



Municipality of Anchorage

Planning Department

Memorandum



Date: October 18, 2022

To: Anchorage Community and Review Agencies

Subject: PZC Case No. 2022-0129, Title 21 Text Amendment to Update the Downtown Code, Amending Chapters 21.07, Development and Design Standards, and 21.11, Downtown—Request for Public Comments

The Planning Department is seeking comments on a proposed text amendment to the regulations in the Anchorage Municipal Code Zoning Ordinance (Title 21) for the update of the Downtown code, Planning and Zoning Commission Case No. 2022-0129.

This project helps implement Action 3-9 of the *Anchorage 2040 Land Use Plan*. It is related to other ongoing and planned Title 21 code amendment projects and actions that seek to achieve the goals of the *Anchorage 2040 Land Use Plan*. For more information, visit the project website at: <http://www.muni.org/Planning/2040actions.aspx>.

Your comments and recommendations on the Public Hearing Draft will be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission public hearing is scheduled for **Monday, December 12, 2022, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations and findings from the Planning and Zoning Commission process will be forwarded to the Assembly, which will also hold a public hearing before taking final action.

Written comments provided by November 14, 2022, will be included in the case packet that will go to the Commission before the December 12 meeting. Comments received after will go to the Commission as a supplementary packet. Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number **2022-0129**)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Kristine Bunnell in the Long-Range Planning Division at 343-7920.

Attachment: Draft Assembly Ordinance

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

**ANCHORAGE, ALASKA
AO NO. 2023-__**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21
CHAPTERS 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.11,
DOWNTOWN, IN THE DEVELOPMENT OF THE DOWNTOWN CODE UPDATE.**

(Planning and Zoning Commission Case No. 2022-0129)

WHEREAS, Action 3-9 of the *Anchorage 2040 Land Use Plan* (2040 Plan) calls for the completion of a comprehensive update to the downtown zoning regulations and a targeted plan review and update to the *Downtown Comprehensive Plan*, and

WHEREAS, Action item EA-4, to fund and complete the Downtown zoning districts update is an early-action item in the *Our Downtown: Anchorage Downtown District Plan 2021* (*Our Downtown*), and

WHEREAS, the Planning Department prioritized the Downtown zoning districts update due to the unprecedented economic challenges Anchorage has experienced following the COVID-19 pandemic, and

WHEREAS, new housing for current and future workers and residents and the underserved is a top priority for the Administration and the Assembly, and

WHEREAS, land use regulations embody the goals and priorities of a community, and

WHEREAS, an improved and updated zoning code is a crucial component to facilitating opportunities for new housing identified as an economic development tool for our community, and

WHEREAS, the Planning Department convened a working group composed of architects, landscape architects, planners, engineers, and other interested parties to develop recommendations for the code update, and

WHEREAS, the code update was completed with a robust community outreach and engagement process, which included the working group, updates to the Downtown Community Council, open houses, consultations with other departments and partner agencies, and one-on-one interviews with the development community, and

WHEREAS, the code update and the *Our Downtown* edits are designed to support straightforward implementation of the code and the Plan; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 21.07, *Development and Design Standards*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***

21.07.030 Private open space.

*** *** ***

B. Applicability and Open Space Requirement.

*** *** ***

[6. DT DISTRICTS: 100 SQUARE FEET OF PRIVATE OPEN SPACE PER MULTIFAMILY DWELLING UNIT, WITH EXCEPTIONS FROM DIMENSIONAL AND DEVELOPMENT STANDARDS AS OUTLINED IN 21.11.070E.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20)

Section 2. Anchorage Municipal Code chapter 21.11, *Downtown*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

*** *** ***

21.11.010 Purpose.

The purpose of chapter 21.11 is to set forth zoning districts for Downtown Anchorage, including allowable uses and development standards, that implement the most current[ANCHORAGE] Downtown c[C]omprehensive p[P]lan and other applicable elements of the comprehensive plan.

[THE PROVISIONS OF THIS CHAPTER MADE EFFECTIVE ON MAY 28, 2020 ARE INTENDED TO ACHIEVE THE FOLLOWING INTERIM OBJECTIVES:]

[A. TO RELOCATE AND REFORMAT THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM THE OLD TITLE 21 ZONING ORDINANCE INTO THE CURRENT TITLE 21 ZONING ORDINANCE, AS CALLED FOR IN ACTION #3-2 OF THE ANCHORAGE 2040 LAND USE PLAN (2040 LUP);

B. TO RETAIN (AS AN INTERIM MEASURE) THE EXISTING REQUIREMENTS OF THE B-2A, B-2B, AND B-2C DISTRICTS, INCLUDING THE ALLOWED USES AND DISTRICT-SPECIFIC DEVELOPMENT STANDARDS THAT WERE IN EFFECT IN THE OLD TITLE 21 ZONING ORDINANCE PRIOR TO MAY 28, 2020, AS CALLED FOR IN ACTION #3-2 OF THE 2040 LUP;

- 1 C. TO REFORMAT THE EXISTING REGULATIONS OF THE B-2A, B-
2 2B, AND B-2C DISTRICTS, INCLUDING THE ALLOWED USES
3 AND DISTRICT-SPECIFIC DEVELOPMENT STANDARDS, INTO
4 THE LANGUAGE, FORMAT, ORGANIZATION, AND CONTEXT OF
5 THE CURRENT TITLE 21 ZONING ORDINANCE;
6
7 D. TO LOCATE THESE DOWNTOWN PROVISIONS TOGETHER IN
8 ONE CHAPTER DEVOTED TO DOWNTOWN TO ALLOW FOR
9 EASIER USE, GREATER TRANSPARENCY, AND FLEXIBILITY TO
10 RESPOND TO THE SPECIFIC CHARACTERISTICS OF
11 DOWNTOWN; AND
12
13 E. TO PROVIDE A FRAMEWORK OF CHAPTER SECTIONS THAT
14 WILL BE ABLE TO ACCOMMODATE SUBSEQUENT, MORE
15 SUBSTANTIVE AMENDMENTS TO UPDATE AND IMPROVE THE
16 DOWNTOWN ZONING PROVISIONS AS CALLED FOR IN ACTION
17 #3-9 OF THE 2040 LUP, INCLUDING THE PREPARATION OF THE
18 NEW DOWNTOWN ZONING DISTRICTS DESCRIBED IN THE
19 ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN.]

20
21 (AO NO. 2020-38, § 11, 5-28-20)

22
23 **Section 3.** Anchorage Municipal Code section 21.11.050, *Use Regulations*, is
24 hereby amended to read as follows (*the remainder of the section is not affected*
25 *and therefore not set out*):

26
27 **21.11.050 Use regulations.**

- 28
29 A. *Table of allowed uses.* Table 21.11-2 below lists the uses allowed
30 within the base zoning districts in Downtown. If a use is not defined
31 in this chapter, the definition in chapter 21.05 shall apply.
32
33

*** *** ***

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS

**P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review
C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
A blank cell means the use is prohibited.**

| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|-------------------------|-----------------------------------|------|------|------|--|
| RESIDENTIAL USES | | | | | |
| Household Living | Dwelling, mixed-use | P[L] | P | P | 21.05.030A.1., 21.11.050C.1. |
| | Dwelling, multifamily | | L | P | 21.05.030A.2., 21.11.050C.[2]1. |
| | Dwelling, single-family, attached | | | P | 21.[05.030A.3]11.050C.2. |
| | Dwelling, single-family, detached | | | [P] | 21.05.030A.4. |
| | Dwelling, townhouse | | | P | 21.05.030A.5. |

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| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|--------------------------|---|----------|----------|----------|--|
| | Dwelling, two-family | | | P | 21.05.030A.6. |
| | Dwelling, mobile home | | | | 21.05.030A.7. |
| | Manufactured home community | | | | 21.05.030A.8. |
| Group Living | Assisted living facility (3-8 residents) | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.030B.1. |
| | Assisted living facility (9 or more residents) | P | P | P | 21.05.030B.1. |
| | Correctional community residential center | C | C | C | 21.05.030B.2. |
| | Habilitative care facility, small (up to 8 residents) | C | C | C | 21.05.030B.3. |
| | Habilitative care facility, medium (9-25 residents) | C | C | C | 21.05.030B.3. |
| | Habilitative care facility, large (26+ residents) | C | C | C | 21.05.030B.3. |
| | Rooming-house | P | P | P | 21.05.030B.4. |
| | Transitional living facility | | | | 21.05.030B.5. |
| | | | | | |
| COMMUNITY USES | | | | | |
| Adult Care | Adult care facility (3-8 persons) | P | P | P | 21.05.040A. |
| | Adult care facility (9 or more persons) | P | P | P | 21.05.040A. |
| Child Care | Child care center (9 or more children) | P | P | P | 21.05.040B.1. |
| | Child care home (up to 8 children) | P | P | P | 21.05.040B.2. |
| Community Service | Cemetery or mausoleum | | | | 21.05.040C.1. |
| | Community center | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.040C.2. |
| | Crematorium | | | | 21.05.040C.3. |
| | Government administration and civic facility | P | P | P | 21.05.040C.4. |
| | Homeless and transient shelter | | | | 21.05.040C.5. |
| | Neighborhood recreation center | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.040C.6. |
| | Religious assembly | P | P | P | 21.05.040C.7. |
| | Social service facility | | P | P | 21.05.040C.8. |
| | | | | | |
| Cultural Facility | Aquarium | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.040D.1. |

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| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|---|--|---------------------|---------------------|---------------------|--|
| | Botanical gardens | P | P | P | 21.05.040D.2. |
| | Library | <u>P/M</u> [C] | <u>P/M</u> [C] | <u>P/M</u> [C] | 21.05.040D.3., 21.11.050D.1. |
| | Museum or cultural center | <u>P/M</u> [P/C] | <u>P/M</u> [P/C] | <u>P/M</u> [P/C] | 21.05.040D.4., 21.11.050D.2. |
| | Zoo | | | | 21.05.040D.5. |
| Educational Facility | Boarding school | | <u>P/M</u> | <u>P/M</u> | 21.05.040E.1. |
| | College or university | <u>P/M</u> | <u>P/M</u> | <u>P/M</u> [C] | 21.05.040E.2. |
| | Elementary school or middle school | | | <u>P/M</u> [C] | 21.05.040E.3. |
| | High school | | | <u>P/M</u> [C] | 21.05.040E.4. |
| | Instructional services | P | P | P | 21.05.040E.5. |
| | Vocational or trade school | <u>C</u> [L] | C | C | 21.05.040E.6., [21.11.070C.4.b.i.] |
| Health Care Facility | Health services | <u>P</u> [L] | P | P | 21.05.040F.1., [21.11.070C.4.a.i.] |
| | Hospital/health care facility | | | | 21.05.040F.2. |
| | Nursing facility | | | | 21.05.040F.3. |
| Parks and Open Area | Community garden | P | P | P | 21.05.040G.1. |
| | Park, public or private | P | P | P | 21.05.040G.2. |
| Public Safety Facility | Community or police substation | P | P | P | 21.05.040H.1. |
| | Correctional institution | | | | 21.05.040H.2. |
| | Fire station | <u>P</u> | P | P | 21.05.040H.3. |
| | Public safety facility | <u>P</u> | P | P | 21.05.040H.4. |
| *** *** *** | | | | | |
| COMMERCIAL USES | | | | | |
| Agricultural Uses | Commercial horticulture | | | | 21.05.050A.1. |
| Animal Sales, Service & Care¹ | Animal Boarding ¹ | | <u>C</u> | <u>C</u> | 21.05.050B.1. |
| | Animal shelter ¹ | | | | 21.05.050B.2. |
| | Large domestic animal facility, principal use ¹ | | | | 21.05.050B.3. |
| | Retail and pet services ¹ | P | P | P | 21.05.050B.4. |

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| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|---|---|--------------|--------------|--------------|--|
| | Veterinary clinic ¹ | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.050B.5. |
| Assembly | Civic / convention center | P | <u>C</u> | <u>C</u> | 21.05.050C.1., 21.05.020A. |
| | Club / lodge / meeting hall | <u>P</u> [L] | P | P | 21.05.050C.2., 21.05.020A., 21.11.070C.4.b.ii. |
| Entertainment and recreation¹ | Amusement establishment ¹ | <u>P</u> [C] | <u>P</u> [C] | <u>P</u> [C] | 21.05.050D.1., 21.05.020A. |
| | [ART GALLERY AND STUDIO] | [L] | [P] | [P] | [21.11.050E.1.] |
| | Entertainment facility, major ¹ | C | <u>C</u> | <u>C</u> | 21.05.050D.2., 21.05.020A. |
| | Fitness and recreational sports center ¹ | P | P | P | 21.05.050D.3. |
| | General outdoor recreation, commercial ¹ | <u>C</u> | <u>C</u> | <u>C</u> | 21.05.050D.4. |
| | Golf course ¹ | | | | [21.05.050D.5.] |
| | Motorized sports facility ¹ | | | | [21.05.050D.6., 21.05.020A.] |
| | Movie theater ¹ | P | P | P | 21.05.050D.7., 21.05.020A. |
| | Nightclub ¹ | P | P | P | 21.05.050D.8., 21.05.020A. |
| | Shooting range, outdoor ¹ | | | | [21.05.050D.9.] |
| | Skiing facility, alpine ¹ | | | | [21.05.050D.10.] |
| | Theater company or dinner theater ¹ | P | <u>P</u> | <u>P</u> | [21.05.050D.11.,]21.05.020A. |
| Food and Beverage Service¹ | Bar ¹ | P | P | P | 21.05.050E.1., 21.05.020A. |
| | Food and beverage kiosk ¹ | P | P | P | 21.05.050E.2., 21.05.020A. |
| | Restaurant ¹ | P | P | P | 21.05.050E.3., 21.05.020A. |
| Office | Broadcasting facility | <u>P</u> [L] | P | P | 21.05.050F.1., 21.11.070C.4.a.ii. |
| | Financial institution | P | P | P | 21.05.050F.2. |
| | Office, business or professional | <u>P</u> [L] | P | P | 21.05.050F.3., 21.11.070C.4.a.iii. |
| Personal Services, Repair, and Rental | Business service establishment | <u>P</u> [L] | P | P | 21.05.050G.1., 21.11.070C.4.a.iv. |
| | Funeral/ mortuary services | | | P | 21.05.050G.2. |
| | General personal services | P | P | P | 21.05.050G.3. |
| | Small equipment rental | P | P | P | 21.05.050G.4. |
| Retail Sales¹ | Auction house ¹ | | | C | 21.05.050H.1. |
| | Building materials store ¹ | | | | 21.05.050H.2. |

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| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|----------------------------------|---|--------------|--------------|--------------|---|
| | Convenience store ¹ | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.050H.3., 21.05.020A. |
| | Farmers market ¹ | P | P | P | 21.05.050H.4. |
| | Fueling station ¹ | | C | C | 21.05.050H.5., 21.05.020A. |
| | Furniture and home appliance store ¹ | P | P | P | 21.05.050H.6. |
| | General retail ¹ | P | P | P | 21.05.050H.7. |
| | Grocery or food store ¹ | P | P | P | 21.05.050H.8., 21.05.020A. |
| | Liquor store ¹ | C | C | C | 21.05.050H.9., 21.05.020A. |
| | Pawnshop ¹ | | | C | 21.05.050H.10. |
| Vehicles and Equipment | Aircraft and marine vessel sales | | | | [21.05.050I.1.] |
| | Parking lot or structure (50+ spaces) | [P/C] | [P/C] | [P/C] | 21.05.050I.2. or I.3., <u>21.11.050F</u> |
| | Parking lot or structure (less than 50 spaces) | <u>C</u> [P] | <u>C</u> [P] | <u>C</u> [P] | 21.05.050I.2. or I.3., <u>21.11.050F</u> |
| | Vehicle parts and supplies ¹ | | C | C | 21.05.050I.4. |
| | Vehicle-large, sales and rental ¹ | | | | [21.05.050I.5.] |
| | Vehicle-small, sales and rental ¹ | | | | [21.05.050I.6.] |
| | Vehicle service and repair, major | | | | [21.05.050I.7.] |
| | Vehicle service and repair, minor | | C | C | 21.05.050I.8. |
| Visitor Accommodations | Camper park | | | <u>C</u> | 21.05.050J.1. |
| | Extended-stay lodgings | P | P | P | 21.05.050J.2. |
| | Hostel | P | P | P | 21.05.050J.3. |
| | Hotel/motel | <u>P</u> [L] | <u>P</u> [L] | <u>P</u> [L] | 21.05.050J.4., 21.05.020A., [21.11.050E.2.] |
| | Inn | P | P | P | 21.05.050J.5., 21.05.020A. |
| | Recreational and vacation camp | | | | [21.05.050J.6.] |
| COMMERCIAL MARIJUANA USES | | | | | |
| | Marijuana cultivation facility | | | | 21.05.055B.1., 21.03.105 |
| | Marijuana manufacturing facility | | | | 21.05.055B.2., 21.03.105 |
| | Marijuana testing facility | | <u>P</u> | <u>P</u> | 21.05.055B.3., 21.03.105 |

| TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS | | | | | |
|---|---|--------------|------------|------------|---|
| P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited. | | | | | |
| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
| | Marijuana retail sales establishment ¹ | T | T | T | 21.05.055B.4., 21.03.105 |
| INDUSTRIAL USES | | | | | |
| Industrial Service | Contractor and special trades, light | | | | 21.05.060A.1. |
| | Data processing facility | <u>C</u> | <u>C</u> | <u>C</u> | 21.05.060A.2. |
| | Dry cleaning establishment | | | L | 21.05.060A.3., 21.11.050[F]D.1. |
| | General industrial service | | | | 21.05.060A.4. |
| | Governmental service | | | | 21.05.060A.5. |
| | Heavy equipment sales and rental | | | | 21.05.060A.6. |
| | Research laboratory | <u>P</u> | <u>P</u> | <u>P</u> | 21.05.060A.7. |
| Manufacturing and Production | Commercial food production | <u>C</u> | <u>C</u> | | 21.05.060B.1. |
| | Cottage crafts | <u>P</u> [L] | P | P | 21.05.060B.2., [21.11.070C.4.B.III.] |
| | Manufacturing, general | | | | 21.05.060B.3. |
| | Manufacturing, heavy | | | | 21.05.060B.4. |
| | Manufacturing, light | <u>S/C</u> | <u>S/C</u> | <u>S/C</u> | 21.05.060B.5. |
| | Natural resource extraction, organic and inorganic | | | | 21.05.060B.6. |
| | Natural resource extraction, placer mining | | | | 21.05.060B.7. |
| Marine Facility | Aquaculture | | | | 21.05.060C.1. |
| | Facility for combined marine and general construction | | | | 21.05.060C.2. |
| | Marine operations | | | | 21.05.060C.3. |
| | Marine wholesaling | | | | 21.05.060C.4. |
| Warehouse and Storage | Bulk storage of hazardous materials | | | | 21.05.060D.1. |
| | Impound yard | | | | 21.05.060D.2. |
| | Motor freight terminal | | | | 21.05.060D.3. |
| | Outdoor storage associated with a community use | | | | 21.05.060D.8. |

| TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited. | | | | | |
|--|--|------|------|------|--|
| Use Category | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
| | Outdoor storage of vehicles and/or equipment associated with a community use | | | | 21.05.060D.9. |
| | Self-storage facility | | | | 21.05.060D.4. |
| | Storage yard | | | | 21.05.060D.5. |
| | Warehouse or wholesale establishment, general | | | | 21.05.060D.6. |
| | Warehouse or wholesale establishment, light | | | | 21.05.060D.7. |
| | Wholesale merchant establishment ¹ | [L] | [P] | [P] | [21.11.050F.2., 21.11.070C.4.A.V.] |
| *** | *** | *** | | | |

B. Generally applicable use standards.

1. See section 21.05.020.
2. The use-specific definitions and standards of this section 21.11.050 apply in place of any use-specific definitions or standards established in chapter 21.05, unless otherwise specified. If this section does not establish use-specific standards for a certain use, then the use-specific standards in chapter 21.05 shall apply for that use in the DT districts.

