

Municipality of Anchorage

Title 21 Rewrite

- Zoning
- Subdivisions
- Development Regulations



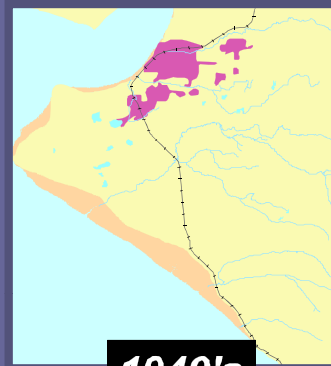
MOA Planning
March 3, 2011

Prepared for *OLE*: History of City Planning in Anchorage

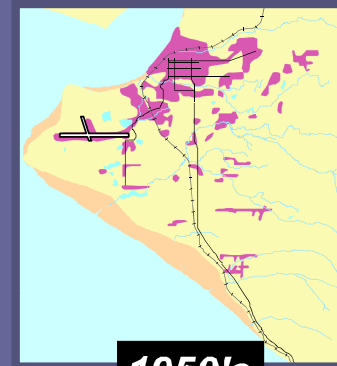
Why Revise Title 21? Our Community Has Changed...



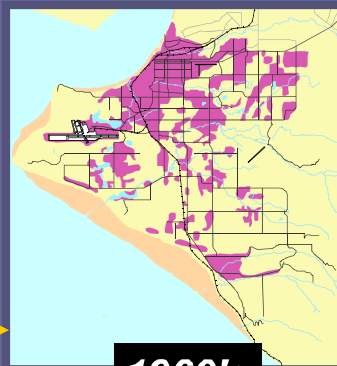
1920's



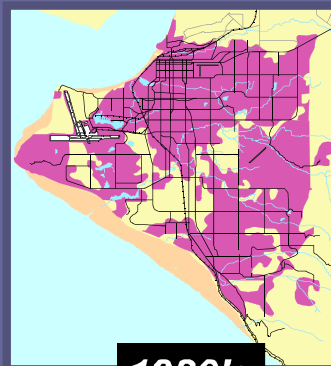
1940's



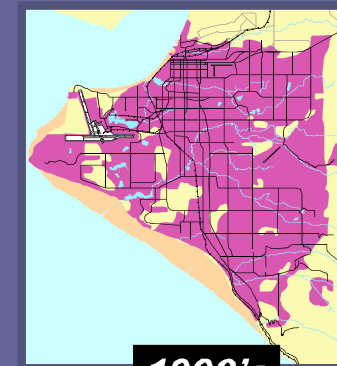
1950's



1960's



1980's



1990's

Current
Code
Established →

→ Anchorage 2020
Comprehensive
Plan in 2001

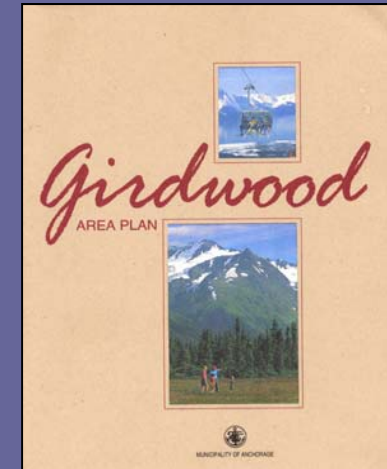
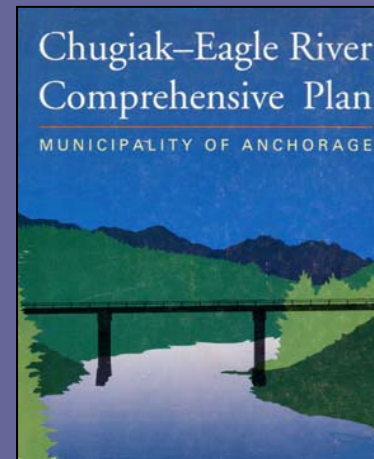
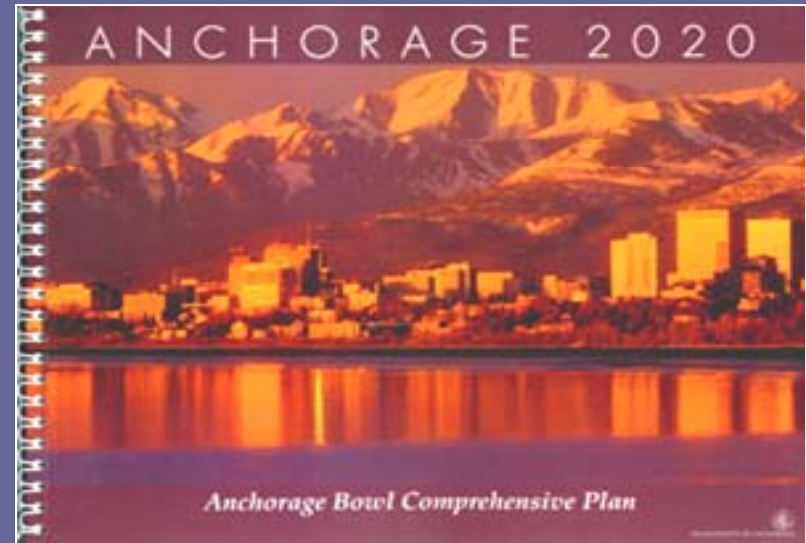
Why Revise Title 21?

The regulations are outdated...

- It was written in the 1960s with patchwork amendments over the past forty years.
- It is no longer meets Anchorage's needs as the city moves into second generation development / redevelopment.
- It is not aligned with our adopted comprehensive plans.
- It is hard to read, interpret, and use.
- Various user complaints that need to be addressed.

