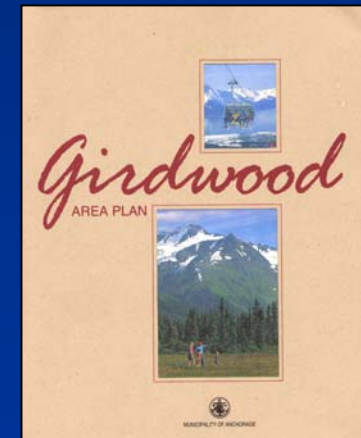
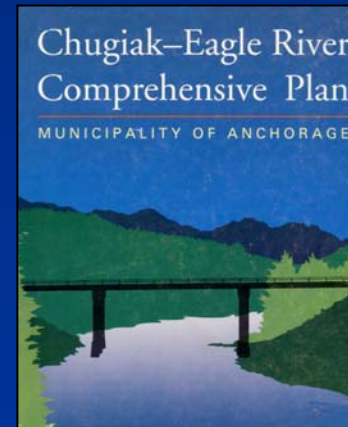
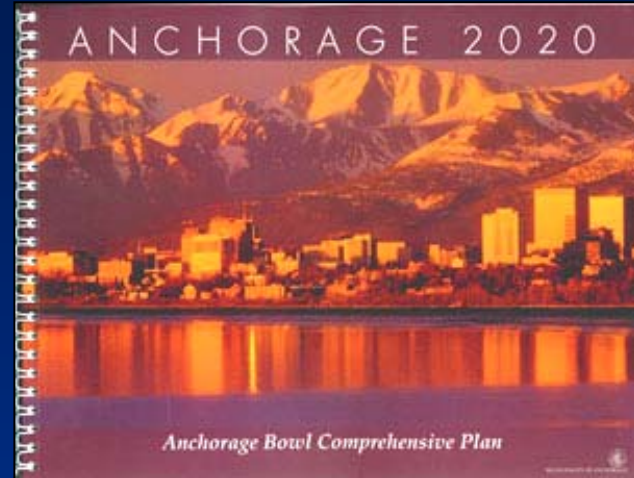
**July 2004**

- 21.07 Development and Design Standards
- 21.08 Subdivision Standards
- 21.09 Girdwood
- 21.10 Signs
- 21.11 Nonconformities
- 21.12 Enforcement
- 21.13 Definitions

# Diagnosis:

## Major Themes Relevant to Module 3

- **Implement *Anchorage 2020* and other plans.**
  - Transportation and connectivity
  - Environmental protection
  - Northern climate design
  - Open space protection
  - Building design
  - Protect neighborhoods



# Overall Theme: Efficiency Plus Quality

- **Replaces lengthy review procedures with clear, specific standards. Less negotiation and more predictability.**
  - Proposed text addresses issues already being covered by Special Limitations
- **Faster decision-making through more staff reviews.**
- **More options to achieve code standards.**
  - Menus, alternative compliance, etc.
  - One size doesn't fit all
- **Overall user-friendliness.**
  - Illustrations still to come
  - Better organization

# 21.07: Development and Design Standards

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## CONTENTS

**.010 General Provisions**

**.020 Natural Resource Protection**

**.030 Open Space**

**.040 Drainage, Stormwater Runoff, Erosion  
Control**

**.050 Utility Distribution Facilities**

**.060 Transportation and Connectivity**

**.070 Neighborhood Protection Standards**

# 21.07: Development and Design Standards

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## CONTENTS

- .080 Landscaping, Screening, and Fences
- .090 Off-Street Parking and Loading**
- .100 Northern Climate Design
- .110 Residential Building Standards**
- .120 Public/Institutional and Commercial Building Standards
- .130 Large Retail Establishments**
- .140 Exterior Lighting
- .150 Operational Standards**

# Keep in Mind When Reviewing Module 3

- **Moderate, mainstream approach**
- **Not a straitjacket – lots of alternative approaches**
- **What are the costs? Can we afford this?**
  - Impact on housing prices?
  - Enhancement of property values
  - Some standards reduce costs (e.g., tailored parking standards)



