



Municipality of Anchorage
Planning Department
Memorandum



G.1.

Date: December 12, 2022
To: Planning and Zoning Commission
Through:  Craig H. Lyon, Director
From:  Kristine Bunnell, Manager, Long-Range Planning Division
Subject: Case No. 2022-0129, Title 21 Text Amendments to Update the Downtown Code

Request

The Planning and Zoning Commission is scheduled to take public comment on the public hearing draft of Title 21, *Chapter 11: Downtown* zoning code on Monday, December 12, 2022. The public hearing draft code, minor amendments, and staff recommendation are included in this packet for your review and information. The Commission will conduct a public hearing, deliberate the matter, and forward its recommendations to the Assembly for consideration.

Background

The *Chapter 11* zoning code update was identified as an action item in the *Anchorage 2040 Land Use Plan (2040 Plan)*. The public process outlined in AMC 21.03.210 Title 21—Text Amendments was followed to update this code. This project was part three of a 3-step process outlined in the *2040 Plan*: Step 1, the reformat of the downtown (DT) zoning districts (B-2A, B-2B, and B-2C) from the Old Code format to current code format; Step 2: Perform a “Targeted review and update,” of the Downtown Comprehensive Plan; and Step 3: Update of the Downtown Zoning Districts.

- Step 1: The DT zoning districts reformat was adopted on April 28, 2020 (A.O. No. 2020-38), which created the new *Chapter 11: Downtown* in Title 21 code. *Chapter 11* was limited at that time to a reformat of the Old Code with the inclusion of some additional development code tools not previously available for downtown.
- Step 2: Downtown Comprehensive Plan targeted update was completed simultaneously during Step 1. *Our Downtown: Anchorage Downtown District Plan 2021 (Our Downtown Plan)* was adopted on April 26, 2022 (A.O. No. 2022-27).
- Step 3: Downtown zoning districts update was initiated in January 2022 and is intended to “advance the general welfare of the municipality while reflecting significant public input and engagement.”

AMC 21.03.210 – Text Amendments

AMC 21.03.210 directs text amendments in code to “promote public health, safety, and general welfare.” Amendments must be consistent with the comprehensive plan and stated purpose of Title 21. Amendments must also be necessary or desirable “because of changing conditions, new planning concepts, or social and economic conditions.” The proposed public hearing draft meets the approval criteria as noted in AMC 21.03.210, explained further below in the overview of the working group process.

Chapter 11 – Working Group Process

Long-Range Planning, with assistance from Current Planning, initiated the code update with a working group comprised of several known experts in code use with architectural, landscape architecture, and engineering expertise. These experts volunteered their time and lessons learned to a seven-month working group process. For each working group meeting, a white paper was developed to discuss specific issues. The white papers included background research on several known issues, including allowed and accessory uses, dimensional standards, designing for safety, solar and view access, reducing wind impacts, creation of flexible design requirements with options for building articulation, siding textures, window placement, lighting, and public accessibility. Eleven working group meetings were held. The working group draft of the code was used for the internal review process by the Planning Department as the second step in developing the public hearing draft.

Working Group Research and Analysis – AMC 21.03.210 Alignment

Inputs to the working group research and analysis included the following:

- **Public Health, Safety, and General Welfare:** A buildable land capacity study completed by Bettisworth North was completed to determine the amount of new development that could occur in downtown. The study also determined how the code update would support the capacity determination and what types of design guidelines were needed for a safer downtown.
- **Comprehensive Plan alignment:** The working group process acknowledged the goals, policies, and themes from the *Our Downtown Plan*. This code will encourage new development of all types that can support the future envisioned by the *Our Downtown Plan*.
- **New Planning Concepts:** An in-depth study of code trends was considered from other similar cities, including Denver, Colorado, and Columbus, Ohio.
- **Social or Economic Conditions:** Changing demographic and economic conditions were discussed, including the potential for existing buildings to be repurposed for other uses to help reduce costs and to potentially save iconic buildings in Downtown. New housing of all types that can be made available in existing or new buildings, for current and future residents and workers, is a top priority for our community.

Code Amendments Summary

Briefly, proposed amendments to *Chapter 11* include the following:

- Some **allowed uses** (Table 21.11-2) were added, and some existing uses were amended from permitted that were perceived to need some additional community input.
- Amendments will allow **all types of housing** and small-lot development to encourage infill and reuse of vacant and existing parking lots. Single-family attached is now allowed in B--2C.
- A few **accessory uses** (Table 21.11-3) were added as permitted.
- **Dimensional standards for sites and buildings** were significantly changed in 21.11.060 to delete rear and side setbacks. Limitations on building height and bulk were deleted. Lot size minimums were deleted along with required placement on the lot. The bonus point table (Table 21.11-5) was deleted because it was hard to interpret and only incentivized more parking. Solar and view access is maintained for Town Square Park with Peratrovich Park protections added (Table 21.11-5).

- **Development and Design Standards** were significantly updated in section 21.11.070. The intent of the revised standards is “to enhance the appearance, character, activity, and economic vitality of downtown, and to provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity.”
- A **standard height allowance** is introduced across the three separate DT districts to remove the question early on regarding how high a building can be built. Coupled with the deletion of the bonus point table, designers and developers now have certainty on mass and height.
- **Tower mass reductions “step-backs”** are introduced on a percentage reduction basis (Table 21.11-6 Tower Mass Reduction Calculations). The reduction is dependent on either street width or adjacency to outdoor open spaces. The reduction is to be measured from the centerline of the street. This enables the “step-back” percentages to provide a more comfortable connection between the pedestrian and the building and to retain solar and view access while reducing wind impacts.
- **Pedestrian-oriented frontage** standards are introduced to keep minimum widths or encourage wider sidewalks when development occurs.
- New **visual access standards** for window placement (Table 21.11-7 Window Standards) were developed as one of the pedestrian-oriented frontage standards, coupled with building entry standards to provide street level design continuity and safety.
- New **building entry standards** includes a menu of options to choose from (Table 21.11-8 Frontage Standards Design Menu) and give designers several options for incorporating textured siding, building articulation, public art, landscaping, decorative lighting, plazas, and canopies.
- A **building recess design** is included to provide increased visual access from the sidewalk where recessed building entries are required or needed.
- **Parking lot landscaping** saw very little change. However, a parking area serving single-family, two-family, and three-family dwellings is now exempt.
- **Downtown street landscaping** is updated to introduce the lessons learned from the 4th Avenue lighting upgrade project recently completed by MOA Public Works. A new table with specifications is provided (Table 21.11-9: Landscape Specifications for Downtown Districts).
- **Private open space** is no longer required between 9th and 7th avenues. Only buildings with new multifamily (4 units or more) are required to provide private “common” open space at a reduced percentage.
- **Parking stall dimensions** and the related table (Table 21.11.10) did not change.
- Deletion of the **Standards for Urban Design Amenities** found on pages 45-60 were replaced with the standards noted in the previous bullets.
- 21.11.080 **Skywalks** was amended to delete requirements for reporting that was deemed only guesswork and that wouldn’t have informational facts readily available.

Public Engagement

The *Chapter 11* code amendment was directed by a public engagement process initiated in October 2019 with Step 1. In addition to public input in public forums, important guidance came through in one-on-one interviews, a public online survey, three subcommittees, and the code working group established in January 2022.

Interviews

The planning team held one-on-one interviews with developers, all Downtown agencies, MOA departments, AMATS, and the Downtown and Fairview community councils. The interviews identified issues to be addressed in the downtown zoning code update.

Subcommittees

Three subcommittees were formed to assist the Planning Team in discussion of known issues related to the cost of development. The subcommittees provided invaluable input as utility providers and private-sector partners in making Downtown great, but more importantly contributed several ideas that may help development be more financially feasible with certain code amendments such as the deletion of building setbacks and tower massing requirements.

Online Survey (4/8-4/12/2021)

Over 300 people participated in the online survey, providing over 1,200 comments. Many comments were focused on pedestrian and bicycle use, trail connections, and urban design.

Project website and MOA project webpage—www.ourdowntownanchorage.com

The project website provided links to reports, meeting recordings, and documents. It is a one-stop place to find out about the 3-Step process including community announcements and events. Email blasts were sent to people registering on the website, providing up-to-date information and status reports. A project webpage is also available at [Planning Department \(muni.org\)](http://Planning Department (muni.org)).

Comments Received

Two public comments were received and are addressed in Attachment 3, the Comment-Response Table. Five agency comments of *no comment* or *objection* were received from (1) the Alaska Department of Transportation and Public Facilities and MOA's (2) Traffic Department, (3) Development Services' Right-of-Way Section, (4) Development Services' Private Development Division, and the (5) Anchorage Water and Wastewater Utility. Comments are included as Attachment 4.

Department Recommendation

The Planning Department recommends approval to the Anchorage Assembly of Case No. 2022-0129, the Title 21 Text Amendments to Update the Downtown Code.

Recommended Findings

1. The code amendment meets the three approval criteria of AMC 21.03.210, Text Amendments, by providing design guidelines that will promote the public health, safety, and general welfare of those choosing to develop, live, work, or recreate in downtown.
2. The code amendment used a robust public and internal engagement process started early on with listening sessions, an online survey, several subcommittees, and a working group of recognized local design experts.

3. The code amendment process produced working group and internal review drafts that were vetted by community council representatives, business owners, and the construction and design community.
4. Recommended design guidelines from comparative cities factored into the amendment which will allow construction on the varied lot sizes located in downtown to support new housing of all types and sizes.
5. Creative and varied building design is encouraged to meet the needs of the public that provides such elements as accessible and pedestrian-friendly building facades, entries, lighting, and landscaping standards.
6. The updated code considered quality of life and urban design strategies and policies found in the *Our Downtown Plan*, meeting Approval Criteria #2 in AMC 21.03.210C.
7. The planning team has been thoughtfully engaged in communicating with many groups, agencies, residents, businesses, and developers to bring a plan forward that fully reflects the desires of the community while providing proven methods to bring new and redevelopment to Downtown with the intention to enable more cost-effective development.
8. Minor edits to correct deletions or typos in the public hearing draft code were highlighted in time for the PZC to make their recommendation to the Assembly.

Attachments: 1. Public Hearing Draft Assembly Ordinance
2. Clean Copy of Ordinance
3. Comment-Response Table
4. Comments Received

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Attachment 1

Draft Ordinance

PZC Case No. 2022-0129

Title 21 Text Amendments to Update the Downtown Code

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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*):

*** *** ***

21.07.010 General Provisions

D. Alternative Equivalent Compliance

2. Applicability

i. Chapter [Subsection] 21.11[.070G]., Downtown
[STANDARDS FOR URBAN DESIGN AMENITIES
(DOWNTOWN)].

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 21.11.010, *Purpose*, 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;

C. TO REFORMAT THE EXISTING REGULATIONS OF THE B-2A, B-2B, AND B-2C DISTRICTS, INCLUDING THE ALLOWED USES AND DISTRICT-SPECIFIC DEVELOPMENT STANDARDS, INTO THE LANGUAGE, FORMAT, ORGANIZATION, AND CONTEXT OF THE CURRENT TITLE 21 ZONING ORDINANCE;

D. TO LOCATE THESE DOWNTOWN PROVISIONS TOGETHER IN ONE CHAPTER DEVOTED TO DOWNTOWN TO ALLOW FOR EASIER USE, GREATER TRANSPARENCY, AND FLEXIBILITY TO RESPOND TO THE SPECIFIC CHARACTERISTICS OF DOWNTOWN; AND

E. TO PROVIDE A FRAMEWORK OF CHAPTER SECTIONS THAT WILL BE ABLE TO ACCOMMODATE SUBSEQUENT, MORE SUBSTANTIVE AMENDMENTS TO UPDATE AND IMPROVE THE DOWNTOWN ZONING PROVISIONS AS CALLED FOR IN ACTION #3-9 OF THE 2040 LUP, INCLUDING THE PREPARATION OF THE NEW DOWNTOWN ZONING DISTRICTS DESCRIBED IN THE ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN.]

(AO NO. 2020-38, § 11, 5-28-20)

Section 3. Anchorage Municipal Code Chapter 21.11.020, *Application of Chapter 21.11*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.11.020 Application of Chapter 21.11

*** **

E. Alternative Equivalent Compliance

1. Purpose

Alternative equivalent compliance is a procedure that allows development to meet the intent of this title through an alternative design. The procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this title. This procedure is not intended

1 as a substitute for a variance or administrative modification
2 or as a vehicle for relief from standards in this title.

3
4 2. Applicability

5 The alternative equivalent compliance procedure shall be
6 available for all sections of this title.

7
8 3. Pre-Application Conference Required

9 An applicant proposing to use alternative equivalent
10 compliance under this section shall request and attend a pre-
11 application conference prior to submitting the site plan for the
12 development, to determine the preliminary response from the
13 director. Based on that response, the site plan application
14 shall include sufficient explanation and justification, in both
15 written and graphic form, for the alternative compliance
16 requested.

17
18 4. Decision-Making Responsibility

19 Final approval of alternative equivalent compliance under this
20 section shall be the responsibility of the decision-making
21 body responsible for deciding upon the application. By-right
22 projects that are reviewed for compliance with this title through
23 the land use permit process, yet which are proposing
24 alternative equivalent compliance, shall receive written
25 approval of the alternative equivalent compliance from the
26 director.

27
28 5. Timing of Decision

29 If the director is the decision-making body, the director shall
30 render a written decision within 21 days of receipt of an
31 application for alternative compliance. Should a decision not
32 be rendered within 30 days, the application shall stand as
33 approved.

34
35 6. Criteria

36 To grant a request for alternative equivalent compliance, the
37 decision-making body shall find that all of the following criteria
38 are met:

39
40 a. The proposed alternative design achieves the intent
41 of the subject design standard to the same or better
42 degree than the subject standard.

43
44 b. The proposed alternative design achieves the goals
45 and policies of the comprehensive plan to the same or
46 better degree than the subject standard.

47

c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

7. Effect of Approval

Alternative compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

Section 4. Anchorage Municipal Code section 21.11.050, *Use Regulations*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use regulations.

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

*** *** ***

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		P[L]	P	21.05.030A.2., [21.11.050C.2].
	Dwelling, single-family, attached			P	21.[05.030A.3]11.050C.1.
	Dwelling, single-family, detached			[P]	21.05.030A.4.
	Dwelling, townhouse			P	21.05.030A.5.
	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)	P	P	P	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.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	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.
	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.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	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.
	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.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	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.
	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.

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
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., 21.11.050F.
	Parking lot or structure (less than 50 spaces)	C[P]	C[P]	C[P]	21.05.050I.2. or I.3., 21.11.050F.
	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			C
Extended-stay lodgings		P	P	P	21.05.050J.2.
Hostel		P	P	P	21.05.050J.3.
Hotel/motel		P[L]	P[L]	P[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		P	P	21.05.055B.3., 21.03.105
	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	C	C	C	21.05.060A.2.
	Dry cleaning establishment			P[L]	21.05.060A.3., 21.11.050G[F].1.
	General industrial service				21.05.060A.4.
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.

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
	Research laboratory	P	P	P	21.05.060A.7.
Manufacturing and Production	Commercial food production	C	C		21.05.060B.1.
	Cottage crafts	P[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	S/C	S/C	S/C	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.
	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.]
***	***	***			

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2 B. *Generally applicable use standards.*

- 3
4 1. See section 21.05.020.
5
6 2. The use-specific definitions and standards of this section
7 21.11.050 apply in place of any use-specific definitions or
8 standards established in chapter 21.05, unless otherwise
9 specified. If this section does not establish use-specific
10 standards for a certain use, then the use-specific standards in
11 chapter 21.05 shall apply for that use in the DT districts.
12

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

14
15 [1. *DWELLING, MIXED-USE.*

16
17 A. TWO OR MORE MIXED-USE DWELLINGS IN THE
18 SAME BUILDING WITH A NON-RESIDENTIAL USE
19 CONSTITUTE A MIXED-USE DEVELOPMENT.
20

21 B. IN THE B-2A DISTRICT, MIXED-USE DWELLINGS
22 ARE LIMITED TO 50 PERCENT OF THE GROSS
23 FLOOR AREA OF A BUILDING.]
24

25 [2. *DWELLING, MULTI-FAMILY.* IN THE B-2B DISTRICT,
26 MULTI-FAMILY DWELLINGS SHALL BE DEVELOPED AT A
27 NET DENSITY OF AT LEAST 25 DWELLING UNITS PER
28 ACRE.]
29

30 1. *Dwelling, single family (attached).*

31 Single family attached dwellings must be alley-accessed for
32 motor vehicles and only on lots smaller than 2,000 square
33 feet.
34

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

36
37 1. *Library.* Libraries with a gross floor area greater than
38 2[3]0,000 square feet shall be subject to conditional use
39 review.
40

41 2. *Museum or cultural center.* Museums or cultural centers with
42 a gross floor area greater than 2[3]0,000 square feet shall be
43 subject to conditional use review.
44

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

46
47 1. All commercial uses over 20,000 square feet are subject to
48 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.]