C. Residential uses: Definitions and use-specific standards.

[1. DWELLING, MIXED-USE.

A. TWO OR MORE MIXED-USE DWELLINGS IN THE SAME BUILDING WITH A NON-RESIDENTIAL USE CONSTITUTE A MIXED-USE DEVELOPMENT.

B. IN THE B-2A DISTRICT, MIXED-USE DWELLINGS ARE LIMITED TO 50 PERCENT OF THE GROSS FLOOR AREA OF A BUILDING.]

1[2]. *Dwelling, multi-family.* In the B-2B district, multi-family dwellings shall be developed at a net density of at least 25 dwelling units per acre.

2. Dwelling, single family (attached).

Single family attached dwellings must be alley-accessed for motor vehicles and only on lots smaller than 2,000 square feet.

D. *Community uses: Definitions and use-specific standards.*

1. *Library.* Libraries with a gross floor area greater than 2[3]0,000 square feet shall be subject to conditional use review.
2. *Museum or cultural center.* Museums or cultural centers with a gross floor area greater than 2[3]0,000 square feet shall be subject to conditional use review.

E. *Commercial uses: Definitions and use-specific standards.*

1. All commercial uses over 20,000 square feet are subject to the following standards:[ART GALLERY AND STUDIO.]

- a. 21.07.120A.5.c.ii., Weather protection for pedestrians.
[DEFINITION. A PUBLIC OR PRIVATE FACILITY THAT IS OPERATED AS A REPOSITORY OR A COLLECTION OF WORKS OF ORIGINAL AND LIMITED-EDITION INDIVIDUAL ART PIECES CONSISTING OF ONE OR MORE OF THE FOLLOWING: PAINTINGS, DRAWINGS, ETCHINGS, SCULPTURES, PHOTOGRAPHS, ANIMATIONS, OR OTHER ARTISTIC OBJECTS. MAY INCLUDE THE SALE OF INDIVIDUAL ART PIECES, THE SALE OF RELATED OBJECTS OR SERVICES, OR THE PAYMENT OF A FEE OR ADMISSION CHARGE. ART GALLERIES MAY ALSO INCLUDE ART STUDIOS WHERE ANY ACTIVITIES LISTED UNDER THE COTTAGE CRAFTS OR INSTRUCTIONAL SERVICES USE TYPES MAY OCCUR].

- b. 21.07.120A.5.g., Ground Level Expression.[USE-SPECIFIC STANDARD. GROUND-FLOOR ART GALLERY AND STUDIO SPACES IN THE B-2A DISTRICT SHALL BE USED PRIMARILY FOR ART DISPLAY OR ART INSTRUCTION INSTEAD OF ART CREATION ACTIVITIES LISTED UNDER THE COTTAGE CRAFTS USE TYPE].

- [2. *HOTEL/MOTEL.* ESTABLISHMENTS WHOSE GUESTROOMS' PRIMARY ENTRANCES ARE

INDIVIDUALLY ACCESSIBLE FROM THE OUTDOORS ARE PROHIBITED.]

F. *Industrial uses: Definitions and use-specific standards.*

1. *Dry-cleaning establishment.*

- a. Dry-cleaning establishments in the B-2C district shall include general personal service laundry and/or dry-cleaning drop-offs as a primary use on the premises.
- b. Dry-cleaning establishments in the B-2C district shall be limited to no more than 25,000 square feet of gross floor area.

[2. *WHOLESALE MERCHANT ESTABLISHMENT.*

A. *DEFINITION.* A WHOLESALE ESTABLISHMENT PRIMARILY ENGAGED IN THE WHOLESALE TRADE OF MERCHANDISE, AND OPERATING PRIMARILY FROM OFFICES, DISPLAY ROOMS, AND SHOWROOMS. THIS USE INCLUDES BOTH MERCHANT WHOLESALERS THAT SELL GOODS ON THEIR OWN ACCOUNT AND BUSINESS-TO-BUSINESS MARKETS, AGENTS, AND BROKERS THAT ARRANGE SALES AND PURCHASES FOR OTHERS. THIS USE DOES NOT INCLUDE WHOLESALE ESTABLISHMENTS PRIMARILY COMPRISED OF ON-SITE WAREHOUSING, STORAGE, DISTRIBUTION, AND TRANSPORTATION FACILITIES. OPERATIONS WITH MORE THAN 33 PERCENT OF SALES TO RETAIL CUSTOMERS SHALL BE CATEGORIZED AS A RETAIL SALES USE RATHER THAN AS A WHOLESALE ESTABLISHMENT.]

G. *Table of accessory uses.* Table 21.11-3 below lists the accessory uses allowed within all base zoning districts.

1. *Explanation of table abbreviations.*

- a. *Permitted uses.* "P" in a cell indicates the accessory use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.
- b. *Administrative site plan review.* "S" in a cell indicates the accessory use requires administrative site plan

review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.

- c. *Conditional use.* "C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses.
- d. *Prohibited uses.* A blank cell indicates the accessory use is prohibited in the respective zoning district.
- e. *Definitions and use-specific standards.* Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table. Cross-references include but are not limited to chapter 21.05, Use Regulations and section 21.11.050H. All code sections referenced in the last column of the table apply.
- f. *Unlisted accessory uses or structures.* An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use
A blank cell means the use is prohibited.

| Accessory Uses | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|--|------|------|--------|--|
| Accessory dwelling unit (ADU) | | | P | 21.05.070.D.1. |
| Bed and breakfast (up to 3 guestrooms) | P | P | P | 21.05.070D.3. |
| Bed and breakfast (4 or 5 guestrooms) | P | P | P[S/C] | 21.05.070D.3. |
| Beekeeping | | | P | 21.05.070D.4. |
| Caretaker's residence | P | P | P | 21.05.070D.5. |
| Dormitory | P | P | P | 21.05.070D.6. |
| Drive-through service | C | C | C | 21.05.070D.7., 21.11.050H.3. |
| Farm, hobby | | | | 21.05.070D.8. |
| Galleria | P[C] | P[C] | P | 21.11.050H.4. |
| Garage or carport, private residential | P | P | P | 21.05.070D.9. |
| Home- and garden-related use | P | P | P | 21.05.070D.10. |

| TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited. | | | | |
|--|------|------|------|--|
| Accessory Uses | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
| Home occupation | P | P | P | 21.05.070D.11. |
| Intermodal shipping container | | | | 21.05.070D.12. |
| Large domestic animal facility | | | | 21.05.070D.13. |
| Marijuana, personal cultivation | P | P | P | 21.05.070D.14. |
| Outdoor display accessory to a commercial use | P | P | P | 21.05.070D.15. |
| Outdoor storage accessory to a commercial use | | | | 21.05.070D.16. |
| Outdoor storage associated with a community use | | | | 21.05.070D.18. |
| Outdoor storage of vehicles and/or equipment associated with a community use | | | | 21.05.070D.19. |
| Parking of business vehicles, outdoors, accessory to a residential use | | | | 21.05.070D.20. |
| Private outdoor storage of noncommercial equipment accessory to a residential use | | | | 21.05.070D.21. |
| Skywalk | C | C | C | 21.11.050[H]E.5. |
| Telecommunications antenna only, large ¹ | P/C | P/C | P/C | 21.05.040K. |
| Telecommunications antenna only, small | P/C | P/C | P/C | 21.05.040K. |
| Type 4 tower ¹ | P/C | P/C | P/C | 21.05.040K. |
| Vehicle repair/rebuilding, outdoor, hobby | [P] | P | P | 21.05.070D.22. |
| Wind energy conversion system (WECS), freestanding small | | | | 21.05.070D.23. |
| Wind energy conversion system (WECS), building mounted small | S | S | S | 21.05.070D.23., 21.11.050F[H].6. |
| ¹ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use. | | | | |

H. Accessory uses[DEFINITIONS] and use-specific standards[FOR ACCESSORY USES AND STRUCTURES].

1. *Generally-applicable accessory use standards.* See subsection 21.05.070B.
2. *Applicability of Chapter 21.05 accessory use-specific standards.* The use-specific definitions and standards of this section 21.11.050H. apply in place of any accessory use-specific definitions or standards established in section 21.05.070 unless otherwise specified. If this section does not establish use-specific standards for an accessory use, then the use-specific standards of chapter 21.05 shall apply.

1
2 3. *Drive-through service.*
3

- 4 a. Vehicle queuing spaces shall be provided pursuant to
5 section 21.07.090L.
6
7 b. No drive-through queuing spaces shall be located
8 directly between the building and an abutting street
9 unless otherwise allowed by the director.
10
11 c. Drive-through services specific to food and beverage
12 kiosks are a permitted use and exempt from the
13 conditional use requirement.
14

15 4. *Galleria.*
16

- 17 a. *Definition.* Galleria is a publicly accessible, climate-
18 controlled, and sunlit interior space connecting two or
19 more buildings and suited for year-round public use.
20

21 5. *Skywalk.*
22

- 23 a. *Definition.* An elevated walkway that passes over a
24 right-of-way between two or more buildings, and used
25 primarily for pedestrian traffic.
26
27 b. *Use-specific standard.* Skywalks shall follow the
28 standards outlined in 21.11.080.
29

30 6. *Wind Energy Conversion System (WECS), building-mounted
31 small.*
32

- 33 a. In addition to meeting the approval criteria of chapter
34 21.03 for the appropriate approval process, applicants
35 for building-mounted small WECS shall demonstrate in
36 their application materials that the WECS's visual
37 impacts are minimized or mitigated for surrounding
38 neighbors and the community. This may include, but is
39 not limited to, information regarding site selection,
40 turbine design or appearance, buffering, and screening
41 of equipment.
42
43 b. Building-mounted WECS shall:
44
45 i. Be located only on buildings that are over 60
46 feet in height.
47

- ii. Have a rated power capacity of not more than 25 kW.
 - iii. Be set back from the building wall perimeter by at least two feet for every one foot of WECS height greater than 10 feet.
 - iv. Meet the design standards for freestanding WECS in subsections (H), (I), (J), (L), (M), and (N) in subsection 21.05.070D.23.c.ii.
 - v. Be located at least 1.1 times the height of the system (rooftop to top of WECS) from all overhead power and telecommunication lines, and any telecommunication towers.
- c. Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20)

Section 4. Anchorage Municipal Code section 21.11.060, *Dimensional Standards for Sites and Buildings*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.11.060 Dimensional standards for sites and buildings.

*** *** ***

B. Dimensional standards tables.

1. The DT districts allow for a variety of lot sizes, building stepbacks [SETBACKS], building forms, and heights as set forth in Table 21.11-4, provided that:
 - a. All lots are also subject to the additional lot dimensional standards in section 21.08.030K.
 - b. Front setbacks are also subject to section 21.06.030C.7., Setbacks from Projected Rights-of-way;
- [C. FRONT SETBACKS MAY ALSO BE MODIFIED BY THE MINIMUM SIDEWALK WIDTH REQUIREMENTS OF THIS CHAPTER IN SECTION 21.11.070C.1.;]

c[D]. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and

d[E]. Buildings located near Peratrovich Park in Blocks 41, 42, and 43 and near Town Square Park in Blocks 69, 70, and [THROUGH] 71 of the Anchorage Original Townsite shall comply with the area-specific height limitations of subsection 21.11.060E.

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS
(Additional standards apply where specified below.)

| Use | Lot Dimensions ¹ | | Minimum Setbacks (ft) | | | Building Bulk and Height ^{2,3} | |
|--|--|-----------------|-----------------------|---|----------------|---|---|
| | Min. Area (sf) | Min. Width (ft) | Front | Side | Rear | Max. Lot Coverage | Maximum Height (ft) |
| B-2A: Central Business District Core | | | | | | | |
| All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS] | <u>Unrestricted, new subdivisions subject to 21.08.30K [6,000]</u> | <u>N/A[50]</u> | <u>N/A[10]</u> | 0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET] | <u>N/A[10]</u> | <u>Unrestricted [100%, UP TO THREE STORIES IN HEIGHT²</u> ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY] | <u>Unrestricted [NINE STORIES, BY-RIGHT.</u> ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D. ³] |
| [ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS] | | | [N/A] | [N/A] | [N/A] | | |
| B-2B: Central Business District, Intermediate | | | | | | | |
| All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS] | <u>Unrestricted, new subdivisions subject to 21.08.30K [6,000]</u> | <u>N/A[50]</u> | <u>N/A[10]</u> | 0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET] | <u>N/A[10]</u> | <u>Unrestricted [100%, UP TO THREE STORIES IN HEIGHT²</u> ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY] | <u>Unrestricted [FIVE STORIES, BY-RIGHT.</u> ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D. ³] |
| [ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS] | | | [N/A] | [N/A] | [N/A] | | |

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS
(Additional standards apply where specified below.)

| Use | Lot Dimensions ¹ | | Minimum Setbacks (ft) | | | Building Bulk and Height ^{2,3} | |
|---|--|-----------------|-----------------------|---|---------|--|---|
| | Min. Area (sf) | Min. Width (ft) | Front | Side | Rear | Max. Lot Coverage | Maximum Height (ft) |
| B-2C: Central Business District, Periphery | | | | | | | |
| All uses[RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS] | Unrestricted new subdivisions subject to 21.08.30K [6,000] | N/A[50] | N/A[10] | 0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET] | N/A[10] | Unrestricted [100%, UP TO THREE STORIES IN HEIGHT ² ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY] | 76'[THREE STORIES, BY-RIGHT. ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D.] |
| [ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS] | | | [N/A] | [N/A] | [N/A] | | |

¹ For other lot dimensional standards, see section 21.08.030K.

² See section 21.11.070C for building step back requirements.

^{3[2]} Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060C[E] for explanation of limitations.

[C. BUILDING TOWER DIMENSIONS.

1. THE PORTIONS OF BUILDINGS ABOVE THREE STORIES IN HEIGHT SHALL CONFORM TO THE BULK REQUIREMENTS OF TABLE 21.11-5, EXCEPT AS PROVIDED IN SUBSECTIONS 2 AND 3 BELOW.]

