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A. Purpose

This section is intended to promote high-quality building design that actively considers the surrounding context in nonresidential and mixed-use areas, encourages visual variety in such areas, promotes building layout and design suitable for the municipality's northern climate, fosters a human scale, promotes accessible and attractive street fronts, projects a positive image to encourage economic development in the municipality, and protects property values of both the subject property and surrounding development. It is also the intent of this section to provide flexible standards that allow for creativity and innovation, and to differentiate between different commercial areas.

B. Applicability

Development of any use categorized in table 21.05-1 or table 21.05-2, *Tables of Allowed Uses*, as a public/institutional or commercial use shall comply with the standards of this section 21.07.120, except as follows:

1. Special-purpose public facilities such as schools, airports, and fire stations with highly unique design and functionality requirements shall be granted specific exemptions from this section, if the director finds substantial public benefit and adequate mitigation of impacts to the immediate neighborhood.
2. Developments that meet the applicability threshold of section 21.07.130A. are exempt from this section.
3. In the case of a mixed-use residential building, these standards shall apply to the nonresidential portion of the structure and the standards of section 21.07.110, *Residential Design Standards*, shall apply to the residential portion of the structure. In case of overlap and/or conflict, the more stringent standard shall apply.

C. Alternative Equivalent Compliance

The alternative equivalent compliance procedure in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Applicants for alternative equivalent compliance shall demonstrate design strategies that address each of the core subject areas set forth below in subsection E.

D. Prohibitions and Requirements**1. Fabric Structures**

Frame-supported, arch-supported, or inflated tension fabric or membrane structures are prohibited in all commercial and mixed-use districts, except that a portion of a structure's roof or wall membrane may consist of non-inflated tension fabric based on a site-specific architectural design, subject to an administrative site plan review.

2. Mechanical and Electrical Equipment

Mechanical and electrical equipment serving a single building shall be screened from view as provided below. This requirement applies to heating, ventilation, and cooling equipment; pumps; generators; and groups of four or more utility meters. The screening requirement does not apply to telecommunications equipment, chimneys, minor vent pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and reflectors. Screening shall comply with AMC title 23 and the access and safety requirements of utilities.

- a. ***Rooftop Mechanical and Electrical Equipment***
Rooftop mechanical and electrical equipment shall be screened from view of abutting streets and the ground level of residentially zoned lots using the menu choices provided in subsection 2.b. below. If menu choice b.iii. is the only choice selected, then the roof mounted equipment shall also be set back from the roof edge (where the roof meets the façade wall) at least three feet for each foot of height of the equipment.

- b. ***Mechanical and Electrical Equipment – Other***
All other mechanical and electrical equipment shall be screened from view from abutting streets, except where located more than 40 feet from the street or right-of-way, using one of the following choices:
 - i. Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or hardscape materials. Other landscaping required by this title, such as perimeter landscaping, may be used if it meets this standard.
 - ii. A sight-obscuring fence, wall, or structure that is adequate in height to screen the equipment.
 - iii. Wall-mounted utility meter bases and CT cabinets finished in a color that is consistent with other areas of the building façade, unless an alternative color or design is approved by the director.
 - iv. Equipment that is disguised, camouflaged, or hidden so that its function as mechanical or electrical equipment is imperceptible to an uneducated eye.

E. Menu of Design Choices

To provide for flexibility, the standards of this section 21.07.120 are arranged into menus of design feature choices. The applicant shall select a minimum number of design features from each menu. The menus are organized into two subject areas that affect the community/public realm: (a) building orientation and (b) wind protection and sunlight.

- 1. **Minimum Number of Design Features**
The minimum number of design feature choices required from each menu is provided in Table 21.07-13.

- 2. **Shared Credit Among Menu Choices**
Unless otherwise indicated, achievement of a design feature choice in a menu may count toward other design features in the same menu or other menus if the feature also achieves the requirements of the other design feature choice(s).