[E.]F. Vehicles and Equipment Uses: Definitions and use-specific standards.

1. Parking lot or structure (50+ spaces)

- a. Parking lots are not a permitted use in Downtown.
Structures require a conditional use.

2. Parking lot or structure (less than 50 spaces)

- b. Parking lots are not a permitted use in Downtown.
Structures require a conditional use.

[F]G. Industrial uses: Definitions and use-specific standards.

1. Dry-cleaning establishment.

- 1 a. Dry-cleaning establishments in the B-2C district shall
2 include general personal service laundry and/or dry-
3 cleaning drop-offs as a primary use on the premises.
4
- 5 b. Dry-cleaning establishments in the B-2C district shall
6 be limited to no more than 25,000 square feet of gross
7 floor area.
8

9 [2. **WHOLESALE MERCHANT ESTABLISHMENT.**

- 10
- 11 A. **DEFINITION.** A WHOLESALE ESTABLISHMENT
12 PRIMARILY ENGAGED IN THE WHOLESALE
13 TRADE OF MERCHANDISE, AND OPERATING
14 PRIMARILY FROM OFFICES, DISPLAY ROOMS,
15 AND SHOWROOMS. THIS USE INCLUDES BOTH
16 MERCHANT WHOLESALERS THAT SELL GOODS
17 ON THEIR OWN ACCOUNT AND BUSINESS-TO-
18 BUSINESS MARKETS, AGENTS, AND BROKERS
19 THAT ARRANGE SALES AND PURCHASES FOR
20 OTHERS. THIS USE DOES NOT INCLUDE
21 WHOLESALE ESTABLISHMENTS PRIMARILY
22 COMPRISED OF ON-SITE WAREHOUSING,
23 STORAGE, DISTRIBUTION, AND
24 TRANSPORTATION FACILITIES. OPERATIONS
25 WITH MORE THAN 33 PERCENT OF SALES TO
26 RETAIL CUSTOMERS SHALL BE CATEGORIZED AS
27 A RETAIL SALES USE RATHER THAN AS A
28 WHOLESALE ESTABLISHMENT.]
29

30 [G] H. *Table of accessory uses.* Table 21.11-3 below lists the accessory
31 uses allowed within all base zoning districts.
32

33 1. *Explanation of table abbreviations.*

- 34
- 35 a. *Permitted uses.* "P" in a cell indicates the accessory
36 use is allowed by right in the respective zoning district.
37 Permitted uses are subject to all other applicable
38 regulations of title 21.
39
- 40 b. *Administrative site plan review.* "S" in a cell indicates
41 the accessory use requires administrative site plan
42 review in the respective zoning district in accordance
43 with the procedures of subsection 21.03.180B.,
44 Administrative Site Plan Review.
45
- 46 c. *Conditional use.* "C" in a cell indicates, in the respective
47 zoning district, the use is allowed only if reviewed and

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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.
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.

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
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	21.11.050F[H].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.				

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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.
3. *Drive-through service.*
 - a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.

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- b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.
- c. Drive-through services specific to food and beverage kiosks are a permitted use and exempt from the conditional use requirement.

4. *Galleria.*

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

5. *Skywalk.*

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

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

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

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- 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 5. 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 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

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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</u> [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]	Unrestricted [NINE 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]		
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</u> [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]	Unrestricted [FIVE 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]		
B-2C: Central Business District, Periphery							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.</u>	N/A[50]	N/A[10]	0 or at least 5[5, PLUS ONE FOOT FOR EACH	N/A[10]	Unrestricted [100%, UP TO THREE STORIES IN HEIGHT ² ABOVE THREE STORIES, BULK REQUIREMENTS	76'[THREE STORIES, BY-RIGHT. ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE

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)
	30K [6,000]			5 FEET IN HEIGHT EXCEEDING 35 FEET]		IN 21.11.060C. APPLY]	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 form requirements.
³ 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.

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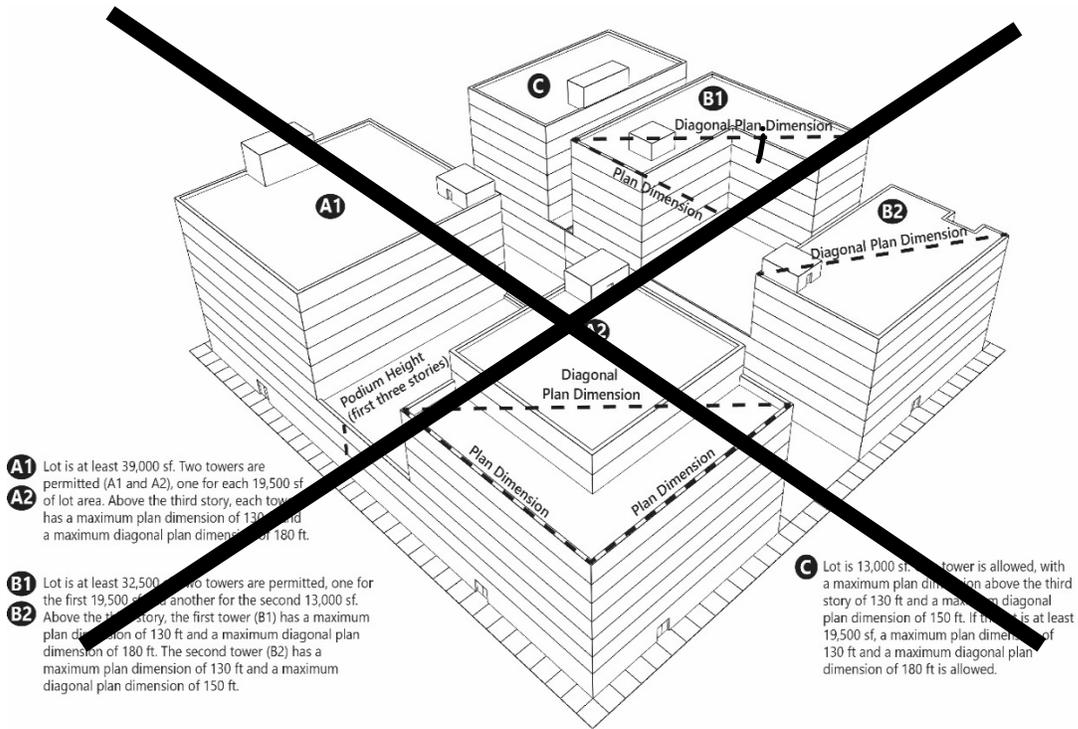
[C. BUILDING TOWER DIMENSIONS.

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.
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.]

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A1 Lot is at least 39,000 sf. Two towers are permitted (A1 and A2), one for each 19,500 sf of lot area. Above the third story, each tower has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft.

B1 Lot is at least 32,500 sf. Two towers are permitted, one for the first 19,500 sf and another for the second 13,000 sf. Above the third story, the first tower (B1) has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft. The second tower (B2) has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 150 ft.

C Lot is 13,000 sf. One tower is allowed, with a maximum plan dimension above the third story of 130 ft and a maximum diagonal plan dimension of 150 ft. If the lot is at least 19,500 sf, a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft is allowed.

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

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

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

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

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

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

B. THE DEVELOPMENT SHALL ACCUMULATE AT LEAST ONE SQUARE FOOT OF BONUS GROSS FLOOR AREA FROM THE DESIGNATED STREETSCAPE AMENITIES IN TABLE 21.11-6 FOR EACH FOUR SQUARE FEET OF THE DEVELOPMENT SITE AREA.

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

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D. AT LEAST 25 PERCENT OF ALL BONUS GROSS FLOOR AREA SHALL BE ACCUMULATED FROM THE DESIGNATED STREETScape AMENITIES IN TABLE 21.11-6.

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

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

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

2. SECTION 21.11.070G. PROVIDES APPLICABLE STANDARDS FOR URBAN DESIGN AMENITIES. DEPARTURES FROM APPLICABLE STANDARDS MAY BE APPROVED THROUGH THE ALTERNATIVE EQUIVALENT COMPLIANCE PROCEDURE SET FORTH IN SUBSECTION 21.07.010D., OR THROUGH A HIGHER LEVEL OF REVIEW SUCH AS SITE PLAN REVIEW IF SUCH A REVIEW IS REQUIRED OF THE DEVELOPMENT UNDER THIS TITLE. 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.
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	

[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA	
AMENITY OPTIONS	SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)
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 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.]

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[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 21.11-5[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>	North half: 55 ft. South half: 230 ft.
Block 71	Northwest quarter: 85 ft. Northeast quarter: 115 ft. South half: 200 ft.
[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.]

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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

1 COVENANT THAT RUNS WITH THE LAND FOR
 2 BOTH THE SENDING AND RECEIVING
 3 PROPERTIES. RECORDATION OF THE
 4 AGREEMENT SHALL TAKE PLACE PRIOR TO THE
 5 ISSUANCE OF ANY ENTITLEMENT FOR A
 6 DEVELOPMENT ON THE SENDING AND
 7 RECEIVING PROPERTIES.]

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

10
 11 **Section 6.** Anchorage Municipal Code section 21.11.070, *Development and*
 12 *Design Standards*, is hereby amended to read as follows (*the remainder of the*
 13 *chapter is not affected and therefore not set out*):

14
 15 **21.11.070 Development and design standards.**

16
 17 A. *Purpose.* The development and design standards set forth in section
 18 21.11.070 apply to the physical layout and design of development
 19 within the Downtown (DT) districts. These provisions govern the
 20 physical characteristics of a development and its relationship with
 21 adjacent properties and surrounding downtown environment in order
 22 to implement the Anchorage Downtown District[COMPREHENSIVE]
 23 Plan, avoid potential impacts on neighboring properties and the
 24 downtown environment, enhance the appearance, character,
 25 activity, and economic vitality of downtown, and provide a downtown
 26 environment that reflects our northern lifestyle, diverse climate, and
 27 regional identity.[AND ENHANCE THE APPEARANCE,
 28 CHARACTER, ACTIVITY, AND ECONOMIC VITALITY OF
 29 DOWNTOWN.]

30
 31 B. *Applicability.* This section is applicable to all development in the DT
 32 districts. The generally applicable provisions of chapter 21.07 shall
 33 apply unless specifically provided otherwise, and the provisions in
 34 this section shall govern in cases of conflict.

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 36 C. *Tower mass reductions.*

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 38 1. *General.*

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 40 a. The purpose of the tower mass reduction in the DT
 41 districts is to provide interesting buildings that create a
 42 positive interaction with the street to reflect northern
 43 climate aspects in the visible and built form. Tower
 44 mass reductions provide the opportunity to reduce the
 45 adverse environmental impacts of tall buildings on the
 46 downtown streetscape. These standards were
 47 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.

<u>Table 21.11-6: Tower Mass Reduction Calculations*</u>	
<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 maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the facade of the floor governing the reduction.

- 1 e. The tower mass reductions shall be cumulative for
2 buildings with frontages on multiple streets or public
3 spaces. For example, a building on a corner lot
4 adjacent to a street wider than 70 feet and a street with
5 a width smaller than 70 feet shall reduce all floors
6 above the tower mass reduction height by 12 percent.
7
- 8 f. Development with multiple towers on one property,
9 towers shall be located a minimum of 20 feet from each
10 other.
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- 12 g. Where a new tower is proposed adjacent to an existing
13 structure that is taller than the height at which a tower
14 mass reduction is required, the new tower shall be
15 located a minimum of 20 feet from the existing adjacent
16 structure.
17

18 D. *Pedestrian-oriented frontage standards.*
19

- 20 1. Street-level design continuity required. Lots fronting along
21 right-of-way and public spaces shall include sidewalks, visual
22 access windows, and building entries as outlined below:
23
- 24 a. Minimum sidewalk widths in the DT zoning districts
25 shall be as follows:
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- 27 i. B-2A and B-2B: Sidewalks shall be no less than
28 11.5 feet wide.
29
- 30 ii. B-2C: Except for the area north of the 4th
31 Avenue right-of-way and west of the L Street
32 right-of-way, sidewalks shall be no less than
33 11.5 feet wide.
34
- 35 b. Sidewalks shall be located abutting the street curb or
36 in an enclosed mall or arcade connected to adjacent
37 pedestrian circulation facilities.
38
- 39 c. Visual access windows. Exterior walls located 20 feet
40 or closer to a street ROW shall meet the window
41 standards in table 21.11-7.
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- 43 i. Windows shall provide visual access from
44 interior activity or circulation spaces to the
45 exterior of the building. Display windows with
46 opaque back walls will not be counted toward
47 the visual access requirements. Walls of parking

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structures are exempt. Walls on alleys are exempt.

Table 21.11-7: Window Standards – All Downtown Zoning Districts			
	<u>Frontage on ROW with width of less than 70'</u>	<u>Frontage on ROW with width of greater than 70'</u>	<u>Frontage on Alleys or other public spaces</u>
<u>A. 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>B. 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>

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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 21.11-8 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

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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*	
<u>Item</u>	<u>Minimum standards</u>
<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>	

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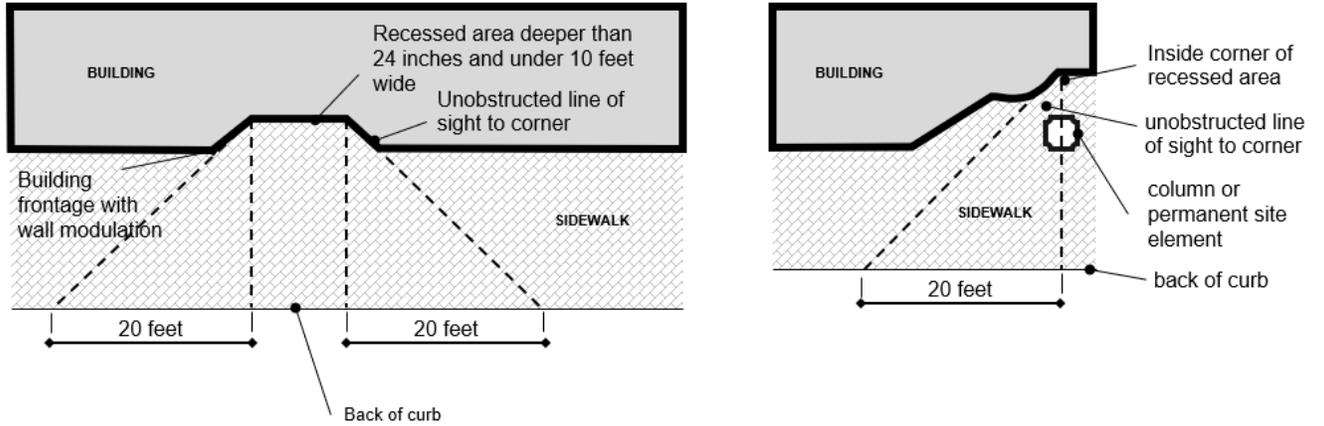
a. Textured siding. Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements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

ACCEPTABLE APPLICATIONS OF BUILDING RECESS DESIGN



Note:

- 1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
- 2. 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.