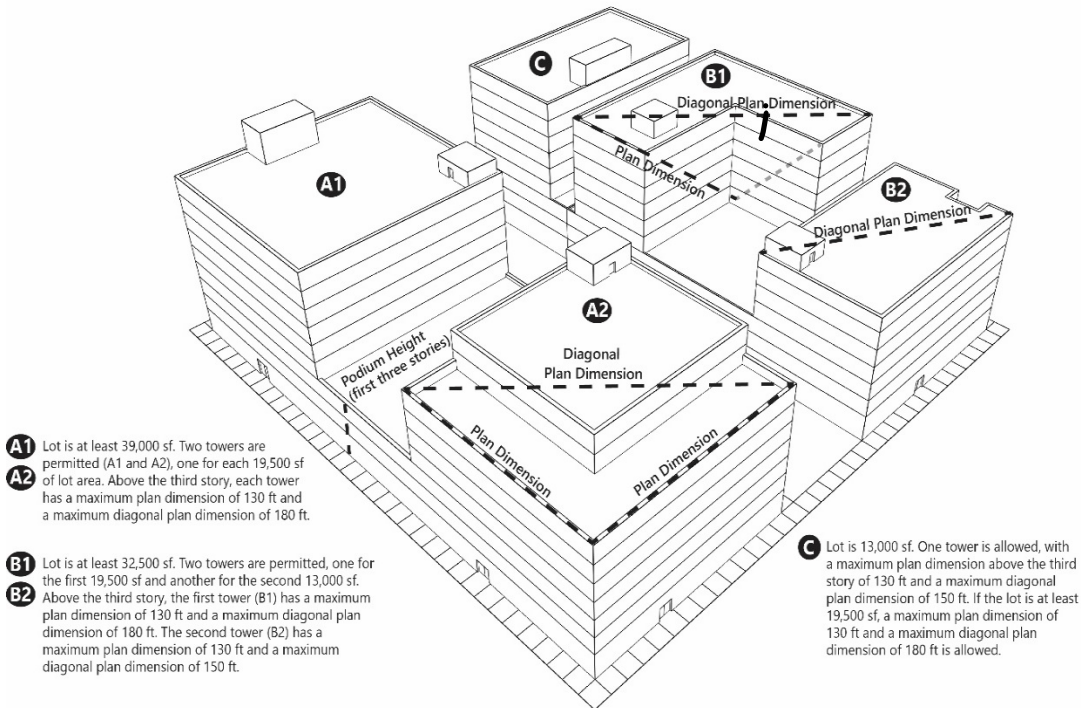
[TABLE 21.11-5: BUILDING TOWER BULK (ABOVE 3 STORIES)]

| [A. LOTS UP TO 13,000 SQUARE FEET (SF.) | |
|---|---------|
| NUMBER OF TOWERS (MAX.) | 1 |
| FLOOR PLAN DIMENSION (MAX.) | 130 FT. |
| DIAGONAL PLAN DIMENSION (MAX.) | 150 FT. |
| B. LOTS LARGER THAN 13,000 SF. UP TO 19,500 SF. | |
| NUMBER OF TOWERS (MAX.) | 1 |
| FLOOR PLAN DIMENSION (MAX.) | 130 FT. |
| DIAGONAL PLAN DIMENSION (MAX.) | 180 FT. |

[TABLE 21.11-5: BUILDING TOWER BULK (ABOVE 3 STORIES)]

C. ADDITIONAL BUILDING TOWERS ON LOTS LARGER THAN 19,500 SF.

| | |
|---|---|
| FOR EACH ADDITIONAL INCREMENT OF 13,000 SF. OF LOT AREA | 1 ADDITIONAL BUILDING TOWER NOT TO EXCEED THE PLAN DIMENSIONS IN PART A OF THIS TABLE. |
| FOR EACH ADDITIONAL INCREMENT OF 19,500 SF. OF LOT AREA | 1 ADDITIONAL BUILDING TOWER NOT TO EXCEED THE PLAN DIMENSIONS IN PART B OF THIS TABLE.] |



NOTE TO REVISOR: DELETE CORRESPONDING IMAGE OF DIAGONAL PLAN DIMENSION STANDARDS

[2. THE DIRECTOR MAY APPROVE ALTERNATIVE BUILDING TOWER DESIGNS THAT PROVIDE FOR AT LEAST 15 PERCENT MORE ACCESS EITHER TO SCENIC VIEWS OF ADJOINING MOUNTAINS AND THE COOK INLET OR FOR SOLAR ACCESS AS COMPARED TO DESIGNS ALLOWED UNDER SUBSECTION 21.11.060C.1. ABOVE, AS FOLLOWS:

A. THE PERCENTAGE OF ADDITIONAL SCENIC OR SOLAR ACCESS SHALL BE BASED ON TOTAL BUILDING VOLUME OF THE ALTERNATIVE DESIGN COMPARED TO A REPRESENTATIVE BUILDING TOWER DESIGN. THE APPLICANT

1 SHALL SUBMIT A SCHEMATIC OF A PROJECT
2 DESIGNED UNDER SUBSECTION C.1. OF THIS
3 SECTION, THE PROPOSED SITE DEVELOPMENT
4 PLAN OF THE BUILDING DESIGN UTILIZING THE
5 PROVISIONS OF THIS SUBSECTION C.2., AND
6 CALCULATIONS TO DEMONSTRATE THE 15
7 PERCENT INCREASE IN SCENIC VIEWS OR
8 SOLAR ACCESS.
9

10 B. BUILDING TOWER DESIGNS USING THE
11 PROVISIONS OF THIS SUBSECTION C.2. ARE
12 ALLOWED ONE ADDITIONAL STORY OF BASE
13 HEIGHT PRIOR TO THE UTILIZATION OF THE
14 BONUS FLOOR AREA PROVISIONS OF
15 SUBSECTION 21.11.060D.
16

17 3. WHERE A LAWFUL BUILDING EXISTING AS OF
18 SEPTEMBER 9, 1974 IS ENGINEERED AND
19 CONSTRUCTED FOR ENLARGEMENT BY THE ADDITION
20 OF ONE OR MORE STORIES, SUCH STRUCTURE MAY BE
21 ENLARGED WITHIN THE FULL PLAN DIMENSIONS OF
22 THE EXISTING STRUCTURE BY THE ADDITION OF NOT
23 MORE THAN TWO STORIES.
24

25 D. *BONUS HEIGHT AND FLOOR AREA FOR URBAN DESIGN*
26 *AMENITIES*
27

28 1. BUILDING FLOOR AREA COMPRISING ADDITIONAL
29 STORIES MAY BE CONSTRUCTED ABOVE THE
30 MAXIMUM BUILDING HEIGHT ALLOWED UNDER TABLE
31 21.11-4, SUBJECT TO BUILDING TOWER BULK LIMITS OF
32 TABLE 21.11-5, BY EARNING BONUS GROSS FLOOR
33 AREA IN RETURN FOR AMENITIES THAT IMPROVE AND
34 ENHANCE DOWNTOWN, AS SPECIFIED IN TABLE 21.11-
35 6 BELOW, PROVIDED THE FOLLOWING:
36

37 A. PROPOSED BONUS FLOOR AREA SHALL BE
38 REVIEWED AS PART OF THE TITLE 21 REVIEW
39 AND APPROVAL PROCEDURE THAT APPLIES TO
40 THE DEVELOPMENT. THIS MAY BE THE LAND
41 USE PERMIT IN 21.03.100 UNLESS A HIGHER
42 LEVEL OF REVIEW IS PRESCRIBED FOR THE
43 DEVELOPMENT UNDER TITLE 21.
44

45 B. THE DEVELOPMENT SHALL ACCUMULATE AT
46 LEAST ONE SQUARE FOOT OF BONUS GROSS
47 FLOOR AREA FROM THE DESIGNATED
48 STREETSCAPE AMENITIES IN TABLE 21.11-6 FOR

1 EACH FOUR SQUARE FEET OF THE
2 DEVELOPMENT SITE AREA.

3
4 C. THE DEVELOPMENT SHALL ACCUMULATE NO
5 MORE THAN FOUR SQUARE FEET OF BONUS
6 GROSS FLOOR AREA FOR ANY SINGLE AMENITY
7 OPTION PER EACH SQUARE FOOT OF THE
8 DEVELOPMENT SITE AREA.

9
10 D. AT LEAST 25 PERCENT OF ALL BONUS GROSS
11 FLOOR AREA SHALL BE ACCUMULATED FROM
12 THE DESIGNATED STREETSCAPE AMENITIES IN
13 TABLE 21.11-6.

14
15 E. A SURPLUS OF BONUS FLOOR AREA
16 ACCUMULATED ON AN EXISTING BUILDING OR
17 LOT CAN BE APPLIED TO ANY ADDITION TO THAT
18 BUILDING OR TO ANOTHER BUILDING OR LOT ON
19 A DEVELOPMENT SITE.

20
21 F. PROPOSED ADDITIONS TO EXISTING BUILDINGS
22 SHALL MAKE UP FOR ANY DEFICIENCY IN THE
23 AMOUNT OF DESIGN AMENITIES THAT THE
24 EXISTING BUILDING HAS PROVIDED IN ORDER TO
25 EARN ITS BONUS FLOOR AREA WHICH EXCEEDS
26 THE BASE HEIGHT SET FORTH IN TABLE 21.11-4.
27 AN AMOUNT OF URBAN DESIGN AMENITIES
28 SHALL BE PROVIDED WITH THE BUILDING
29 ADDITION SO THAT THE ENTIRE STRUCTURE
30 COMES INTO COMPLIANCE WITH THE BONUS
31 REQUIREMENTS. THIS REQUIREMENT DOES NOT
32 APPLY TO FREESTANDING, SEPARATE
33 BUILDINGS.

34
35 G. BONUS HEIGHT EARNED THROUGH THE
36 PROVISIONS OF THIS SUBSECTION IS SUBJECT
37 TO THE MAXIMUM HEIGHTS FOR BUILDINGS
38 NEAR TOWN SQUARE PARK IN TABLE 21.11-7.

39
40 2. SECTION 21.11.070G. PROVIDES APPLICABLE
41 STANDARDS FOR URBAN DESIGN AMENITIES.
42 DEPARTURES FROM APPLICABLE STANDARDS MAY BE
43 APPROVED THROUGH THE ALTERNATIVE EQUIVALENT
44 COMPLIANCE PROCEDURE SET FORTH IN SUBSECTION
45 21.07.010D., OR THROUGH A HIGHER LEVEL OF REVIEW
46 SUCH AS SITE PLAN REVIEW IF SUCH A REVIEW IS
47 REQUIRED OF THE DEVELOPMENT UNDER THIS TITLE.
48 THE REVIEW AUTHORITY HAS THE DISCRETION TO

ENSURE THAT PROPOSED DEPARTURES FROM APPLICABLE STANDARDS PROTECT AND ENHANCE THE ENVIRONMENT OF THE ZONING DISTRICT AND THE STREET FRONTAGE, AND MEET THE AMENITY'S OWN FUNCTIONAL OBJECTIVES.]

| [TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA] | |
|--|--|
| AMENITY OPTIONS | SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA) |
| STREETSCAPE AMENITIES | |
| STREET TREES (21.11.070G.22.) | 800 SF OF BONUS PER TREE. |
| SEATING OR STREET FURNITURE (21.11.070G.18.) | 200 SF OF BONUS PER 1 SEATING AMENITY OR STREET FURNITURE AMENITY, FOR A MAXIMUM BONUS OF 2,400 SF FOR EACH. |
| DECORATIVE STREET LIGHTING (21.11.070G.8.) | 800 SF OF BONUS PER POLE-MOUNTED LIGHTING FIXTURE. 400 SF OF BONUS PER BUILDING- OR BOLLARD-MOUNTED LIGHTING FIXTURE. 267 SF OF BONUS PER GROUND-MOUNTED LIGHTING FIXTURE. |
| SIDEWALK, PROVIDED ON THE SITE BETWEEN THE PROJECTED RIGHT-OF-WAY SETBACK ESTABLISHED BY 21.06.030C.7., AND THE BUILDING. (21.11.070G.19.) | B-2A AND B-2B: 4 SF OF BONUS PER 3 SF OF SIDEWALK. B-2C: 1 SF OF BONUS PER 1 SF OF SIDEWALK. ALL DISTRICTS: 16 SF OF BONUS PER 3 SF OF SIDEWALK PROVIDED IN ADDITION TO THE REQUIRED 11.5-FOOT SIDEWALK WIDTH. |
| SIDEWALK TEXTURE (21.11.070G.21.) | B-2A: 2 SF OF BONUS PER 1 SF OF SIDEWALK TEXTURING. B-2B: 5 SF OF BONUS PER 3 SF OF SIDEWALK TEXTURING. B-2C: 4 SF OF BONUS PER 3 SF OF SIDEWALK TEXTURING. |
| BICYCLE PARKING, OPEN (21.11.070G.6.) | 80 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 6,000 SF. |
| BICYCLE PARKING, SHELTERED (21.11.070G.6.) | 240 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 12,000 SF. |
| BICYCLE PARKING, ENCLOSED (21.11.070G.6.) | B-2A AND B-2C: 400 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 18,000 SF. B-2B: 240 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 18,000 SF. |
| INFORMATIONAL KIOSK (21.11.070G.10.) | 400 SF OF BONUS PER KIOSK, FOR A MAXIMUM OF 1,200 SF. |
| CANOPY OR OTHER PEDESTRIAN SHELTER, OVER SIDEWALK (21.11.070G.7.) | 2 SF OF BONUS PER 1 SF OF PEDESTRIAN SHELTER OVER SIDEWALK. |
| ARCADE (21.11.070G.4.) | 4 SF OF BONUS PER 1 SF OF COVERED ARCADE. |
| PLAZA OR COURTYARD, ON A STREET CORNER (21.11.070G.12.) | B-2A AND B-2B: 86 SF OF BONUS PER 1 SF OF PLAZA. B-2C: 60 SF OF BONUS PER 1 SF OF PLAZA. ALL DISTRICTS: THE MAXIMUM BONUS SHALL BE 72,000 SF. |
| PLAZA OR COURTYARD, NOT ON A STREET CORNER (21.11.070G.12.) | B-2A AND B-2B: 100 SF OF BONUS PER 1 SF OF PLAZA. B-2C: 70 SF OF BONUS PER 1 SF OF PLAZA. ALL DISTRICTS: THE MAXIMUM BONUS SHALL BE 72,000 SF. |
| ATRIUM, GALLERIA, OR WINTER GARDEN (21.11.070G.5.) | B-2A: 8 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN. B-2B: 6 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN. B-2C: 4 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN. |
| RETAIL SALES OR GENERAL PERSONAL SERVICES USE ON GROUND FLOOR, WITH VISUAL-ACCESS WINDOWS COMPRISING AT LEAST 50 PERCENT OF GROUND-FLOOR WALL AREA OF THE STREET-FACING BUILDING ELEVATION. (21.11.070G.17.) | 4 SF OF BONUS PER 1 SF GFA OF RETAIL SALES USE. |

| [TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA] | |
|--|---|
| AMENITY OPTIONS | SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA) |
| SIDEWALK LANDSCAPING (NOT OTHERWISE CREDITED) (21.11.070G.20.) | 1 SF OF BONUS PER 1 SF OF LANDSCAPING IN PUBLIC ROW. 40 SF OF BONUS PER 3 SF OF LANDSCAPING IN THE DEVELOPMENT SITE. |
| HEATED (SNOW MELTING) WALKWAY OR PLAZA | 8 SF OF BONUS PER 1 SF OF HEATED SURFACE, IF INSTALLED AND FUNCTIONING. 4 SF OF BONUS PER 1 SF OF HEATED SURFACE, IF INSTALLED ONLY. |
| AMENITY USES AND FACILITIES | |
| PUBLIC RESTROOMS ON GROUND FLOOR (21.11.070G.13.) | B-2A AND B-2B: 57 SF OF BONUS PER 1 SF OF PUBLIC RESTROOM. B-2C: 20 SF OF BONUS PER 1 SF OF PUBLIC RESTROOM. |
| RETAIL SALES OR GENERAL PERSONAL SERVICES USE ON GROUND FLOOR, WITH VISUAL-ACCESS WINDOWS COMPRISING LESS THAN 50 PERCENT OF GROUND-FLOOR WALL AREA OF THE STREET-FACING BUILDING ELEVATION. (21.11.070G.17.) | B-2A: 3 SF OF BONUS PER 1 SF GFA. B-2B: 2 SF OF BONUS PER 1 SF GFA. B-2C: 5 SF OF BONUS PER 2 SF GFA. |
| RETAIL SALES OR GENERAL PERSONAL SERVICES USES ON SECOND FLOOR. (21.11.070G.17.) | B-2A: 3 SF OF BONUS PER 1 SF GFA. B-2B: 2 SF OF BONUS PER 1 SF GFA. B-2C: 5 SF OF BONUS PER 2 SF GFA. |
| RETAIL SALES OR GENERAL PERSONAL SERVICES USES ON THIRD FLOOR OR IN STORY BELOW GRADE (21.11.070G.17.) | B-2A ONLY: 1 SF OF BONUS PER 1 SF GFA. |
| MOVIE THEATER, THEATER COMPANY OR DINNER THEATER USES (21.11.070G.11.) | B-2A ONLY: 2 SF OF BONUS PER 1 SF GFA. |
| PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC VIEWING DECKS (21.11.070G.14.) | 8 SF OF BONUS PER 1 SF.] |
| [RESIDENTIAL HOUSEHOLD LIVING USES (21.11.070G.16.) | B-2A: 3 SF OF BONUS PER 1 SF GFA OF HOUSEHOLD LIVING USE. B-2B AND B-2C: 5 SF OF BONUS PER 1 SF GFA OF HOUSEHOLD LIVING USE. |
| HOTEL OR INN USES | B-2A AND B-2B: 2 SF OF BONUS PER 1 SF OF GUESTROOMS. B-2C: 1 SF OF BONUS PER 1 SF OF GUESTROOMS. |
| STRUCTURED PARKING, IN STORY ABOVE GRADE (21.11.070G.23.) | B-2A: N/A B-2B: 4,400 SF OF BONUS PER PARKING SPACE. B-2C: 4,000 SF OF BONUS PER PARKING SPACE. |
| STRUCTURED PARKING, IN STORY BELOW GRADE | B-2A: 5,600 SF OF BONUS PER PARKING SPACE. B-2B: 5,200 SF OF BONUS PER PARKING SPACE. B-2C: 5,600 SF OF BONUS PER PARKING SPACE. |
| PUBLIC TRANSIT AMENITIES (21.11.070G.15.) | 1,200 SF OF BONUS PER PUBLIC TRANSIT SHELTER. 4,000 SF OF BONUS PER PUBLIC TRANSIT VEHICLE PULL-OUT. |
| HISTORIC PRESERVATION OF A LANDMARK (21.11.070G.9.) | 2 SF OF BONUS PER 1 SF GFA AND/OR SITE AREA DEVOTED TO RETAINED LANDMARK. |
| SKYWALKS (21.11.080.) | 12,000 SF OF BONUS PER SKYWALK. |
| CHILD CARE CENTER USE | 2 SF OF BONUS PER 1 SF GFA OF CHILD CARE CENTER USE. |
| SHOWER FACILITIES, WITH CHANGING AREA AND LOCKERS, ACCESSIBLE TO BICYCLE PARKING, AND AVAILABLE TO BUILDING OCCUPANTS AND EMPLOYEES. | 4,000 SF OF BONUS PER SHOWER STALL, FOR A MAXIMUM BONUS OF 12,000 SF. |
| STREET-LEVEL WIND EFFECTS STUDY (PEDESTRIAN-LEVEL WIND ENVIRONMENT) - BUILDING DESIGN THAT IMPLEMENTS THE WIND STUDY FINDINGS IN ORDER TO MAINTAIN APPROPRIATE WIND COMFORT LEVELS FOR PEDESTRIAN ACTIVITIES AT THE STREET LEVEL, OR TO AVOID WORSENING EXISTING WIND CONDITIONS, AS PROVIDED IN SECTIONS 21.07.120C.1.A. AND B. THE APPLICANT | |

| [TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA | |
|--|--|
| AMENITY OPTIONS | SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA) |
| SHALL INCORPORATE REQUIRED WIND MITIGATION METHODS AS APPROVED BY THE STUDY AND THE DEPARTMENT TO THE BUILDING DESIGN. | |
| WIND STUDY COMPUTER MODELLING | 4,000 SF OF BONUS. |
| WIND TUNNEL TEST | 16,000 SF OF BONUS.] |

[3. DESIGN AMENITIES FOR WHICH BONUS FLOOR AREA HAS BEEN GRANTED MAY BE ELIMINATED AND OTHER AMENITIES SUBSTITUTED ON A SQUARE-FOOT-PER-SQUARE-FOOT BASIS WITH THE CONCURRENCE OF THE DIRECTOR. DESIGN AMENITIES FOR WHICH BONUS FLOOR AREA HAS BEEN GRANTED MAY BE ELIMINATED ENTIRELY UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION, THROUGH A NON-PUBLIC HEARING REVIEW. APPROVALS OF SUBSTITUTIONS AND ELIMINATIONS OF DESIGN AMENITIES SHALL MEET THE APPROVAL CRITERIA OF SECTION 21.03.120D.