- 3. **Design Innovation Credit**
The decision-making body may approve a design innovation that is not covered by the menu choices to be used as credit for up to one design feature in this section. The applicant shall demonstrate a specific design quality that realizes the intent of the subsection, and
 - a. Achieves an equal or better design solution for the development than would result from application of a basic menu choice; and
 - b. Does not adversely affect adjacent properties or streets.

TABLE 21.07-13: BUILDING SIZE AND MINIMUM NUMBER OF DESIGN FEATURES		
Design Feature Menus	Less than or equal to 12,000 square feet of gross floor area	Greater than 12,000 square feet of gross floor area
	Building Orientation Choices	2
Wind Protection And Sunlight Choices	2	2

4. Building Orientation

a. Purpose

The design choices for building orientation address the building's relationship to surrounding streets, walkways, and parking. Building orientation features are to encourage pedestrian accessibility and views to indoor activity, enhance public street safety and natural surveillance opportunities, and promote active uses at or near the ground-level.

b. Orientation Design Choices

i. Windows and Entrances

Provide visual access windows and/or primary entrances on street-facing building elevations (up to a maximum of two elevations) on the ground floor for at least 35 percent of the length and 15 percent of the ground floor wall area. An elevation that is more than 150 feet away from the facing street shall be exempt, unless it is the only applicable elevation. Qualifying windows shall be no more than four feet above finished grade.

ii. Building Placement Closer to the Street

A building that achieves item b.i. above may receive credit for an additional orientation feature if at least 40 percent of the length of at least one ground floor street-facing building elevation complies with the maximum setback standards of subsection 21.06.030C.5. In mixed-use districts, the percentage is increased to at least 60 percent of the building elevation length.

iii. Corner Building

At a street corner provide items b.i. and b.ii. above on both street-facing building elevations of a corner building.

iv. Street Oriented Entrances

Provide at least one primary entrance within 60 feet of a street sidewalk, or 90 feet for buildings over 25,000 square feet of gross floor area, and connected to the street by a clear and direct walkway.

v. Primary Pedestrian Walkway

Provide a primary pedestrian walkway that meets the requirements of 21.07.060F.4., *Primary Pedestrian Walkway* (except that when the building is within 50 feet of the street, the walkway may be shorter than 50 feet), between a primary entrance and the abutting street. This choice, while offered in both menus, shall only count as a choice for one menu.

vi. Upper Level Windows

Provide windows or spandrel glass (fake windows) on each building elevation facing an abutting street or having a primary entrance for customers or visitors. Windows shall comprise an average of 35 percent or more of the length and 15 percent of the area of each upper floor

building elevation. Exterior wall areas of building mechanical rooms are exempt.

- vii. *Additional Window Area*
Achieve menu choice b.i., *Windows and Entrances*, and increase the coverage to 67 percent of the ground floor wall area. If there is more than one story, also achieve b.vi., *Upper Level Windows*, and increase the coverage to 34 percent of the upper floor wall area.
- viii. *Screening Vegetation*
In areas not zoned for mixed-use, L4 screening landscaping along abutting streets may count as an orientation feature.
- ix. *Prominent Entrance Feature*
Provide a prominent and inviting primary entrance that is visible from the street, connected by a direct walkway to the street, and highlighted by two of the following:
 - (A) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (B) Recessed and/or projected entrance that covers at least 80 square feet;
 - (C) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (D) Changes in siding material, or detail features such as tilework, to signify the entrance;
 - (E) Entrance plaza, patio, or similar common private open space.

5. Wind Protection and Sunlight

a. Purpose

The design choices for wind protection and sunlight address the combined effects of Alaska's northern climate, including snow, ice, rain, temperature, wind exposure, long and dark winters, and the low and seasonal sunlight conditions. Building design should maximize the use, comfort, convenience, and accessibility of public spaces and walkways; optimize relationships to sunlight and wind; and give consideration to microclimatic impacts on the site and surrounding community.