1

UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

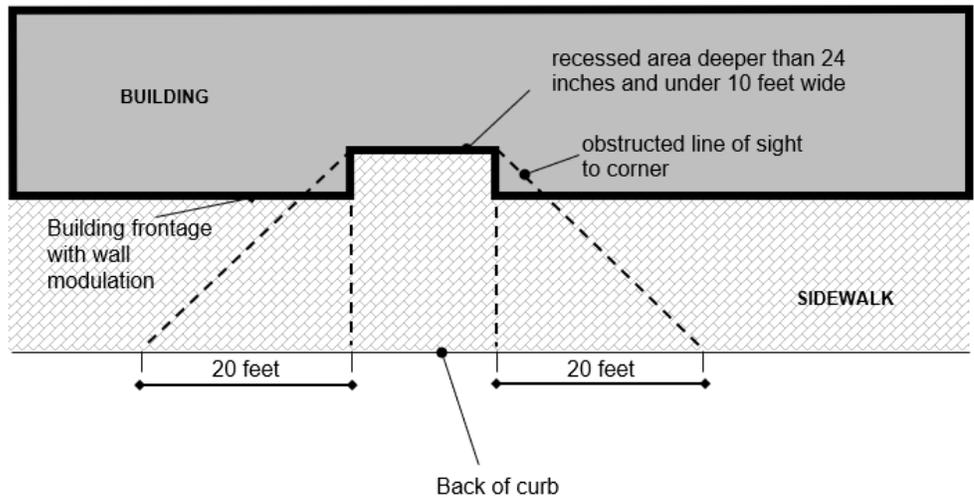


Figure 21.11- 1

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

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1
2 d. Landscaping.
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4 i. This section applies to landscaping used to
5 meet the pedestrian-oriented frontage
6 standards. For landscaping installed in the right
7 of way, see section 21.11.070G. Landscaping
8 shall meet Table 21.11-9 Landscape
9 Specifications for Downtown Districts.

10
11 ii. Where landscaping is provided, it shall comply
12 with all general landscaping requirements and
13 standards in section 21.07.080 and:

14
15 (A) Tree grate aprons shall be installed. Up
16 to 12 inches of a tree grate apron can be
17 considered for pedestrian circulation
18 while protecting the growing medium
19 from sidewalk runoff with high
20 concentrations of melting agents. Tree
21 grates shall not impede ADA access.

22
23 (B) Trees specified for the downtown districts
24 shall be species that branch (or can be
25 successfully trimmed at maturity) at eight
26 feet.

27
28 (C) Sidewalk width between the edge of the
29 planting bed, raised planter, or tree grate
30 and the back of curb shall be minimum
31 12 feet clear.

32
33 (D) Planters shall be designed and plant
34 species shall be selected and placed so
35 that when the plants reach mature height
36 visual access is maintained through the
37 entirety of the planting bed from 30
38 inches to 72 inches in height as
39 measured from the closest paved
40 pedestrian surface.

41
42 (E) Shrub plantings are not required in
43 planting beds covered with tree grates or
44 modular suspended pavement systems.

45
46 (F) Pedestrian-oriented frontage standards
47 landscaping shall meet the table 21.11-9

Landscape Specifications for the
Downtown Districts.

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2
3
4 e. *Decorative street lighting.* Intent Decorative
5 illumination fixtures are intended to promote an
6 increased sense of vitality and cohesion in downtown
7 street corridors and provide additional levels of
8 illumination for increased pedestrian safety and
9 comfort.

10
11 i. Decorative street lighting fixtures shall be
12 centered no more than 30 feet apart.

13
14 ii. Decorative street lighting fixtures shall be
15 centered no closer than three feet from the face
16 of any street curb.

17
18 iii. Decorative street lighting shall be located so as
19 to provide at least eight feet of accessible
20 unobstructed walkway clear width, measured
21 radially from the lighting fixture.

22
23 iv. The mounting height of pole- and wall-mounted
24 decorative street lighting shall not exceed 15
25 feet.

26
27 v. Decorative street lighting design shall be
28 compatible in style, fixture color, and lamp color
29 with other principal decorative street lighting
30 fixture assemblies which may exist within the
31 project street corridor (including the project
32 block/street frontage(s) and the block/street
33 frontage(s) on the opposite side of the street), or
34 with other decorative illumination treatments in
35 adjacent blocks and shall be consistent with an
36 adopted illumination plan, if available.

37
38 To meet the requirement to count as a
39 pedestrian oriented frontage standard, building
40 frontage lighting treatments shall be
41 supplemental to minimum building code and
42 street lighting standards. The lighting treatment
43 must be applied to the building frontage and be
44 visible from and enhance the adjacent
45 pedestrian spaces.

46
47 f. *Canopies.* For the purposes of this section
48 21.11.070D.2.f., the following provisions replace the

1 pedestrian shelter including canopy design standards
2 of 21.07.060F.9. The pedestrian shelter definition at
3 the beginning of 21.07.060F.9. applies.

4
5 Sidewalk canopies are intended to improve downtown
6 pedestrian comfort and safety, especially during winter
7 months and inclement weather. Canopies may also
8 provide increased street and building design continuity
9 and support a wider range of pedestrian corridor
10 activities.

11
12 i. No part of a canopy shall come within three feet
13 of the center of the main trunk of a street tree
14 nor within two feet of the vertical plane
15 extending from the street curb face.

16
17 ii. The canopy shall extend a minimum of six feet
18 horizontally over a public sidewalk or a sidewalk
19 immediately adjacent to and accessible from a
20 public sidewalk area.

21
22 ii Canopies projecting six to eight feet horizontally
23 over a sidewalk area shall have a minimum
24 vertical clearance of eight feet and a maximum
25 vertical clearance of 12 feet above the sidewalk
26 finished grade. Canopies projecting more than
27 eight feet horizontally over a sidewalk area shall
28 have a minimum vertical clearance of 10 feet
29 and a maximum vertical clearance of 15 feet
30 above the sidewalk finished grade.

31
32 iv. A canopy lighting system shall be provided
33 which illuminates the sidewalk area. The
34 minimum average illumination reaching the
35 paved area shall not be less than two foot
36 candles of light intensity, and light fixtures
37 should be places so that light patterns overlap
38 at a height of seven feet above the walkway.
39 The required illumination level is to be
40 maintained at all times.

41
42 v. This lighting does not fulfill the requirements of
43 the 21.11.070D.2.e. Decorative Street Lighting
44 section and may not be counted as one of the
45 three required items from the Frontage
46 Standards Design Menu.

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

4
 5 i. Intent. Plazas are intended to visually
 6 emphasize important pedestrian thoroughfares,
 7 provide increased light and openness at street
 8 level, and humanize the urban environment by
 9 responding to the needs of pedestrians.

10
 11 ii. Plaza areas shall not include the area of
 12 sidewalks, vehicular lanes, parking facilities,
 13 loading areas, or driveways.

14
 15 iii. The plaza shall be at least 2,000 square feet in
 16 area, with a minimum inside dimension of 15
 17 feet.

18
 19 iv. The plaza shall be adjoining or have direct
 20 visual and physical access to a public
 21 pedestrian walkway via a sidewalk that is
 22 minimum 14 feet in width and maximum 20 feet
 23 in length. If the connecting sidewalk is bridged
 24 by a structural element of any kind, the
 25 structural element shall remain 10 feet minimum
 26 clear of the walking surface.

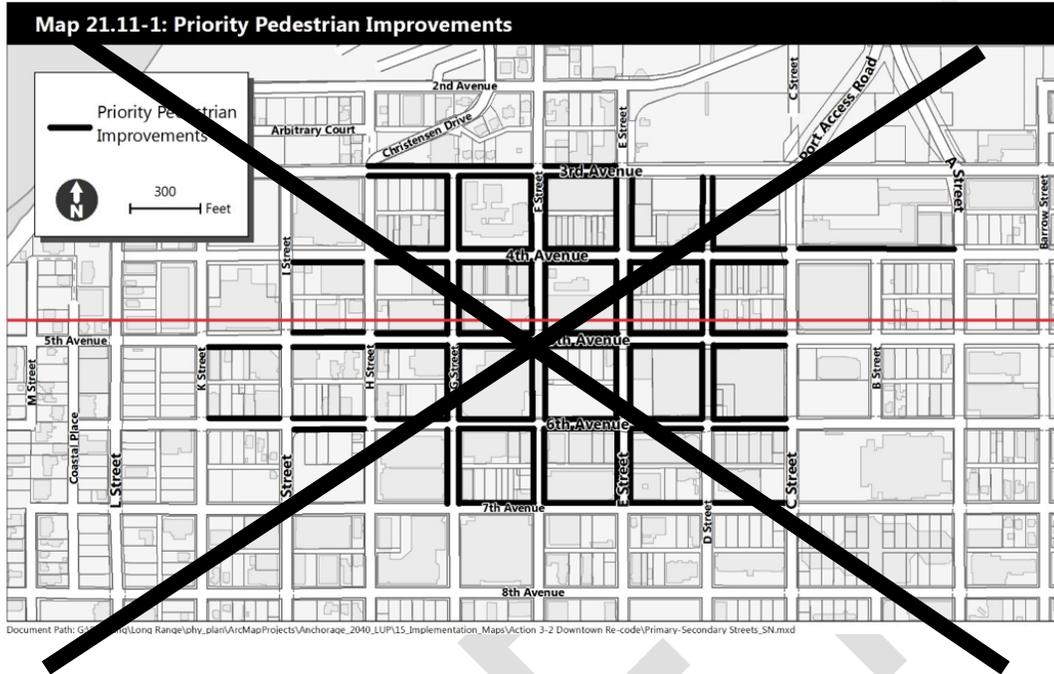
27
 28 v. The plaza shall have at least one linear foot of
 29 seating per 60 square feet of area.

30
 31 vi. At least 20 percent of the plaza area shall be
 32 landscaped. Landscaping may consist of plants
 33 or pedestrian features (definition in 21.15.040).

34
 35 vii. Paving of the plaza shall have a textured or
 36 decorative surface.

37
 38 viii. The plaza shall be publicly accessible at all
 39 times.

40
 41 [2. **STREET-LEVEL DESIGN CONTINUITY.** FOR LOTS
 42 FRONTING ON PRIORITY PEDESTRIAN STREETS IN MAP
 43 21.11-1, BUILDINGS OR OTHER AMENITIES, INCLUDING
 44 LANDSCAPING OR STREET FURNITURE, SHALL EXTEND
 45 THE FULL WIDTH OF THE LOT FRONTAGE, EXCEPT FOR
 46 AT DRIVEWAY AND PEDESTRIAN ACCESS POINTS.]
 47



[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.]		

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

3
 4 A. THE FOLLOWING USE TYPES SHALL NOT BE
 5 ALLOWED ON THE GROUND FLOOR WHEN
 6 VISIBLE FROM THE STREET:

- 7
 8 I. HEALTH SERVICES;
 9
 10 II. BROADCASTING FACILITY;
 11
 12 III. OFFICE, BUSINESS OR PROFESSIONAL;
 13
 14 IV. BUSINESS SERVICES ESTABLISHMENT;
 15 AND
 16
 17 V. WHOLESALE MERCHANT ESTABLISHMENT.

18
 19 B. THE FOLLOWING USE TYPES SHALL BE ALLOWED
 20 ONLY ON FLOORS OTHER THAN THE GROUND
 21 FLOOR:

- 22
 23 I. VOCATIONAL OR TRADE SCHOOL;
 24
 25 II. CLUB/LODGE OR MEETING HALL; AND
 26
 27 III. COTTAGE CRAFTS.]

28
 29 [D. *LANDSCAPING AND SCREENING.*]

30
 31 E[1]. *Parking lot landscaping requirements.*

32
 33 1[a]. [*PARKING LOT PERIMETER LANDSCAPING FOR ALL*
 34 *PARKING AREAS.*] The perimeter of a parking area abutting
 35 a lot in a residential district shall utilize the following schedule,
 36 except that a parking area serving only a single-family,
 37 two-family, or three-family dwelling is exempt.

38
 39 a[I]. Institutional, commercial or industrial uses adjoining a
 40 residential district: Visual enhancement landscaping
 41 and a screening fence.

42
 43 b[II]. Residential uses adjoining a residential district: Visual
 44 enhancement landscaping, or a screening fence and
 45 an area landscaped with parking lot interior
 46 landscaping equal to five percent of the paved surface
 47 of the parking area including parking circulation aisles
 48 and appurtenant driveways.

1
2 c[III]. A parking area serving only a single-family, two-family,
3 or three-family dwelling is exempt.

4
5 2[b]. Parking lot landscaping for parking lots with 15 or more
6 spaces.

7
8 a[I]. Visual enhancement landscaping shall be planted on
9 the perimeter of the parking area abutting a lot line, or
10 a screening fence shall be placed on the perimeter of
11 the parking area abutting a lot line and an area equal
12 to at least five percent of the paved surface of the
13 parking area, including parking circulation aisles and
14 appurtenant driveways, shall be devoted to parking lot
15 interior landscaping. Exceptions are:

16
17 i.[(A)] At approved points of pedestrian and vehicle
18 access; and

19
20 ii.[(B)] Adjacent to lots being developed under a
21 common development plan, where the director
22 waives the requirement.

23
24 b[II]. A foundation planting bed or walkway, or both, at
25 least four feet wide shall separate the parking area,
26 including circulation aisles and appurtenant
27 driveways, from any building on the same lot.

28
29 c[III]. In addition to the landscaping required under
30 subsections i. and ii. Of this subsection, parking lot
31 interior landscaping shall be planted within the interior
32 of a parking lot containing more than 60 spaces. The
33 area devoted to parking lot interior landscaping shall
34 equal at least five percent of the paved surface of the
35 parking area including parking circulation aisles and
36 appurtenant driveways.

37
38 d[IV]. The vehicle overhang allowance area of parking
39 spaces may extend into required landscaping areas
40 by up to two feet, provided the planting bed beyond
41 the overhang is at least six feet wide.

42
43 F[2]. Screening.

44
45 1[A]. Loading areas, vehicle and equipment storage areas, and
46 service areas shall be screened. Screening shall take the form
47 of a fence, wall or vegetation, or a combination of these.
48

1 2[B]. Rooftop mechanical equipment shall be screened as provided
2 in subsection 21.07.080G.4.c.

3
4 3[C]. Outdoor refuse collection receptacles shall be screened as
5 provided in subsection 21.07.080G.2.

6
7 G. *Downtown street landscaping.*

8
9 1. If a project on private property disturbs the ROW, where
10 downtown street landscaping is provided, it shall comply with
11 all general landscaping requirements and standards in section
12 21.07.080 and:

13
14 a. Trees shall be set back a minimum of 3.5 feet from the
15 back of curb to reduce the possibility of damage from
16 car doors and splash from cars. Tree guards may be
17 considered for protection of trees where large numbers
18 of people may gather.

19
20 b. A sloping six-inch minimum (12-inch preferred) wide
21 apron (1V:12H) around tree grates may be considered
22 for pedestrian circulation while protecting the growing
23 medium from sidewalk runoff with high concentrations
24 of melting agents. Tree grates must be designed to
25 recognize the need for accessibility for all.

26
27 c. Trees specified for the downtown districts shall be
28 species that branch (or can be successfully trimmed at
29 maturity) at eight feet.

30
31 d. Landscape beds, planters, and tree grates shall remain
32 a minimum of 30 inches clear of the back of curb.

33
34 e. Sidewalk width between the edge of the planting bed,
35 raised planter, or tree grate and the building shall be
36 minimum 6 feet clear.

37
38 f. Planters shall be designed and plant species shall be
39 selected and placed so that when the plants reach
40 mature height visual access is maintained through the
41 entirety of the planting bed from 30 inches to 72 inches
42 in height as measured from the closest paved
43 pedestrian surface. Planter height shall be no more
44 than 24 inches from the sidewalk.

45
46 g. Minimum size of shrubs may be reduced from 18
47 inches in height to 6 inches in height when planted in a

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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			
<u>Type of Landscaping</u>	<u>Bed Dimensions</u>	<u>Plant Materials Required</u>	<u>Optional design standards</u>
<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>All total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</u>
<u>Pedestrian-oriented Frontage Standards Landscaping</u>	<p><u>Minimum planting bed width: 4 feet. 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></p>	<ul style="list-style-type: none"> <u>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.</u> <u>All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.</u> 	<p><u>All required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</u></p>

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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.

1 2. Common private open space may include lawn areas; picnic
2 areas; gardens; natural vegetation; equipped recreation
3 areas; sports courts; hard surfaced pedestrian spaces such
4 as patios, decks, courtyards, housing courtyards, or plazas;
5 skywalks; and/or roof tops or terraces. [MULTIFAMILY
6 DWELLINGS SHALL PROVIDE PRIVATE OPEN SPACE AS
7 ESTABLISHED IN SECTION 21.07.030, WITH THE
8 FOLLOWING EXCEPTIONS FROM THE STANDARDS:]

9
10 [1. THE MINIMUM INSIDE DIMENSION OF GROUND-LEVEL
11 INDIVIDUAL PRIVATE OPEN SPACE IS REDUCED FROM
12 15 FEET TO 10 FEET. THE MINIMUM INSIDE DIMENSION
13 OF COMMON PRIVATE OPEN SPACE IS REDUCED FROM
14 18 FEET TO 10 FEET. THE 10-FOOT DIMENSION MAY BE
15 REDUCED BY THREE FEET WHERE ABUTTING
16 REQUIRED SITE PERIMETER LANDSCAPING ON THE
17 SITE, AS LONG AS THE OPEN SPACE AND THE
18 LANDSCAPING ARE NOT SEPARATED BY A FENCE OR
19 OTHER SEPARATING FEATURE.