4. BUILDINGS IN EXCESS OF THREE STORIES SHALL BE ALLOWED ADDITIONAL FLOOR AREA FOR THAT PORTION OF THE REQUIRED SIDEWALK WITHIN THE DEVELOPMENT SITE BETWEEN THE PROJECTED ROW SETBACK LINE AND THE REQUIRED SIDEWALK WIDTH. THIS ADDITIONAL AREA SHALL BE CALCULATED BY MULTIPLYING THE LINEAL FEET OF SIDEWALK SUBJECT TO THE SUBSECTION BY 33 FEET. THIS ADDITIONAL AREA CAN BE INCLUDED AS PART OF THE MAXIMUM BUILDING HEIGHT OF SUBSECTION B OF THIS SECTION. THIS ADDITIONAL FLOOR AREA IS AVAILABLE ONLY IF THE SIDEWALK URBAN DESIGN AMENITY FOR EARNING BONUS FLOOR AREA IN TABLE 21.11-6 IS NOT ALSO UTILIZED.]

C[E]. Solar access protection standards[MAXIMUM HEIGHT NEAR TOWN SQUARE PARK].

1. In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 41-43 and 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-7.

| Table 21.11-5: Max. Height Near Town Square Park and Peratrovich Park | |
|--|---|
| <u>Block 41</u> | <u>Southwest quarter: 115 ft.</u> <u>Southeast quarter: 85 ft.</u> |
| <u>Block 42</u> | <u>South half: 55 ft.</u> |
| <u>Block 43</u> | <u>Southwest quarter: 85 ft.</u> <u>Southeast quarter: 115 ft.</u> |
| <u>Block 69</u> | <u>Northwest quarter: 115 ft.</u> <u>Northeast quarter: 85 ft.</u> <u>South half: 200 ft.</u> |
| <u>Block 70</u> | <u>North half: 55 ft.</u> <u>South half: 230 ft.</u> |
| <u>Block 71</u> | <u>Northwest quarter: 85 ft.</u> <u>Northeast quarter: 115 ft.</u> <u>South half: 200 ft.</u> |
| [TABLE 21.11-7: MAX. HEIGHT NEAR TOWN SQUARE PARK | |
| BLOCK 69 | NORTHWEST QUARTER: 115 FT. NORTHEAST QUARTER: 85 FT. SOUTH HALF: 200 FT. |
| BLOCK 70 | NORTH HALF: 55 FT. SOUTH HALF: 230 FT. |
| BLOCK 71 | NORTHWEST QUARTER: 85 FT. NORTHEAST QUARTER: 115 FT. SOUTH HALF: 200 FT.] |

2. The director may waive the height limit for a structure that will not cast a shadow on either Peratrovich Park or Town Square Park (Block 51, Anchorage Original Townsite) that is greater than that cast by existing structures from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

- [3. BONUS HEIGHT EARNED THROUGH THE PROVISIONS OF SUBSECTION 21.11.060D. IS SUBJECT TO THE MAXIMUM HEIGHTS IN TABLE 21.11-7.

4. WITH THE CONCURRENCE OF THE DIRECTOR, AN OWNER OF A LOT IN BLOCKS 69 THROUGH 71, ANCHORAGE ORIGINAL TOWNSITE, MAY TRANSFER THE AMOUNT OF BUILDING FLOOR AREA ALLOWED ON THAT LOT UNDER SUBSECTIONS B., C., AND D. OF THIS SECTION, LESS THE AMOUNT ALLOWED UNDER THIS SUBSECTION E., TO ONE OR MORE LOTS IN THE DT DISTRICTS NOT SUBJECT TO THIS SUBSECTION E. SUCH A TRANSFER IS SUBJECT TO THE HEIGHT LIMITS IN 21.06.030D.9., AIRPORT HEIGHT REGULATIONS.

- A. APPLICANT(S) FOR A FLOOR AREA TRANSFER UNDER THIS SUBSECTION SHALL PROVIDE THE DOCUMENTATION NECESSARY TO DETERMINE

THE IMPACTS OF SUCH A TRANSFER, AS REQUIRED ON A FORM PROVIDED BY THE DEPARTMENT.

- B. THE OWNER OF THE SENDING AND RECEIVING PROPERTIES SHALL ENTER INTO A WRITTEN AGREEMENT WITH THE MUNICIPALITY DOCUMENTING THE AMOUNT OF FLOOR AREA ENTITLEMENT TRANSFERRED. THE MUNICIPALITY SHALL RECORD THE AGREEMENT AT THE DISTRICT RECORDER'S OFFICE AS A COVENANT THAT RUNS WITH THE LAND FOR BOTH THE SENDING AND RECEIVING PROPERTIES. RECORDATION OF THE AGREEMENT SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF ANY ENTITLEMENT FOR A DEVELOPMENT ON THE SENDING AND RECEIVING PROPERTIES.]

(AO No. 2020-38, § 11, 5-28-20; AO No. 2021-89(S), § 18, 2-15-22)

Section 5. Anchorage Municipal Code section 21.11.070, *Development and Design Standards*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.11.070 Development and design standards.

- A. *Purpose.* The development and design standards set forth in section 21.11.070 apply to the physical layout and design of development within the Downtown (DT) districts. These provisions govern the physical characteristics of a development and its relationship with adjacent properties and surrounding downtown environment in order to implement the Anchorage Downtown District[COMPREHENSIVE] Plan, avoid potential impacts on neighboring properties and the downtown environment, enhance the appearance, character, activity, and economic vitality of downtown, and provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity.[AND ENHANCE THE APPEARANCE, CHARACTER, ACTIVITY, AND ECONOMIC VITALITY OF DOWNTOWN.]
- B. *Applicability.* This section is applicable to all development in the DT districts. The generally applicable provisions of chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall govern in cases of conflict.
- C. *Tower mass reductions.*

1. General.

- a. The purpose of the tower mass reduction in the DT districts is to provide interesting buildings that create a positive interaction with the street to reflect northern climate aspects in the visible and built form. Tower mass reductions provide the opportunity to reduce the adverse environmental impacts of tall buildings on the downtown streetscape. These standards were determined based on input from architects, landscape architects, and engineers weighing flexibility for development with design best practices.

2. Tower mass reduction heights.

- a. Minimum tower mass reduction requirements:

- i. The portions of buildings taller than the following heights shall be subject to 21.11.070C.3 Tower Standards.

(A) B-2A: 112 feet

(B) B-2B: 76 feet

(C) B-2C: 52 feet

3. Tower standards.

- a. For all floors above the tower mass reduction height noted in 21.11.070C.2a, the Gross Floor Area (GFA) of each floor shall be smaller than the floor with the largest GFA below that height.
- b. The tower mass reduction shall occur on all building frontages on a street or exterior public space, and the size of the reduction shall be governed as noted in Table 21.11-6.

Table 21.11-6: Tower Mass Reduction Calculations*

| <u>Adjacency</u> | <u>Percent reduction</u> |
|--|--------------------------|
| <u>Streets with a ROW width less than 70 feet.</u> | <u>7%</u> |
| <u>Streets with a ROW width greater than 70 feet.</u> | <u>5%</u> |
| <u>All other adjacent outdoor spaces (Example: park or plaza)</u> | <u>7%</u> |
| <u>*building frontages on alleys are exempt from this requirement.</u> | |

c. The GFA reduction may be applied to all floors above the tower mass reduction height independently.

d. The reduction must be applied so that a total of no more than 15 feet or 10% of the frontage (whichever is greater) is aligned with the property line adjacent to the space governing the reduction.

e. The tower mass reductions shall be cumulative for buildings with frontages on multiple streets or public spaces. For example, a building on a corner lot adjacent to a street wider than 70 feet and a street with a width smaller than 70 feet shall reduce all floors above the tower mass reduction height by 12 percent.

f. Development with multiple towers on one property, towers shall be located a minimum of 20 feet from each other.

g. Where a new tower is proposed adjacent to an existing structure that is taller than the height at which a tower mass reduction is required, the new tower shall be located a minimum of 20 feet from the existing adjacent structure.

D. *Pedestrian-oriented frontage standards.*

1. Street-level design continuity required. Lots fronting along right-of-way and public spaces shall include sidewalks, visual access windows, and building entries as outlined below:

a. Minimum sidewalk widths in the DT zoning districts shall be as follows:

i. B-2A and B-2B: Sidewalks shall be no less than 11.5 feet wide.

ii. B-2C: Except for the area north of the 4th Avenue right-of-way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide.

b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.

c. Visual access windows. Exterior walls located 20 feet or closer to a street ROW shall meet the window standards in table 21.11-7.

i. Windows shall provide visual access from interior activity or circulation spaces to the exterior of the building. Display windows with opaque back walls will not be counted toward the visual access requirements. Walls of parking structures are exempt. Walls on alleys are exempt.

Table 21.11-7: Window Standards – All Downtown Zoning Districts

| | Frontage on ROW with width of less than 70' | Frontage on ROW with width of greater than 70' | Frontage on Alleys or other public spaces |
|---|---|---|---|
| <u>B. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:</u> | <u>60%</u> | <u>40%</u> | <u>25%</u> |
| <u>C. Minimum percentage of wall area above the ground-floor to consist of visual access windows:</u> | <u>25%</u> | <u>25%</u> | <u>25%</u> |

d. Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW or a public space shall include a minimum of one building entry within 70' of the building corner. A building entry at a building corner may be counted as an entry for both corner walls. The maximum distance between entries on a single frontage shall be 70'.

e. Building entries shall be recessed a minimum of 36 inches. To meet this requirement, the entries must open into a circulation space or an occupiable space and must be intended for regular use by building users. Exit-only doors are exempt from this requirement. Building entries shall meet the building recess visual

access requirements of 21.11.070.D2.b.i and Figure 21.11-1

2. Three additional items required for building frontages. The remainder of the building frontage shall include a minimum of three items from the 21.11-x Frontage Standards Design Menu. The frontage treatments shall extend the full width of the lot frontage, except at vehicular access points. Parking garages are exempt from the street frontage requirements of this chapter and shall meet 21.07.090.M. Snow guard treatments at the base of building facades up to twenty-four inches in height are exempt from the pedestrian-oriented frontage standards and shall not be included in the area calculations for ground floor windows.

[SIDEWALKS]

A. MINIMUM SIDEWALK WIDTHS IN THE DT ZONING DISTRICTS SHALL BE AS FOLLOWS:

I. B-2A: SIDEWALKS SHALL BE NO LESS THAN 11.5 FEET WIDE.

II. B-2B: SIDEWALKS SHALL BE NO LESS THAN 11.5 FEET WIDE, PROVIDED THAT THIS WIDTH MAY BE DECREASED BY ONE FOOT WHERE THE ADJOINING STRUCTURE DOES NOT CONTAIN RETAIL SPACE WITH STREET-FACING WINDOWS ON THE GROUND FLOOR.

III. B-2C: EXCEPT FOR THE AREA NORTH OF THE 4TH AVENUE RIGHT-OF-WAY AND WEST OF THE L STREET RIGHT-OF-WAY, SIDEWALKS SHALL BE NO LESS THAN 11.5 FEET WIDE. WHERE 11.5 FEET IS REQUIRED, THAT WIDTH MAY BE DECREASED BY ONE FOOT WHERE THE ADJOINING STRUCTURE DOES NOT CONTAIN RETAIL SPACE WITH STREET-FACING WINDOWS ON THE GROUND FLOOR.

IV. FOR THE PURPOSES OF SUBSECTIONS II. AND III. ABOVE, THE TERM "RETAIL SPACE" MEANS COMMERCIAL SPACE THAT COULD ACCOMMODATE A BUSINESS PRIMARILY

ENGAGED IN THE ON-SITE RETAIL SALE OF
COMMODITIES OR SERVICES.

- B. SIDEWALKS SHALL BE LOCATED ABUTTING THE
STREET CURB OR IN AN ENCLOSED MALL OR
ARCADE CONNECTED TO ADJACENT
PEDESTRIAN CIRCULATION FACILITIES.]

Menu items may be combined or may alternate along the building
frontage to meet 21.11.070D.2.b.

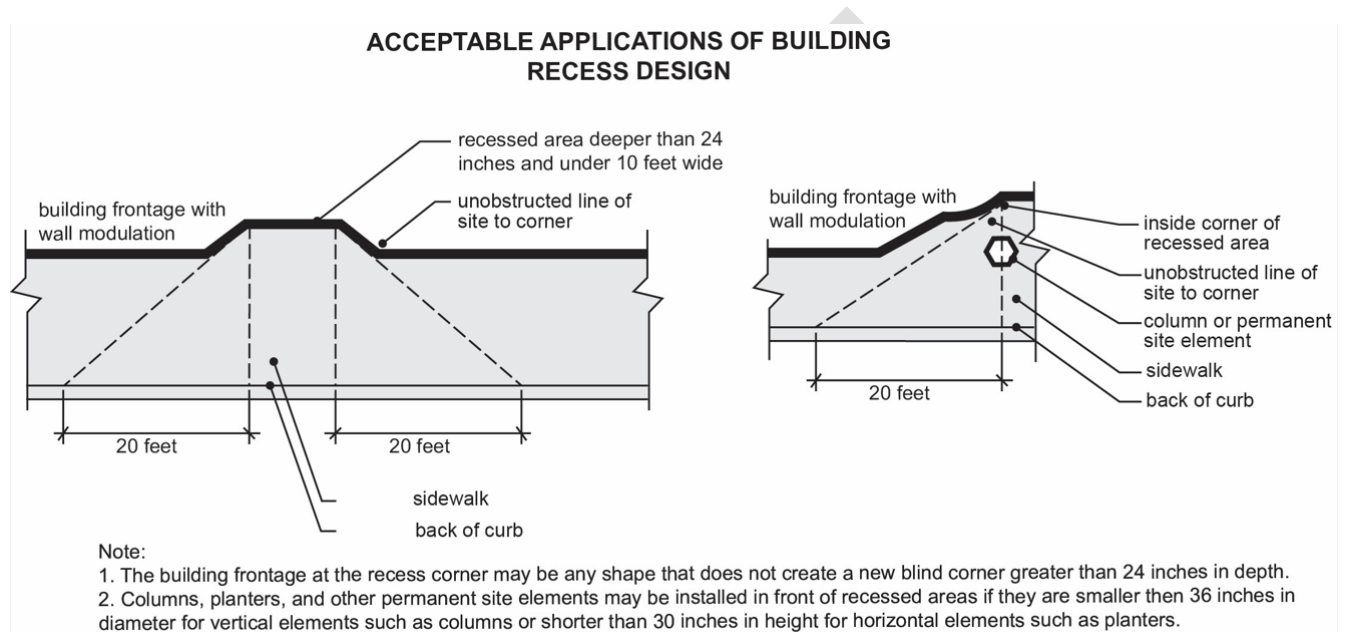
| Table 21.11-8: Frontage Standards Design Menu* | |
|--|--|
| Item | Minimum standards |
| <u>Visual access windows</u> | <u>Supplemental ground floor windows that meet 21.11.070.E3.b.i may be used to meet this requirement</u> |
| <u>Textured Siding</u> | <u>21.11.070D.2.a</u> |
| <u>Building Articulation</u> | <u>21.11.070D.2.b</u> |
| <u>Public Art</u> | <u>21.11.070D.2.c</u> |
| <u>Landscaping</u> | <u>21.11.070D.2.d</u> |
| <u>Decorative Lighting</u> | <u>21.11.070D.2.e</u> |
| <u>Plazas</u> | <u>21.11.070D.2.f</u> |
| <u>Canopies</u> | <u>21.11.070D.2.g</u> |
| <u>*building frontages on alleys are exempt from this requirement.</u> | |

a. Textured siding. Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements of 21.11.070D.2.b.

b. Building articulation. To meet this standard, the building wall and foundation line shall be offset at intervals so that there is at least one offset every 20 feet of wall length that varies the depth of the building wall by a minimum of 24 inches. Offsets shall comprise at least 60 percent of the length of the elevation receiving the treatment and be applied up to a minimum height of 10 feet.

i. All recesses or modulations on a building frontage deeper than twenty-four inches shall be visually accessible from the adjacent sidewalk so that no inner corner is obscured from view from the back of curb 20 feet up the sidewalk.

- ii. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.



UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

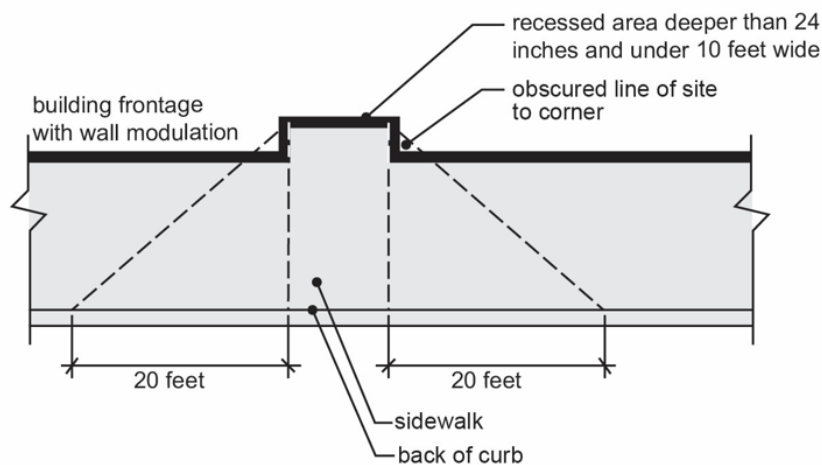


Figure 21.11- 2

1 c. Public art. The art shall be constructed with
2 weatherproof, durable, and permanent materials or
3 paints. If the art takes up less than 60% of the height
4 of the building frontage where it is applied, up to 48 feet
5 in height, it must be combined with another building
6 frontage design treatment from Table 21.11-8.

7
8 d. Landscaping.

9
10 i. This section applies to landscaping used to
11 meet the pedestrian-oriented frontage
12 standards. For landscaping installed in the right
13 of way, see section 21.11.070G. Landscaping
14 shall meet Table 21.11-9 Landscape
15 Specifications for Downtown Districts.

16
17 ii. Where landscaping is provided, it shall comply
18 with all general landscaping requirements and
19 standards in section 21.07.080 and:

20
21 (A) Tree grate aprons shall be installed. Up
22 to 12 inches of a tree grate apron can be
23 considered for pedestrian circulation
24 while protecting the growing medium
25 from sidewalk runoff with high
26 concentrations of melting agents. Tree
27 grates shall not impede ADA access.

28
29 (B) Trees specified for the downtown districts
30 shall be species that branch (or can be
31 successfully trimmed at maturity) at eight
32 feet.

33
34 (C) Sidewalk width between the edge of the
35 planting bed, raised planter, or tree grate
36 and the back of curb shall be minimum
37 12 feet clear.

38
39 (D) Planters shall be designed and plant
40 species shall be selected and placed so
41 that when the plants reach mature height
42 visual access is maintained through the
43 entirety of the planting bed from 30
44 inches to 72 inches in height as
45 measured from the closest paved
46 pedestrian surface.
47

(E) Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.

(F) Pedestrian-oriented frontage standards landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

e. Decorative street lighting. Intent Decorative illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors and provide additional levels of illumination for increased pedestrian safety and comfort.

i. Decorative street lighting fixtures shall be centered no more than 30 feet apart.

ii. Decorative street lighting fixtures shall be centered no closer than three feet from the face of any street curb.

iii. Decorative street lighting shall be located so as to provide at least eight feet of accessible unobstructed walkway clear width, measured radially from the lighting fixture.

iv. The mounting height of pole- and wall-mounted decorative street lighting shall not exceed 15 feet.

v. Decorative street lighting design shall be compatible in style, fixture color, and lamp color with other principal decorative street lighting fixture assemblies which may exist within the project street corridor (including the project block/street frontage(s) and the block/street frontage(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available.

To meet the requirement to count as a pedestrian oriented frontage standard, building frontage lighting treatments shall be supplemental to minimum building code and street lighting standards. The lighting treatment

1 must be applied to the building frontage and be
2 visible from and enhance the adjacent
3 pedestrian spaces.

4
5 f. Canopies. For the purposes of this section
6 21.11.070D.2.f., the following provisions replace the
7 pedestrian shelter including canopy design standards
8 of 21.07.060F.9. The pedestrian shelter definition at
9 the beginning of 21.07.060F.9. applies.

10
11 Sidewalk canopies are intended to improve downtown
12 pedestrian comfort and safety, especially during winter
13 months and inclement weather. Canopies may also
14 provide increased street and building design continuity
15 and support a wider range of pedestrian corridor
16 activities.

17
18 i. No part of a canopy shall come within three feet
19 of the center of the main trunk of a street tree
20 nor within two feet of the vertical plane
21 extending from the street curb face.

22
23 ii. The canopy shall extend a minimum of six feet
24 horizontally over a public sidewalk or a sidewalk
25 immediately adjacent to and accessible from a
26 public sidewalk area.

27
28 ii. Canopies projecting six to eight feet horizontally
29 over a sidewalk area shall have a minimum
30 vertical clearance of eight feet and a maximum
31 vertical clearance of 12 feet above the sidewalk
32 finished grade. Canopies projecting more than
33 eight feet horizontally over a sidewalk area shall
34 have a minimum vertical clearance of 10 feet
35 and a maximum vertical clearance of 15 feet
36 above the sidewalk finished grade.

37
38 iv. A canopy lighting system shall be provided
39 which illuminates the sidewalk area. The
40 minimum average illumination reaching the
41 paved area shall not be less than two foot
42 candles of light intensity, and light fixtures
43 should be places so that light patterns overlap
44 at a height of seven feet above the walkway.
45 The required illumination level is to be
46 maintained at all times.
47

v. This lighting does not fulfill the requirements of the 21.11.070D.2.e. Decorative Street Lighting section and may not be counted as one of the three required items from the Frontage Standards Design Menu.

g. Plazas. For the purposes of this section 21.11.070D.2., the following provisions replace the design standards of 21.07.060F.6.

i. Intent. Plazas are intended to visually emphasize important pedestrian thoroughfares, provide increased light and openness at street level, and humanize the urban environment by responding to the needs of pedestrians.

ii. Plaza areas shall not include the area of sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.

iii. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.

iv. The plaza shall be adjoining or have direct visual and physical access to a public pedestrian walkway via a sidewalk that is minimum 14 feet in width and maximum 20 feet in length. If the connecting sidewalk is bridged by a structural element of any kind, the structural element shall remain 10 feet minimum clear of the walking surface.

v. The plaza shall have at least one linear foot of seating per 60 square feet of area.

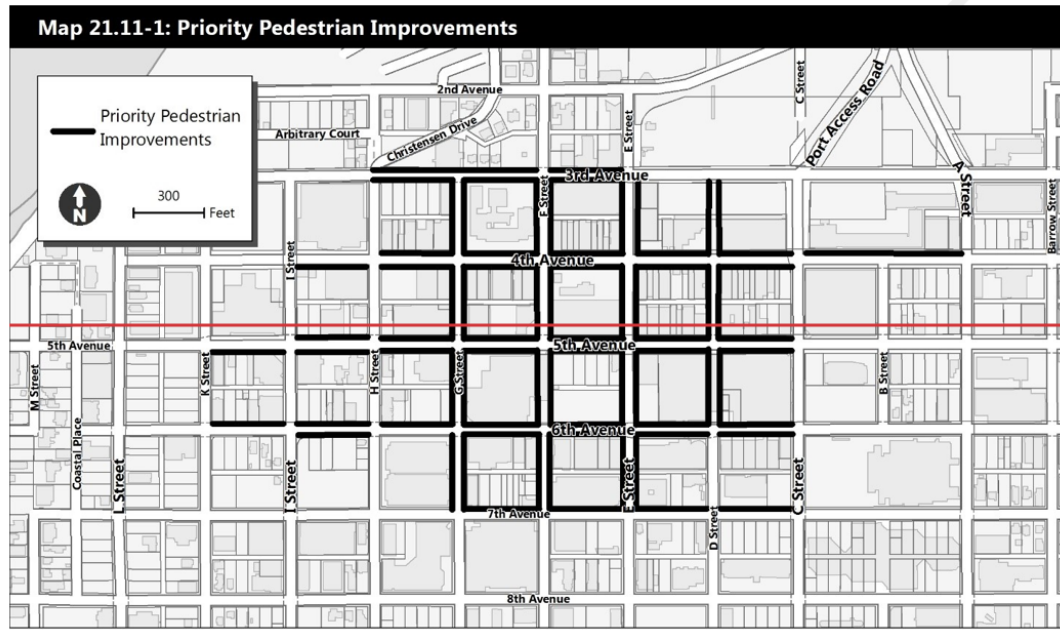
vi. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).

vii. Paving of the plaza shall have a textured or decorative surface.

viii. The plaza shall be publicly accessible at all times.

[2. **STREET-LEVEL DESIGN CONTINUITY. FOR LOTS FRONTING ON PRIORITY PEDESTRIAN STREETS IN MAP**

21.11-1, BUILDINGS OR OTHER AMENITIES, INCLUDING LANDSCAPING OR STREET FURNITURE, SHALL EXTEND THE FULL WIDTH OF THE LOT FRONTAGE, EXCEPT FOR AT DRIVEWAY AND PEDESTRIAN ACCESS POINTS.]



[3. GROUND-FLOOR WINDOWS.

- A. *INTENT.* BLANK WALLS ON THE STREET-FACING GROUND FLOOR OF BUILDINGS ARE LIMITED AS FOLLOWS, IN ORDER TO PROVIDE CONNECTION BETWEEN ACTIVITIES OCCURRING INSIDE THE STRUCTURE TO AN ADJACENT SIDEWALK.
- B. *STANDARD.* GROUND-FLOOR STREET-FACING EXTERIOR WALLS LOCATED 20 FEET OR CLOSER TO A STREET ROW SHALL MEET THE WINDOW STANDARDS IN TABLE 21.11-8. WALLS OF RESIDENTIAL USES AND PARKING STRUCTURES ARE EXEMPT.]

| [TABLE 21.11-8: WINDOW STANDARDS – DOWNTOWN ZONING DISTRICTS] | | |
|--|--|---|
| | FRONTAGE ON STREET WITH HIGHER OFFICIAL STREETS & HIGHWAYS PLAN CLASSIFICATION | ALL OTHER STREET FRONTAGES ¹ |
| A. MINIMUM PERCENTAGE OF THE LENGTH OF STREET-FACING GROUND-FLOOR WALL TO CONSIST OF VISUAL ACCESS WINDOWS: | 50% | 25% |
| B. MINIMUM PERCENTAGE OF THE STREET-FACING GROUND-FLOOR WALL AREA ¹ TO CONSIST OF VISUAL ACCESS WINDOWS: | 25% | 12.5% |
| C. REQUIRED WINDOWS SHALL BE NO MORE THAN FOUR (4) FEET ABOVE THE ADJACENT EXTERIOR FINISHED GRADE. | | |
| ¹ IF TWO OR MORE STREETS HAVE THE HIGHER OFFICIAL STREETS & HIGHWAYS PLAN CLASSIFICATION, THE PROPERTY OWNER MAY SELECT THE STREET ON WHICH THE HIGHER STANDARD SHALL APPLY.] | | |

[4. *GROUND-FLOOR, STREET-FACING USE LIMITATIONS IN THE B-2A DISTRICT.*

A. THE FOLLOWING USE TYPES SHALL NOT BE ALLOWED ON THE GROUND FLOOR WHEN VISIBLE FROM THE STREET:

- I. HEALTH SERVICES;
- II. BROADCASTING FACILITY;
- III. OFFICE, BUSINESS OR PROFESSIONAL;
- IV. BUSINESS SERVICES ESTABLISHMENT; AND
- V. WHOLESALE MERCHANT ESTABLISHMENT.

B. THE FOLLOWING USE TYPES SHALL BE ALLOWED ONLY ON FLOORS OTHER THAN THE GROUND FLOOR:

- I. VOCATIONAL OR TRADE SCHOOL;
- II. CLUB/LODGE OR MEETING HALL; AND
- III. COTTAGE CRAFTS.]

[D. *LANDSCAPING AND SCREENING.*]

E[1]. *Parking lot landscaping requirements.*

1[a]. [*PARKING LOT PERIMETER LANDSCAPING FOR ALL PARKING AREAS.*] The perimeter of a parking area abutting

a lot in a residential district shall utilize the following schedule, except that a parking area serving only a single-family, two-family, or three-family dwelling is exempt.

a[I]. Institutional, commercial or industrial uses adjoining a residential district: Visual enhancement landscaping and a screening fence.

b[II]. Residential uses adjoining a residential district: Visual enhancement landscaping, or a screening fence and an area landscaped with parking lot interior landscaping equal to five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.

c[III]. A parking area serving only a single-family, two-family, or three-family dwelling is exempt.

2[b]. *Parking lot landscaping for parking lots with 15 or more spaces.*

a[I]. Visual enhancement landscaping shall be planted on the perimeter of the parking area abutting a lot line, or a screening fence shall be placed on the perimeter of the parking area abutting a lot line and an area equal to at least five percent of the paved surface of the parking area, including parking circulation aisles and appurtenant driveways, shall be devoted to parking lot interior landscaping. Exceptions are:

i. [(A)] At approved points of pedestrian and vehicle access; and

ii. [(B)] Adjacent to lots being developed under a common development plan, where the director waives the requirement.

b[II]. A foundation planting bed or walkway, or both, at least four feet wide shall separate the parking area, including circulation aisles and appurtenant driveways, from any building on the same lot.

c[III]. In addition to the landscaping required under subsections i. and ii. Of this subsection, parking lot interior landscaping shall be planted within the interior of a parking lot containing more than 60 spaces. The area devoted to parking lot interior landscaping shall equal at least five percent of the paved surface of the

1 parking area including parking circulation aisles and
2 appurtenant driveways.

3
4 d[IV]. The vehicle overhang allowance area of parking
5 spaces may extend into required landscaping areas
6 by up to two feet, provided the planting bed beyond
7 the overhang is at least six feet wide.

8
9 E[2]. Screening.

10
11 1[A]. Loading areas, vehicle and equipment storage areas, and
12 service areas shall be screened. Screening shall take the form
13 of a fence, wall or vegetation, or a combination of these.

14
15 2[B]. Rooftop mechanical equipment shall be screened as provided
16 in subsection 21.07.080G.4.c.

17
18 3[C]. Outdoor refuse collection receptacles shall be screened as
19 provided in subsection 21.07.080G.2.

20
21 G. Downtown street landscaping.

22
23 1. If a project on private property disturbs the ROW, where
24 downtown street landscaping is provided, it shall comply with
25 all general landscaping requirements and standards in section
26 21.07.080 and:

27
28 a. Trees shall be set back a minimum of 3.5 feet from the
29 back of curb to reduce the possibility of damage from
30 car doors and splash from cars. Tree guards may be
31 considered for protection of trees where large numbers
32 of people may gather.

33
34 b. A sloping six-inch minimum (12-inch preferred) wide
35 apron (1V:12H) around tree grates may be considered
36 for pedestrian circulation while protecting the growing
37 medium from sidewalk runoff with high concentrations
38 of melting agents. Tree grates must be designed to
39 recognize the need for accessibility for all.

40
41 c. Trees specified for the downtown districts shall be
42 species that branch (or can be successfully trimmed at
43 maturity) at eight feet.

44
45 d. Landscape beds, planters, and tree grates shall remain
46 a minimum of 30 inches clear of the back of curb.
47

- e. Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the building shall be minimum 6 feet clear.
- f. Planters shall be designed and plant species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface. Planter height shall be no more than 24 inches from the sidewalk.
- g. Minimum size of shrubs may be reduced from 18 inches in height to 6 inches in height when planted in a raised planter that raises the surface of the planting bed a minimum of 18 inches.
- h. Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.
- i. Downtown street landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

Table 21.11-9: Landscape Specifications for the Downtown Districts

| Type of Landscaping | Bed Dimensions | Plant Materials Required | Optional design standards |
|------------------------------------|--|--|--|
| <u>Downtown Street Landscaping</u> | <ul style="list-style-type: none"> <u>Minimum planting bed width: 4 feet.</u> <u>Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth).</u> <u>Techniques for achieving this may include raised planters, or modular suspended pavement systems.</u> | <ul style="list-style-type: none"> <u>One tree and 6 shrubs per 200 cubic feet of soil volume.</u> <u>All areas within the planting bed shall be covered with living ground cover or mulch.</u> <u>All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.</u> | <ul style="list-style-type: none"> <u>Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs.</u> <u>Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</u> |

| Table 21.11-9: Landscape Specifications for the Downtown Districts | | | |
|--|---|--|---|
| Type of Landscaping | Bed Dimensions | Plant Materials Required | Optional design standards |
| Pedestrian-oriented Frontage Standards Landscaping | Minimum planting bed width: 4 feet. Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth). Techniques for achieving this may include raised planters, or modular suspended pavement systems. | <ul style="list-style-type: none"> One tree and 6 shrubs per 200 cubic feet of soil volume. All areas within the planting bed shall be covered with living ground cover or mulch. All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted. | All required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required. |

H[E]. Private common open space.

1. New multifamily developments with more than four (4) units shall provide an area equal to at least five percent of the building's habitable floor area as common open space.

2. COMMON PRIVATE OPEN SPACE MAY INCLUDE LAWN AREAS; PICNIC AREAS; GARDENS; NATURAL VEGETATION; EQUIPPED RECREATION AREAS; SPORTS COURTS; HARD SURFACED PEDESTRIAN SPACES SUCH AS PATIOS, DECKS, COURTYARDS, HOUSING COURTYARDS, OR PLAZAS; SKYWALKS; AND/OR ROOF TOPS OR TERRACES. [MULTIFAMILY DWELLINGS SHALL PROVIDE PRIVATE OPEN SPACE AS ESTABLISHED IN SECTION 21.07.030, WITH THE FOLLOWING EXCEPTIONS FROM THE STANDARDS:]

[1. THE MINIMUM INSIDE DIMENSION OF GROUND-LEVEL INDIVIDUAL PRIVATE OPEN SPACE IS REDUCED FROM 15 FEET TO 10 FEET. THE MINIMUM INSIDE DIMENSION OF COMMON PRIVATE OPEN SPACE IS REDUCED FROM 18 FEET TO 10 FEET. THE 10-FOOT DIMENSION MAY BE REDUCED BY THREE FEET WHERE ABUTTING REQUIRED SITE PERIMETER LANDSCAPING ON THE SITE, AS LONG AS THE OPEN SPACE AND THE LANDSCAPING ARE NOT SEPARATED BY A FENCE OR OTHER SEPARATING FEATURE.