b. Weather Protection Design Choices

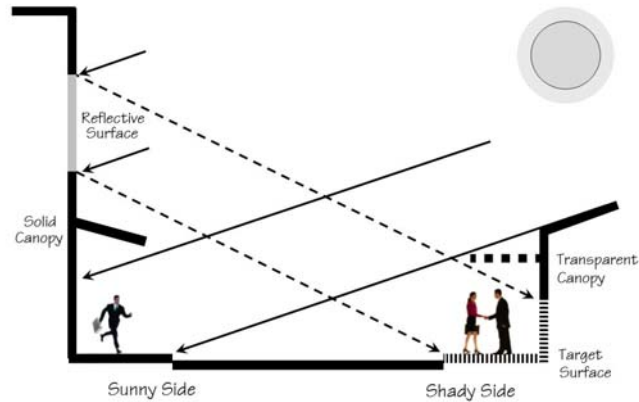
i. Weather Protected Entrance

Provide either an outdoor pedestrian shelter (entry canopy) or a recessed protected area that covers at least 80 square feet for primary entrances (up to a maximum of two entrances) that serve a building less than or equal to 12,000 gross square feet, and at least 120 square feet for primary entrances (up to a maximum of two) that serve a building greater than 12,000 gross square feet.

ii. Weather Protected Passenger Loading Zone, Bicycle Parking, or Transit Shelter

Provide a pedestrian shelter over a taxi stand, valet or passenger loading zone, bicycle parking, or transit stop.

- iii. *Sheltered Façade Walkway*
Provide pedestrian shelter meeting the requirements of subsection 21.07.060F.9., *Pedestrian Shelter such as a Canopy, Awning, or Marquee* or a pedestrian arcade meeting the requirements of subsection 21.07.060F.10., *Arcade (or Building Recess)*. The shelter shall extend over a minimum of 35 percent of the length of one ground floor building elevation that contains a primary entrance or abuts a sidewalk or walkway.
- iv. *Primary Pedestrian Walkway*
Provide a primary pedestrian walkway that meets the requirements of 21.07.060F.4., *Primary Pedestrian Walkway* (except that when the building is within 50 feet of the street, the walkway may be shorter than 50 feet), between a primary entrance and the abutting street. This choice, while offered in both menus, shall only count as a choice for one menu.
- v. *Ice-free Walkway*
Provide an ice-free (heated) walkway meeting the requirements of subsection 21.07.060F.5., *Ice-Free (Heated) Walkway*, for a required walkway connection to a primary entrance or for the sidewalk passenger loading zone at the primary entrance, extending at least the full length of the passenger loading zone, but not required to exceed more than three loading spaces.
- vi. *Weather Protected Transition Space*
Provide an outdoor, publicly accessible sheltered transition space meeting the requirements of subsection 21.07.060F.14., *Sheltered Transition Space*, such as seating along a building façade that faces the street or publicly accessible open space, as a transition between indoor areas and unsheltered outdoor spaces.
- vii. *Sunlight Access for Neighbors*
Preserve sunlight access to adjacent public parks, sidewalks across the street, and neighboring properties through building placement, height, and/or massing. The building placement, massing, and height shall be such that at least two-thirds of the neighboring area receives at least four hours of sunlight access on March/September 21.
- viii. *Sun Trap*
Preserve or create a publicly accessible sun trap or “sun pocket” meeting the requirements of subsection 21.07.060F.12., *Sun Pocket*, that captures direct and/or reflected sunlight, as part of a public space or common private open space.
- ix. *Reflected Sunlight as an Amenity*
Provide reflected sunlight as described in subsection 21.07.060F.13., *Reflected Sunlight*, into publicly accessible pedestrian spaces and walkways, and/or any ground floor wall areas abutting such public spaces, to brighten or increase the microclimatic comfort of those spaces.



