

Municipality of Anchorage Title 21 Rewrite

- Zoning
- Land Use
- Subdivisions
- Development Standards



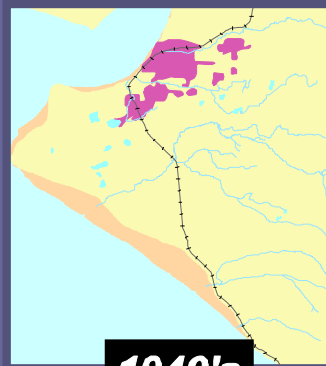
Municipality of Anchorage Planning Division
October 19, 2011

Prepared for the *Federation of Community Councils*

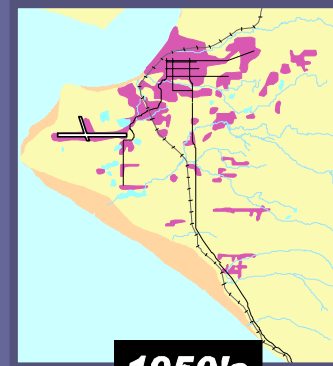
Why Revise Title 21? Our Community Has Changed...



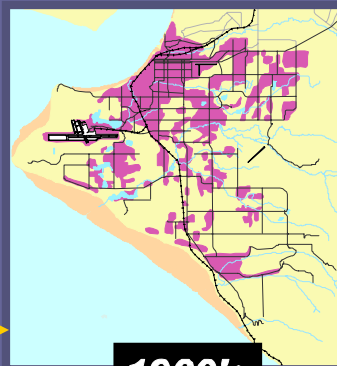
1920's



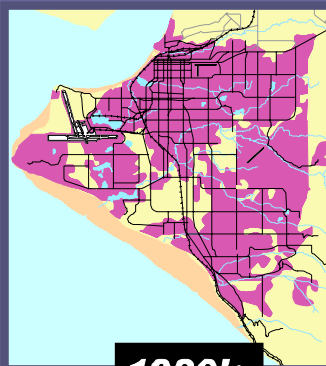
1940's



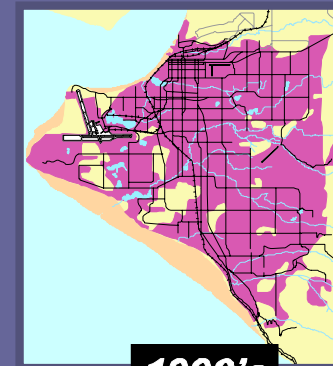
1950's



1960's



1980's



1990's

Current
Zoning
Code
Established
1969

→ Anchorage 2020
Comprehensive
Plan in 2001

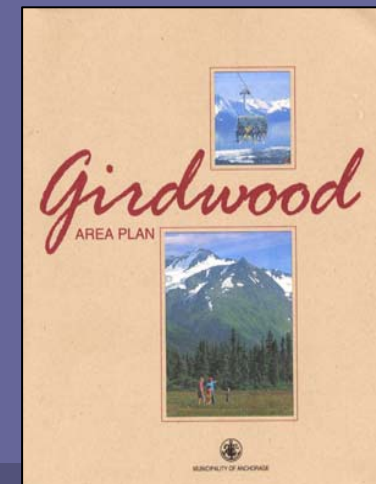
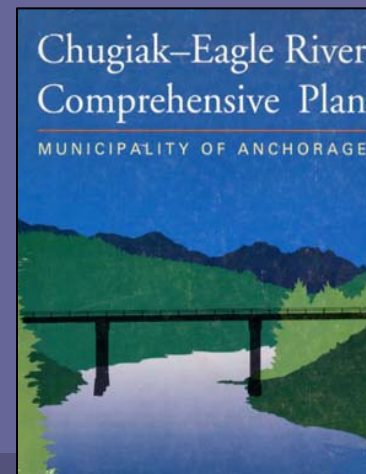
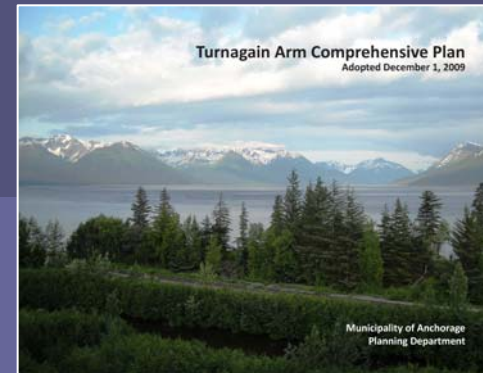
Why Revise Title 21?

