

Municipality of Anchorage Title 21 Rewrite

- Zoning
- Land Use
- Subdivisions
- Development Standards



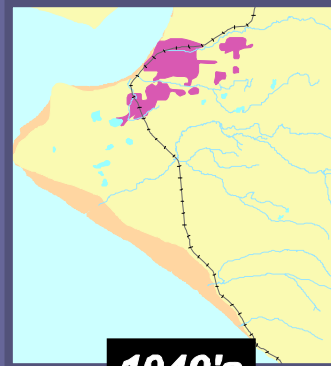
Municipality of Anchorage Planning Division
October 19, 2011

Prepared for the *Federation of Community Councils*

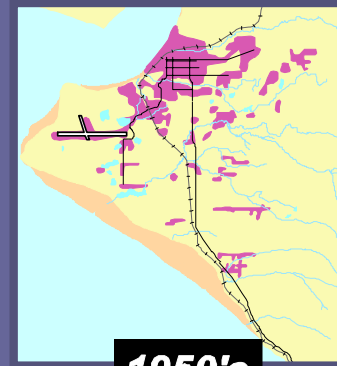
Why Revise Title 21? Our Community Has Changed...



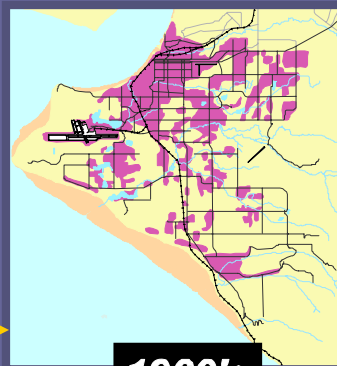
1920's



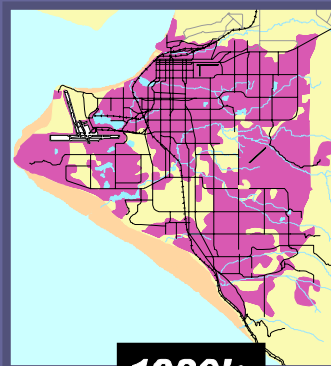
1940's



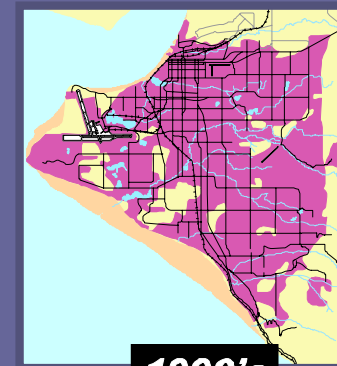
1950's



1960's



1980's



1990's

Current Zoning Code Established 1969

Anchorage 2020 Comprehensive Plan in 2001

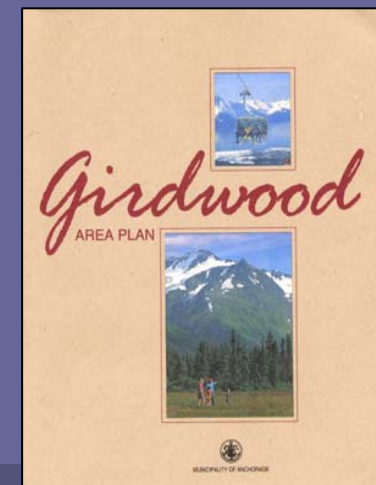
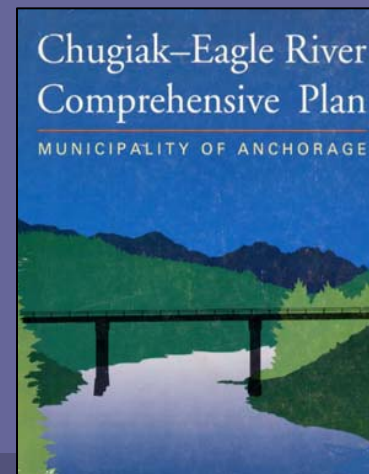
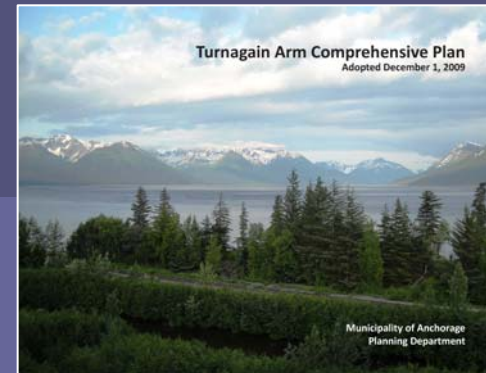
Why Revise Title 21?

