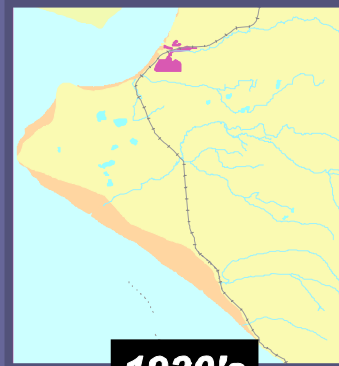
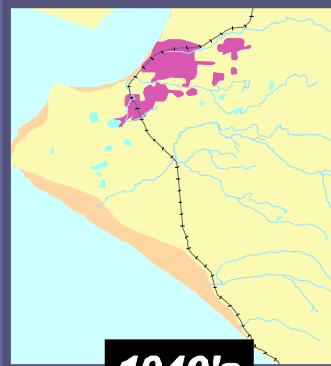


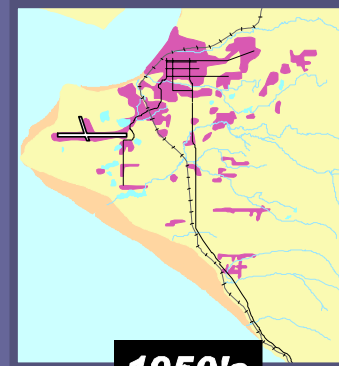
# Title 21 Land Use Regulations Update



**1920's**

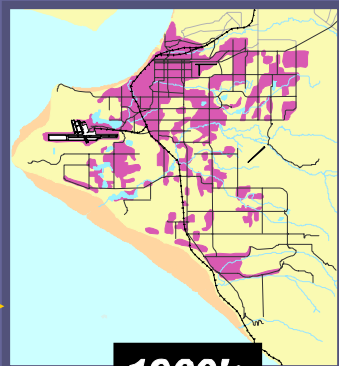


**1940's**



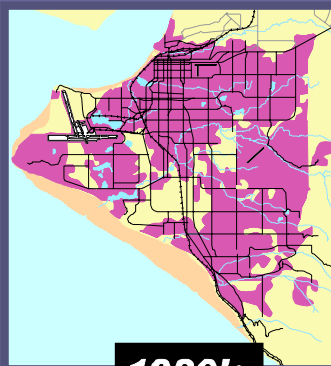
**1950's**

Zoning Code established 1946

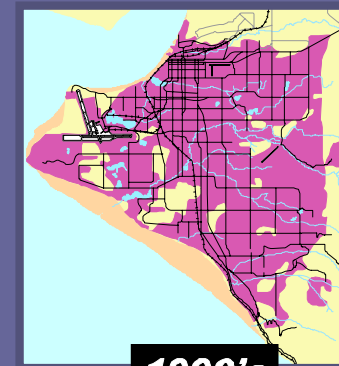


**1960's**

Current Land Use Regulations adopted 1969



**1980's**



**1990's**

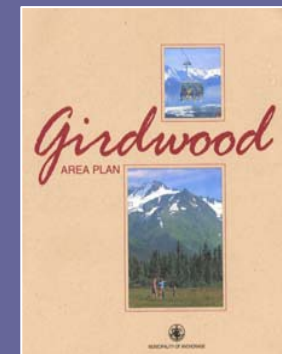
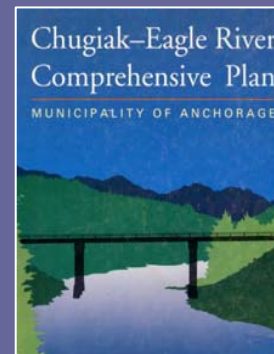
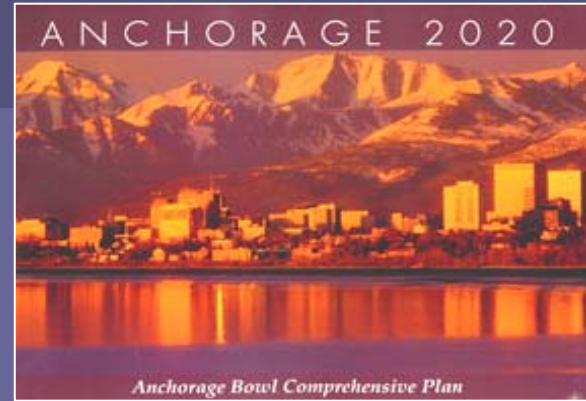
Anchorage 2020 Comprehensive Plan adopted 2001