Why Revise Title 21? Objectives

- Implement the comprehensive plan
- Support redevelopment, mixed-use, and infill projects
- Establish minimum standards for certain developments
- Respond to developer/citizen frustration and complaints
- Make clear, predictable, flexible regulations and reviews
- Be more efficient and user-friendly



How has it occurred? Process Flow Chart

★ each star signifies a completed round of public input

COMPREHENSIVE PLAN
sets the **DIRECTION**



TITLE 21 DIAGNOSIS (2002) ★



ANNOTATED OUTLINE (2003) ★



DRAFT CODE Modules
for Discussion (2003-4) ★



•Boards & Commissions Cmte.
•Citizens Coalition Workshops

Public Review Draft #1 (2005) ★



• Real Estate Task Force Testing
• Boards & Commissions Cmte.

Public Review Draft #2 (2006) ★

Public Hearing Draft (2007) ★



•Economic Impact Analysis★

Planning and Zoning Commission
Public Hearings / Deliberations ★
PZC Amended Chapters (2007- 2010)



Assembly Title 21 Committee
Amendments (2005 – 2010) ★



ASSEMBLY HEARINGS, DELIBERATION,
PROVISIONAL ADOPTION ★
October 2007- April 2010



Follow-up Review and Clean-up
Amendments (2010)