The regulations are outdated...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

★ Each star signifies a completed round of public input

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 2007-2010 ★
PZC Amended Chapters



Assembly Title 21 Committee 2005-2010 ★
Committee Amendments



ASSEMBLY 2007-2010 ★
PROVISIONALLY ADOPTED DRAFT



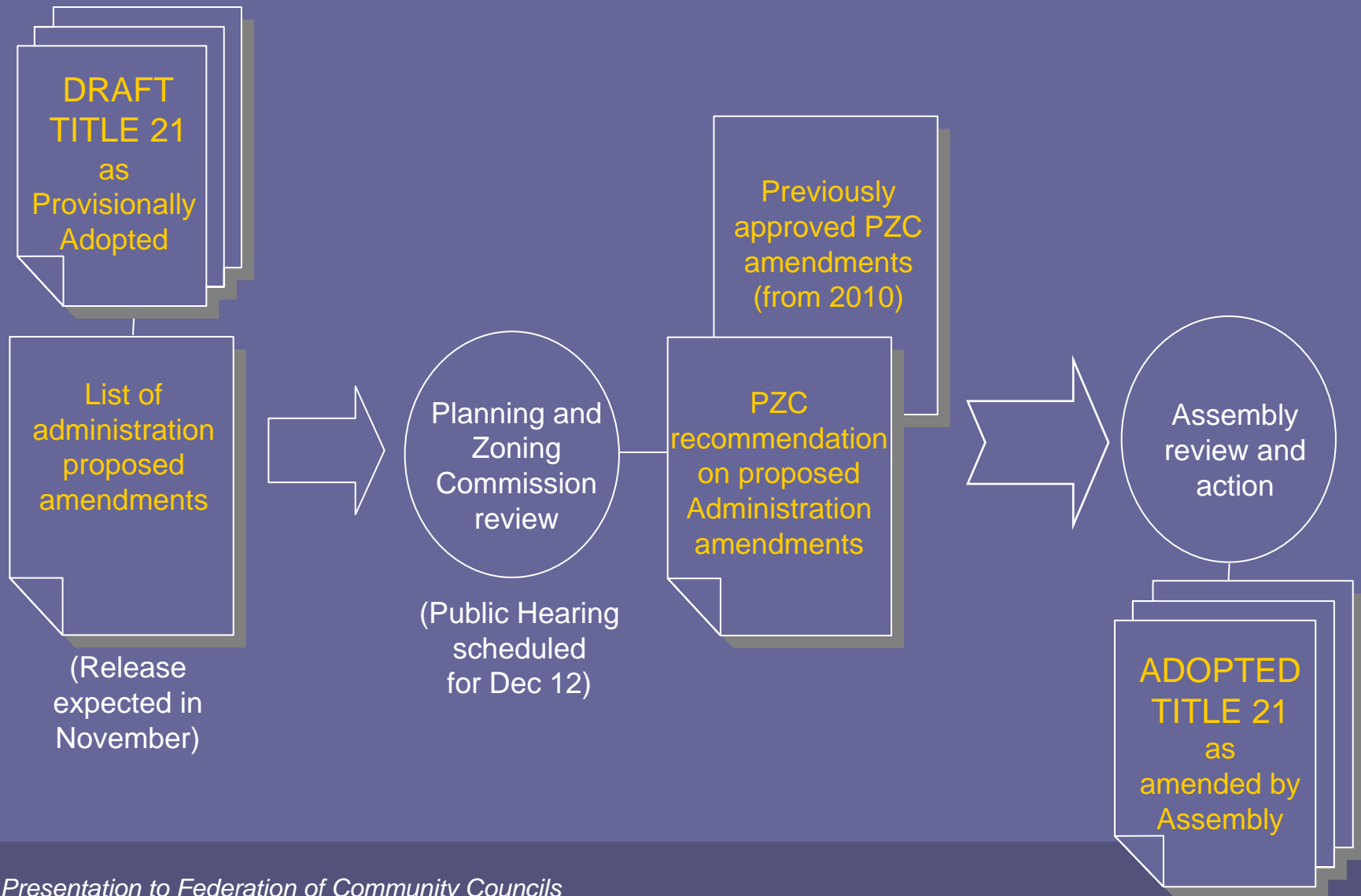
Follow-up Review and Amendments
Administration Amendments