20
21 2. INDIVIDUAL PRIVATE OPEN SPACE ON BALCONIES,
22 ROOFS, DECKS, STOOPS, AND UNENCLOSED
23 PORCHES THAT HAVE NO LESS THAN ONE 10-FOOT
24 INSIDE DIMENSION MAY COUNT TOWARD THE OPEN
25 SPACE REQUIREMENT, EXCEPT THAT BALCONIES,
26 DECKS, STOOPS, AND UNENCLOSED PORCHES WITH
27 DIMENSIONS OF LESS THAN 10 FEET AND CONTAINING
28 AT LEAST 20 SQUARE FEET MAY BE COUNTED FOR UP
29 TO 50 PERCENT OF THE REQUIRED PRIVATE OPEN
30 SPACE AREA. THESE STANDARDS REPLACE THE
31 REQUIREMENTS OF 21.07.030D.1.II. AND III. FOR THESE
32 SPACES.

33
34 3. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
35 EXEMPT FROM THE REQUIREMENT IN SUBSECTION
36 21.07.030B.1. FOR AT LEAST HALF OF THE REQUIRED
37 OPEN SPACE TO BE PROVIDED AS COMMON PRIVATE
38 OPEN SPACE. REQUIRED PRIVATE OPEN SPACE IN THE
39 DT DISTRICTS MAY BE ANY MIX OF COMMON AND/OR
40 INDIVIDUAL PRIVATE OPEN SPACE.

41
42 4. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
43 EXEMPT FROM THE PROHIBITION IN SUBSECTION
44 21.07.030D.1.A. AGAINST COUNTING SETBACKS WITH
45 SLOPES OVER 10 PERCENT TOWARDS REQUIRED
46 PRIVATE OPEN SPACE.

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1 5. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
2 EXEMPT FROM THE REQUIREMENT IN SUBSECTION
3 21.07.030D.2.B.I. FOR AT LEAST HALF OF THE
4 REQUIRED COMMON PRIVATE OPEN SPACE TO BE
5 CONTIGUOUS.

6
7 6. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
8 EXEMPT FROM THE LIMITATION IN SUBSECTION
9 21.07.030D.2.B.IV. THAT NO MORE THAN 25 PERCENT
10 OF THE TOTAL REQUIRED OPEN SPACE AREA MAY BE
11 DEVELOPED FOR ACTIVE RECREATION.]

12
13 I. *Off-street parking and loading.*

14
15 1. *Amount of parking.* No off-street parking is required for any
16 development in the DT districts.

17
18 2. *Landscaping.* Parking that is provided shall be landscaped in
19 accordance with 21.11.070[D.1.a. and 21.11.070D.1.b.]E.
20 [NO BONUS POINTS ACCRUE FOR LANDSCAPING
21 REQUIRED BY THIS SUBSECTION.]

22
23 3. *Off-street parking and loading design standards.* If off-street
24 parking and/or loading is provided, it shall comply with all
25 standards for off-street parking and loading in section
26 21.07.090, except that:

27
28 a. Permanent parking not located within a setback from
29 projected rights of way may utilize the alternative
30 parking angle, stall, and aisle dimensions outlined in
31 Table 21.11-10[9]. An alternative parking site plan
32 shall be submitted and approved as part of the
33 applicable land use permit process.

34
35 b. Permanent parking not located within a setback from
36 projected rights of way may utilize the compact parking
37 angle, stall, and aisle dimensions outlined in Table
38 21.11-11[0], provided the parking area is used
39 exclusively for employee parking for periods in excess
40 of four consecutive hours, and no more than 30 percent
41 of the total number of spaces is designed for compact
42 cars. An alternative parking site plan shall be
43 submitted and approved as part of the applicable land
44 use permit process.

45

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"

1 *The 90-degree parking angle dimensions assume a two-way traffic flow.
 2

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"

3 CO: Compact car.
 4 STD: Standard car.
 5 * The 90-degree parking angle dimensions assume a two-way traffic flow.
 6

7 **[STANDARDS FOR URBAN DESIGN AMENITIES]**

- 8
- 9 1. **PURPOSE.** THIS SECTION PROVIDES STANDARDS FOR
- 10 URBAN DESIGN AMENITIES LISTED IN TABLE 21.11-6
- 11 GENERATING BONUS FLOOR AREA PURSUANT TO
- 12 SECTION 21.11.060D. THE STANDARDS IN THIS
- 13 SECTION REPRESENT MINIMUM EXPECTATIONS.
- 14 APPLICANTS ARE ENCOURAGED TO EXCEED MINIMUM
- 15 STANDARDS AND HAVE LATITUDE TO PROPOSE
- 16 DESIGN INNOVATIONS AND ALTERNATIVES THAT MEET
- 17 THE INTENT OF THE STANDARDS TO THE SAME
- 18 DEGREE OR BETTER, AS PROVIDED IN SECTION

1 21.11.060D.2. THE STANDARDS OF THIS SECTION ARE
2 INTENDED TO MEET THE FOLLOWING OBJECTIVES:

- 3
4 A. TO PROVIDE PREDICTABILITY FOR
5 DEVELOPMENT APPLICANTS, PROPERTY
6 OWNERS, AND THE PUBLIC;
7
8 B. TO ENSURE THAT THE AMENITY'S PROPOSED
9 PLACEMENT AND CHARACTERISTICS MEET THE
10 AMENITY'S FUNCTIONAL OBJECTIVES AND
11 INTENT AS STATED IN THIS SECTION; AND
12
13 C. TO ENSURE THAT THE AMENITIES PROTECT AND
14 ENHANCE THE ENVIRONMENT OF THE ZONING
15 DISTRICT, STREET FRONTAGE, AND DOWNTOWN
16 GENERALLY, FOR THE BENEFIT OF ALL.

17
18 2. *APPLICABILITY.*

- 19
20 A. THIS SECTION APPLIES TO URBAN DESIGN
21 AMENITIES GENERATING BONUS FLOOR AREA
22 PURSUANT TO SECTION 21.11.060D., INCLUDING
23 AMENITIES PLACED WITHIN PUBLIC ROW,
24 EXCEPT WHERE DEPARTURES AND
25 ALTERNATIVES FROM THESE STANDARDS ARE
26 APPROVED PER SECTION 21.07.010D.2.
27
28 B. THE PROVISIONS OF THIS SECTION MODIFY
29 OTHER PROVISIONS OF TITLE 21 THAT APPLY TO
30 THE USES AND AMENITIES LISTED IN THIS
31 SECTION. TO THE EXTENT ANY PROVISIONS IN
32 THIS SECTION CONFLICT WITH OTHER
33 PROVISIONS OF TITLE 21, THE PROVISIONS OF
34 THIS SECTION SHALL GOVERN. IF CERTAIN
35 PROVISIONS OVERLAP BUT ARE NOT IN
36 CONFLICT, THEN THE PROVISIONS OF THIS
37 SECTION SUPPLEMENT THE OTHER TITLE 21
38 REQUIREMENTS AND ARE ADDITIONAL
39 STANDARDS. WHERE NOT MODIFIED OR
40 EXEMPTED BY THIS SECTION, THE OTHER
41 PROVISIONS OF TITLE 21 APPLY.
42
43 C. INTENT STATEMENTS PROVIDED UNDER EACH
44 AMENITY ARE NOT SUBSTANTIVE STANDARDS
45 BUT RATHER GUIDE INTERPRETATION AND
46 UNDERSTANDING OF THE AMENITY'S
47 STANDARDS, AS SET FORTH IN SECTION
48 21.15.020B.

1
2 3. *GENERAL OR SHARED STANDARDS.*
3

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

12
13 B. AMENITIES LOCATED OUTDOORS SHALL BE
14 CONSTRUCTED OF DURABLE MATERIALS THAT
15 CAN WITHSTAND THE OUTDOOR ENVIRONMENT.

16
17 C. FOR AMENITIES THAT REQUIRE LIGHTING,
18 REQUIRED ILLUMINATION LEVELS SHALL BE
19 MAINTAINED AT ALL TIMES.

20
21 D. SEATING AMENITIES, PLAZAS OR COURTYARDS,
22 PUBLIC RESTROOMS, AND RESIDENTIAL
23 HOUSEHOLD USE DWELLING UNITS SHALL BE
24 ADA ACCESSIBLE.

25
26 4. *ARCADE.* FOR THE PURPOSES OF THIS SECTION
27 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
28 THE ARCADE DESIGN STANDARDS OF 21.07.060F.10.
29 THE DEFINITION OF ARCADE PROVIDED AT THE
30 BEGINNING OF 21.07.060F.10. APPLIES, EXCEPT WITH
31 THE ADDITION THAT FOR THE PURPOSES OF THIS
32 SECTION 21.11.070G. ARCADES MAY INCLUDE
33 COVERED PASSAGEWAYS ATTACHED TO (AND
34 EXTENDING FROM) THE BUILDING FACADE.

35
36 A. *INTENT.* ARCADES PROVIDE INCREASED
37 OPPORTUNITIES FOR PEDESTRIAN COMFORT,
38 STREET-LEVEL RETAIL ENHANCEMENT AND AN
39 APPROPRIATELY SCALED AND DETAILED
40 INTEGRATION OF STREET, SIDEWALK, AND
41 BUILDING DESIGN ELEMENTS. AN ARCADE
42 PERMITS AN EXTENSION OF THE STREETScape
43 SPACE, SIDEWALK WIDTH, AND ADDITIONAL
44 PEDESTRIAN SHELTER AREAS, ESPECIALLY
45 DURING COLD, WET, OR WINDY WEATHER.

46
47 B. THE ARCADE SHALL BE LOCATED ADJOINING
48 BUT OUTSIDE OF THAT PORTION OF THE

1 SIDEWALK AREA WHICH IS REQUIRED BY THE DT
2 DISTRICT-SPECIFIC STANDARDS IN 21.11.070C.1.,
3 *SIDEWALKS*.

4
5 C. THE ARCADE SHALL PROVIDE A MINIMUM
6 INTERIOR WIDTH (THE DIMENSION BETWEEN
7 THE INTERIOR ARCADE/BUILDING FACE AND THE
8 INSIDE FACE OF OUTER SUPPORT ELEMENTS OR
9 OUTER OVERHEAD ARCADE BUILDING FACE) OF
10 10 FEET WITH SUPPORT ELEMENTS, AND 8 FEET
11 WITHOUT SUPPORT ELEMENTS, AND A MAXIMUM
12 INTERIOR WIDTH OF 20 FEET.

13
14 D. THE ARCADE SHALL PROVIDE A MINIMUM OF
15 EIGHT FEET OF ACCESSIBLE WALKWAY CLEAR
16 WIDTH. THIS DIMENSION SHALL BE PROVIDED
17 WITHIN THE ARCADE AND BETWEEN THE
18 ARCADE SUPPORT ELEMENTS AND THE
19 ADJOINING SIDEWALK.

20
21 E. THE INTERIOR HEIGHT OF THE ARCADE AND
22 OUTER ARCADE PORTAL HEIGHTS SHALL HAVE A
23 MINIMUM VERTICAL CLEARANCE OF 10 FEET,
24 AND AN AVERAGE VERTICAL CLEARANCE NO
25 GREATER THAN 18 FEET.

26
27 F. THE ARCADE SHALL BE CONTINUOUS IN LENGTH
28 ALONG THE STREET FRONTAGE FOR AT LEAST
29 50 FEET.

30
31 G. AN ARCADE LIGHTING SYSTEM SHALL BE
32 PROVIDED WHICH ILLUMINATES THE ARCADE'S
33 PAVED PEDESTRIAN AREAS. THE MINIMUM
34 AVERAGE ILLUMINATION REACHING THE PAVED
35 AREA SHALL NOT BE LESS THAN FIVE FOOT-
36 CANDLES OF LIGHT INTENSITY, AND LIGHT
37 FIXTURES SHOULD BE PLACED SO THAT LIGHT
38 PATTERNS OVERLAP AT A HEIGHT OF SEVEN
39 FEET ABOVE THE WALKWAY. ADDITIONAL LIGHT
40 SOURCES (SHOP WINDOW ILLUMINATION,
41 STREET LIGHTING, SIDEWALK POLE, OR
42 BOLLARD LIGHTING) CAN BE UTILIZED IN
43 COMBINATION WITH ARCADE LIGHTING TO
44 ACHIEVE LIGHT INTENSITY STANDARDS.

45
46 H. THE ARCADE SHALL BE PUBLICLY ACCESSIBLE
47 AT ALL TIMES.
48

1 5. ***ATRIUM, GALLERIA, OR WINTER GARDEN.*** FOR THE
2 PURPOSES OF THIS SECTION 21.11.070G., THE
3 FOLLOWING PROVISIONS REPLACE THE ATRIUM,
4 GALLERIA, OR WINTER GARDEN DESIGN STANDARDS
5 OF 21.07.060F.11. THE ATRIUM, GALLERIA, OR WINTER
6 GARDEN DEFINITION AT THE BEGINNING OF
7 21.07.060F.11. APPLIES.

8
9 A. ***INTENT.*** GALLERIAS ARE INTENDED TO PROVIDE
10 INTERIOR PUBLIC SPACES THAT ARE SUITED
11 FOR PUBLIC GATHERINGS AND EVENTS WHERE
12 PEOPLE CAN RELAX AND ENJOY THE
13 SURROUNDING SPACE AND ITS ASSOCIATED
14 ACTIVITIES.

15
16 B. THE ATRIUM, GALLERIA, OR WINTER GARDEN
17 SHALL BE PUBLICLY ACCESSIBLE DURING
18 NORMAL BUSINESS HOURS AND ADJACENT TO A
19 PUBLIC PEDESTRIAN WALKWAY.

20
21 C. THE ATRIUM, GALLERIA, OR WINTER GARDEN
22 SHALL HAVE A MINIMUM OF 2,000 SQUARE FEET
23 OF FLOOR AREA WITH A MINIMUM INSIDE
24 DIMENSION OF 25 FEET.

25
26 D. THE ATRIUM, GALLERIA, OR WINTER GARDEN
27 SHALL HAVE A CLEAR HEIGHT OF TWO STORIES
28 FOR AT LEAST 75 PERCENT OF ITS FLOOR AREA.

29
30 E. AT LEAST 50 PERCENT OF THE ATRIUM,
31 GALLERIA, OR WINTER GARDEN'S CEILING AREA
32 SHALL CONSIST OF TRANSPARENT GLAZING.

33
34 F. THE ATRIUM, GALLERIA, OR WINTER GARDEN
35 SHALL HAVE ONE LINEAL FOOT OF SEATING FOR
36 EVERY 60 SQUARE FEET OF FLOOR AREA.

37
38 G. THE ATRIUM, GALLERIA, OR WINTER GARDEN
39 SHALL BE A FINISHED, CLIMATE-CONTROLLED
40 SPACE.

41
42 6. ***BICYCLE PARKING.***

43
44 A. ***INTENT.*** BICYCLE PARKING PROVIDES
45 CONVENIENT SERVICE AS WELL AS INCENTIVE
46 TO BICYCLE USERS IN DOWNTOWN. IT
47 ENCOURAGES AND SUPPORTS FORMS OF

1 COMMUNITY ACCESS OTHER THAN BY
2 AUTOMOBILES.

3
4 B. IN SIDEWALK AREAS, BICYCLE PARKING
5 (INCLUDING STORED BICYCLES) SHALL BE
6 LOCATED AND POSITIONED TO PROVIDE AT
7 LEAST EIGHT FEET OF UNOBSTRUCTED
8 ACCESSIBLE WALKWAY CLEAR WIDTH WITHIN
9 THE SIDEWALK AREA, AND AT LEAST THREE
10 FEET OF DISTANCE BETWEEN THE BICYCLE
11 PARKING (INCLUDING STORED BICYCLES) AND
12 STREET CURB FACE.