2. INDIVIDUAL PRIVATE OPEN SPACE ON BALCONIES, ROOFS, DECKS, STOOPS, AND UNENCLOSED

PORCHES THAT HAVE NO LESS THAN ONE 10-FOOT INSIDE DIMENSION MAY COUNT TOWARD THE OPEN SPACE REQUIREMENT, EXCEPT THAT BALCONIES, DECKS, STOOPS, AND UNENCLOSED PORCHES WITH DIMENSIONS OF LESS THAN 10 FEET AND CONTAINING AT LEAST 20 SQUARE FEET MAY BE COUNTED FOR UP TO 50 PERCENT OF THE REQUIRED PRIVATE OPEN SPACE AREA. THESE STANDARDS REPLACE THE REQUIREMENTS OF 21.07.030D.1.II. AND III. FOR THESE SPACES.

3. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS EXEMPT FROM THE REQUIREMENT IN SUBSECTION 21.07.030B.1. FOR AT LEAST HALF OF THE REQUIRED OPEN SPACE TO BE PROVIDED AS COMMON PRIVATE OPEN SPACE. REQUIRED PRIVATE OPEN SPACE IN THE DT DISTRICTS MAY BE ANY MIX OF COMMON AND/OR INDIVIDUAL PRIVATE OPEN SPACE.
4. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS EXEMPT FROM THE PROHIBITION IN SUBSECTION 21.07.030D.1.A. AGAINST COUNTING SETBACKS WITH SLOPES OVER 10 PERCENT TOWARDS REQUIRED PRIVATE OPEN SPACE.
5. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS EXEMPT FROM THE REQUIREMENT IN SUBSECTION 21.07.030D.2.B.I. FOR AT LEAST HALF OF THE REQUIRED COMMON PRIVATE OPEN SPACE TO BE CONTIGUOUS.
6. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS EXEMPT FROM THE LIMITATION IN SUBSECTION 21.07.030D.2.B.IV. THAT NO MORE THAN 25 PERCENT OF THE TOTAL REQUIRED OPEN SPACE AREA MAY BE DEVELOPED FOR ACTIVE RECREATION.]

I. *Off-street parking and loading.*

1. *Amount of parking.* No off-street parking is required for any development in the DT districts.
2. *Landscaping.* Parking that is provided shall be landscaped in accordance with 21.11.070[D.1.a. and 21.11.070D.1.b.]E. [NO BONUS POINTS ACCRUE FOR LANDSCAPING REQUIRED BY THIS SUBSECTION.]

3. *Off-street parking and loading design standards.* If off-street parking and/or loading is provided, it shall comply with all standards for off-street parking and loading in section 21.07.090, except that:
- Permanent parking not located within a setback from projected rights of way may utilize the alternative parking angle, stall, and aisle dimensions outlined in Table 21.11-9. An alternative parking site plan shall be submitted and approved as part of the applicable land use permit process.
 - Permanent parking not located within a setback from projected rights of way may utilize the compact parking angle, stall, and aisle dimensions outlined in Table 21.11-10, provided the parking area is used exclusively for employee parking for periods in excess of four consecutive hours, and no more than 30 percent of the total number of spaces is designed for compact cars. An alternative parking site plan shall be submitted and approved as part of the applicable land use permit process.

TABLE 21.11-10[9]: ALTERNATIVE PARKING ANGLE, STALL, AND AISLE DIMENSIONS

| Parking Angle (degrees) | Space Width | Space Depth (Vehicle Projection) | Aisle Width 1-way | Typical Parking Bay Width (Module) | Interlock Reduction | Overhang Allowance |
|-------------------------|-------------|----------------------------------|-------------------|------------------------------------|---------------------|--------------------|
| 45 | 8' 4" | 17' 4" | 12' 3" | 46' 11" | 2' 0" | 2' 0" |
| 50 | 8' 4" | 18' 0" | 12' 9" | 48' 9" | 1' 10" | 2' 1" |
| 60 | 8' 4" | 18' 10" | 14' 3" | 51' 11" | 1' 4" | 2' 3" |
| 70 | 8' 4" | 19' 2" | 16' 1" | 54' 5" | 0' 10" | 2' 5" |
| 75 | 8' 4" | 19' 0" | 17' 6" | 55' 6" | 0' 8" | 2' 6" |
| 90* | 8' 4" | 18' 0" | 22' 6" | 58' 6" | N/A | 2' 8" |

*The 90-degree parking angle dimensions assume a two-way traffic flow.

TABLE 21.11-11[0]: COMPACT PARKING ANGLE, STALL, AND AISLE DIMENSIONS

| Parking Angle (degrees) | Space Type | Space Width | Space Depth (Vehicle Projection) | Aisle Width 1-way | Typical Parking Bay Width (Module) | Interlock Reduction | Overhang Allowance |
|-------------------------|------------|-------------|----------------------------------|-------------------|------------------------------------|---------------------|--------------------|
| 45 | CO | 7' 7" | 15' 2" | 10' 9" | 41' 1" | 1' 6" | 1' 6" |
| | STD | 8' 4" | 18' 4" | 13' 0" | 49' 8" | 2' 0" | 2' 3" |
| 50 | CO | 7' 7" | 15' 8" | 11' 2" | 42' 6" | 1' 4" | 1' 7" |
| | STD | 8' 4" | 19' 2" | 13' 6" | 51' 0" | 2' 0" | 2' 4" |
| 60 | CO | 7' 7" | 16' 4" | 12' 6" | 45' 2" | 1' 0" | 1' 8" |
| | STD | 8' 4" | 20' 0" | 15' 0" | 55' 0" | 1' 6" | 2' 6" |
| 70 | CO | 7' 7" | 16' 5" | 14' 1" | 46' 11" | 0' 8" | 1' 10" |
| | STD | 8' 4" | 20' 4" | 17' 0" | 57' 8" | 1' 0" | 2' 8" |
| 75 | CO | 7' 7" | 16' 6" | 16' 4" | 49' 11" | 0' 6" | 1' 10" |
| | STD | 8' 4" | 20' 2" | 18' 0" | 58' 4" | 0' 9" | 2' 9" |
| 90* | CO | 7' 7" | 15' 6" | 19' 0" | 50' 0" | N/A | 2' 0" |
| | STD | 8' 4" | 19' 0" | 23' 0" | 61' 0" | N/A | 3' 0" |

CO: Compact car.

STD: Standard car.

* The 90-degree parking angle dimensions assume a two-way traffic flow.

[STANDARDS FOR URBAN DESIGN AMENITIES]

1. **PURPOSE.** THIS SECTION PROVIDES STANDARDS FOR URBAN DESIGN AMENITIES LISTED IN TABLE 21.11-6 GENERATING BONUS FLOOR AREA PURSUANT TO SECTION 21.11.060D. THE STANDARDS IN THIS SECTION REPRESENT MINIMUM EXPECTATIONS. APPLICANTS ARE ENCOURAGED TO EXCEED MINIMUM STANDARDS AND HAVE LATITUDE TO PROPOSE DESIGN INNOVATIONS AND ALTERNATIVES THAT MEET THE INTENT OF THE STANDARDS TO THE SAME DEGREE OR BETTER, AS PROVIDED IN SECTION 21.11.060D.2. THE STANDARDS OF THIS SECTION ARE INTENDED TO MEET THE FOLLOWING OBJECTIVES:

- A. TO PROVIDE PREDICTABILITY FOR DEVELOPMENT APPLICANTS, PROPERTY OWNERS, AND THE PUBLIC;
- B. TO ENSURE THAT THE AMENITY'S PROPOSED PLACEMENT AND CHARACTERISTICS MEET THE AMENITY'S FUNCTIONAL OBJECTIVES AND INTENT AS STATED IN THIS SECTION; AND
- C. TO ENSURE THAT THE AMENITIES PROTECT AND ENHANCE THE ENVIRONMENT OF THE ZONING

DISTRICT, STREET FRONTAGE, AND DOWNTOWN
GENERALLY, FOR THE BENEFIT OF ALL.

2. *APPLICABILITY.*

A. THIS SECTION APPLIES TO URBAN DESIGN AMENITIES GENERATING BONUS FLOOR AREA PURSUANT TO SECTION 21.11.060D., INCLUDING AMENITIES PLACED WITHIN PUBLIC ROW, EXCEPT WHERE DEPARTURES AND ALTERNATIVES FROM THESE STANDARDS ARE APPROVED PER SECTION 21.07.010D.2.

B. THE PROVISIONS OF THIS SECTION MODIFY OTHER PROVISIONS OF TITLE 21 THAT APPLY TO THE USES AND AMENITIES LISTED IN THIS SECTION. TO THE EXTENT ANY PROVISIONS IN THIS SECTION CONFLICT WITH OTHER PROVISIONS OF TITLE 21, THE PROVISIONS OF THIS SECTION SHALL GOVERN. IF CERTAIN PROVISIONS OVERLAP BUT ARE NOT IN CONFLICT, THEN THE PROVISIONS OF THIS SECTION SUPPLEMENT THE OTHER TITLE 21 REQUIREMENTS AND ARE ADDITIONAL STANDARDS. WHERE NOT MODIFIED OR EXEMPTED BY THIS SECTION, THE OTHER PROVISIONS OF TITLE 21 APPLY.

C. INTENT STATEMENTS PROVIDED UNDER EACH AMENITY ARE NOT SUBSTANTIVE STANDARDS BUT RATHER GUIDE INTERPRETATION AND UNDERSTANDING OF THE AMENITY'S STANDARDS, AS SET FORTH IN SECTION 21.15.020B.

3. *GENERAL OR SHARED STANDARDS.*

A. THE OWNER OF THE DEVELOPMENT SITE SHALL BE RESPONSIBLE FOR REGULARLY MAINTAINING ALL ELEMENTS OF THE AMENITY IN GOOD CONDITION. ALL ELEMENTS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION, MAINTAIN THEIR FUNCTIONAL UTILITY, AND MEET THE STANDARDS OF THIS TITLE.

1 B. AMENITIES LOCATED OUTDOORS SHALL BE
2 CONSTRUCTED OF DURABLE MATERIALS THAT
3 CAN WITHSTAND THE OUTDOOR ENVIRONMENT.
4

5 C. FOR AMENITIES THAT REQUIRE LIGHTING,
6 REQUIRED ILLUMINATION LEVELS SHALL BE
7 MAINTAINED AT ALL TIMES.
8

9 D. SEATING AMENITIES, PLAZAS OR COURTYARDS,
10 PUBLIC RESTROOMS, AND RESIDENTIAL
11 HOUSEHOLD USE DWELLING UNITS SHALL BE
12 ADA ACCESSIBLE.
13

14 4. *ARCADE.* FOR THE PURPOSES OF THIS SECTION
15 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
16 THE ARCADE DESIGN STANDARDS OF 21.07.060F.10.
17 THE DEFINITION OF ARCADE PROVIDED AT THE
18 BEGINNING OF 21.07.060F.10. APPLIES, EXCEPT WITH
19 THE ADDITION THAT FOR THE PURPOSES OF THIS
20 SECTION 21.11.070G. ARCADES MAY INCLUDE
21 COVERED PASSAGEWAYS ATTACHED TO (AND
22 EXTENDING FROM) THE BUILDING FACADE.
23

24 A. *INTENT.* ARCADES PROVIDE INCREASED
25 OPPORTUNITIES FOR PEDESTRIAN COMFORT,
26 STREET-LEVEL RETAIL ENHANCEMENT AND AN
27 APPROPRIATELY SCALED AND DETAILED
28 INTEGRATION OF STREET, SIDEWALK, AND
29 BUILDING DESIGN ELEMENTS. AN ARCADE
30 PERMITS AN EXTENSION OF THE STREETScape
31 SPACE, SIDEWALK WIDTH, AND ADDITIONAL
32 PEDESTRIAN SHELTER AREAS, ESPECIALLY
33 DURING COLD, WET, OR WINDY WEATHER.
34

35 B. THE ARCADE SHALL BE LOCATED ADJOINING
36 BUT OUTSIDE OF THAT PORTION OF THE
37 SIDEWALK AREA WHICH IS REQUIRED BY THE DT
38 DISTRICT-SPECIFIC STANDARDS IN 21.11.070C.1.,
39 *SIDEWALKS*.
40

41 C. THE ARCADE SHALL PROVIDE A MINIMUM
42 INTERIOR WIDTH (THE DIMENSION BETWEEN
43 THE INTERIOR ARCADE/BUILDING FACE AND THE
44 INSIDE FACE OF OUTER SUPPORT ELEMENTS OR
45 OUTER OVERHEAD ARCADE BUILDING FACE) OF
46 10 FEET WITH SUPPORT ELEMENTS, AND 8 FEET
47 WITHOUT SUPPORT ELEMENTS, AND A MAXIMUM
48 INTERIOR WIDTH OF 20 FEET.

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- D. THE ARCADE SHALL PROVIDE A MINIMUM OF EIGHT FEET OF ACCESSIBLE WALKWAY CLEAR WIDTH. THIS DIMENSION SHALL BE PROVIDED WITHIN THE ARCADE AND BETWEEN THE ARCADE SUPPORT ELEMENTS AND THE ADJOINING SIDEWALK.
 - E. THE INTERIOR HEIGHT OF THE ARCADE AND OUTER ARCADE PORTAL HEIGHTS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 10 FEET, AND AN AVERAGE VERTICAL CLEARANCE NO GREATER THAN 18 FEET.
 - F. THE ARCADE SHALL BE CONTINUOUS IN LENGTH ALONG THE STREET FRONTAGE FOR AT LEAST 50 FEET.
 - G. AN ARCADE LIGHTING SYSTEM SHALL BE PROVIDED WHICH ILLUMINATES THE ARCADE'S PAVED PEDESTRIAN AREAS. THE MINIMUM AVERAGE ILLUMINATION REACHING THE PAVED AREA SHALL NOT BE LESS THAN FIVE FOOT-CANDLES OF LIGHT INTENSITY, AND LIGHT FIXTURES SHOULD BE PLACED SO THAT LIGHT PATTERNS OVERLAP AT A HEIGHT OF SEVEN FEET ABOVE THE WALKWAY. ADDITIONAL LIGHT SOURCES (SHOP WINDOW ILLUMINATION, STREET LIGHTING, SIDEWALK POLE, OR BOLLARD LIGHTING) CAN BE UTILIZED IN COMBINATION WITH ARCADE LIGHTING TO ACHIEVE LIGHT INTENSITY STANDARDS.
 - H. THE ARCADE SHALL BE PUBLICLY ACCESSIBLE AT ALL TIMES.
5. *ATRIUM, GALLERIA, OR WINTER GARDEN.* FOR THE PURPOSES OF THIS SECTION 21.11.070G., THE FOLLOWING PROVISIONS REPLACE THE ATRIUM, GALLERIA, OR WINTER GARDEN DESIGN STANDARDS OF 21.07.060F.11. THE ATRIUM, GALLERIA, OR WINTER GARDEN DEFINITION AT THE BEGINNING OF 21.07.060F.11. APPLIES.
- A. *INTENT.* GALLERIAS ARE INTENDED TO PROVIDE INTERIOR PUBLIC SPACES THAT ARE SUITED FOR PUBLIC GATHERINGS AND EVENTS WHERE PEOPLE CAN RELAX AND ENJOY THE

1 SURROUNDING SPACE AND ITS ASSOCIATED
2 ACTIVITIES.

3
4 B. THE ATRIUM, GALLERIA, OR WINTER GARDEN
5 SHALL BE PUBLICLY ACCESSIBLE DURING
6 NORMAL BUSINESS HOURS AND ADJACENT TO A
7 PUBLIC PEDESTRIAN WALKWAY.

8
9 C. THE ATRIUM, GALLERIA, OR WINTER GARDEN
10 SHALL HAVE A MINIMUM OF 2,000 SQUARE FEET
11 OF FLOOR AREA WITH A MINIMUM INSIDE
12 DIMENSION OF 25 FEET.

13
14 D. THE ATRIUM, GALLERIA, OR WINTER GARDEN
15 SHALL HAVE A CLEAR HEIGHT OF TWO STORIES
16 FOR AT LEAST 75 PERCENT OF ITS FLOOR AREA.

17
18 E. AT LEAST 50 PERCENT OF THE ATRIUM,
19 GALLERIA, OR WINTER GARDEN'S CEILING AREA
20 SHALL CONSIST OF TRANSPARENT GLAZING.

21
22 F. THE ATRIUM, GALLERIA, OR WINTER GARDEN
23 SHALL HAVE ONE LINEAL FOOT OF SEATING FOR
24 EVERY 60 SQUARE FEET OF FLOOR AREA.

25
26 G. THE ATRIUM, GALLERIA, OR WINTER GARDEN
27 SHALL BE A FINISHED, CLIMATE-CONTROLLED
28 SPACE.

29
30 6. *BICYCLE PARKING.*

31
32 A. *INTENT.* BICYCLE PARKING PROVIDES
33 CONVENIENT SERVICE AS WELL AS INCENTIVE
34 TO BICYCLE USERS IN DOWNTOWN. IT
35 ENCOURAGES AND SUPPORTS FORMS OF
36 COMMUNITY ACCESS OTHER THAN BY
37 AUTOMOBILES.