**WE
ARE
HERE**



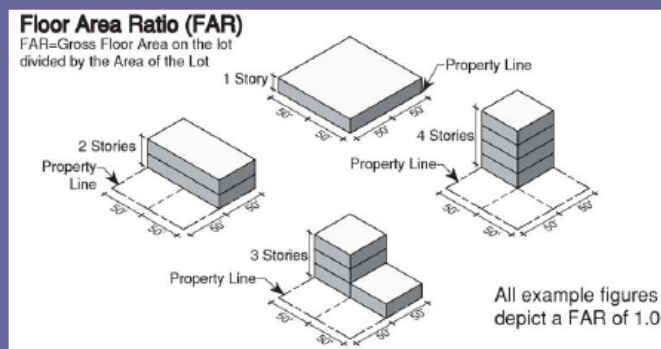
Public Hearings, Deliberation and
ADOPTION

What are the next steps?

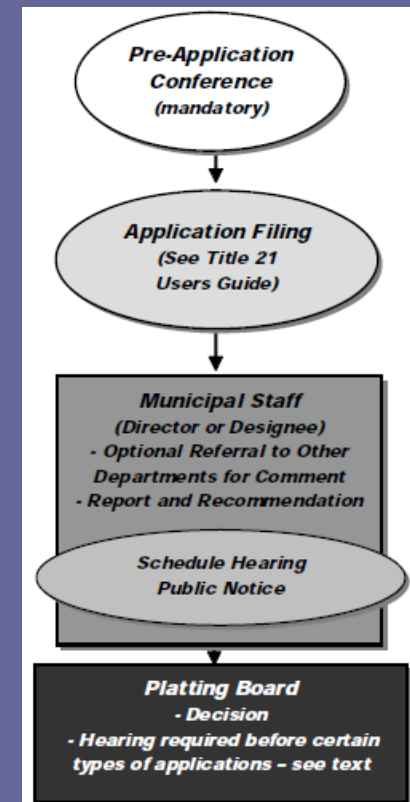


What is Changing in Title 21? Organization, Format and Clarity

- 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

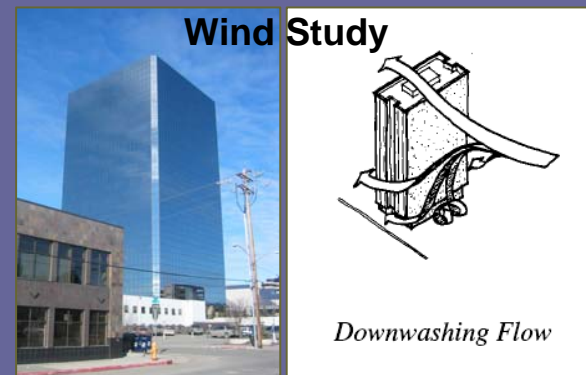


Clarifying a review process

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

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