13
14 C. IN NON-SIDEWALK AREAS, BICYCLE PARKING
15 (INCLUDING STORED BICYCLES) SHALL BE
16 LOCATED TO PROVIDE AT LEAST SIX FEET OF
17 ACCESSIBLE WALKWAY CLEAR WIDTH AND
18 LOCATED NO CLOSER THAN FOUR FEET TO ANY
19 DESIGNATED SEATING AMENITY.

20
21 D. FOR SHELTERED BICYCLE PARKING, ANY
22 SHELTERING STRUCTURE (EXCLUDING
23 SUPPORTS) SHALL HAVE A MAXIMUM VERTICAL
24 CLEARANCE OF EIGHT FEET ABOVE FINISHED
25 GRADE.

26
27 E. THE STANDARDS FOR BICYCLE PARKING
28 PROVIDED IN SECTION 21.07.060F.15. SHALL
29 ALSO APPLY.

30
31 7. *CANOPY OR OTHER PEDESTRIAN SHELTER, OVER*
32 *SIDEWALK.* FOR THE PURPOSES OF THIS SECTION
33 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
34 THE PEDESTRIAN SHELTER INCLUDING CANOPY
35 DESIGN STANDARDS OF 21.07.060F.9. THE PEDESTRIAN
36 SHELTER DEFINITION AT THE BEGINNING OF
37 21.07.060F.9. APPLIES.

38
39 A. *INTENT.* SIDEWALK CANOPIES ARE INTENDED TO
40 IMPROVE DOWNTOWN PEDESTRIAN COMFORT
41 AND SAFETY, ESPECIALLY DURING WINTER
42 MONTHS AND INCLEMENT WEATHER. CANOPIES
43 ALSO CAN PROVIDE INCREASED STREET AND
44 BUILDING DESIGN CONTINUITY AND SUPPORT A
45 WIDER RANGE OF PEDESTRIAN CORRIDOR
46 ACTIVITIES.

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B. CANOPIES SHALL CUMULATIVELY EXTEND ALONG AT LEAST 50 PERCENT OF THE DEVELOPMENT'S STREET FRONTAGE. ALL INDIVIDUAL CANOPIES SHALL HAVE A MINIMUM UNINTERRUPTED LENGTH OF 15 FEET.

C. NO PART OF A CANOPY SHALL COME WITHIN THREE FEET OF THE CENTER OF THE MAIN TRUNK OF A STREET TREE NOR WITHIN TWO FEET OF THE VERTICAL PLANE EXTENDING FROM THE STREET CURB FACE.

D. THE CANOPY SHALL EXTEND A MINIMUM OF SIX FEET HORIZONTALLY OVER A SIDEWALK AREA, AND SHALL BE NO FURTHER THAN 15 FEET FROM THE VERTICAL PLANE EXTENDING FROM THE BACK OF THE STREET CURB.

E. THE CANOPIES PROJECTING SIX TO EIGHT FEET HORIZONTALLY OVER THE SIDEWALK AREA SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHT FEET AND A MAXIMUM VERTICAL CLEARANCE OF 12 FEET ABOVE THE SIDEWALK FINISHED GRADE. THE CANOPIES PROJECTING MORE THAN EIGHT FEET HORIZONTALLY OVER THE SIDEWALK AREA SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 10 FEET AND A MAXIMUM VERTICAL CLEARANCE OF 15 FEET ABOVE THE SIDEWALK FINISHED GRADE.

F. A CANOPY LIGHTING SYSTEM SHALL BE PROVIDED WHICH ILLUMINATES THE SIDEWALK AREA. THE MINIMUM AVERAGE ILLUMINATION REACHING THE PAVED AREA SHALL NOT BE LESS THAN TWO 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. THE REQUIRED ILLUMINATION LEVEL IS TO BE MAINTAINED AT ALL TIMES.

8. *DECORATIVE STREET LIGHTING.*

A. *INTENT.* DECORATIVE STREET ILLUMINATION FIXTURES ARE INTENDED TO PROMOTE AN INCREASED SENSE OF VITALITY AND COHESION IN DOWNTOWN STREET CORRIDORS, AND PROVIDE ADDITIONAL LEVELS OF ILLUMINATION

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FOR INCREASED PEDESTRIAN SAFETY AND COMFORT.

- B. DECORATIVE STREET LIGHTING FIXTURES SHALL BE CENTERED NO MORE THAN 30 FEET APART.
- C. DECORATIVE STREET LIGHTING FIXTURES SHALL BE CENTERED NO CLOSER THAN THREE FEET FROM THE FACE OF ANY STREET CURB.
- D. 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.
- E. THE MOUNTING HEIGHT OF POLE- AND WALL-MOUNTED DECORATIVE STREET LIGHTING SHALL NOT EXCEED 15 FEET.
- F. 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

9. *HISTORIC PRESERVATION OF A LANDMARK.*

- A. *INTENT.* HISTORIC PRESERVATION IS INTENDED TO ENCOURAGE THE PRESERVATION, REHABILITATION, OR RESTORATION OF LANDMARKS THAT CONTRIBUTE TO ANCHORAGE'S HERITAGE.
- B. THE LANDMARK SHALL BE LISTED OR ELIGIBLE FOR LISTING ON THE ANCHORAGE LOCAL LANDMARK REGISTER.
- C. THE LANDMARK SHALL BE LOCATED ON THE DEVELOPMENT SITE.

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

E. ANY PROPOSED ALTERATION OF A LISTED LANDMARK SHALL BE SUBJECT TO PROVISIONS ESTABLISHED BY THE ANCHORAGE HISTORIC PRESERVATION COMMISSION.

10. *INFORMATIONAL KIOSK.*

A. *INTENT.* A KIOSK IS INTENDED TO PROVIDE A PEDESTRIAN-ORIENTED PHYSICAL SPACE FOR DISSEMINATION OF INFORMATION, BOTH PUBLIC AND PRIVATE.

B. INFORMATIONAL KIOSKS SHALL BE PERMANENT STRUCTURES, ACCESSIBLE FROM ALL SIDES BY PEDESTRIANS.

C. INFORMATIONAL KIOSKS SHALL NOT BE LOCATED WITHIN 11.5 FEET OF THE CURB FACE OF A STREET.

11. *MOVIE THEATER, THEATER COMPANY OR DINNER THEATER USES.*

A. *INTENT.* THEATERS ARE INTENDED TO PROVIDE ENTERTAINMENT FACILITIES IN DOWNTOWN AND PROMOTE AN ENLIVENED ATMOSPHERE DURING THE EVENING HOURS.

B. THE THEATER SHALL HAVE A MINIMUM SEATING CAPACITY OF 150 SEATS.

C. THE THEATER'S MAIN ENTRANCE SHALL BE DIRECTLY ACCESSIBLE FROM SIDEWALK GRADE LEVEL AND HIGHLY VISIBLE FROM THE STREET OR PUBLIC OPEN SPACE.

D. THE THEATER LOBBY SHALL BE LOCATED AT GROUND-FLOOR SIDEWALK LEVEL, AND SHALL BE ENCLOSED AND WEATHER PROTECTED.

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E. THE THEATER SHALL HAVE AN ILLUMINATED SIGN DISPLAYING TITLES OF CURRENT ENTERTAINMENT ATTRACTIONS LOCATED ON AT LEAST ONE STREET FRONTAGE OF THE STRUCTURE CONTAINING THE THEATER.

12. *PLAZA OR COURTYARD.* FOR THE PURPOSES OF THIS SECTION 21.11.070G., THE FOLLOWING PROVISIONS REPLACE THE DESIGN STANDARDS OF 21.07.060F.6.

A. *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.

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.

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

- 14. *PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC VIEWING DECKS.*
 - A. *INTENT.* ROOFTOP FACILITIES ARE INTENDED TO PROVIDE EASILY ACCESSIBLE, ALTERNATIVE OPPORTUNITIES FOR THE GENERAL PUBLIC TO TAKE ADVANTAGE OF NATURAL LIGHT AND VISTA ATTRACTIONS COMBINED WITH OTHER USES AT THE ROOFTOP LEVEL.
 - B. THE ROOFTOP FACILITY SHALL BE PUBLICLY ACCESSIBLE.
 - C. THE ROOFTOP FACILITY SHALL DEVOTE AT LEAST 10 PERCENT OF ITS AREA TO A SPACE THAT ALLOWS THE GENERAL PUBLIC TO TAKE ADVANTAGE OF NATURAL LIGHT AND VISTA ATTRACTIONS.
 - D. ACCESS TO THE ROOFTOP FACILITY SHALL BE APPARENT AND EASILY ACCESSIBLE FROM THE STREET AND SHALL BE DESIGNED TO COMMUNICATE TO PEDESTRIANS THAT THE SPACE IS AVAILABLE FOR PUBLIC USE.
 - E. THE MINIMUM SIZE OF THE ROOFTOP FACILITY SHALL BE 1,500 SQUARE FEET.

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F. AT LEAST 20 PERCENT OF THE VIEWING DECK OR GARDEN SHALL BE LANDSCAPED.

15. *PUBLIC TRANSIT AMENITIES.*

A. *INTENT.* PUBLIC TRANSIT AMENITIES ARE INTENDED TO ENCOURAGE THE USE OF PUBLIC TRANSPORTATION AS A PLEASANT AND APPEALING ALTERNATIVE CHOICE TO MOTOR VEHICLES FOR TRIPS WITHIN THE DOWNTOWN AREA.

B. THE TRANSIT SHELTER SHALL BE COVERED AND ENCLOSED ON AT LEAST THREE SIDES.

C. INTERNAL SHELTER PLACEMENT SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL THEME OF THE BUILDING.

D. THE TRANSIT SHELTER SHALL BE ILLUMINATED.

E. A MINIMUM OF EIGHT FEET CLEAR PEDESTRIAN SPACE SHALL BE PROVIDED ADJACENT TO THE TRANSIT SHELTER OR TRANSIT VEHICLE PULL-OUT.

F. BENCHES SHALL BE PROVIDED FOR TRANSIT SHELTERS AND PULL-OUTS.

G. TRANSIT SHELTERS AND PULL-OUTS SHALL BE REVIEWED BY THE MUNICIPALITY OF ANCHORAGE PUBLIC TRANSPORTATION DEPARTMENT FOR LOCATION AND COMPATIBILITY WITH APPLICABLE TRANSIT FACILITIES DESIGN GUIDELINES.

H. THE TRANSIT SHELTER STANDARD PROVIDED IN SECTION 21.07.060F.8. SHALL ALSO APPLY.

16. *RESIDENTIAL HOUSEHOLD LIVING USES.*

A. *INTENT.* HOUSING IS INTENDED TO PROVIDE AN ATTRACTIVE PLACE TO LIVE WITH CLOSE ACCESSIBILITY TO CULTURAL, ENTERTAINMENT, AND CIVIC AMENITIES. IT IS ALSO INTENDED TO INCREASE THE VITALITY OF THE DOWNTOWN

1 AREA DURING TIMES OTHER THAN NORMAL
2 BUSINESS HOURS.

3
4 B. AT LEAST THREE RESIDENTIAL DWELLING UNITS
5 SHALL BE PROVIDED.
6

7 17. *RETAIL SALES OR GENERAL PERSONAL SERVICES*
8 *USE.*
9

10 A. *INTENT.* RETAIL SALES AND PERSONAL
11 SERVICES ARE INTENDED TO CONTRIBUTE TO
12 THE INTENSITY OF PEDESTRIAN USE AND
13 ACTIVITY IN DOWNTOWN, AND INCREASE
14 DOWNTOWN'S VITALITY AS A CENTER OF
15 SHOPPING ACTIVITY.
16

17 B. RETAIL SALES OR GENERAL PERSONAL
18 SERVICES USES ELIGIBLE FOR GENERATING
19 BONUS HEIGHT OR FLOOR AREA SHALL BE
20 VISIBLE FROM A STREET OR SKYWALK.
21

22 C. RETAIL SALES OR GENERAL PERSONAL SERVICE
23 USES ELIGIBLE FOR GENERATING BONUS
24 HEIGHT OR FLOOR AREA SHALL BE ACCESSIBLE
25 FROM A STREET, ARCADE, GALLERIA, OR
26 PUBLICLY ACCESSIBLE SKYWALK.
27

28 D. SECOND-FLOOR, THIRD-FLOOR, AND
29 BASEMENT-LEVEL RETAIL SALES AND GENERAL
30 PERSONAL SERVICE USES ARE ELIGIBLE TO
31 EARN BONUS FLOOR AREA ONLY IF GROUND-
32 FLOOR RETAIL SALES OR GENERAL PERSONAL
33 SERVICE USES ELIGIBLE FOR GENERATING
34 BONUS HEIGHT OR FLOOR AREA ARE ALSO
35 PROVIDED.
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37 18. *SEATING OR STREET FURNITURE.*
38

39 A. *INTENT.* SEATING AND STREET FURNITURE ARE
40 INTENDED TO PROVIDE DOWNTOWN
41 PEDESTRIANS WITH INCREASED COMFORT,
42 UTILITY, AND A SENSE OF CONVIVIALITY, AND
43 ENLIVEN THE USE OF DOWNTOWN STREETS,
44 BUSINESSES, AND CIVIC INSTITUTIONS.
45

46 B. THE SEATING AMENITY SHALL BE NO LESS THAN
47 FIVE FEET IN LENGTH NOR LESS THAN 18 INCHES
48 IN WIDTH.

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C. SEATING SHALL BE CONTINUOUSLY LEVEL ALONG THE LENGTH OF THE SEATING SURFACE, WITH THE SEAT SURFACE HEIGHT SET AT AN AVERAGE OF 18 INCHES ABOVE THE FINISHED GRADE. MINIMUM SEAT HEIGHT SHALL BE 12 INCHES. MAXIMUM SEAT HEIGHT SHALL BE 24 INCHES.

D. IN SIDEWALK AREAS, NO PART OF THE SEATING AMENITY SHALL BE PLACED CLOSER THAN FOUR FEET FROM THE FACE OF THE CURB. THE SEATING AMENITY SHALL BE LOCATED SO AS TO PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE WALKWAY (A DIMENSION ESTABLISHED ALONG A LINE ALIGNED PERPENDICULAR TO THE CURB FACE).

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

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

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

H. STREET FURNITURE SHALL BE SELECTED, DESIGNED, SITED, AND INSTALLED TO COMPLEMENT AND ENHANCE THE OPERATIONAL AND AESTHETIC FUNCTIONS OF SIDEWALK, PLAZA, AND LANDSCAPED PARK AREAS, OTHER AMENITIES, AND ASSOCIATED BUILDING ARCHITECTURE.

19. SIDEWALK.

A. INTENT. WIDENED SIDEWALKS ARE INTENDED TO INCREASE THE HOSPITABLENESS AND EFFECTIVENESS OF DOWNTOWN STREETSAPES. WIDENED SIDEWALKS PERMIT SPACE FOR WINDOW SHOPPING, PLACEMENT OF

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STREET FURNITURE AND TREES, AND MORE EFFICIENT AND SAFE PEDESTRIAN MOVEMENT.

B. NO PART OF THE DESIGNATED SIDEWALK AREA SHALL BE STEPPED OR TERRACED ABOVE OR BELOW OTHER PORTIONS OF THE SIDEWALK AREAS.

C. SIDEWALKS SHALL BE COMPATIBLE WITH SURROUNDING TEXTURES AND DESIGNS.

20. *SIDEWALK LANDSCAPING (NOT OTHERWISE CREDITED).*

A. *INTENT.* SIDEWALK LANDSCAPING IS INTENDED TO ENRICH THE STREET PEDESTRIAN CORRIDOR. SIDEWALK LANDSCAPING COMPLEMENTS STREET TREE DEVELOPMENT, PROVIDES VISUAL/SENSORY FOCAL POINTS, AND ENHANCES GATHERING, ENTRY, AND SEATING SPACES.

B. SIDEWALK LANDSCAPING MAY BE ANY PERMANENT PLANT MATERIAL (EXCLUSIVE OF STREET TREES EARNING BONUS FLOOR AREA PER 21.11.070G.22.) AND ASSOCIATED PLANTER AREA(S) LOCATED WITHIN 15 FEET OF THE STREET CURB FACE. PLANTING MATERIALS MAY INCLUDE SHRUBS, TREES, AND GROUNDCOVERS INCLUDING ANNUAL AND PERENNIAL FLOWERS.