38
39 B. IN SIDEWALK AREAS, BICYCLE PARKING
40 (INCLUDING STORED BICYCLES) SHALL BE
41 LOCATED AND POSITIONED TO PROVIDE AT
42 LEAST EIGHT FEET OF UNOBSTRUCTED
43 ACCESSIBLE WALKWAY CLEAR WIDTH WITHIN
44 THE SIDEWALK AREA, AND AT LEAST THREE
45 FEET OF DISTANCE BETWEEN THE BICYCLE
46 PARKING (INCLUDING STORED BICYCLES) AND
47 STREET CURB FACE.
48

- 1 C. IN NON-SIDEWALK AREAS, BICYCLE PARKING
2 (INCLUDING STORED BICYCLES) SHALL BE
3 LOCATED TO PROVIDE AT LEAST SIX FEET OF
4 ACCESSIBLE WALKWAY CLEAR WIDTH AND
5 LOCATED NO CLOSER THAN FOUR FEET TO ANY
6 DESIGNATED SEATING AMENITY.
7
- 8 D. FOR SHELTERED BICYCLE PARKING, ANY
9 SHELTERING STRUCTURE (EXCLUDING
10 SUPPORTS) SHALL HAVE A MAXIMUM VERTICAL
11 CLEARANCE OF EIGHT FEET ABOVE FINISHED
12 GRADE.
13
- 14 E. THE STANDARDS FOR BICYCLE PARKING
15 PROVIDED IN SECTION 21.07.060F.15. SHALL
16 ALSO APPLY.
17
- 18 7. *CANOPY OR OTHER PEDESTRIAN SHELTER, OVER*
19 *SIDEWALK.* FOR THE PURPOSES OF THIS SECTION
20 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
21 THE PEDESTRIAN SHELTER INCLUDING CANOPY
22 DESIGN STANDARDS OF 21.07.060F.9. THE PEDESTRIAN
23 SHELTER DEFINITION AT THE BEGINNING OF
24 21.07.060F.9. APPLIES.
25
- 26 A. *INTENT.* SIDEWALK CANOPIES ARE INTENDED TO
27 IMPROVE DOWNTOWN PEDESTRIAN COMFORT
28 AND SAFETY, ESPECIALLY DURING WINTER
29 MONTHS AND INCLEMENT WEATHER. CANOPIES
30 ALSO CAN PROVIDE INCREASED STREET AND
31 BUILDING DESIGN CONTINUITY AND SUPPORT A
32 WIDER RANGE OF PEDESTRIAN CORRIDOR
33 ACTIVITIES.
34
- 35 B. CANOPIES SHALL CUMULATIVELY EXTEND
36 ALONG AT LEAST 50 PERCENT OF THE
37 DEVELOPMENT'S STREET FRONTAGE. ALL
38 INDIVIDUAL CANOPIES SHALL HAVE A MINIMUM
39 UNINTERRUPTED LENGTH OF 15 FEET.
40
- 41 C. NO PART OF A CANOPY SHALL COME WITHIN
42 THREE FEET OF THE CENTER OF THE MAIN
43 TRUNK OF A STREET TREE NOR WITHIN TWO
44 FEET OF THE VERTICAL PLANE EXTENDING
45 FROM THE STREET CURB FACE.
46
- 47 D. THE CANOPY SHALL EXTEND A MINIMUM OF SIX
48 FEET HORIZONTALLY OVER A SIDEWALK AREA,

1 AND SHALL BE NO FURTHER THAN 15 FEET FROM
2 THE VERTICAL PLANE EXTENDING FROM THE
3 BACK OF THE STREET CURB.
4

5 E. THE CANOPIES PROJECTING SIX TO EIGHT FEET
6 HORIZONTALLY OVER THE SIDEWALK AREA
7 SHALL HAVE A MINIMUM VERTICAL CLEARANCE
8 OF EIGHT FEET AND A MAXIMUM VERTICAL
9 CLEARANCE OF 12 FEET ABOVE THE SIDEWALK
10 FINISHED GRADE. THE CANOPIES PROJECTING
11 MORE THAN EIGHT FEET HORIZONTALLY OVER
12 THE SIDEWALK AREA SHALL HAVE A MINIMUM
13 VERTICAL CLEARANCE OF 10 FEET AND A
14 MAXIMUM VERTICAL CLEARANCE OF 15 FEET
15 ABOVE THE SIDEWALK FINISHED GRADE.
16

17 F. A CANOPY LIGHTING SYSTEM SHALL BE
18 PROVIDED WHICH ILLUMINATES THE SIDEWALK
19 AREA. THE MINIMUM AVERAGE ILLUMINATION
20 REACHING THE PAVED AREA SHALL NOT BE
21 LESS THAN TWO FOOT CANDLES OF LIGHT
22 INTENSITY, AND LIGHT FIXTURES SHOULD BE
23 PLACED SO THAT LIGHT PATTERNS OVERLAP AT
24 A HEIGHT OF SEVEN FEET ABOVE THE
25 WALKWAY. THE REQUIRED ILLUMINATION LEVEL
26 IS TO BE MAINTAINED AT ALL TIMES.
27

28 8. *DECORATIVE STREET LIGHTING.*
29

30 A. *INTENT.* DECORATIVE STREET ILLUMINATION
31 FIXTURES ARE INTENDED TO PROMOTE AN
32 INCREASED SENSE OF VITALITY AND COHESION
33 IN DOWNTOWN STREET CORRIDORS, AND
34 PROVIDE ADDITIONAL LEVELS OF ILLUMINATION
35 FOR INCREASED PEDESTRIAN SAFETY AND
36 COMFORT.
37

38 B. DECORATIVE STREET LIGHTING FIXTURES
39 SHALL BE CENTERED NO MORE THAN 30 FEET
40 APART.
41

42 C. DECORATIVE STREET LIGHTING FIXTURES
43 SHALL BE CENTERED NO CLOSER THAN THREE
44 FEET FROM THE FACE OF ANY STREET CURB.
45

46 D. DECORATIVE STREET LIGHTING SHALL BE
47 LOCATED SO AS TO PROVIDE AT LEAST EIGHT
48 FEET OF ACCESSIBLE UNOBSTRUCTED

1 WALKWAY CLEAR WIDTH, MEASURED RADIALY
2 FROM THE LIGHTING FIXTURE.

3 E. THE MOUNTING HEIGHT OF POLE- AND WALL-
4 MOUNTED DECORATIVE STREET LIGHTING
5 SHALL NOT EXCEED 15 FEET.

6
7 F. DECORATIVE STREET LIGHTING DESIGN SHALL
8 BE COMPATIBLE IN STYLE, FIXTURE COLOR, AND
9 LAMP COLOR WITH OTHER PRINCIPAL
10 DECORATIVE STREET LIGHTING FIXTURE
11 ASSEMBLIES WHICH MAY EXIST WITHIN THE
12 PROJECT STREET CORRIDOR (INCLUDING THE
13 PROJECT BLOCK/STREET FRONTAGE(S) AND
14 THE BLOCK/STREET FRONTAGE(S) ON THE
15 OPPOSITE SIDE OF THE STREET), OR WITH
16 OTHER DECORATIVE ILLUMINATION
17 TREATMENTS IN ADJACENT BLOCKS AND SHALL
18 BE CONSISTENT WITH AN ADOPTED
19 ILLUMINATION PLAN, IF AVAILABLE
20

21 9. *HISTORIC PRESERVATION OF A LANDMARK.*

22
23 A. *INTENT.* HISTORIC PRESERVATION IS INTENDED
24 TO ENCOURAGE THE PRESERVATION,
25 REHABILITATION, OR RESTORATION OF
26 LANDMARKS THAT CONTRIBUTE TO
27 ANCHORAGE'S HERITAGE.

28
29 B. THE LANDMARK SHALL BE LISTED OR ELIGIBLE
30 FOR LISTING ON THE ANCHORAGE LOCAL
31 LANDMARK REGISTER.

32
33 C. THE LANDMARK SHALL BE LOCATED ON THE
34 DEVELOPMENT SITE.

35
36 D. PARKING, LOADING, VEHICLE CIRCULATION, OR
37 UTILITY AREAS SHALL NOT BE INCLUDED IN THE
38 HISTORIC PRESERVATION SITE AREA THAT IS
39 ELIGIBLE TO GENERATE BONUS FLOOR AREA OR
40 HEIGHT.

41
42 E. ANY PROPOSED ALTERATION OF A LISTED
43 LANDMARK SHALL BE SUBJECT TO PROVISIONS
44 ESTABLISHED BY THE ANCHORAGE HISTORIC
45 PRESERVATION COMMISSION.
46

47 10. *INFORMATIONAL KIOSK.*
48

- 1 A. *INTENT.* A KIOSK IS INTENDED TO PROVIDE A
2 PEDESTRIAN-ORIENTED PHYSICAL SPACE FOR
3 DISSEMINATION OF INFORMATION, BOTH PUBLIC
4 AND PRIVATE.
5
6 B. INFORMATIONAL KIOSKS SHALL BE PERMANENT
7 STRUCTURES, ACCESSIBLE FROM ALL SIDES BY
8 PEDESTRIANS.
9
10 C. INFORMATIONAL KIOSKS SHALL NOT BE
11 LOCATED WITHIN 11.5 FEET OF THE CURB FACE
12 OF A STREET.
13
14 11. *MOVIE THEATER, THEATER COMPANY OR DINNER*
15 *THEATER USES.*
16
17 A. *INTENT.* THEATERS ARE INTENDED TO PROVIDE
18 ENTERTAINMENT FACILITIES IN DOWNTOWN AND
19 PROMOTE AN ENLIVENED ATMOSPHERE DURING
20 THE EVENING HOURS.
21
22 B. THE THEATER SHALL HAVE A MINIMUM SEATING
23 CAPACITY OF 150 SEATS.
24
25 C. THE THEATER'S MAIN ENTRANCE SHALL BE
26 DIRECTLY ACCESSIBLE FROM SIDEWALK GRADE
27 LEVEL AND HIGHLY VISIBLE FROM THE STREET
28 OR PUBLIC OPEN SPACE.
29
30 D. THE THEATER LOBBY SHALL BE LOCATED AT
31 GROUND-FLOOR SIDEWALK LEVEL, AND SHALL
32 BE ENCLOSED AND WEATHER PROTECTED.
33
34 E. THE THEATER SHALL HAVE AN ILLUMINATED
35 SIGN DISPLAYING TITLES OF CURRENT
36 ENTERTAINMENT ATTRACTIONS LOCATED ON AT
37 LEAST ONE STREET FRONTAGE OF THE
38 STRUCTURE CONTAINING THE THEATER.
39
40 12. *PLAZA OR COURTYARD.* FOR THE PURPOSES OF THIS
41 SECTION 21.11.070G., THE FOLLOWING PROVISIONS
42 REPLACE THE DESIGN STANDARDS OF 21.07.060F.6.
43
44 A. *INTENT.* PLAZAS ARE INTENDED TO VISUALLY
45 EMPHASIZE IMPORTANT PEDESTRIAN
46 THOROUGHFARES, PROVIDE INCREASED LIGHT
47 AND OPENNESS AT STREET LEVEL, AND

HUMANIZE THE URBAN ENVIRONMENT BY RESPONDING TO THE NEEDS OF PEDESTRIANS.

B. PLAZA AREAS ELIGIBLE TO COUNT TOWARDS BONUS AREA OR HEIGHT SHALL NOT INCLUDE THE AREA OF SIDEWALKS, VEHICULAR LANES, PARKING FACILITIES, LOADING AREAS, OR DRIVEWAYS.

C. THE PLAZA SHALL BE AT LEAST 2,000 SQUARE FEET IN AREA, WITH A MINIMUM INSIDE DIMENSION OF 15 FEET.

D. THE PLAZA SHALL BE ADJOINING A PUBLIC PEDESTRIAN WALKWAY.

E. THE PLAZA SHALL HAVE AT LEAST ONE LINEAL FOOT OF SEATING PER 60 SQUARE FEET OF AREA.

F. AT LEAST 20 PERCENT OF THE PLAZA AREA SHALL BE LANDSCAPED. LANDSCAPING MAY CONSIST OF PLANTS OR PEDESTRIAN FEATURES (DEFINITION IN 21.15.040).

G. PAVING OF THE PLAZA SHALL HAVE A TEXTURED OR DECORATIVE SURFACE.

H. THE PLAZA SHALL HAVE SUNLIGHT (SOLAR) ACCESS FOR AT LEAST FOUR HOURS EACH DAY FROM MAY 1 TO SEPTEMBER 21.

I. THE PLAZA SHALL BE PUBLICLY ACCESSIBLE AT ALL TIMES.

13. *PUBLIC RESTROOMS ON GROUND FLOOR.*

A. *INTENT.* PUBLIC RESTROOMS ON THE GROUND FLOOR ARE INTENDED TO PROVIDE A CONVENIENCE FOR PEDESTRIANS AND TO ENHANCE THE DESIRABILITY OF FREQUENTING THE DOWNTOWN AREA.

B. RESTROOMS SHALL BE PUBLICLY ACCESSIBLE DURING NORMAL BUSINESS HOURS.

C. RESTROOMS SHALL BE PROVIDED FOR BOTH MEN AND WOMEN.

- 1
2 D. THE LOCATION OF THE PUBLIC RESTROOM
3 SHALL BE READILY DISCERNIBLE FROM THE
4 BUILDING ENTRANCE'S LOBBY OR FOYER
5 THROUGH THE USE OF TEXT AND/OR GRAPHIC
6 SYMBOL SIGNAGE.
7

8 14. *PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC*
9 *VIEWING DECKS.*
10

- 11 A. *INTENT.* ROOFTOP FACILITIES ARE INTENDED TO
12 PROVIDE EASILY ACCESSIBLE, ALTERNATIVE
13 OPPORTUNITIES FOR THE GENERAL PUBLIC TO
14 TAKE ADVANTAGE OF NATURAL LIGHT AND
15 VISTA ATTRACTIONS COMBINED WITH OTHER
16 USES AT THE ROOFTOP LEVEL.
17

- 18 B. THE ROOFTOP FACILITY SHALL BE PUBLICLY
19 ACCESSIBLE.
20

- 21 C. THE ROOFTOP FACILITY SHALL DEVOTE AT
22 LEAST 10 PERCENT OF ITS AREA TO A SPACE
23 THAT ALLOWS THE GENERAL PUBLIC TO TAKE
24 ADVANTAGE OF NATURAL LIGHT AND VISTA
25 ATTRACTIONS.
26

- 27 D. ACCESS TO THE ROOFTOP FACILITY SHALL BE
28 APPARENT AND EASILY ACCESSIBLE FROM THE
29 STREET AND SHALL BE DESIGNED TO
30 COMMUNICATE TO PEDESTRIANS THAT THE
31 SPACE IS AVAILABLE FOR PUBLIC USE.
32

- 33 E. THE MINIMUM SIZE OF THE ROOFTOP FACILITY
34 SHALL BE 1,500 SQUARE FEET.
35

- 36 F. AT LEAST 20 PERCENT OF THE VIEWING DECK
37 OR GARDEN SHALL BE LANDSCAPED.
38

39 15. *PUBLIC TRANSIT AMENITIES.*
40

- 41 A. *INTENT.* PUBLIC TRANSIT AMENITIES ARE
42 INTENDED TO ENCOURAGE THE USE OF PUBLIC
43 TRANSPORTATION AS A PLEASANT AND
44 APPEALING ALTERNATIVE CHOICE TO MOTOR
45 VEHICLES FOR TRIPS WITHIN THE DOWNTOWN
46 AREA.
47

- 1 B. THE TRANSIT SHELTER SHALL BE COVERED AND
2 ENCLOSED ON AT LEAST THREE SIDES.
3
4 C. INTERNAL SHELTER PLACEMENT SHALL BE
5 DESIGNED TO COMPLEMENT THE
6 ARCHITECTURAL THEME OF THE BUILDING.
7
8 D. THE TRANSIT SHELTER SHALL BE ILLUMINATED.
9
10 E. A MINIMUM OF EIGHT FEET CLEAR PEDESTRIAN
11 SPACE SHALL BE PROVIDED ADJACENT TO THE
12 TRANSIT SHELTER OR TRANSIT VEHICLE PULL-
13 OUT.
14
15 F. BENCHES SHALL BE PROVIDED FOR TRANSIT
16 SHELTERS AND PULL-OUTS.
17
18 G. TRANSIT SHELTERS AND PULL-OUTS SHALL BE
19 REVIEWED BY THE MUNICIPALITY OF
20 ANCHORAGE PUBLIC TRANSPORTATION
21 DEPARTMENT FOR LOCATION AND
22 COMPATIBILITY WITH APPLICABLE TRANSIT
23 FACILITIES DESIGN GUIDELINES.
24
25 H. THE TRANSIT SHELTER STANDARD PROVIDED IN
26 SECTION 21.07.060F.8. SHALL ALSO APPLY.
27
28 16. *RESIDENTIAL HOUSEHOLD LIVING USES.*
29
30 A. *INTENT.* HOUSING IS INTENDED TO PROVIDE AN
31 ATTRACTIVE PLACE TO LIVE WITH CLOSE
32 ACCESSIBILITY TO CULTURAL, ENTERTAINMENT,
33 AND CIVIC AMENITIES. IT IS ALSO INTENDED TO
34 INCREASE THE VITALITY OF THE DOWNTOWN
35 AREA DURING TIMES OTHER THAN NORMAL
36 BUSINESS HOURS.
37
38 B. AT LEAST THREE RESIDENTIAL DWELLING UNITS
39 SHALL BE PROVIDED.
40
41 17. *RETAIL SALES OR GENERAL PERSONAL SERVICES*
42 *USE.*
43
44 A. *INTENT.* RETAIL SALES AND PERSONAL
45 SERVICES ARE INTENDED TO CONTRIBUTE TO
46 THE INTENSITY OF PEDESTRIAN USE AND
47 ACTIVITY IN DOWNTOWN, AND INCREASE

1 DOWNTOWN'S VITALITY AS A CENTER OF
2 SHOPPING ACTIVITY.

3
4 B. RETAIL SALES OR GENERAL PERSONAL
5 SERVICES USES ELIGIBLE FOR GENERATING
6 BONUS HEIGHT OR FLOOR AREA SHALL BE
7 VISIBLE FROM A STREET OR SKYWALK.