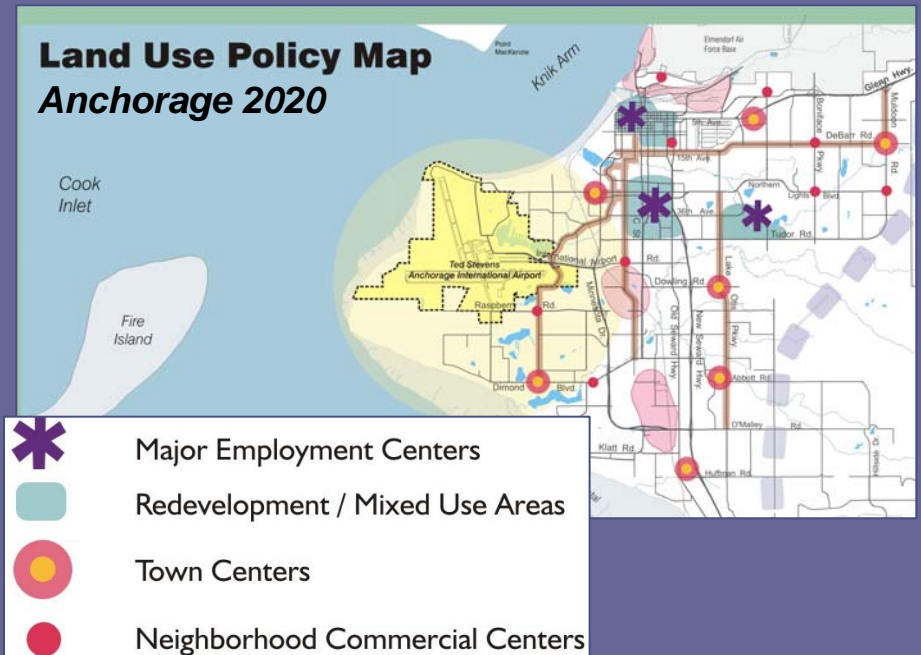
Transit accessible entrance



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



Neighborhood Protection: Buffers and Transitions

- Improved Landscaping Buffers
- Height Transitions



Industrial



Residential

Neighborhood Character: Multifamily Infill Projects

13

- 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

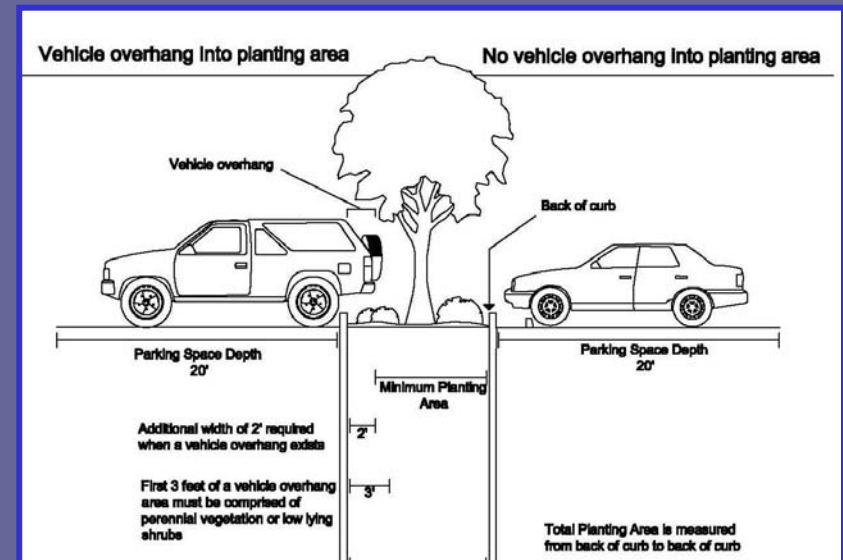
Parking Spaces

BALANCING QUANTITY...