# Title 21 Purpose | Objectives

## Implement the Comprehensive Plan

- Growing with Infill / Redevelopment
- Community of Lasting Value
- Clear, Efficient, and Flexible



for Chamber of Commerce

# Mixed-use Zoning Districts

- More Activity and a Mix of Uses
- Connectivity and Compatibility of Uses
- Buildings Closer to Sidewalk
- Ground Floor Activity and Openings

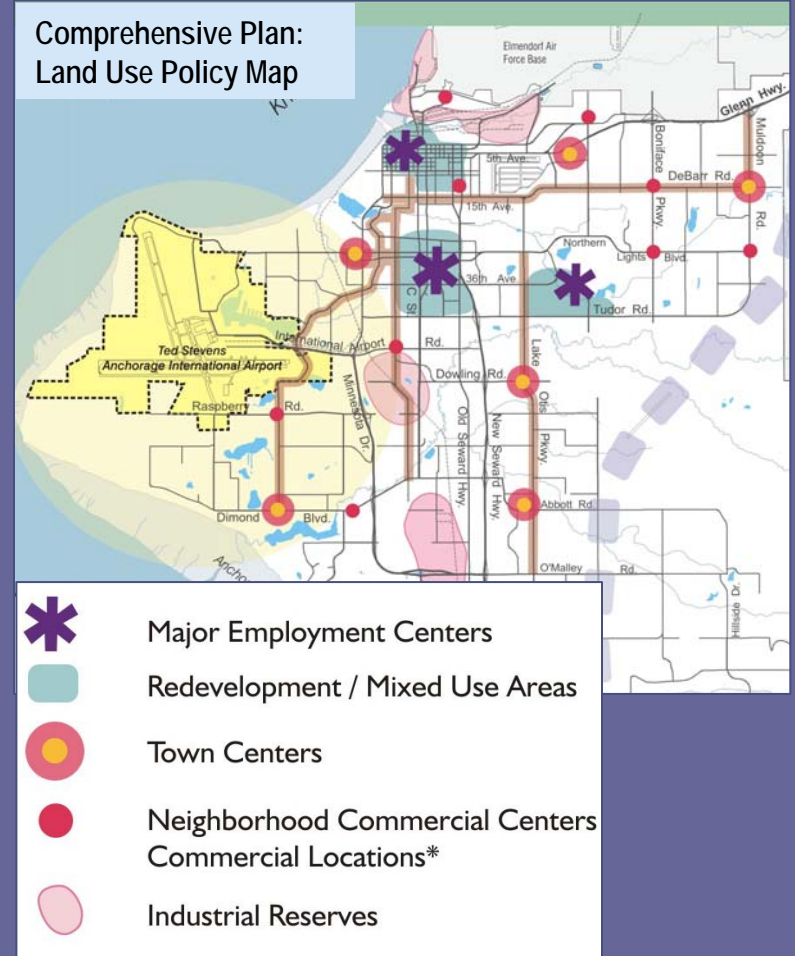


Comprehensive Plan: Mixed-use Center



# Efficient Use of Commercial Land

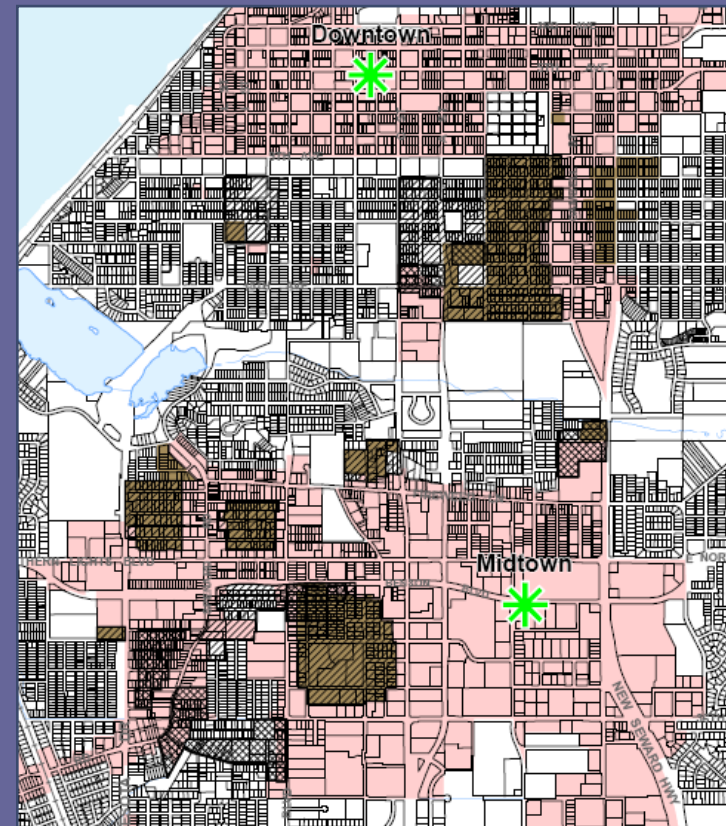
- Hierarchy of Commercial Centers
- High Intensity Growth More Focused
- Appropriate District Scale / Function