The regulations are outdated...

- It was written in the 1960s with patchwork amendments over the past forty years.
- It no longer meets Anchorage's needs as it moves into second generation development.
- It is not aligned with our adopted city plans.
- It is hard to read, interpret, and use.
- It is subject of various user complaints.

Why Revise Title 21? Objectives

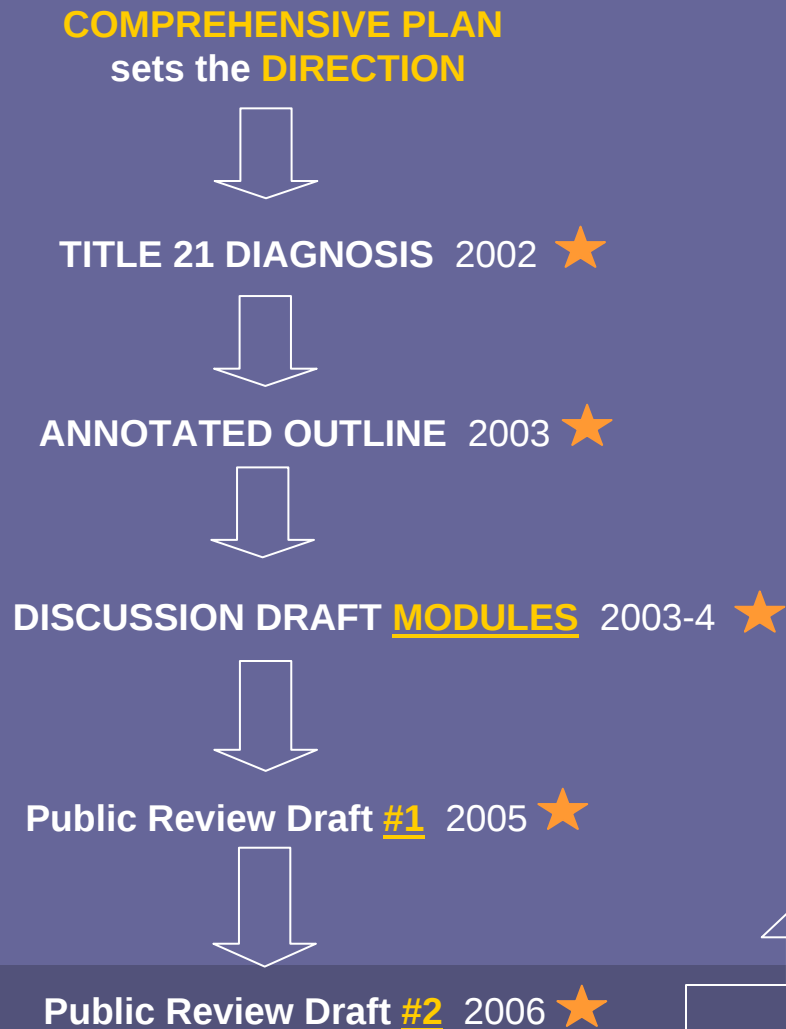
- Implement the Comprehensive Plan
- Support redevelopment, infill and mixed-use
- Establish minimum standards for certain developments
- Establish clear, predictable, yet flexible standards and reviews
- Be more efficient and user-friendly