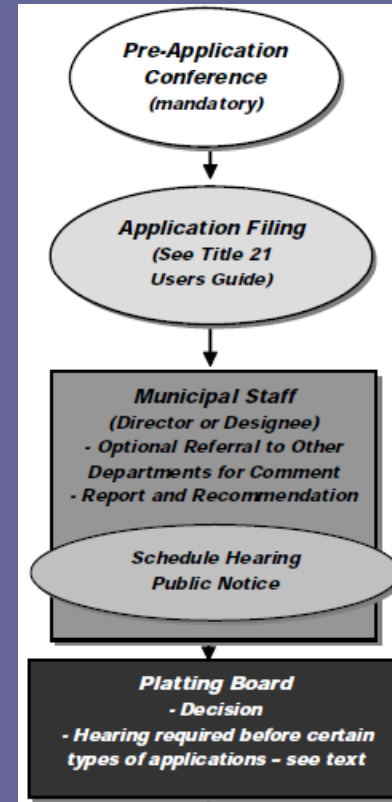
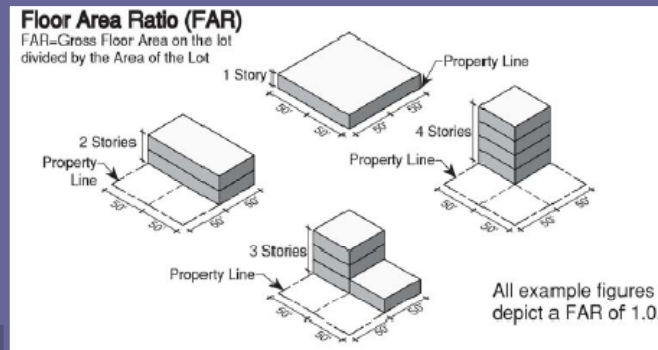
WE
ARE
HERE



Assembly Hearings, Deliberation and
ADOPTION

What is Changing in Title 21? Improved Organization and Format

- 14 Chapters
- Table of Contents
- Intent Statements
- Glossary
- Illustrations and Flow Charts
- Consolidation of Redundant, Inconsistent Listings of more than 800 Land Use Categories down to **140 Defined Use Types**

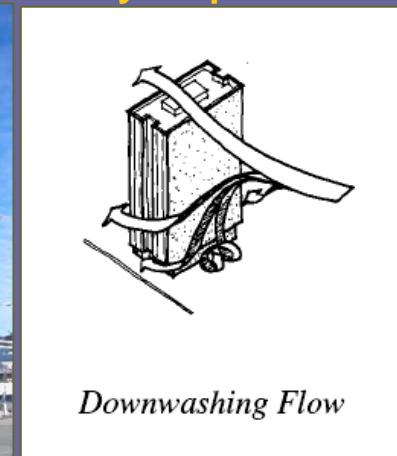


What's Changing?

Predictability and Specificity with **Flexibility**

- **Clear and Specific Language**
Non-discretionary by-right standards
- **Menus**
Non-discretionary menu choices
- **Performance Standards**
Goal-oriented Criteria
- **Incentives**
Reward-based features
- **Alternative Compliance**
Design standards allow for creativity
Exceptions to each Section

Tall Building Wind Study Requirement



Downwashing Flow

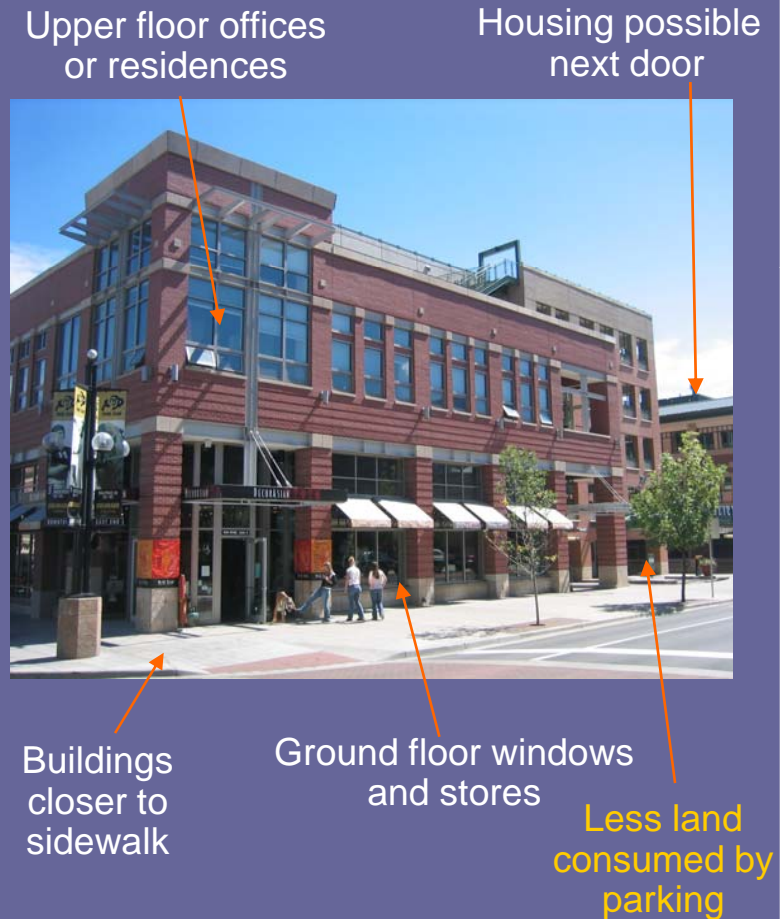
Performance Based Criteria for safe and tolerable wind speeds on surrounding sidewalks.