- Industrial Reserved for Compatible Use
- Industrial Rezonings to Commercial



# Protection / Efficient Use of Residential

- Retention of Residential Lands
- Efficient Use of Multifamily Zones
  - Housing Incentives
  - Minimum Density
  - Restrictions on Single-family
- Residential Development Standards
  - Multifamily
  - Single-family

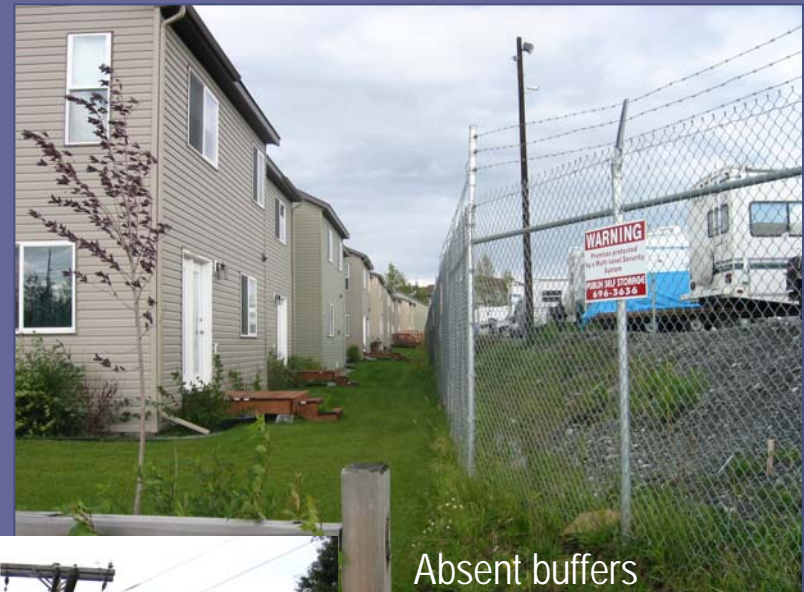
## Jobs – Housing Balance



R-4 High Density Residential Zoning (brown)  
B-3 Commercial Zoning (pink)

# Neighborhood Buffers and Transitions

- Landscaped Buffers
- Height Transitions
- Use-specific Standards
- Neighborhood Protection Reviews