- x. *Transparent or Translucent Sheltering Roof*
Provide a transparent or translucent roof on one of the design choices from the weather protection menu above if the roof covers more than 60 square feet, has no dimension shorter than 6 feet or clearance height less than 12 feet. The transparent or translucent roof shall allow sunlight to penetrate through to the sheltered pedestrian area.
- xi. *Atrium*
Provide a publicly accessible atrium, galleria, or similar kind of sunlit interior space meeting the requirements of subsection 21.07.060F.11., *Atrium, Galleria, or Winter Garden*, which takes advantage of direct and/or reflected sunlight to provide brightness and orientation, and reduce the need for artificial lighting.
- xii. *Height Transition*
Provide a building form that is terraced down using a building wall step back above the first, second, or third floor along the full length of at least one of its elevations facing abutting streets, public parks, or shorter buildings on abutting lots. The building mass shall not penetrate a daylight plane that rises inward over the building at an angle of one foot of run for every two feet of rise, and starting at the building wall at the height at which the step back begins. For buildings greater than 60 feet in height, the high rise portion is exempt.
- xiii. *Plaza or Courtyard*
Provide a publicly accessible plaza or courtyard of at least 1,200 square feet in area with a minimum dimension of 30 feet. The plaza shall be located along a walkway connection between the street and a primary entrance of use or between the parking lot and a primary entrance.

21.07.130 LARGE ESTABLISHMENTS

A. Large Commercial Establishments

Large commercial establishments often have high visibility from major public streets and a great volume of use by many residents and visitors. As a consequence, their design determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage major commercial developments to contribute to and respect the municipality as a unique place and to physically integrate with the community in a positive and architectural and site design sensitive manner. The standards of this section

augment existing basic standards for development found elsewhere in this chapter with more specific interpretations that apply to large commercial establishments. These standards promote: a basic level of architectural variety and interest; a compatible appearance and scale; pedestrian and parking lot access; orientation of buildings and entrances in relation to surrounding streets; provisions for adaptive reuse of prominent vacant buildings; and mitigation of negative impacts of large scale commercial developments.

1. Applicability

The standards of this section 21.07.130 shall apply to any use in the Retail Sales; Animal Sales, Service, and Care; Food and Beverage Services; or Entertainment and Recreation use categories, or any combination thereof, occupying more than 20,000 gross square feet of floor area, provided the following limitations:

- a. The standards of this section shall apply only to buildings which are intended exclusively or principally for the uses listed above, such as a general merchandise retail store, grocery store, or multi-tenant retail building.
- b. This section shall not apply to mixed-use buildings with upper stories or distinct sections designed specifically for residential, office, or other uses not listed above.
- c. **RESERVED—POTENTIAL AMENDMENTS TO SELF-STORAGE FACILITIES IN 21.05 TO ADDRESS MULTI-STORY FACILITIES**

2. Relationship to Other Standards

The provisions of this section shall replace the provisions of section 21.07.120, *Public/Institutional and Commercial Building Standards*, but shall apply in addition to all other generally applicable standards found elsewhere in this chapter and title. Where there is a conflict with generally applicable standards in this chapter, the standards of this section shall apply. Where there is a conflict with district-specific standards in chapter 21.04 of this title, the district-specific standards shall apply.

3. Alternative Equivalent Compliance

The alternative equivalent compliance procedure in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Applicants for alternative equivalent compliance shall demonstrate design strategies that address each of the mandatory standards set forth below in subsection E.

4. Major Site Plan Review

All applicable large commercial establishments shall be approved by major site plan review in accordance with section 21.03.180. The urban design commission shall ensure that the site plan provides architectural variety, compatible scale, access amenities, mitigation of negative impacts, and convenience and safety of patrons.

5. Mandatory Standards

a. Vehicular Access

Primary vehicular access shall be from a street designated collector or greater on the *Official Streets and Highways Plan*. Secondary vehicular access may be from a street designated less than a collector, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.

b. Parking

Aesthetic features, landscaping, and the design of parking areas shall reduce the appearance of large expanses of parking from neighboring streets, and enhance the view of the establishment from its principal point(s) of access.