New Zoning Strategies to Support Infill / Redevelopment

- **New Mixed-use Districts**
- Higher densities and mix of uses in close proximity through better design
- Commercial Buildings Located Closer to Sidewalk
- Ground Floor Windows and Visible, Accessible Entrances



Transit accessible entrance



Upper floor offices or residences

Housing possible next door

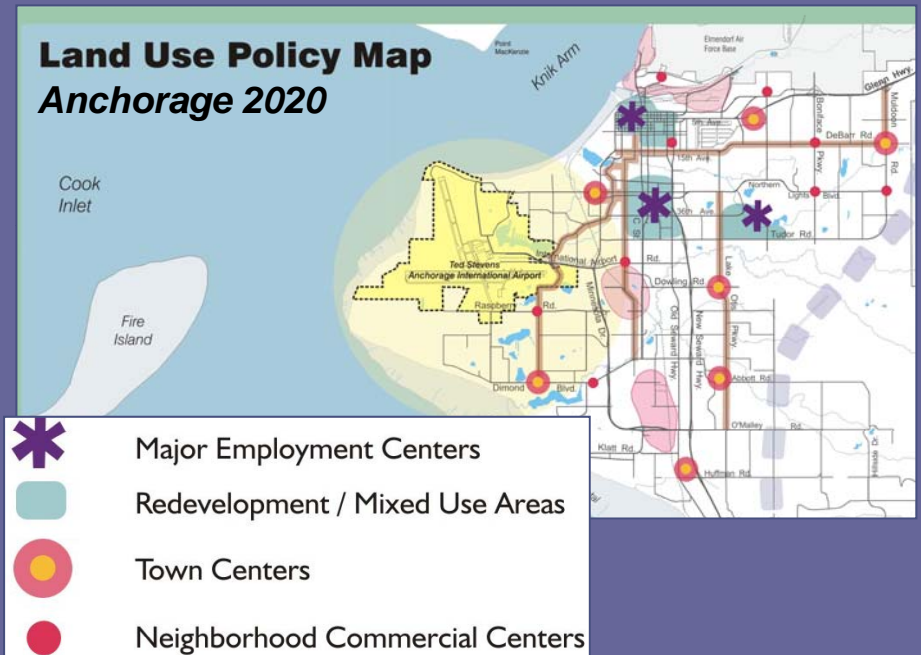
Buildings closer to sidewalk

Ground floor windows and stores

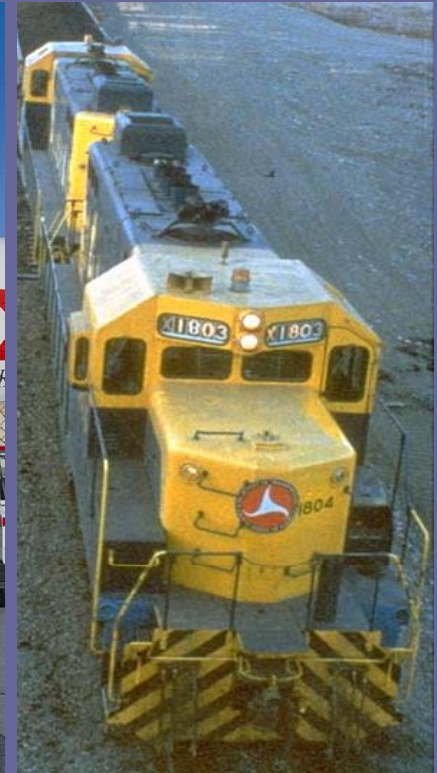
Less land consumed by parking

Efficient Use of Commercial Land

- Facilitate compact development within mixed-use centers
- Encourage hierarchy of regional and neighborhood scale districts
(ie., different commercial / mixed-use districts for different areas, just like residential)
- Limit the height of buildings in outlying B-3 commercial areas and neighborhood centers
- Protect residential lands and encourage housing near jobs and services



Protection of Industrial Land



- Preserves areas for existing uses and future economic development
- Limits commercial development in industrial zones
- Allows some commercial uses if compatible with industrial

Neighborhood Protection

- Improved Landscaping Buffers
- Height Transitions
- Increased stream setbacks
- Wetland and lake setbacks

Industrial



Residential



Neighborhood Character: Multifamily Projects

- Minimum development standards
- Parking and driveway landscaping
- Orientation of buildings to street
- Articulation of blank building walls