Absent buffers



Absent height transitions

*for Chamber of Commerce  
2-22-12*

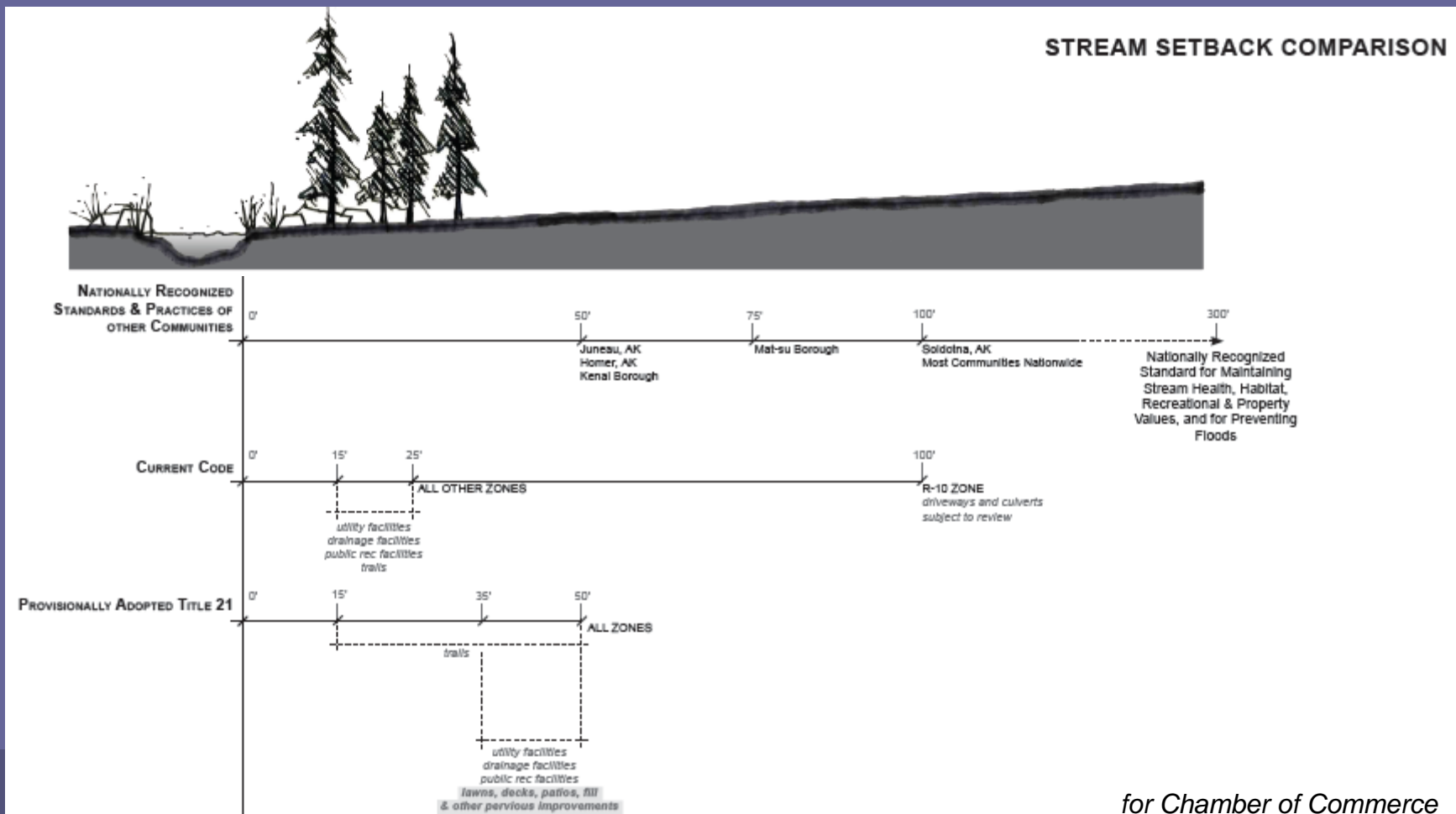
# Neighborhood Multifamily Infill

- Landscaping and Open Spaces
- Walkways and Entry Features
- Building Orientation and Articulation
- Efficient Parking
- Dumpsters / Snow Storage



# Natural Resource Protection

- Steep Slope Development Standards
- Stream, Wetland, and Lake Setbacks



# Connectivity & Traffic Flow

- Traffic Impact Mitigation
- Continuous Network of Streets and Walkways
- Sidewalks on Both Sides of Street
- Multiple Subdivision Entrances



Existing conditions

# Walkways and Approachable Buildings

- Walkway to Building Entrance
- Space to Walk, Separate from Vehicles
- Weather Protection
- Windows and Active Uses