# 21.07.020 Natural Resource Protection

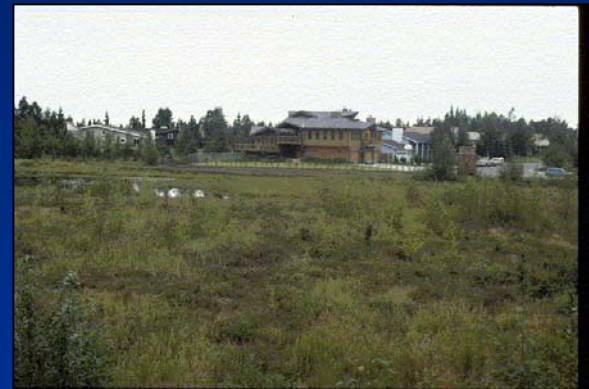
- **Purpose: Natural resources contribute to Anchorage's character, quality of life, and property values.**

**Ensure that such resources are considered and protected as part of the development review process.**



# Stream, Water Body, and Wetland Protection

- **Stream/river setbacks:**
  - R-10 district: 100 feet
  - R-5, R-6, R-9, I-1, I-2: 50 feet
  - Other districts: 25 feet
- **Wetlands setback: 10 feet**
- **Water bodies setback: 15 feet**
- **Exemptions**
  - Agriculture,
  - Approved single-family development,
  - Road/utility repair, etc.
- **Setback areas may be credited toward other requirements (e.g., tree retention, landscaping)**





# 21.07.020 Natural Resource Protection

## Steep Slope Development

- **Purposes:**
  - Prevent soil erosion and landslides
  - Encourage minimal grading
  - Preserve most visually significant slope banks and ridge lines
- **Applicability: Properties with average slope of 20% or greater**
- **Standards:**
  - Minimize raising or lowering of original, natural grade
  - Limit roads crossing steep slopes
  - Prohibit change in natural drainage patterns
  - Slopes 30% or more must remain in private or public open space
- **Avalanche areas: separate standards**



# 21.07.020 Natural Resource Protection

## Tree Retention

- **Purpose**
  - Environmental benefits (prevent soil erosion, protect habitat, etc.)
  - Protect property values
- **Applicability**
  - Tree retention plan required for larger development
  - Exceptions:
    - Single-family residential
    - Tree farming
    - Removal of dead/dying trees, etc.
- **Standards**
  - Table of tree retention requirements (10% to 40%)
  - Standards for tree retention areas (including protection during construction)
  - Tree retention areas may count toward other requirements (e.g., landscaping)



# Development and Design Standards

## 21.07.030 Open Space

- **Purposes**

- Preservation of natural areas and scenic views
- Greater access to open areas and recreation
- Enhance quality of new development

- **Public open space dedications**

- Applies to residential subdivisions of at least 10 residential units
- 10 acres / 1000 residents
- Dedicated land must meet certain characteristics (e.g., usable)
- Fee-in-lieu of dedication available

- **Private open space set-asides**

- Residential (5 units or more): 30% total land area
- Commercial/mixed-use: 15%
- Industrial: 10%





# 21.07.060 Transportation and Connectivity

- **Purpose**

- Highly interconnected street/trail system
- Connections between neighborhoods and uses
- Walkability
- Reduce congestion
- Mitigate traffic impacts of new development

- **Applicability**

- All new development (not single-family on existing lot)

- **Standards**

- Traffic impact mitigation
- Street connectivity
- On-site vehicular circulation
- Pedestrian circulation



# Development and Design Standards

## 21.07.70 Neighborhood Protection Standards

- **Purpose**

- Ensure compatibility between residential and non-residential uses

- **Applicability**

- All nonresidential development within 300 feet of a residential district

- **Standards**

- Menu of possible conditions that may be attached to approval of any conditional use permit, site plan review, or variance
- Hours of operation and deliveries, placement of outdoor vending machines, etc.