C. THE CUMULATIVE SQUARE FOOTAGE OF SIDEWALK LANDSCAPING BEDS SHALL BE AT LEAST 300 SQUARE FEET FOR PRIVATE SIDEWALK AREAS AND AT LEAST 425 SQUARE FEET FOR PUBLIC SIDEWALK AREAS.

D. SIDEWALK LANDSCAPING AREAS SHALL BE LOCATED SO AS TO PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE, UNOBSTRUCTED WALKWAY CLEAR WIDTH, MEASURED RADIALLY FROM THE EDGE(S) OF THE PLANT AREA(S).

E. INDIVIDUAL SIDEWALK LANDSCAPING PLANTING BEDS SHALL BE NO SMALLER THAN 30 SQUARE FEET.

1 F. SIDEWALK LANDSCAPING SHALL BE INSTALLED
2 IN PROTECTIVE PLANTING BEDS RAISED AT
3 LEAST SIX INCHES IN HEIGHT, BUT NOT MORE
4 THAN THREE FEET IN HEIGHT, ABOVE THE
5 FINISHED GRADE OF THE SURROUNDING
6 SIDEWALK AREA.

7
8 G. ALL SIDEWALK LANDSCAPING PLANTING BEDS
9 SHALL CONTAIN AT LEAST A COMBINATION OF
10 TREE AND SHRUB, TREE AND GROUNDCOVER,
11 OR TREE AND ANNUAL/PERENNIAL PLANT
12 MATERIALS. SHRUB, GROUNDCOVER, AND
13 FLOWER PLANT MATERIALS, IN COMBINATION
14 OR SEPARATELY, SHALL DEMONSTRATE A 3-
15 YEAR CAPABILITY TO COVER AT LEAST 75
16 PERCENT OF THE SIDEWALK LANDSCAPING
17 PLANTING BED AREA.

18
19 H. PLANT MATERIAL SHALL BE LOCATED NO
20 FURTHER THAN 100 FEET FROM A SOURCE OF
21 WATER FOR IRRIGATION (SUCH AS AN EXTERNAL
22 HOSE BIB, QUICK COUPLER, OR AUTOMATIC
23 IRRIGATION SYSTEM).

24
25 21. *SIDEWALK TEXTURE.*

26
27 A. *INTENT.* DECORATIVE SIDEWALKS ARE
28 INTENDED TO INCREASE THE HOSPITABLENESS
29 AND AESTHETIC QUALITY OF THE DOWNTOWN
30 STREETScape.

31
32 B. AT LEAST 50 PERCENT OF THE SIDEWALK FINISH
33 TEXTURE SHALL MATCH THE EXPOSED
34 AGGREGATE FINISH TEXTURE WHERE EXISTING
35 ON DOWNTOWN PEDESTRIAN SIDEWALK
36 IMPROVEMENTS.

37
38 22. *STREET TREES.*

39
40 A. *INTENT.* STREET TREES ARE INTENDED TO
41 PROMOTE THE DEVELOPMENT OF "LIVING"
42 AMENITIES WITHIN DOWNTOWN STREET
43 CORRIDORS. STREET TREES ARE INTENDED TO
44 OFFER SEASONAL VARIETY, STRENGTHEN
45 DISTRICT IDENTITY, REFLECT ALASKA'S
46 NATURAL HERITAGE, SOFTEN THE URBAN
47 ENVIRONMENT, AND IMPROVE AIR QUALITY.
48

- 1 B. STREET TREES SHALL BE CENTERED A MINIMUM
2 OF THREE FEET AND A MAXIMUM OF 15 FEET
3 FROM THE FACE OF THE STREET CURB AND BE
4 LOCATED SO AS TO PROVIDE AT LEAST EIGHT
5 FEET OF UNOBSTRUCTED, ACCESSIBLE
6 WALKWAY CLEAR WIDTH (A DIMENSION
7 ESTABLISHED ALONG A LINE ALIGNED
8 PERPENDICULAR TO THE CURB FACE).
9
- 10 C. STREET TREES SHALL BE LOCATED ALONG
11 EITHER THE CURB LINE (IN THE STREET
12 INTERFACE ZONE OF THE SIDEWALK), OR THE
13 LOT LINE (RIGHT-OF-WAY LINE) SIDE OF THE
14 SIDEWALK AT A DISTANCE FROM THE BACK OF
15 CURB THAT IS EQUAL TO OR GREATER THAN THE
16 REQUIRED SIDEWALK WIDTH. THE DISTANCE
17 SHALL BE MEASURED FROM THE CENTER OF
18 THE MAIN TREE TRUNK.
19
- 20 D. STREET TREES SHALL COMPRISE AT LEAST
21 THREE TREES ALL WITHIN 60 FEET OF EACH
22 OTHER AND CENTERED NOT MORE THAN 25
23 FEET APART.
24
- 25 E. DECIDUOUS STREET TREES SHALL BE NO LESS
26 THAN 2.5 INCHES IN CALIPER AND BE NO LESS
27 THAN 13 FEET IN HEIGHT. EVERGREEN TREES
28 SHALL BE NO LESS THAN EIGHT FEET IN HEIGHT.
29
- 30 F. STREET TREE PLANTING PITS SHALL BE A
31 MINIMUM INSIDE DIMENSION OF FIVE FEET.
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- 33 G. STREET TREES SHALL BE PROTECTED WITH
34 TREE GRATES AND TREE GUARDS.
35
- 36 H. STREET TREES SHALL BE LOCATED NO
37 FURTHER THAN 100 FEET FROM A SOURCE OF
38 WATER FOR IRRIGATION (SUCH AS EXTERNAL
39 HOSE BIB, QUICK COUPLER, OR IRRIGATION
40 SYSTEM).
41
- 42 I. EXCEPT AS MODIFIED BY THE DESIGN CRITERIA
43 FOR THIS SECTION, STREET TREES SHALL BE
44 INSTALLED, ESTABLISHED, AND MAINTAINED IN
45 ACCORDANCE WITH MUNICIPAL STANDARD
46 SPECIFICATIONS FOR LANDSCAPE
47 IMPROVEMENTS.
48

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

2
3 A. **INTENT.** STRUCTURED PARKING IS INTENDED TO
4 HELP SATISFY PARKING DEMANDS DOWNTOWN,
5 PROVIDE CONVENIENCE FOR OCCUPANTS AND
6 USERS OF THE PRIMARY BUILDING ON SITE, AND
7 STIMULATE USAGE OF THE DEVELOPMENT.

8
9 B. FOR A SEPARATE PARKING STRUCTURE, FLOOR
10 SPACE DEVOTED TO RETAIL SALES OR GENERAL
11 PERSONAL SERVICE USES SHALL BE
12 INCORPORATED ON THE GROUND FLOOR
13 WHENEVER PRACTICAL AND APPROPRIATE.]

14
15 (AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 5, 10-1-20)

16
17 **Section 7.** Anchorage Municipal Code section 21.11.080, *Skywalks*, is hereby
18 amended to read as follows (*the remainder of the section is not affected and*
19 *therefore not set out*):

20
21 **21.11.080 Skywalks.**

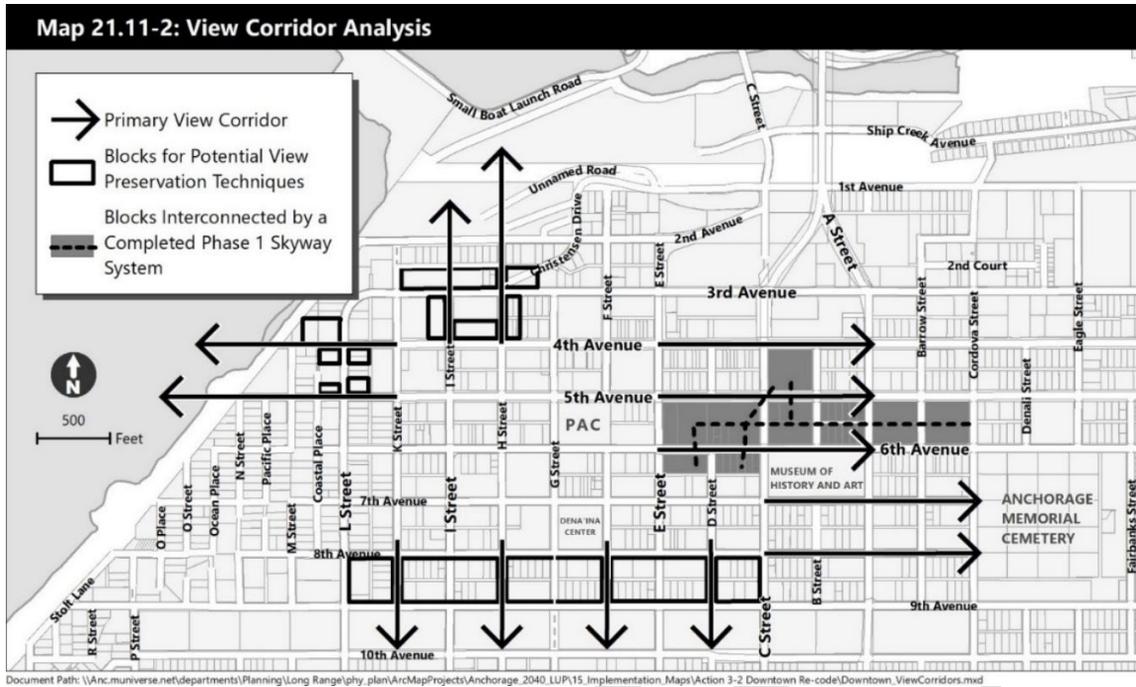
22
23 A. *Supplemental conditional use standards.* Skywalks in the DT districts
24 are subject to the conditional use process in 21.03.080. In addition
25 to the conditional use approval criteria in 21.03.080D., the approval
26 of a conditional use for a skywalk shall consider how it will serve[IF]:

27
28 1. [THE SKYWALK PRIMARILY FUNCTIONS TO SERVE A
29 pedestrian circulation need[S];

30
31 [2. THE SKYWALK MINIMIZES ADVERSE EFFECTS UPON
32 THE PEDESTRIAN IMPROVEMENTS SHOWN ON MAP
33 21.11-1 IN SUBSECTION 21.11.070C.2.] AND THE VIEW
34 CORRIDORS SHOWN ON MAP 21.11-2 BELOW; AND

35
36 3. THE PUBLIC BENEFITS OF THE SKYWALK EXCEED THE
37 ADVANTAGES OF THE STREET LEVEL OR
38 UNDERGROUND PEDESTRIAN CIRCULATION SYSTEMS
39 THAT MIGHT OTHERWISE EXIST OR BE DESIGNED TO
40 SERVE THE DEVELOPMENT PROJECT; AND]

41
42 2[4]. How t[T]he skywalk design is compatible with the massing,
43 style, façade, and finishes of the predominant existing,
44 historic, or planned architectural patterns of the street block
45 fronts on which the skywalk is proposed to be constructed.



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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.).].

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

*** **

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

*** **

(AO No. 2020-38, § 11, 5-28-2)

Section 8. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

Chair of the Assembly

ATTEST:

Municipal Clerk

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

Attachment 2

Clean Ordinance

PZC Case No. 2022-0129

Title 21 Text Amendments
to Update the Downtown Code

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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*):

*** *** ***

21.07.010 General Provisions

D. Alternative Equivalent Compliance

2. Applicability

i. Chapter 21.11., Downtown.

21.07.030 Private open space.

*** *** ***

B. *Applicability and Open Space Requirement.*

*** *** ***

*** *** ***

(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 21.11.010, *Purpose*, 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 Downtown comprehensive plan and other applicable elements of the comprehensive plan.

(AO NO. 2020-38, § 11, 5-28-20)

21.11.020 Application of Chapter 21.11

*** *** ***

E. *Alternative Equivalent Compliance*

1. Purpose

1 Alternative equivalent compliance is a procedure that allows
2 development to meet the intent of this title through an
3 alternative design. The procedure permits a site-specific plan
4 that is equal to or better than the strict application of a design
5 standard specified in this title. This procedure is not intended
6 as a substitute for a variance or administrative modification
7 or as a vehicle for relief from standards in this title.
8

9 2. Applicability

10 The alternative equivalent compliance procedure shall be
11 available for all sections of this title.
12

13 3. Pre-Application Conference Required

14 An applicant proposing to use alternative equivalent
15 compliance under this section shall request and attend a pre-
16 application conference prior to submitting the site plan for the
17 development, to determine the preliminary response from the
18 director. Based on that response, the site plan application
19 shall include sufficient explanation and justification, in both
20 written and graphic form, for the alternative compliance
21 requested.
22

23 4. Decision-Making Responsibility

24 Final approval of alternative equivalent compliance under this
25 section shall be the responsibility of the decision-making
26 body responsible for deciding upon the application. By-right
27 projects that are reviewed for compliance with this title through
28 the land use permit process, yet which are proposing
29 alternative equivalent compliance, shall receive written
30 approval of the alternative equivalent compliance from the
31 director.
32

33 5. Timing of Decision

34 If the director is the decision-making body, the director shall
35 render a written decision within 21 days of receipt of an
36 application for alternative compliance. Should a decision not
37 be rendered within 30 days, the application shall stand as
38 approved.
39

40 6. Criteria

41 To grant a request for alternative equivalent compliance, the
42 decision-making body shall find that all of the following criteria
43 are met:
44

- 45 a. The proposed alternative design achieves the intent
46 of the subject design standard to the same or better
47 degree than the subject standard.
48

b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.

c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

7. Effect of Approval

Alternative compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

Section 4. Anchorage Municipal Code section 21.11.050, *Use Regulations*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use regulations.

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

*** *** ***

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	P	P	21.05.030A.1.
	Dwelling, multifamily		P	P	21.05.030A.2.
	Dwelling, single-family, attached			P	21. 11.050C.1.
	Dwelling, single-family, detached				21.05.030A.4.
	Dwelling, townhouse			P	21.05.030A.5.
	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)	P	P	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	P	P	P	21.05.030B.1.

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
	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	P	P	P	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	P	P	P	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	P	P	P	21.05.040D.1.
	Botanical gardens	P	P	P	21.05.040D.2.
	Library	P/M	P/M	P/M	21.05.040D.3., 21.11.050D.1.
	Museum or cultural center	P/M	P/M	P/M	21.05.040D.4., 21.11.050D.2.
	Zoo				21.05.040D.5.
Educational Facility	Boarding school		P/M	P/M	21.05.040E.1.
	College or university	P/M	P/M	P/M	21.05.040E.2.

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
	Elementary school or middle school			P/M	21.05.040E.3.
	High school			P/M	21.05.040E.4.
	Instructional services	P	P	P	21.05.040E.5.
	Vocational or trade school	C	C	C	21.05.040E.6.,
Health Care Facility	Health services	P	P	P	21.05.040F.1.,
	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	P	P	P	21.05.040H.3.
	Public safety facility	P	P	P	21.05.040H.4.
***	***	***			
COMMERCIAL USES					
Agricultural Uses	Commercial horticulture				21.05.050A.1.
Animal Sales, Service & Care¹	Animal Boarding ¹		C	C	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.
	Veterinary clinic ¹	P	P	P	21.05.050B.5.
Assembly	Civic / convention center	P	C	C	21.05.050C.1., 21.05.020A.
	Club / lodge / meeting hall	P	P	P	21.05.050C.2., 21.05.020A.,
Entertainment and recreation¹	Amusement establishment ¹	P	P	P	21.05.050D.1., 21.05.020A.
	Entertainment facility, major ¹	C	C	C	21.05.050D.2., 21.05.020A.

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
	Fitness and recreational sports center ¹	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial ¹	C	C	C	21.05.050D.4.
	Golf course ¹				
	Motorized sports facility ¹				
	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				
	Skiing facility, alpine ¹				
	Theater company or dinner theater ¹	P	P	P	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	P	P	P	21.05.050F.1.,
	Financial institution	P	P	P	21.05.050F.2.
	Office, business or professional	P	P	P	21.05.050F.3., 21.11.070C.4.a.iii.
Personal Services, Repair, and Rental	Business service establishment	P	P	P	21.05.050G.1.,
	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.
	Convenience store ¹	P	P	P	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.