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

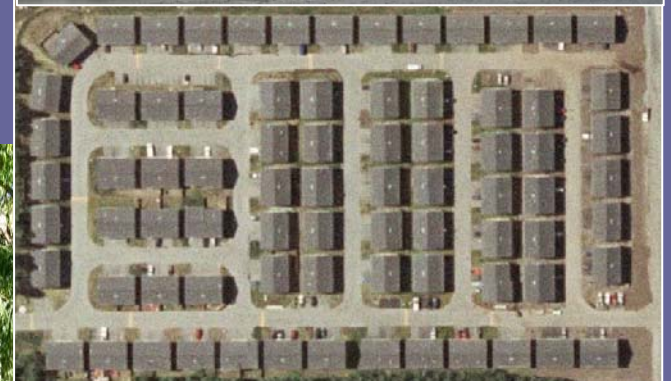
...WITH QUALITY

- 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

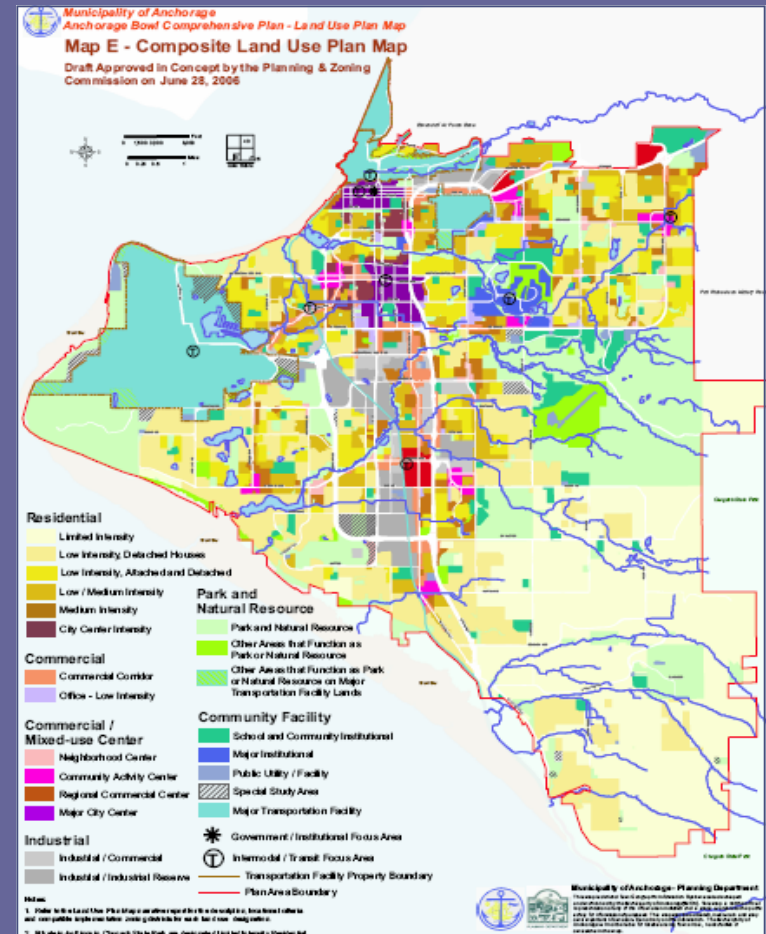
Direct Monetary Costs of Compliance - MGM Medical Office
Comparison of Current and Provisionally Adopted Title 21



- 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

What else is there?

- ◆ Chugiak-Eagle River Chapter 21.10
- ◆ Downtown (CBD) Title 21 regulations
- ◆ Title 21 Users' Guide
- ◆ Training for staff and public
- ◆ Anchorage Bowl Land Use Plan Map



How do I get more information?

The screenshot shows the Municipality of Anchorage website. At the top left is the logo and name. A navigation bar contains links for Home, Residents, Businesses, Government, Visitors, Departments, Public Safety, Transportation, Recreation, ePay, Maps, and Services A-Z. Below this is a banner image of Anchorage with the text 'anchorage big wild life'. The main content area is divided into three columns: 'For Residents' (Property Tax Information, Animal Care & Control, Code Enforcement, Community Health (HHS), Library, People Mover), 'For Business' (Anchorage Economic Development Corporation, Purchasing Bidding Opportunities Online, Zoning, Regs & Codes, Scofflaw), and 'Your Government' (Anchorage Assembly, Community Councils, Delinquent Crim & Civil Fines, MoA Public Notices / RSS, Municipal Code Online, Job Opportunities). A 'How Can We Help You?' section features a search bar and a 'How Do I...?' dropdown menu. The dropdown menu is open, showing a list of departments including 'Municipal Departments', 'Anchorage Community Development', 'Easy Park', 'Assembly', 'Elections', 'Municipal Clerk', 'Ombudsman', 'Community Development', 'Development Services', 'Planning', 'Eagle River/Chugiak Parks & Recreation', 'Emergency Management', 'Employee Relations', 'Police and Fire Medical Trust', 'Equal Rights Commission', 'Finance', 'Controller', 'Property Appraisal', 'Public Finance and Investments', 'Treasury', 'Fire Department', 'Health and Human Services', 'Administration', 'Animal Care and Control', 'Cemetery', 'Community Health Services', 'Environmental Services', 'Health Planning and Preparedness', 'Human Services', and 'Information Technology (IT)'. The 'Planning' option is highlighted. Below the dropdown is a 'Planning a Visit to Anchorage?' section with links for 'About Anchorage', 'Anchorage Convention & Visitors Bureau', and 'Request an Official Guide to Anchorage'.



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

SEARCH

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

Muni.org > Departments > Community Development > Planning Division

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

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 do I look for documents and events?

“Current News”

“FAQs”

“Current Documents”

- Provisionally Adopted Chapters
- Proposed Amendments

MUNICIPALITY OF ANCHORAGE

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SEARCH

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