How has it occurred? Process

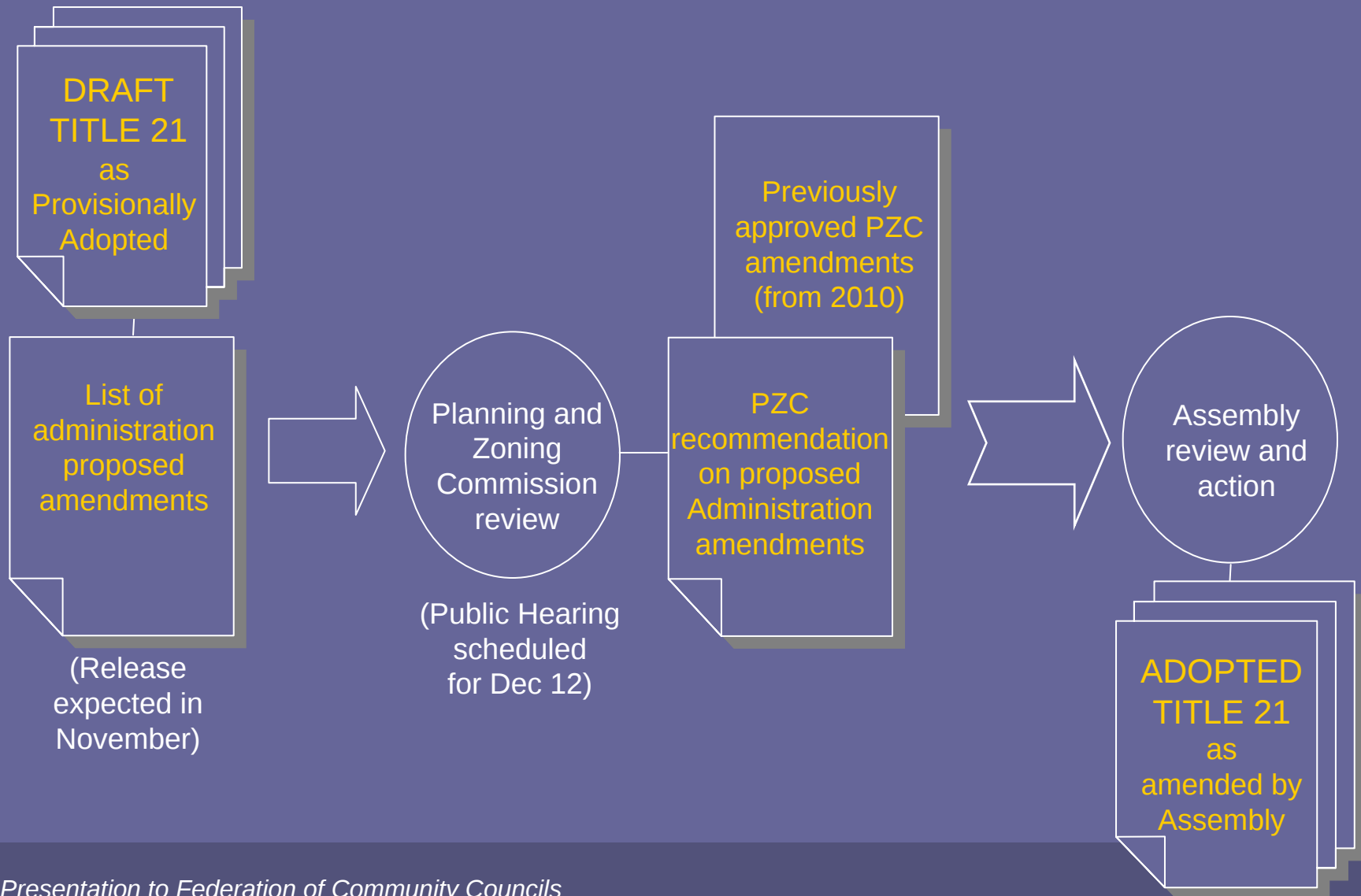
5

★ Each star signifies a completed round of public input



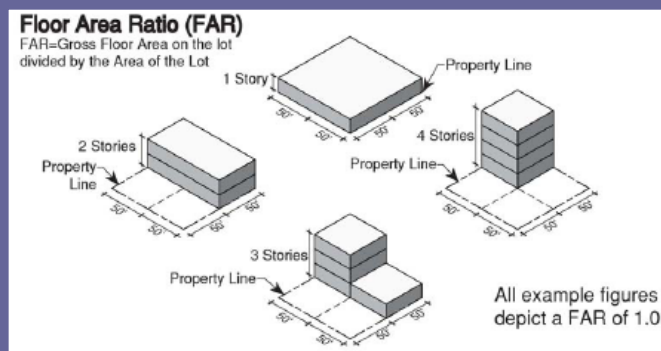
What are the next steps?

6

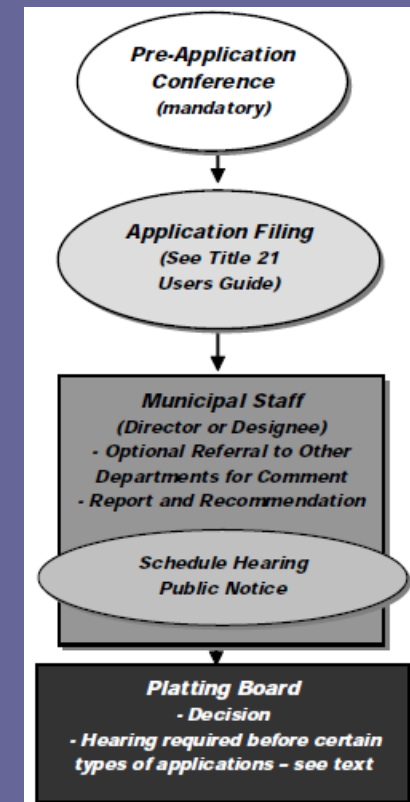


What is Changing in Title 21? Organization, Format and Clarity

- Table of Contents with 14 Chapters
- Intent Statements
- Glossary
- Illustrations and Flow Charts
- Consolidation from 350 Listed Uses to **140 Defined Use Types**
- Users Guide



Illustrating a concept or regulation

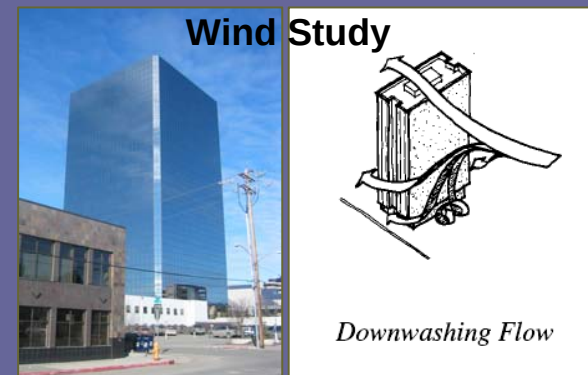


Clarifying a review process

What's Changing in Title 21?

Predictability, Specificity and **Flexibility**

- Clear and Specific Standards
- Menus
- Performance Standards
- Incentives (Bonus Features)
- Alternative Means and Methods to Comply
- Review Processes



Tall Building Wind Effects
Performance Standard

New Zoning Strategies to Support Redevelopment

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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