- Dumpsters and Snow Storage



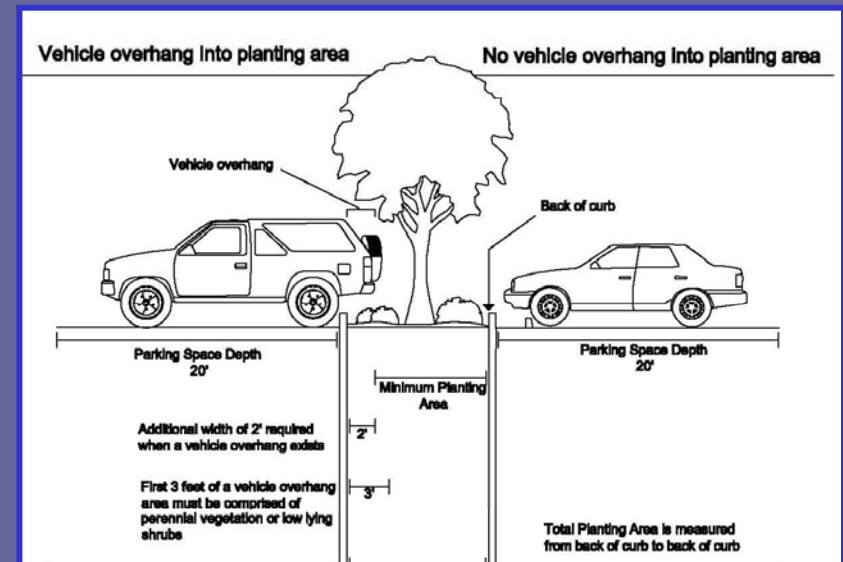
Parking Spaces

BALANCING QUANTITY...

- Lower minimum parking requirement for most uses
- Parking Reductions depending on area or project
- Parking Maximums for retail

...WITH QUALITY

- Parking lot design and circulation standards spelled out
- More Parking Lot Landscaping
- Snow Storage
- More of Site Left for Design Features and Buildings



Spaces for People

- Minimum standards for **quality** of **Private Open Space**
- Incentives for higher quality **usable** common spaces
- Open space standards for site condos →
- Commercial common areas and entries



Walkable Northern City

- Walkway required to building entrance from street
- Minimum walkway standards
- Bicycling and transit accommodated
- Storefront windows and prominent main entrances
- Menu of weather protection features
- Sidewalks on both sides of streets

... Less Parking Needed



Economic Impact Analysis (2008 – 2009)



Sunbeam Apartments Site Example (2009)

Land Area Required (sq ft):



- Found that the same range of uses would be allowed as before, except that industrial zones will limit retail uses
- Found that direct costs of development would generally fall or remain same, except for some retail uses
- Found that, in general, similar sized or larger buildings could be built on a site
- Higher minimum standards for development could be expected to benefit all properties over the long term, however this is not quantified

What follows adoption?