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	
	Liquor store ¹	C	C	C	21.05.050H.9., 21.05.020.A.	
	Pawnshop ¹			C	21.05.050H.10.	
Vehicles and Equipment	Aircraft and marine vessel sales					
	Parking lot or structure (50+ spaces)	C	C	C	21.05.050I.2. or I.3., 21.11.050F.	
	Parking lot or structure (less than 50 spaces)	C	C	C	21.05.050I.2. or I.3., 21.11.050F.	
	Vehicle parts and supplies ¹		C	C	21.05.050I.4.	
	Vehicle-large, sales and rental ¹					
	Vehicle-small, sales and rental ¹					
	Vehicle service and repair, major					
	Vehicle service and repair, minor			C	C	21.05.050I.8.
	Visitor Accommodations	Camper park			C	21.05.050J.1.
Extended-stay lodgings		P	P	P	21.05.050J.2.	
Hostel		P	P	P	21.05.050J.3.	
Hotel/motel		P	P	P	21.05.050J.4., 21.05.020A.	
Inn		P	P	P	21.05.050J.5., 21.05.020A.	
Recreational and vacation camp						
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		P	P	21.05.055B.3., 21.03.105	
	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	C	C	C	21.05.060A.2.	
	Dry cleaning establishment			P	21.05.060A.3., 21.11.050G.1.	
	General industrial service				21.05.060A.4.	

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
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.
	Research laboratory	P	P	P	21.05.060A.7.
Manufacturing and Production	Commercial food production	C	C		21.05.060B.1.
	Cottage crafts	P	P	P	21.05.060B.2.,
	Manufacturing, general				21.05.060B.3.
	Manufacturing, heavy				21.05.060B.4.
	Manufacturing, light	S/C	S/C	S/C	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.
	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.

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
	Wholesale merchant establishment ¹				
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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, 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 20,000 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 20,000 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:
 - a. 21.07.120A.5.c.ii., *Weather protection for pedestrians.*
 - b. 21.07.120A.5.g., *Ground Level Expression.*

1 F. *Vehicles and Equipment Uses: Definitions and use-specific standards.*

2
3 1. Parking lot or structure (50+ spaces)

- 4
5 a. Parking lots are not a permitted use in Downtown.
6 Structures require a conditional use.

7
8 2. Parking lot or structure (less than 50 spaces)

- 9
10 b. Parking lots are not a permitted use in Downtown.
11 Structures require a conditional use.

12
13 G. *Industrial uses: Definitions and use-specific standards.*

14
15 1. *Dry-cleaning establishment.*

- 16
17 a. Dry-cleaning establishments in the B-2C district shall
18 include general personal service laundry and/or dry-
19 cleaning drop-offs as a primary use on the premises.

- 20
21 b. Dry-cleaning establishments in the B-2C district shall
22 be limited to no more than 25,000 square feet of gross
23 floor area.

24
25
26 H. *Table of accessory uses.* Table 21.11-3 below lists the accessory
27 uses allowed within all base zoning districts.

28
29 1. *Explanation of table abbreviations.*

- 30
31 a. *Permitted uses.* "P" in a cell indicates the accessory
32 use is allowed by right in the respective zoning district.
33 Permitted uses are subject to all other applicable
34 regulations of title 21.

- 35
36 b. *Administrative site plan review.* "S" in a cell indicates
37 the accessory use requires administrative site plan
38 review in the respective zoning district in accordance
39 with the procedures of subsection 21.03.180B.,
40 Administrative Site Plan Review.

- 41
42 c. *Conditional use.* "C" in a cell indicates, in the respective
43 zoning district, the use is allowed only if reviewed and
44 approved as a conditional use in accordance with the
45 procedures of section 21.03.080, Conditional Uses.

- 46
47 d. *Prohibited uses.* A blank cell indicates the accessory
48 use is prohibited in the respective zoning district.

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- 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	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	P	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.
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.

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
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	21.11.050F.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	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.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.				

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H. *Accessory uses and use-specific standards.*

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.
3. *Drive-through service.*
 - a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.
 - b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.

- 1 c. Drive-through services specific to food and beverage
2 kiosks are a permitted use and exempt from the
3 conditional use requirement.
4
- 5 4. *Galleria*.
6
- 7 a. *Definition*. Galleria is a publicly accessible, climate-
8 controlled, and sunlit interior space connecting two or
9 more buildings and suited for year-round public use.
10
- 11 5. *Skywalk*.
12
- 13 a. *Definition*. An elevated walkway that passes over a
14 right-of-way between two or more buildings, and used
15 primarily for pedestrian traffic.
16
- 17 b. *Use-specific standard*. Skywalks shall follow the
18 standards outlined in 21.11.080.
19
- 20 6. *Wind Energy Conversion System (WECS), building-mounted*
21 *small*.
22
- 23 a. In addition to meeting the approval criteria of chapter
24 21.03 for the appropriate approval process, applicants
25 for building-mounted small WECS shall demonstrate in
26 their application materials that the WECS's visual
27 impacts are minimized or mitigated for surrounding
28 neighbors and the community. This may include, but is
29 not limited to, information regarding site selection,
30 turbine design or appearance, buffering, and screening
31 of equipment.
32
- 33 b. Building-mounted WECS shall:
34
- 35 i. Be located only on buildings that are over 60
36 feet in height.
37
- 38 ii. Have a rated power capacity of not more than
39 25 kW.
40
- 41 iii. Be set back from the building wall perimeter by
42 at least two feet for every one foot of WECS
43 height greater than 10 feet.
44
- 45 iv. Meet the design standards for freestanding
46 WECS in subsections (H), (I), (J), (L), (M), and
47 (N) in subsection 21.05.070D.23.c.ii.
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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 5. 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 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. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and
 - d. Buildings located near Peratrovich Park in Blocks 41, 42, and 43 and near Town Square Park in Blocks 69, 70, and 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 <i>(Additional standards apply where specified below.)</i>							
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	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
B-2B: Central Business District, Intermediate							
All uses	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
B-2C: Central Business District, Periphery							
All uses	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	76'
¹ For other lot dimensional standards, see section 21.08.030K. ² See section 21.11.070C for building form requirements. ³ Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060C for explanation of limitations.							

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C. *Solar access protection standards.*

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 21.11-5.

Table 21.11-5: Max. Height Near Town Square Park and Peratrovich Park	
Block 41	Southwest quarter: 115 ft. Southeast quarter: 85 ft.
Block 42	South half: 55 ft.
Block 43	Southwest quarter: 85 ft. Southeast quarter: 115 ft.
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.

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

Section 6. 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 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.
- 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.

1 C. *Tower mass reductions.*

2
3 1. *General.*

- 4
5 a. The purpose of the tower mass reduction in the DT
6 districts is to provide interesting buildings that create a
7 positive interaction with the street to reflect northern
8 climate aspects in the visible and built form. Tower
9 mass reductions provide the opportunity to reduce the
10 adverse environmental impacts of tall buildings on the
11 downtown streetscape. These standards were
12 determined based on input from architects, landscape
13 architects, and engineers weighing flexibility for
14 development with design best practices.

15
16 2. *Tower mass reduction heights.*

- 17
18 a. Minimum tower mass reduction requirements:

- 19
20 i. The portions of buildings taller than the following
21 heights shall be subject to 21.11.070C.3 Tower
22 Standards.

23 (A) B-2A: 112 feet

24 (B) B-2B: 76 feet

25 (C) B-2C: 52 feet

26
27
28
29 3. *Tower standards.*

- 30
31
32 a. For all floors above the tower mass reduction height
33 noted in 21.11.070C.2a, the Gross Floor Area (GFA) of
34 each floor shall be smaller than the floor with the
35 largest GFA below that height.
- 36
37 b. The tower mass reduction shall occur on all building
38 frontages on a street or exterior public space, and the
39 size of the reduction shall be governed as noted in
40 Table 21.11-6.
41

Table 21.11-6: Tower Mass Reduction Calculations*	
Adjacency	Percent reduction
Streets with a ROW width less than 70 feet.	7%
Streets with a ROW width greater than 70 feet.	5%
All other adjacent outdoor spaces (Example: park or plaza)	7%
*building frontages on alleys are exempt from this requirement.	

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- 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 maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the facade of the floor 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.

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- 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
A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:	60%	40%	25%
B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:	25%	25%	25%

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- 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 21.11-8 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.

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
Visual access windows	Supplemental ground floor windows that meet 21.11.070.E3.b.i may be used to meet this requirement
Textured Siding	21.11.070D.2.a
Building Articulation	21.11.070D.2.b
Public Art	21.11.070D.2.c
Landscaping	21.11.070D.2.d
Decorative Lighting	21.11.070D.2.e
Plazas	21.11.070D.2.f
Canopies	21.11.070D.2.g
*building frontages on alleys are exempt from this requirement.	

- 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

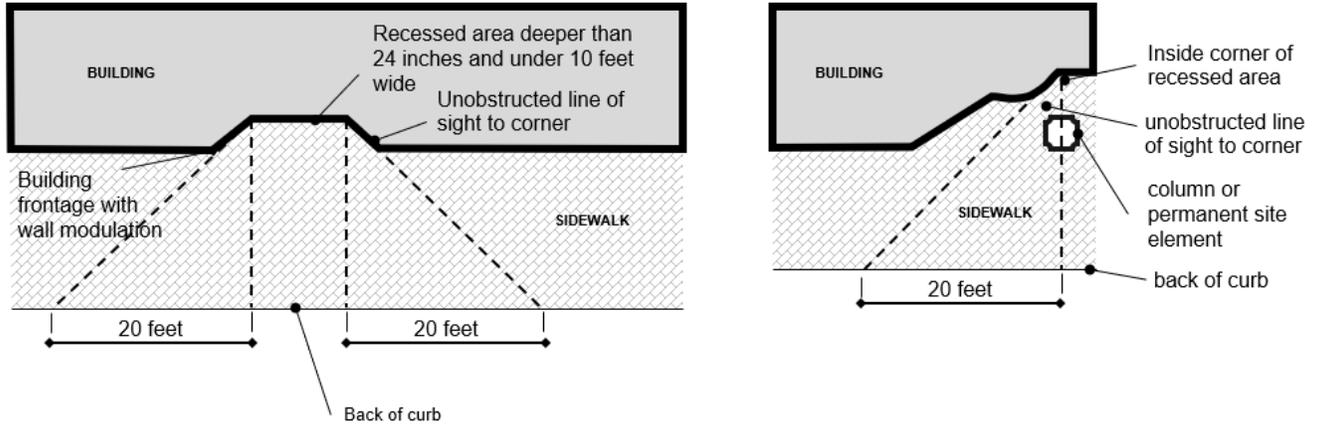
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receiving the treatment and be applied up to a minimum height of 10 feet.

- 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.

DRAFT

ACCEPTABLE APPLICATIONS OF BUILDING RECESS DESIGN



Note:

1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
2. 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.

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UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

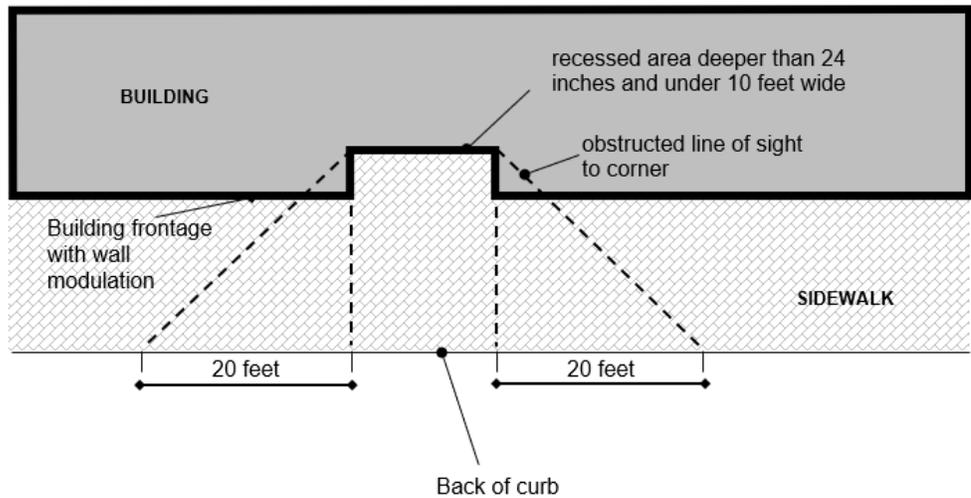


Figure 21.11- 1

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

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d. *Landscaping.*

- i. This section applies to landscaping used to meet the pedestrian-oriented frontage standards. For landscaping installed in the right of way, see section 21.11.070G. Landscaping shall meet Table 21.11-9 Landscape Specifications for Downtown Districts.
- ii. Where landscaping is provided, it shall comply with all general landscaping requirements and standards in section 21.07.080 and:
- (A) Tree grate aprons shall be installed. Up to 12 inches of a tree grate apron can be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations of melting agents. Tree grates shall not impede ADA access.
 - (B) Trees specified for the downtown districts shall be species that branch (or can be successfully trimmed at maturity) at eight feet.
 - (C) Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the back of curb shall be minimum 12 feet clear.
 - (D) 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.
 - (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.

1
2
3
4 e. *Decorative street lighting.* Intent Decorative
5 illumination fixtures are intended to promote an
6 increased sense of vitality and cohesion in downtown
7 street corridors and provide additional levels of
8 illumination for increased pedestrian safety and
9 comfort.

10
11 i. Decorative street lighting fixtures shall be
12 centered no more than 30 feet apart.

13
14 ii. Decorative street lighting fixtures shall be
15 centered no closer than three feet from the face
16 of any street curb.

17
18 iii. Decorative street lighting shall be located so as
19 to provide at least eight feet of accessible
20 unobstructed walkway clear width, measured
21 radially from the lighting fixture.

22
23 iv, The mounting height of pole- and wall-mounted
24 decorative street lighting shall not exceed 15
25 feet.

26
27 v. Decorative street lighting design shall be
28 compatible in style, fixture color, and lamp color
29 with other principal decorative street lighting
30 fixture assemblies which may exist within the
31 project street corridor (including the project
32 block/street frontage(s) and the block/street
33 frontage(s) on the opposite side of the street), or
34 with other decorative illumination treatments in
35 adjacent blocks and shall be consistent with an
36 adopted illumination plan, if available.

37
38 To meet the requirement to count as a
39 pedestrian oriented frontage standard, building
40 frontage lighting treatments shall be
41 supplemental to minimum building code and
42 street lighting standards. The lighting treatment
43 must be applied to the building frontage and be
44 visible from and enhance the adjacent
45 pedestrian spaces.

46
47 f. *Canopies.* For the purposes of this section
48 21.11.070D.2.f., the following provisions replace the

1 pedestrian shelter including canopy design standards
2 of 21.07.060F.9. The pedestrian shelter definition at
3 the beginning of 21.07.060F.9. applies.
4

5 Sidewalk canopies are intended to improve downtown
6 pedestrian comfort and safety, especially during winter
7 months and inclement weather. Canopies may also
8 provide increased street and building design continuity
9 and support a wider range of pedestrian corridor
10 activities.
11

12 i. No part of a canopy shall come within three feet
13 of the center of the main trunk of a street tree
14 nor within two feet of the vertical plane
15 extending from the street curb face.
16

17 ii. The canopy shall extend a minimum of six feet
18 horizontally over a public sidewalk or a sidewalk
19 immediately adjacent to and accessible from a
20 public sidewalk area.
21

22 ii Canopies projecting six to eight feet horizontally
23 over a sidewalk area shall have a minimum
24 vertical clearance of eight feet and a maximum
25 vertical clearance of 12 feet above the sidewalk
26 finished grade. Canopies projecting more than
27 eight feet horizontally over a sidewalk area shall
28 have a minimum vertical clearance of 10 feet
29 and a maximum vertical clearance of 15 feet
30 above the sidewalk finished grade.
31

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

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

1
2 E. *Parking lot landscaping requirements.*
3

4 1The perimeter of a parking area abutting a lot in a residential district
5 shall utilize the following schedule, except that a parking area
6 serving only a single-family, two-family, or three-family
7 dwelling is exempt.
8

- 9 a. Institutional, commercial or industrial uses adjoining a
10 residential district: Visual enhancement landscaping
11 and a screening fence.
12
13 b. Residential uses adjoining a residential district: Visual
14 enhancement landscaping, or a screening fence and
15 an area landscaped with parking lot interior
16 landscaping equal to five percent of the paved surface
17 of the parking area including parking circulation aisles
18 and appurtenant driveways.
19
20 c. A parking area serving only a single-family, two-family,
21 or three-family dwelling is exempt.
22

23 2. *Parking lot landscaping for parking lots with 15 or more*
24 *spaces.*
25

- 26 a. Visual enhancement landscaping shall be planted on
27 the perimeter of the parking area abutting a lot line, or
28 a screening fence shall be placed on the perimeter of
29 the parking area abutting a lot line and an area equal
30 to at least five percent of the paved surface of the
31 parking area, including parking circulation aisles and
32 appurtenant driveways, shall be devoted to parking lot
33 interior landscaping. Exceptions are:
34
35 i. At approved points of pedestrian and vehicle
36 access; and
37
38 ii. Adjacent to lots being developed under a
39 common development plan, where the director
40 waives the requirement.
41
42 b. A foundation planting bed or walkway, or both, at
43 least four feet wide shall separate the parking area,
44 including circulation aisles and appurtenant
45 driveways, from any building on the same lot.
46
47 c. In addition to the landscaping required under
48 subsections i. and ii. Of this subsection, parking lot

1 interior landscaping shall be planted within the interior
2 of a parking lot containing more than 60 spaces. The
3 area devoted to parking lot interior landscaping shall
4 equal at least five percent of the paved surface of the
5 parking area including parking circulation aisles and
6 appurtenant driveways.