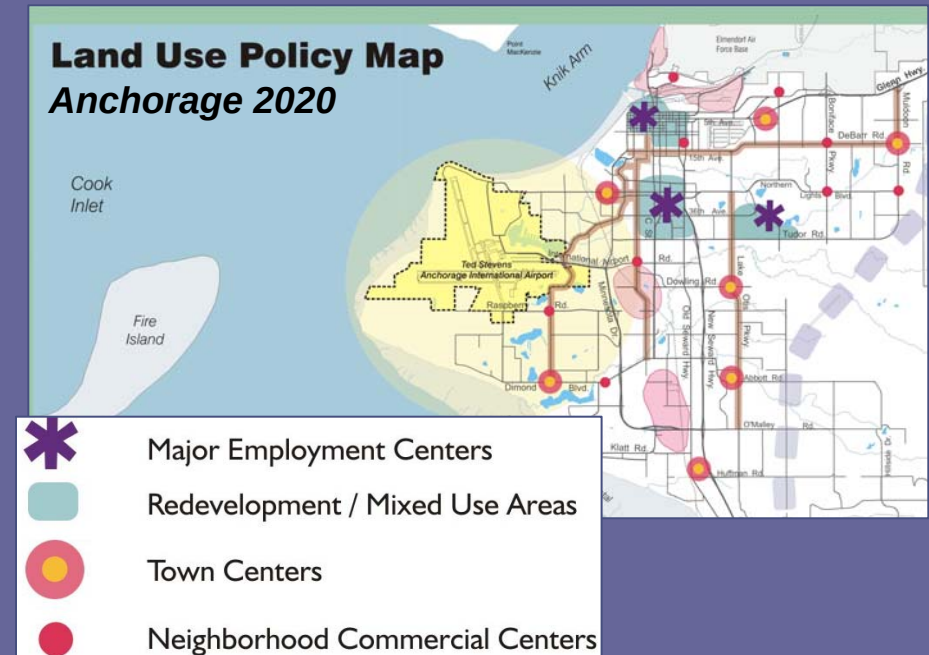
Transit accessible entrance



Mixed-use District Concept
(Comprehensive Plan)

Efficient Use of Commercial Land

- Facilitate compact development within mixed-use centers
- Encourage hierarchy of regional and neighborhood districts
(different 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
- Encourage housing near jobs and services



Choices in Housing Type and Transportation Method

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Neighborhood Protection: Buffers and Transitions

- Improved Landscaping Buffers
- Height Transitions



Industrial



Residential

Neighborhood Character: Multifamily Infill Projects

- Landscaped parking and driveways
- More efficient parking
- Building orientation and articulation of large blank walls
- Walkways and entry features
- Dumpsters and Snow Storage



Existing conditions – landscaping and walkways



Existing conditions – snow storage and refuse



Existing conditions – blank walls

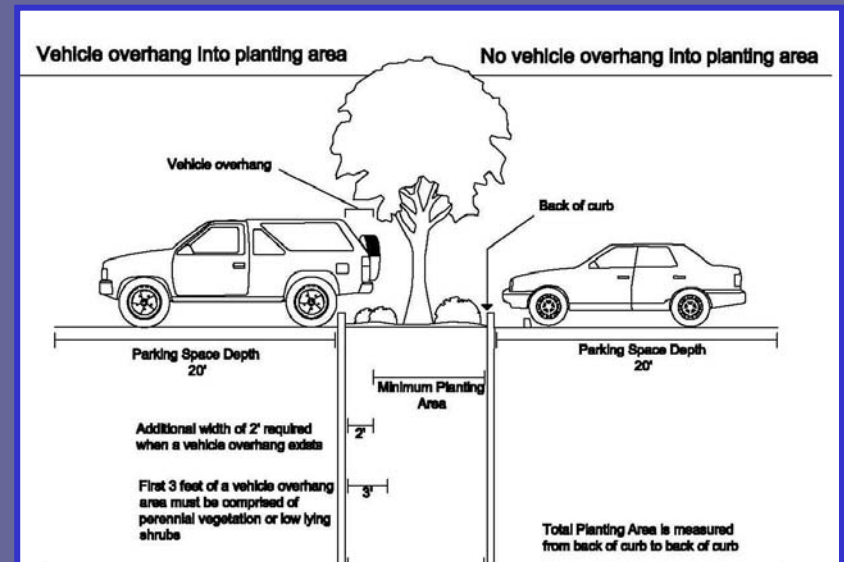
Parking Spaces

BALANCING QUANTITY...