# 21.07.080 Landscaping, Screening, and Fences

- **Background**

- Proposed text raises the bar, moves to a second-generation approach
- Based on previous work done by staff and a 1998 committee

- **Applicability**

- All development except on existing lots with one single-family or one two-family dwelling





# Development and Design Standards

## 21.07.080 Landscaping, Screening, and Fences

### • Standards

- Two types of landscaping may be required, based on use and district and adjacent properties
  - Perimeter buffer landscaping
  - Interior site enhancement landscaping
- “Landscape units” are counted to meet requirements
- Incentives to retain existing trees
- Landscaping may count toward other requirements (e.g., tree retention)



# Development and Design Standards

## 21.07.080 Landscaping, Screening, and Fences

- **Standards (continued)**



- Fence standards (height, location, etc.)
- Screening requirements:
  - Refuse collection
  - Service and off-street loading areas
  - Rooftop mechanical equipment
  - Wall-mounted equipment
- Proposed two-year amortization for nonconforming dumpsters (location and screening)

# 21.07.090 Off-Street Parking and Loading

### • Key features

- Complete new table of off-street parking requirements
- Maximum parking cap at 125% of minimum for commercial and industrial uses
- Alternative parking arrangements
  - Shared parking, parking reductions for mixed-use, etc.
- New parking lot design standards
  - Location (menu-based options based on greenfield v. infill v. downtown sites)
  - Snow storage standards
  - Landscaping and lighting requirements



## Development and Design Standards

# 21.07.110 Residential Building Standards

- **Purpose**

- Promote high-quality residential development
- Protect property values
- Encourage visual variety and architectural compatibility

- **Applicability**

- All residential development in R-1, R-2, R-3, R-4, and RMX districts

- **Standards**

- Single-family/two-family
- Townhouse residential
- Multi-family residential
- Alternative compliance procedure available





# Development and Design Standards

## 21.07.120 Public/Inst. & Commercial Building Standards

- **Purpose**
  - Ensure high-quality building design
  - Foster more human scale and attractive streetfronts
  - Protect property values
- **Applicability**
  - Any development of a public/institutional or commercial use
- **Standards**
  - Building orientation, massing and façade
  - Weather protection for pedestrians
  - Separate, clarified standards for large retail establishments
  - Alternative compliance procedure available
- **Separate Standards for Mixed-Use Districts**



# Development and Design Standards

## 21.07.140 Exterior Lighting

- **Purpose**

- Safety and convenience
- Lighting directed to surface/activity to be illuminated
- Lighting is in scale with activity to be illuminated and its surroundings

- **Applicability**

- Most outdoor lighting
- Exemptions for low-intensity residential, street lighting, temporary decorative seasonal lighting, etc.

- **Standards**

- Lighting zones established
- Standards for safety, personal security, and convenience
- Control of glare and light trespass
- Timing controls
- Standards for specific types of lighting



# Development and Design Standards

## 21.07.100 Northern Climate Design

- **Purpose**
  - Development should be designed to specifically address and/or enhance life in a northern climate, including reduced light, wind, snow, ice, etc.
- **Importance of topic emphasized through own section**
- **Cross-references to standards woven throughout chapter**
  - Off-street parking (snow storage)
  - Building standards
    - Building orientation
    - Building massing and façade
    - Northern climate wind mitigation
    - Weather protection for pedestrians
  - Exterior lighting
- **Solar access memo**



# 21.08: Subdivision

## HIGHLIGHTS:



- Few substantive changes from current standards
- New public open space dedication standards (in Chapter 21.07 but applicable to subdivision)
- New conservation subdivision option
  - Reduction in minimum lot area allowed
  - Minimum open space requirement (35%)



# 21.10: Signs

This chapter incorporates the recently adopted sign ordinance with no substantive changes.