◆ Anchorage Bowl Land Use Plan Map →

◆ Neighborhood / District Plans

◆ Title 21:

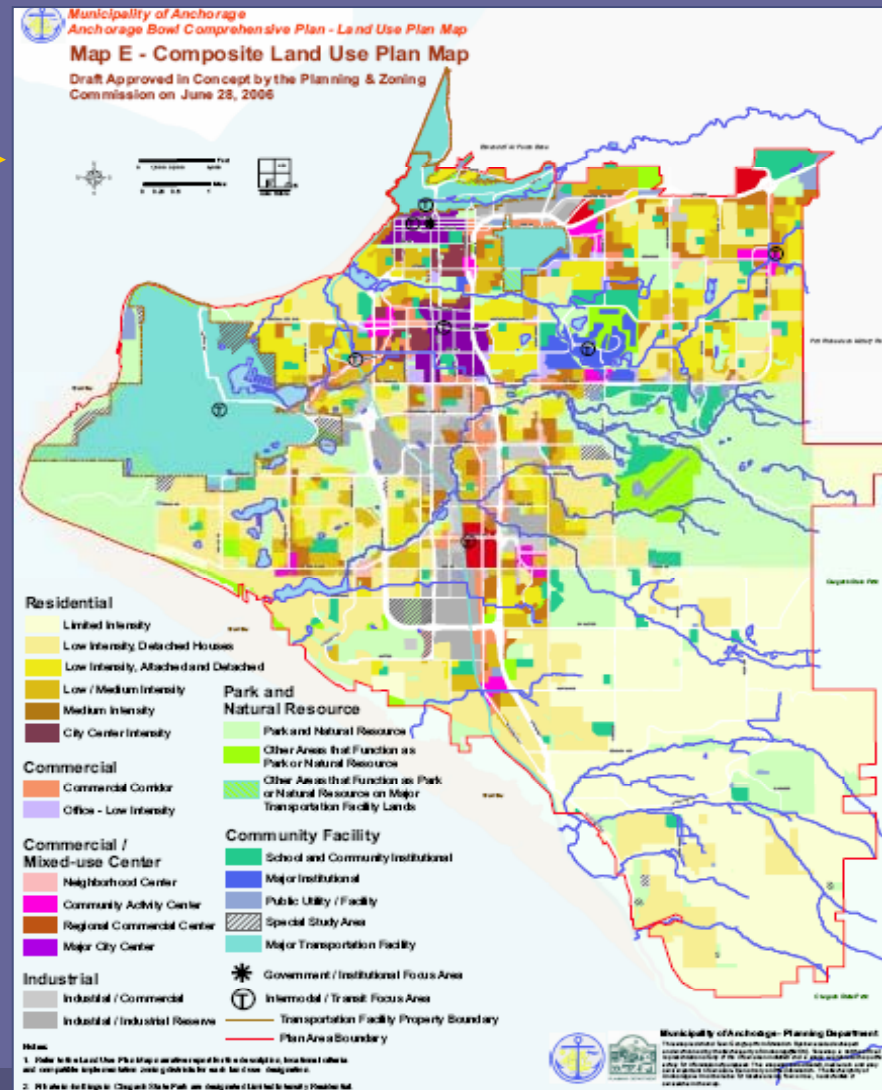
Title 21 Users' Guide

Training for staff and public

Downtown Title 21 regulations

Chugiak-Eagle River Chapter

Zoning Map Amendments



How do I get more information?

- Title 21 Rewrite

www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx

- Title 21 Rewrite – Current Draft

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

- Title 21 Rewrite – FAQs

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

- Title 21 Rewrite – Economic Impact Analysis (EIA)

<http://www.muni.org/Departments/OCPD/Planning/Projects/Pages/Title21EIA.aspx>

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