- Lower minimum parking requirement for most uses
- Further reductions in some areas and projects
- Parking maximums for retail

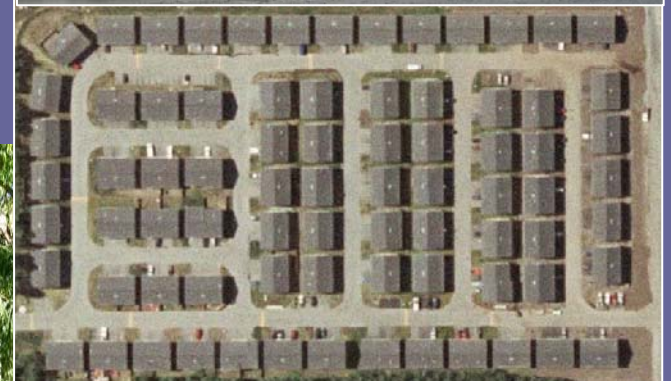
...WITH QUALITY

- Parking lot design and circulation standards spelled out
- More parking lot landscaping
- Ground rules for snow storage
- More of site left for features and buildings



Spaces for People

- Minimum standards for **quality** of **Private Open Space**
- Incentives for higher quality **usable** common spaces
- Open spaces in condo projects
- 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 Impacts

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



- Same range of uses allowed as before, except in industrial zones
- Costs of site development would generally fall or remain same for commercial, industrial, and multifamily uses
- Land area requirements fell or remained neutral in 8 of 10 cost comparison tests. Avg 7% reduction
- In general, similar sized or larger buildings could be built on a site
- Increased landscaping and pedestrian standards are offset by lower, more accurate parking requirements.
- Higher minimum standards are expected to benefit all properties over the long term, however this is not quantified

- Municipality of Anchorage - Anchorage Bowl Composite Plan - Land Use Plan Map**
- Map E - Composite Land Use Plan Map**
- Draft Approved in Concept by the Planning & Zoning Commission on June 28, 2006
-
- Legend:**
- Residential**
- Low Intensity
 - Low Intensity Detached Houses
 - Low Intensity Attached and Detached
 - Low / Medium Intensity
 - Medium Intensity
 - City Center Intensity
- Commercial**
- Commercial Corridor
 - Office - Low Intensity
- Commercial / Mixed-use Center**
- Neighborhood Center
 - Community Activity Center
 - Regional Commercial Center
 - Major City Center
- Industrial**
- Industrial / Commercial
 - Industrial / Industrial Reserve
- Park and Natural Resource**
- Parkland Natural Resource
 - Other Areas that Function as Park or Natural Resource
 - Other Areas that Function as Park or Natural Resource on Major Transportation Facility Lands
- Community Facility**
- School and Community Institutional
 - Major Institutional
 - Public Utility / Facility
 - Special Study Area
 - Major Transportation Facility
- Government / Institutional Focus Area**
- Intermodal / Transit Focus Area
 - Transportation Facility Property Boundary
 - Plan Area Boundary
- Notes:**
1. Refer to the text of this Plan Map as well as the text of the Anchorage Bowl Composite Plan for more information on the various land use zones and their purposes. The Plan Map is intended to be used in conjunction with the Anchorage Bowl Composite Plan.
 2. The Plan Map is intended to be used in conjunction with the Anchorage Bowl Composite Plan.
- Municipality of Anchorage - Planning Department**
- Transportation and Land Use Division
- 2006

How do I get more information?