- c. Weather Protection for Pedestrians**
- i. Buildings and roofs shall be designed so that drainage from the roof shall not fall on sidewalks, walkways, or building entrances.
 - ii. All primary entrances shall have a roof, canopy, arcade, overhang, or similar effective weather protection.
 - iii. Building elevations that face public streets or customer parking areas and that have a walkway along the façade shall provide weather protection meeting the standards of subsection 21.07.060F.9., *Pedestrian Shelter such as a Canopy, Awning, or Marquee*, or subsection 21.07.060F.10., *Arcade (or Building Recess)*, along at least 60 percent of such building elevation. This standard is intended to apply to up to two elevations, but the urban design commission may increase or reduce the requirement.
- d. Adjacent Residential Development**
- Level 4 screening landscaping shall be provided along property lines that are adjacent to a residential district. The landscaping shall allow for any pedestrian connections provided by this section.
- e. Community Space**
- The establishment shall provide at least one public space, such as a plaza, patio, courtyard, or atrium, either indoors, outdoors, or a combination of indoors/outdoors, at or near the principal customer building entrance. Each public space shall be no less than 5 percent of the gross building area, up to a maximum of 2,000 square feet, and no dimension shall be less than 30 feet. Outdoor community space shall meet the standards for plaza or courtyard in subsection 21.07.060F.6. Indoor community space shall meet the standards for atrium, galleria, or winter garden in subsection 21.07.060F.11. Common spaces are encouraged to provide views of the Chugach mountains or other major landmark(s). Community space fulfills the private open space requirement of section 21.07.030. If any standards of this subsection conflict with subsection 21.07.030, this subsection shall control.
- f. Wall Modulation**
- Each building elevation that faces a street or a customer parking area shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 140 feet of wall length that varies the depth of the building wall by a minimum of 12 feet. Offsets shall comprise at least 20 percent of the length of the elevation, for at least 60 percent of the building height.
- g. Ground Level Expression**
- Each building elevation that faces a public street shall provide, along at least 60 percent of the building length, three of the following features:
- i. Windows with kickplates or projecting sills;
 - ii. Architectural bays and mullions dividing windows;
 - iii. Pedestrian scale ornamental lighting;
 - iv. Tilework, masonry or stone veneer, glass block, or other similar accent materials;
 - v. Belt courses or masonry strips of distinct color or texture;

- vi. Columns with plinths; or
 - vii. Ornamental details integrated into the façade design.
- h. **Materials and Colors**
The buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide color, texture, and scale.
- i. **Roofs**
Provide a modulated roof on each elevation facing a street or residentially zoned lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines and dormers, with a maximum of 140 feet of uninterrupted roofline between roof modulation elements. Each modulation element shall provide a minimum of three feet of vertical change in the roofline for at least 20 percent of the roofline.
- j. **Entryways**
Primary entrances shall incorporate changes in architectural mass, surface, or finish to provide a clearly defined primary entrance that is easily visible from streets and sidewalks. At least two of the following features shall be provided:
- i. Recessed or projected entrance;
 - ii. Peaked roof form;
 - iii. Transom or sidelight windows;
 - iv. Ornamental architectural features such as tilework, moldings, or lighting; or
 - v. Integrated planters or wing walls that incorporate landscaped and/or seating areas.
- k. **Prohibited Materials**
Exterior building materials shall not include the following as a general field material:
- i. Plywood;
 - ii. Unstained or untreated wood, except for cedar or redwood; and
 - iii. T-111 siding.
- l. **Mechanical and Electrical Equipment Screening**
Large commercial establishments shall comply with the mechanical and electrical equipment screening provisions of subsection 21.07.120D.2.
- m. **Outdoor Sales, Display, and Storage**
- i. *Intent Statement*
To screen storage and display areas of large commercial establishments from adjacent properties, public streets, and customer entrances, and to mitigate visual and noise impacts.
 - ii. *Permanent Outdoor Display, Sales, and Storage of Merchandise*
(A) Any outdoor storage, display, or sales location shall be permanently defined on a site plan.