8
9 C. RETAIL SALES OR GENERAL PERSONAL SERVICE
10 USES ELIGIBLE FOR GENERATING BONUS
11 HEIGHT OR FLOOR AREA SHALL BE ACCESSIBLE
12 FROM A STREET, ARCADE, GALLERIA, OR
13 PUBLICLY ACCESSIBLE SKYWALK.

14
15 D. SECOND-FLOOR, THIRD-FLOOR, AND
16 BASEMENT-LEVEL RETAIL SALES AND GENERAL
17 PERSONAL SERVICE USES ARE ELIGIBLE TO
18 EARN BONUS FLOOR AREA ONLY IF GROUND-
19 FLOOR RETAIL SALES OR GENERAL PERSONAL
20 SERVICE USES ELIGIBLE FOR GENERATING
21 BONUS HEIGHT OR FLOOR AREA ARE ALSO
22 PROVIDED.

23
24 18. *SEATING OR STREET FURNITURE.*

25
26 A. *INTENT.* SEATING AND STREET FURNITURE ARE
27 INTENDED TO PROVIDE DOWNTOWN
28 PEDESTRIANS WITH INCREASED COMFORT,
29 UTILITY, AND A SENSE OF CONVIVIALITY, AND
30 ENLIVEN THE USE OF DOWNTOWN STREETS,
31 BUSINESSES, AND CIVIC INSTITUTIONS.

32
33 B. THE SEATING AMENITY SHALL BE NO LESS THAN
34 FIVE FEET IN LENGTH NOR LESS THAN 18 INCHES
35 IN WIDTH.

36
37 C. SEATING SHALL BE CONTINUOUSLY LEVEL
38 ALONG THE LENGTH OF THE SEATING SURFACE,
39 WITH THE SEAT SURFACE HEIGHT SET AT AN
40 AVERAGE OF 18 INCHES ABOVE THE FINISHED
41 GRADE. MINIMUM SEAT HEIGHT SHALL BE 12
42 INCHES. MAXIMUM SEAT HEIGHT SHALL BE 24
43 INCHES.

44
45 D. IN SIDEWALK AREAS, NO PART OF THE SEATING
46 AMENITY SHALL BE PLACED CLOSER THAN FOUR
47 FEET FROM THE FACE OF THE CURB. THE
48 SEATING AMENITY SHALL BE LOCATED SO AS TO

1 PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE
2 WALKWAY (A DIMENSION ESTABLISHED ALONG A
3 LINE ALIGNED PERPENDICULAR TO THE CURB
4 FACE).

5
6 E. AT LEAST 50 PERCENT OF ALL SEATING
7 PROPOSED AS AMENITIES GENERATING BONUS
8 HEIGHT OR FLOOR AREA SHALL BE PLACED
9 WITHIN 11.5 FEET OF THE STREET CURB FACE.

10
11 F. AT LEAST 50 PERCENT OF ALL SEATING
12 PROPOSED AS AMENITIES GENERATING BONUS
13 HEIGHT OR FLOOR AREA SHALL INCORPORATE A
14 PERMANENT FACILITY FOR BACK SUPPORT.

15
16 G. THE SURFACE OF THE SEAT SHALL BE DESIGNED
17 TO SHED, DRAIN, OR OTHERWISE QUICKLY
18 DISSIPATE STANDING WATER.

19
20 H. STREET FURNITURE SHALL BE SELECTED,
21 DESIGNED, SITED, AND INSTALLED TO
22 COMPLEMENT AND ENHANCE THE
23 OPERATIONAL AND AESTHETIC FUNCTIONS OF
24 SIDEWALK, PLAZA, AND LANDSCAPED PARK
25 AREAS, OTHER AMENITIES, AND ASSOCIATED
26 BUILDING ARCHITECTURE.

27
28 19. *SIDEWALK.*

29
30 A. *INTENT.* WIDENED SIDEWALKS ARE INTENDED
31 TO INCREASE THE HOSPITABLENESS AND
32 EFFECTIVENESS OF DOWNTOWN
33 STREETSCAPES. WIDENED SIDEWALKS PERMIT
34 SPACE FOR WINDOW SHOPPING, PLACEMENT OF
35 STREET FURNITURE AND TREES, AND MORE
36 EFFICIENT AND SAFE PEDESTRIAN MOVEMENT.

37
38 B. NO PART OF THE DESIGNATED SIDEWALK AREA
39 SHALL BE STEPPED OR TERRACED ABOVE OR
40 BELOW OTHER PORTIONS OF THE SIDEWALK
41 AREAS.

42
43 C. SIDEWALKS SHALL BE COMPATIBLE WITH
44 SURROUNDING TEXTURES AND DESIGNS.

45
46 20. *SIDEWALK LANDSCAPING (NOT OTHERWISE*
47 *CREDITED).*
48

- 1 A. *INTENT.* SIDEWALK LANDSCAPING IS INTENDED
2 TO ENRICH THE STREET PEDESTRIAN
3 CORRIDOR. SIDEWALK LANDSCAPING
4 COMPLEMENTS STREET TREE DEVELOPMENT,
5 PROVIDES VISUAL/SENSORY FOCAL POINTS,
6 AND ENHANCES GATHERING, ENTRY, AND
7 SEATING SPACES.
8
- 9 B. SIDEWALK LANDSCAPING MAY BE ANY
10 PERMANENT PLANT MATERIAL (EXCLUSIVE OF
11 STREET TREES EARNING BONUS FLOOR AREA
12 PER 21.11.070G.22.) AND ASSOCIATED PLANTER
13 AREA(S) LOCATED WITHIN 15 FEET OF THE
14 STREET CURB FACE. PLANTING MATERIALS MAY
15 INCLUDE SHRUBS, TREES, AND
16 GROWDCOVERS INCLUDING ANNUAL AND
17 PERENNIAL FLOWERS.
18
- 19 C. THE CUMULATIVE SQUARE FOOTAGE OF
20 SIDEWALK LANDSCAPING BEDS SHALL BE AT
21 LEAST 300 SQUARE FEET FOR PRIVATE
22 SIDEWALK AREAS AND AT LEAST 425 SQUARE
23 FEET FOR PUBLIC SIDEWALK AREAS.
24
- 25 D. SIDEWALK LANDSCAPING AREAS SHALL BE
26 LOCATED SO AS TO PROVIDE AT LEAST EIGHT
27 FEET OF ACCESSIBLE, UNOBSTRUCTED
28 WALKWAY CLEAR WIDTH, MEASURED RADIALLY
29 FROM THE EDGE(S) OF THE PLANT AREA(S).
30
- 31 E. INDIVIDUAL SIDEWALK LANDSCAPING PLANTING
32 BEDS SHALL BE NO SMALLER THAN 30 SQUARE
33 FEET.
34
- 35 F. SIDEWALK LANDSCAPING SHALL BE INSTALLED
36 IN PROTECTIVE PLANTING BEDS RAISED AT
37 LEAST SIX INCHES IN HEIGHT, BUT NOT MORE
38 THAN THREE FEET IN HEIGHT, ABOVE THE
39 FINISHED GRADE OF THE SURROUNDING
40 SIDEWALK AREA.
41
- 42 G. ALL SIDEWALK LANDSCAPING PLANTING BEDS
43 SHALL CONTAIN AT LEAST A COMBINATION OF
44 TREE AND SHRUB, TREE AND GROWDCOVER,
45 OR TREE AND ANNUAL/PERENNIAL PLANT
46 MATERIALS. SHRUB, GROWDCOVER, AND
47 FLOWER PLANT MATERIALS, IN COMBINATION
48 OR SEPARATELY, SHALL DEMONSTRATE A 3-

1 YEAR CAPABILITY TO COVER AT LEAST 75
2 PERCENT OF THE SIDEWALK LANDSCAPING
3 PLANTING BED AREA.
4

- 5 H. PLANT MATERIAL SHALL BE LOCATED NO
6 FURTHER THAN 100 FEET FROM A SOURCE OF
7 WATER FOR IRRIGATION (SUCH AS AN EXTERNAL
8 HOSE BIB, QUICK COUPLER, OR AUTOMATIC
9 IRRIGATION SYSTEM).
10

11 21. *SIDEWALK TEXTURE.*
12

- 13 A. *INTENT.* DECORATIVE SIDEWALKS ARE
14 INTENDED TO INCREASE THE HOSPITABLENESS
15 AND AESTHETIC QUALITY OF THE DOWNTOWN
16 STREETSCAPE.
17
18 B. AT LEAST 50 PERCENT OF THE SIDEWALK FINISH
19 TEXTURE SHALL MATCH THE EXPOSED
20 AGGREGATE FINISH TEXTURE WHERE EXISTING
21 ON DOWNTOWN PEDESTRIAN SIDEWALK
22 IMPROVEMENTS.
23

24 22. *STREET TREES.*
25

- 26 A. *INTENT.* STREET TREES ARE INTENDED TO
27 PROMOTE THE DEVELOPMENT OF "LIVING"
28 AMENITIES WITHIN DOWNTOWN STREET
29 CORRIDORS. STREET TREES ARE INTENDED TO
30 OFFER SEASONAL VARIETY, STRENGTHEN
31 DISTRICT IDENTITY, REFLECT ALASKA'S
32 NATURAL HERITAGE, SOFTEN THE URBAN
33 ENVIRONMENT, AND IMPROVE AIR QUALITY.
34
35 B. STREET TREES SHALL BE CENTERED A MINIMUM
36 OF THREE FEET AND A MAXIMUM OF 15 FEET
37 FROM THE FACE OF THE STREET CURB AND BE
38 LOCATED SO AS TO PROVIDE AT LEAST EIGHT
39 FEET OF UNOBSTRUCTED, ACCESSIBLE
40 WALKWAY CLEAR WIDTH (A DIMENSION
41 ESTABLISHED ALONG A LINE ALIGNED
42 PERPENDICULAR TO THE CURB FACE).
43
44 C. STREET TREES SHALL BE LOCATED ALONG
45 EITHER THE CURB LINE (IN THE STREET
46 INTERFACE ZONE OF THE SIDEWALK), OR THE
47 LOT LINE (RIGHT-OF-WAY LINE) SIDE OF THE
48 SIDEWALK AT A DISTANCE FROM THE BACK OF

CURB THAT IS EQUAL TO OR GREATER THAN THE REQUIRED SIDEWALK WIDTH. THE DISTANCE SHALL BE MEASURED FROM THE CENTER OF THE MAIN TREE TRUNK.

D. STREET TREES SHALL COMPRISE AT LEAST THREE TREES ALL WITHIN 60 FEET OF EACH OTHER AND CENTERED NOT MORE THAN 25 FEET APART.

E. DECIDUOUS STREET TREES SHALL BE NO LESS THAN 2.5 INCHES IN CALIPER AND BE NO LESS THAN 13 FEET IN HEIGHT. EVERGREEN TREES SHALL BE NO LESS THAN EIGHT FEET IN HEIGHT.

F. STREET TREE PLANTING PITS SHALL BE A MINIMUM INSIDE DIMENSION OF FIVE FEET.

G. STREET TREES SHALL BE PROTECTED WITH TREE GRATES AND TREE GUARDS.

H. STREET TREES SHALL BE LOCATED NO FURTHER THAN 100 FEET FROM A SOURCE OF WATER FOR IRRIGATION (SUCH AS EXTERNAL HOSE BIB, QUICK COUPLER, OR IRRIGATION SYSTEM).

I. EXCEPT AS MODIFIED BY THE DESIGN CRITERIA FOR THIS SECTION, STREET TREES SHALL BE INSTALLED, ESTABLISHED, AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARD SPECIFICATIONS FOR LANDSCAPE IMPROVEMENTS.

23. *STRUCTURED PARKING, IN STORY ABOVE GRADE.*

A. *INTENT.* STRUCTURED PARKING IS INTENDED TO HELP SATISFY PARKING DEMANDS DOWNTOWN, PROVIDE CONVENIENCE FOR OCCUPANTS AND USERS OF THE PRIMARY BUILDING ON SITE, AND STIMULATE USAGE OF THE DEVELOPMENT.

B. FOR A SEPARATE PARKING STRUCTURE, FLOOR SPACE DEVOTED TO RETAIL SALES OR GENERAL PERSONAL SERVICE USES SHALL BE INCORPORATED ON THE GROUND FLOOR WHENEVER PRACTICAL AND APPROPRIATE.]

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 5, 10-1-20)

Section 6. Anchorage Municipal Code section 21.11.080, *Skywalks*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.080 Skywalks.

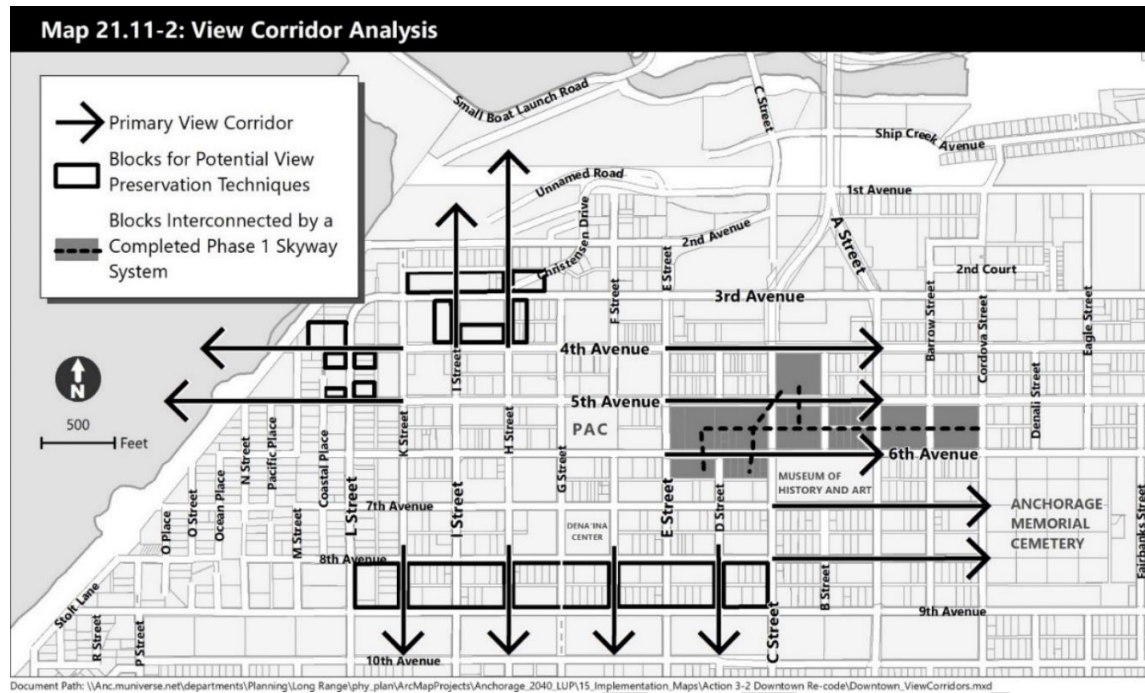
A. *Supplemental conditional use standards.* Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D., the approval of a conditional use for a skywalk shall consider how it will serve[IF]:

1. [THE SKYWALK PRIMARILY FUNCTIONS TO SERVE]A pedestrian circulation need[S];

[2. THE SKYWALK MINIMIZES ADVERSE EFFECTS UPON THE PEDESTRIAN IMPROVEMENTS SHOWN ON MAP 21.11-1 IN SUBSECTION 21.11.070C.2.] AND THE VIEW CORRIDORS SHOWN ON MAP 21.11-2 BELOW; AND

3. THE PUBLIC BENEFITS OF THE SKYWALK EXCEED THE ADVANTAGES OF THE STREET LEVEL OR UNDERGROUND PEDESTRIAN CIRCULATION SYSTEMS THAT MIGHT OTHERWISE EXIST OR BE DESIGNED TO SERVE THE DEVELOPMENT PROJECT; AND]

2[4]. How t[T]he skywalk design is compatible with the massing, style, façade, and finishes of the predominant existing, historic, or planned architectural patterns of the street block fronts on which the skywalk is proposed to be constructed.



B. *Required documentation.* In addition to the relevant conditional use application requirements as determined on a form provided by the department, an applicant seeking a conditional use for a skywalk in the DT districts shall submit the following:

1. A report which discusses the functions, uses, and objectives that the skywalk is designed to serve, and estimates of expected daily pedestrian use of the skywalk[FOR THE FIRST YEAR FOLLOWING COMPLETION OF EACH PROJECT PHASE, IF ANY, AND AFTER FINAL PROJECT COMPLETION].
2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the proposed skywalk:
 - a. Pedestrian circulation systems.
 - b. Location and type of existing land uses and structures, including building height, ground floor dimensions and utilities.
 - c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and reservations, and clear vision triangles.
 - d. Pedestrian improvements planned or installed, [IDENTIFIED ON MAP 21.11-1 (IN SECTION 21.11.070C.2.)] and the view corridors identified on Map 21.11-2[(IN SECTION 21.11.080A.)].

- 1
2 e. Photographic record of streets, building facades, and
3 other existing improvements along the street corridor
4 that the skywalk is to be constructed within.
5

6 *** *** ***

- 7 4. A visual assessment report illustrating the impact of the
8 skywalk on the street and sidewalk over which it is
9 constructed, as bordered by the facades to the second story
10 of the structures connected by the skywalk. The report shall
11 also illustrate the impact of the skywalk on pedestrian
12 circulation systems and view corridors, as identified on
13 [MAP 21.11 - 1 (IN SUBSECTION 21.11.070C.2.) AND]Map
14 21.11 - 2[(IN SUBSECTION 21.11.080A.)].
15

16 *** *** ***

17 (AO No. 2020-38, § 11, 5-28-2)
18

19 **Section 7.** This ordinance shall be effective immediately upon passage and
20 approval by the Assembly.
21

22 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
23 _____, 2023.
24

25
26
27 _____
28 Chair of the Assembly

29 ATTEST:
30

31
32
33 _____
34 Municipal Clerk
35

36
37 (Planning and Zoning Commission Case No. 2022-0129)
38