The screenshot shows the Municipality of Anchorage website. At the top is the logo and navigation bar with links: Home, Residents, Businesses, Government, Visitors, Departments, Public Safety, Transportation, Recreation, ePay, Maps, Services A-Z. Below the navigation bar is a large banner image of Anchorage with the text "anchorage big wild life".

Below the banner are three main sections: "For Residents", "For Business", and "Your Government". Each section has a list of links and a "MORE" button.

On the right side, there is a "How Can We Help You?" section with a search bar and a drop-down menu. The drop-down menu is open, showing a list of departments. An arrow points to the "Departments" drop-down menu, and another arrow points to the "Planning" option in the list.

At the bottom, there is a section titled "Planning a Visit to Anchorage?" with links: About Anchorage, Anchorage Convention & Visitors Bureau, Request an Official Guide to Anchorage, and a "MORE" button.



MOA website
www.muni.org

"Departments"
 Drop-down Menu

Navigate to
 "Planning
 Division"

Also:
 Planning Division
 4700 Elmore Road
 343-7916 or -7921
Title21@muni.org

How do I look for documents and events?

“Current News”

Go to
Title 21
Rewrite
Through
“Current
Projects”
page

MUNICIPALITY OF ANCHORAGE

Register My Neighborhood Jobs Contact Us

Home Residents Businesses Government Visitors Departments Public Safety Transportation Recreation ePay Maps Services A-Z

Muni.org > Departments > Community Development > Planning Division

Planning Division

- Community Development
- Planning Division
- Boards & Commissions
- Current Projects**
- Public Participation
- Maps

The Planning Division's mission is to guide Anchorage land use development and community resources to meet the quality of life, economic, social, environmental, and physical needs of present and future residents.

Good planning makes for livable neighborhoods, a safe and healthy community, and a sustainable economy. How land use fits in with housing, transportation, community and economic development gives Anchorage its character.

The Planning Division has a staff of 25 in three sections that are responsible for a wide range of planning, zoning, and development activities.

How Can We Help You?

Most Popular

How Do I...?

Municipal Departments

Featured Links

- News
- Events
- Municipal Code Online
- Planning e-Alerts
- View Active Cases & Maps
- File a Zoning Complaint

How do I look for documents and events?

“Current News”

“FAQs”

“Current Documents”

- Provisionally Adopted Chapters
- Proposed Amendments

MUNICIPALITY OF ANCHORAGE

Register My Neighborhood Jobs Contact Us

Home Residents Businesses Government Visitors Departments Public Safety Transportation Recreation ePay Maps Services A-Z

... > Community Development > Planning Division > Projects > Title 21 Rewrite > Title 21 Rewrite

Planning Division

- Community Development
- Title 21 Rewrite
- <http://www.muni.org/Departments/OCPD/Planning/Projects/>

Title 21 Rewrite Project

The Planning Department has developed some Frequently Asked Questions (updated 3-30-10) to help the general public understand the information that is being distributed outside the public process. Planning staff will be adding to these FAQs as time permits. If you have questions or concerns about the Title 21 Rewrite, please call the department at 343-7921, or email us at title21@muni.org. You may also submit a question for planners to answer, to the same email. Please include a name and contact information, which will not be published. [See FAQs.](#)

Current News

This recent [PowerPoint presentation](#) gives an overview of the Title 21 Rewrite project.

How Can We Help You?

Most Popular
How Do I...?
Municipal Departments

Title 21 Web Pages

- Current Documents
- Upcoming Events
- Archived Documents
- In the News

Title 21 Handouts

Type	Title	File Size
	Analysis of how Title 21 implements Anchorage 2020.pdf	201 KB
	Dimensional Standards Comparison.pdf	123 KB
	Frequently Asked Questions.pdf	24 KB
	Rewrite Process Overview.pdf	105 KB

How do we participate?

- Get documents and information
- Contact Project staff with questions
- Written comments to Planning and Zoning Commission at or before public hearing
- Public hearing testimony