Disconnection



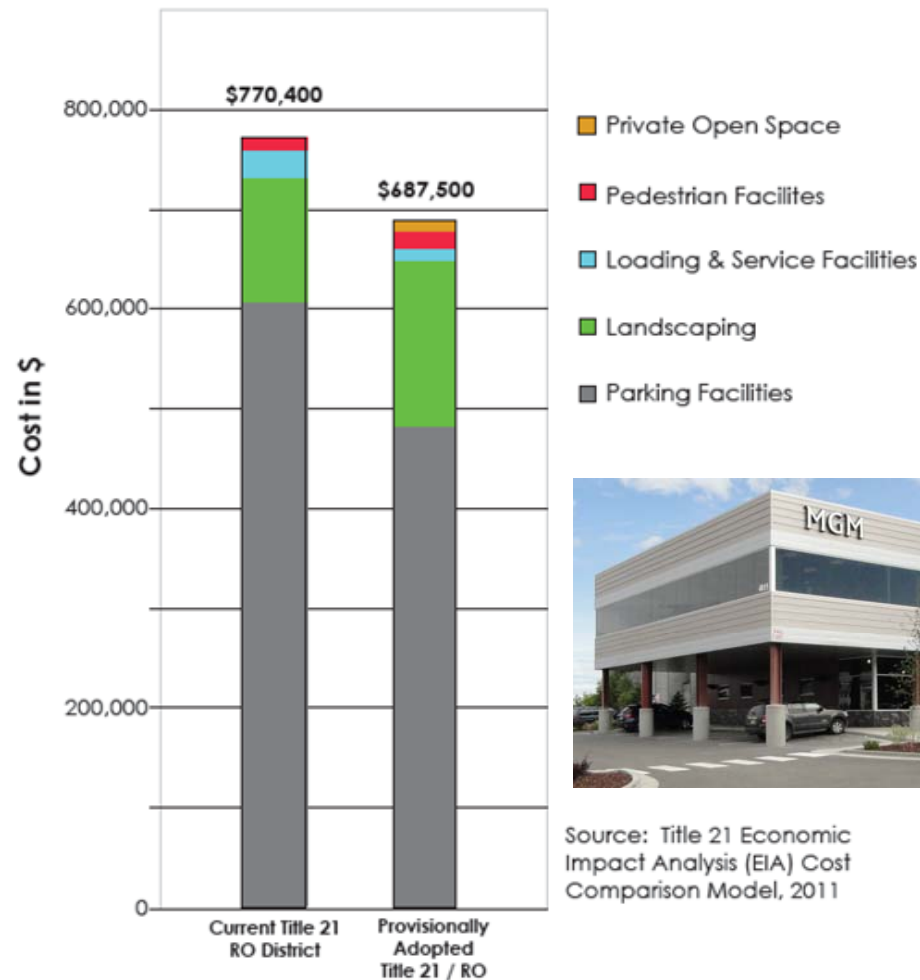
Connection

# Title 21 Economic Impacts | Testing

- Costs of site development generally fall or remain same
- Land area requirements generally fall or remain same
- In general, similar or larger size buildings can be built

Example Site Test

**Direct Monetary Costs of Compliance - MGM Medical Office**  
Comparison of Current and Provisionally Adopted Title 21



Source: Title 21 Economic Impact Analysis (EIA) Cost Comparison Model, 2011

# Economic Benefits (hard to measure)

- Standards and processes are clearer, more flexible and efficient
- Ground rules reduce property-to-property conflicts
- Minimum standards yield:

*a community of lasting value*

# Title 21 **Process** | Community Product

**COMPREHENSIVE PLAN**  
sets the **DIRECTION**



**TITLE 21 DIAGNOSIS** 2002



**ANNOTATED OUTLINE** 2003



**DISCUSSION DRAFT MODULES** 2003-4



**Public Review Draft #1** 2005



**Public Review Draft #2** 2006

**Public Hearing Draft** 2007



**Planning & Zoning Commission** 2007-10  
**PZC Amended Chapters**



**Assembly Title 21 Committee** 2005-10  
**Committee Amended Chapters**



**ASSEMBLY** 2007-10  
**PROVISIONALLY ADOPTED TITLE 21**

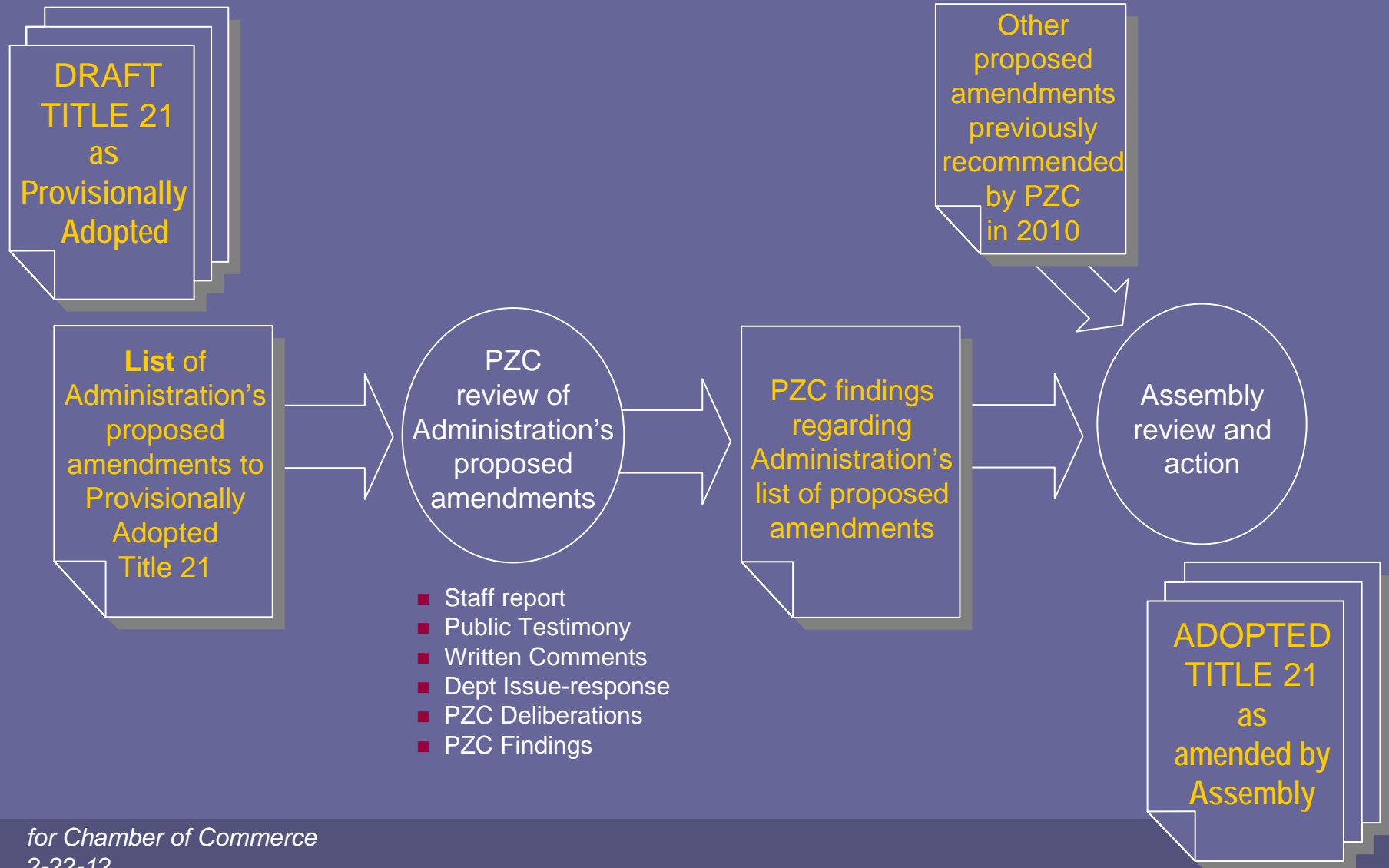


**Administration's Review Process** 2010-11  
**Administration List of Proposed Amendments**



**We are here ...**

# Public Process Final Steps



# Highlights of Mayor's Changes

See also <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>

- **Midtown:** Allow B-3 and RMU districts with unlimited building height in Midtown.
- **Commercial Use in Industrial Zones:** Allow most commercial uses in I-1 but preserve I-2.
- **Single-family in Multifamily Zones:** Allow single-family in the lower density areas of R-3.
- **Multifamily Standards:** Increase clarity and flexibility; address provider concerns.
- **Single-family Standards:** Delete design standards; allow same driveway widths as today.
- **Height Transitions:** Increase flexibility and describe different ways to achieve the intent.
- **Natural Resource Protection:** Reduce stream setbacks back to 25 feet.
- **Street Connectivity:** Replace connectivity index with a standard for street connectivity.
- **Pedestrian Facilities:** Exempt cul de sac bulbs from sidewalk requirements.
- **Dumpster Amortization:** Increase dumpster screening amortization period to 7 years.
- **Quick Fix Amendments:** Add an expedited procedure for amending title 21.