- (B) The maximum size of permanent outdoor storage, display, and sales areas shall be 10 percent of the footprint of the principal building, or 15,000 square feet, whichever is less.
 - (C) Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.
 - (D) All outdoor storage, display, and sales areas shall have permanent walls and/or screening fences, no more than 15 feet high, made of materials and colors designed to be complementary to those used as predominant materials and colors on the building. Merchandise shall not be stacked above the height of the screening wall or fence.
 - (E) Outdoor storage, display, and sales areas shall be counted when calculating required parking.
- iii. *Temporary Outdoor Display and Sales*
Temporary outdoor display and sales of merchandise shall not be located in required parking areas, on required pedestrian walkways or sidewalks, in the required community space, or in required landscaping.
- n. **Master Site Plan and Secondary Buildings**
- i. *Intent*
To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.
 - ii. *Master Site Plan*
Large commercial establishments on sites that include more than one building, or that include multiple pad lots or platted lots for separate commercial establishments, shall, at the time of plat review or major site plan review, be required to establish a master site plan for the location, design and orientation of principal and secondary buildings on site.
 - iii. *Applicability of Large Commercial Establishment Regulations*
Building and site design standards for large commercial establishments in this section, unless stated to apply specifically to principal buildings, apply to both principal and secondary buildings on any commercial tract within a large commercial establishment site or site master plan area.
 - iv. *Usage of Public/Institutional and Commercial Design Standards*
As an alternative to meeting the building orientation requirements of subsection o.v. below, and the requirements of *Mandatory Standards* subsections 5.a. through 5.m., and subsection A.6., *Optional Standards Menu*, the design of individual secondary buildings with less than 20,000 square feet of gross floor area may instead be approved through compliance with the standards of subsection 21.07.120, *Public/Institutional and Commercial Design Standards*.
 - v. *Secondary Building Orientation to Public Streets*
Peripheral secondary buildings located at the edge of the site next to a public street or street corner shall provide windows on the street-facing elevation as established in subsection 21.07.120E.4.b.i.

6. Optional Standards Menu

In addition to the mandatory standards of subsection E. above, establishments shall choose three features from the options below.

a. Location of Parking Lots

No more than 50 percent of vehicle parking spaces provided shall be located in the front parking area (defined in chapter 21.14).

b. Building Placement Close to the Street

A minimum of 30 percent of the front building elevation of the principal building shall be within 20 feet of a property line abutting a street, and a customer entrance shall be located in the 30 percent.

c. Pedestrian-Friendly Entrance

At least one customer entrance of the principal building is located within 90 feet of the property line abutting the street from which the main access to the site is taken, and connected to the street by a direct walkway.

d. Multiple Entrances

The principal building(s) shall have customer entrances on at least two sides of the building that face an abutting street from which access to the site is taken, with at least one of the required entrances facing the street to which the building is closest. A corner entrance shall be counted as an entrance on either façade.

e. Building Façade Walkways

Walkways a minimum of six feet unobstructed clear width, excluding vehicular overhang, shall be provided along the full length of every building façade that has a customer entrance or abuts a customer parking lot. Vehicle overhang shall not encroach into the minimum required walkway width or area.

f. Upper Level Windows

Elevations facing streets and residentially zoned lots shall provide windows along 35 percent of each upper floor façade. For the purposes of this section only, floors shall be considered 15 foot increments in height, and rooftop mechanical penthouses are exempt.

g. Screening Vegetation

In areas not zoned mixed-use, L4 screening landscaping shall be provided along lot lines that abut public streets, totaling at least 25 percent of the site perimeter.

h. Foundation Landscaping

Planting beds at least eight feet wide with 1.0 landscaping units per linear foot shall be provided along at least 50 percent of each building elevation that faces public streets and/or parking areas.

i. Ice-free Walkway

Provide an ice-free (heated) walkway along a minimum of 35 percent of the length of the building elevation that contains a primary entrance. The walkway shall be a minimum of six feet unobstructed clear width, excluding vehicular overhang. Vehicle overhang shall not encroach into the minimum required walkway width or area. This feature is not applicable for credit where the walkways and entrances are covered.

B. Large Non-Residential Establishments in or Surrounded by Large Lot Residential Districts

[RESERVED]

C. Tall Buildings

[RESERVED]