# Other Chapters

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## 21.11: Nonconformities -- HIGHLIGHTS

- Carries forward existing policies, including authority to continue nonconformities
- New section on “nonconforming characteristics of use”

## 21.12: Enforcement -- HIGHLIGHTS

- Clarification of types of code violations
- New, broader range of civil and criminal penalties
- Clarified procedures for both public and private enforcement actions

# Other Chapters

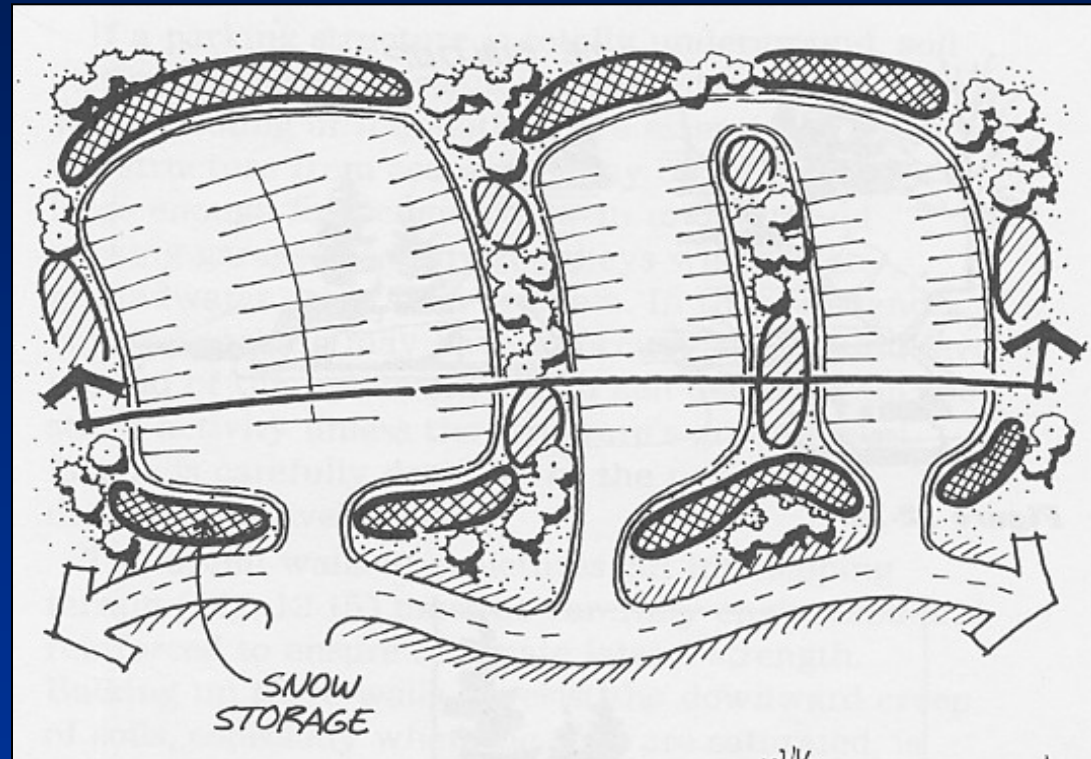
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## 21.13: Definitions -- HIGHLIGHTS

- New provision authorizing Director to issue written interpretations and to keep record of interpretations
- Removal of many terms not used in code and addition of new terms
- Removal of regulatory language to the code itself
- Uses defined already (in Chapter 21.05)

# Next Steps

- Address consolidated comments on Modules 1-3
- Prepare complete draft that combines Modules 1, 2, and 3
- Testing/evaluation of proposed development standards?
- Development of Land Use Plan Map



# Key Issues for Feedback and Further Discussion

- **Most important issue to you in Chapter 21.07?**
- **Is there something you were expecting that hasn't been addressed?**
- **Reflect on new material**
  - Shorter code with more uniform, prescriptive approaches versus longer code with more tailored standards?
  - May be different answers for different topics
- **Other key issues?**

# Written Feedback

- **WRITTEN feedback is very important!**
- **Please submit any additional feedback in writing to the planning staff at:**

**[title21@ci.anchorage.ak.us](mailto:title21@ci.anchorage.ak.us)**