- 7
8 d. The vehicle overhang allowance area of parking
9 spaces may extend into required landscaping areas
10 by up to two feet, provided the planting bed beyond
11 the overhang is at least six feet wide.

12
13 F. *Screening.*

- 14
15 1. Loading areas, vehicle and equipment storage areas, and
16 service areas shall be screened. Screening shall take the form
17 of a fence, wall or vegetation, or a combination of these.
18
19 2. Rooftop mechanical equipment shall be screened as provided
20 in subsection 21.07.080G.4.c.
21
22 3. Outdoor refuse collection receptacles shall be screened as
23 provided in subsection 21.07.080G.2.
24

25 G. *Downtown street landscaping.*

- 26
27 1. If a project on private property disturbs the ROW, where
28 downtown street landscaping is provided, it shall comply with
29 all general landscaping requirements and standards in section
30 21.07.080 and:
31
32 a. Trees shall be set back a minimum of 3.5 feet from the
33 back of curb to reduce the possibility of damage from
34 car doors and splash from cars. Tree guards may be
35 considered for protection of trees where large numbers
36 of people may gather.
37
38 b. A sloping six-inch minimum (12-inch preferred) wide
39 apron (1V:12H) around tree grates may be considered
40 for pedestrian circulation while protecting the growing
41 medium from sidewalk runoff with high concentrations
42 of melting agents. Tree grates must be designed to
43 recognize the need for accessibility for all.
44
45 c. Trees specified for the downtown districts shall be
46 species that branch (or can be successfully trimmed at
47 maturity) at eight feet.
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- d. Landscape beds, planters, and tree grates shall remain a minimum of 30 inches clear of the back of curb.
- 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.

Type of Landscaping	Bed Dimensions	Plant Materials Required	Optional design standards
Downtown Street Landscaping	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs. • All total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.

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.

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H. *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.

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 21.11.070E.
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:
 - a. 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 21.11-10. An alternative parking site plan shall

be submitted and approved as part of the applicable land use permit process.

- b. 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 21.11-11, 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: 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: 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.

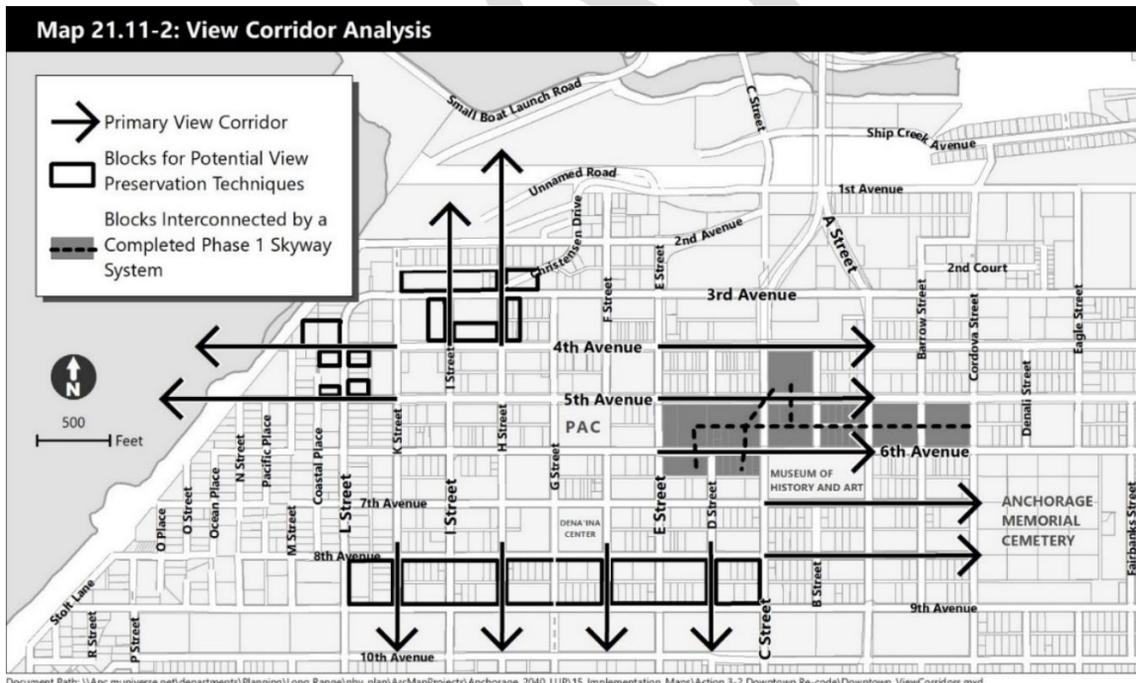
(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 5, 10-1-20)

Section 7. 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:

1. A pedestrian circulation need;
2. How the 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:

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- 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.
 - 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, and the view corridors identified on Map 21.11-2.
 - e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.
- *** *** ***
- 4. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk over which it is constructed, as bordered by the facades to the second story of the structures connected by the skywalk. The report shall also illustrate the impact of the skywalk on pedestrian circulation systems and view corridors, as identified on.

*** *** ***
(AO No. 2020-38, § 11, 5-28-2)

Section 8. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

Chair of the Assembly

ATTEST:

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Municipal Clerk

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

DRAFT

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Comment-Response Table

PZC Case No. 2022-0129

Title 21 Text Amendments
to Update the Downtown Code

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Comment-Response Table

Planning and Zoning Commission Case No. 2022-0129 Title 21 Text Amendments to Update the Downtown Code

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
1 12/1/2022	Miles Garrod	<p>A stated goal of the “Our Downtown” plan and this rewrite is to simplify the bonus table. In the rewrite, the bonus table is eliminated and replaced with a design menu that applies regardless of scale. This makes the largest scale of development easier but yields a net increase of complexity for small-to-medium-scale development and improvements to existing buildings.</p> <p>Tying code complexity to larger scale as in the current code makes intuitive sense. I welcome the simplification from bonus formulas to design menu, but I recommend that the design menu only apply beyond a certain height or FAR.</p>	<p>Downtown has the highest tax rate in Anchorage. The Central Business District will over time redevelop with taller buildings to maximize investments. In the interim, new 2-, 3-, or 4-story buildings should be able to provide great designs for downtown using the menu of optional design standards provided in the code update.</p> <p>No recommended change.</p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
2 12/1/2022	Miles Garrod	<p>The stated priority of the rewrite's frontage menu in the design standards is to include items that good design would incorporate anyway. However, the menu is too restrictive and renders many good buildings downtown legally non-conforming. This makes improvements to existing buildings much more complicated given the provisions of 21.13 regarding "Bringing Characteristics of Use into Compliance"</p> <p>Because downtown' problems are not architectural, this added complexity may yield no return.</p> <p>Alaskan buildings are already burdened with more daunting upgrades than other locales given advances in thermal efficiency and seismic requirements. We shouldn't add marginal cost and complexity that makes it more likely for a building to be neglected and fall into disuse or replacement with parking.</p>	<p>The regulations of Chapter 13 apply throughout the Municipality.</p> <p>Overall, this amendment clarifies code requirements, by removing many zoning restrictions, thus on the whole reducing the possibilities of non-conformities over time. In the cases where a structure becomes non-conforming, there is no requirement that the building change until the use is changed, or a significant amount of construction be performed.</p> <p>Design standards existed in the previous Chapter 11 code, and this amendment simplifies them to the extent the working group felt was most viable. The standards that remain were included to address the goals and values of the Downtown District Plan.</p> <p>This code amendment prohibits surface parking lots as a use and requires parking structures to go through a conditional use process.</p> <p>No recommended change.</p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
3 12/1/2022	RVSA Leadership Group	<p>The individuals and organizations that make up the community-wide effort called Roadmap to a Vital, Safe, Anchorage (RVSA) support the proposed changes to Anchorage Municipal Code Title 21 Chapters 21.07 and 21.11 and as outlined in PZC Case No. 2022-0120. We collectively look forward to these changes being made as we see them as helpful in making long-term improvements in downtown Anchorage that will benefit the entire municipality by allowing for economic development as we improve infrastructure and opportunities for housing, mixed use development and commercial investment.</p> <p>The Roadmap to a Vital and Safe Anchorage (RVSA) was born out of a need to make Anchorage more resilient and sustainable. Businesses, non-profit organizations, and industry leaders answered this call to action and began the process of developing a plan focused on implementation, execution, and clearly defined results.</p> <p>Since the early days of RVSA, the issue of improving downtown to encourage investment has been of paramount importance. We believe some of the changes to Title 21 Chapter 11 will</p>	<p>Thank you for this letter of support.</p> <p>It was a pleasure working with each of the agencies and businesses to develop a downtown zoning districts code that will bring new design and revitalization to Our Downtown.</p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
		<p>help modernize our city code and therefore encourage positive changes that will benefit residents and visitors. We hope that changes such as those affecting parking and utility coordination will encourage more housing and other dwelling unit changes will result in more dense housing over time as well.</p> <p>We encourage the Planning and Zoning Commission to approve this document to keep the public process moving so needed updates can be finalized and incorporated into the downtown code as soon as possible.</p>		
4 12/2/2022	LaQuita Chmielowski, DOWL	<p>Table 21.11-5 Max Heights Near Town Square: The current code has height limits on Block 69 and 71. I may have missed the meeting where this was discussed, and I wanted to better understand the intent. Has a shadow study been completed that would support the height limitations? How were the heights determined? Especially for block 41 and 69, which is further north of the park.</p>	<p>Shadow modeling was included as part of the working group process.</p> <p>No recommended change.</p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
5 12/2/2022	LaQuita Chmielowski, DOWL	<p>21.11.070C.d.: requires doors every 70 feet if the building is located within 20 feet of the ROW. This could become restrictive, especially for the core of downtown, since the building programming along with fire life/safety requirements dictate the needed location for doors. How was the 70 feet determined?</p> <p>Shouldn't we let design and life/safety requirements be the determining factor for doors? I can just see an instance where someone needs a door 75 feet or 80 feet in distance and not have a way to accommodate the programming while meeting the code requirement.</p>	<p>The door placement requirement came from working group testing and research on existing structures downtown. The 70' number was established to allow buildings on a single 50' standard frontage from being required to have more than one door but breaking the space for longer frontages.</p> <p>We recommend that a reference to the fire code requirements and potential building programming.</p> <p>The Alternative Equivalent Compliance procedure can provide additional flexibility.</p>	
6 12/2/2022	LaQuita Chmielowski, DOWL	<p>21.11.070C.3.f. and g.: Given that we are encouraging vertical development downtown and there are already fire codes that dictate when buildings are adjacent to each other, why would we require that the buildings be separated by 20 feet. In the core area of downtown, this requirement seems restrictive and could hinder development opportunities.</p>	<p>This provision was included to allow for light and air circulation in cases where towers are built close together. It can be removed if it seems like a burden on development.</p> <p>Staff recommends deletion: <u>"Development with multiple towers on one property, towers shall be located a minimum of 20 feet from each other."</u></p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
7 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.d.: Landscaping: I fully support providing landscaping and other amenities along the street fronts in downtown anchorage. However, my recent experience is that there are concerns with any pedestrian amenities within the clear zone along 5 th and 6 th , since they are part of the highway system. On a recent project, we were not allowed to install trees within the ROW since they would be in the clear zone. Coordinating with DOT and MOA to obtain approval for amenities within the ROW along 5 th and 6 th can be argues and put a large burden on the developer. To be successful, I believe there would need to be a blanket MOU or other agreement along 5 th and 6 th that allowed MOA the ability to determine amenities along the sidewalk. Until then, these sorts of design elements will be difficult, if not impossible to implement.	We understand 5 th and 6 th avenues are managed differently. Thank you for the comment. Standards for 5 th and 6 th avenues may change with the Downtown Streets Engineering Study. No recommended change.	
8 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.e.: Decorative Street Lighting: This came up on a recent project and discussions about allowing a light fixture that was complimentary with the development, but also with the existing lighting in the area. The concern was long term maintenance and replacement poles if the	The amendment sought to avoid encumbering property owners with contract requirements or the MOA with enforcement obligations. The Alternative Equivalent Compliance procedure can provide additional flexibility.	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
		lighting was different than what is already in downtown. I would suggest having some parameters of lighting that would be allowed without requiring a maintenance agreement for the Owner to maintain the lights. Also, to allow the director/municipal engineer some discretion on allowing different light fixtures to give developers some flexibility.	No recommended change.	
9 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.e.iv.: the lighting height is limited to 15 feet. However, the decorative lighting that was recently installed along 4 th Avenue was just over 18 feet. What is the intent of limiting the height to 15 feet? A lighting analysis is needed for the lighting to be replaced within the right-of-way and there are newer poles that are being installed within the downtown area that would help to inform the height that is needed (see appended submittals from the 4 th Avenue project). Should consider removing the height limitations.	Staff will look into harmonizing this section with current projects. It may be helpful to create a distinction between street lighting intended to light the entire ROW for vehicle travel and street lighting intended to light the sidewalk for pedestrian use or to qualify as a pedestrian frontage standard. We will change this reference to “up to 18 feet consistent with height and design of what PM&E has installed along 4th Avenue.” P 33 of 63 Line 30	
10 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.e.v.: this section on the style seems very restrictive and does not allow for flexibility for a developer to propose a light fixture that may be complimentary to the development and downtown lighting scheme. Suggest	The language “ <u>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</u> ” was intended to allow general flexibility in interpretation,	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
		softening the language to allow flexibility in design.	but staff will look at ways to simplify this. The Alternative Equivalent Compliance process can apply here.	
11 12/2/2022	LaQuita Chmielowski, DOWL	21..11.070D.2.f.: Canopies: in my recent experience canopies along 5 th and 6 th will require an encroachment permit from DOT that is typically only good for 5 years and cannot be transferred with the property. The canopies also have to be removable. I support canopies as an amenity. Just challenging to implement along 5 th and 6 th Avenue.	We understand 5 th and 6 th avenues are managed differently. Thank you for the comment. Standards for 5 th and 6 th avenues may change with the Downtown Streets Engineering Study. No recommended change.	
12 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.f.iv.: Can the lighting be part of the pedestrian and street lighting or is it intended that the canopies have a lighting system within them? If this is a small canopy element, the cost of including lighting within the canopy itself could be costly and adequate lighting could be provided through other means.	Staff will look into amendment this language in this section to make canopy lighting optional if lighted exterior building entry is provided. Staff recommends an edit to code to improve this guideline.	
13 12/2/2022	LaQuita Chmielowski, DOWL	21.11.070D.2.g.: Plaza: This section feels very prescriptive and takes away the freedom of the designer. 601 W 5 th has a plaza area that will not have all of the elements that are described in this section but will be very appealing and a vast improvement over the previous plaza. We should allow flexibility to	Alternative equivalent compliance can be applied here.	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
		<p>the designers to create a space that is appealing and has to follow some guidelines. In this section of code it was unclear why a plaza would have to connect to a sidewalk that is a minimum of 14 feet wide. Would this include sidewalk that is created on property for the plaza? If not, it will be difficult to meet this requirement. Also, there is a requirement for seating, which is not always desirable by owners. The landscape requirements also should consider hardscape treatments and not just plantings.</p>		
<p>14 12/2/2022</p>	<p>LaQuita Chmielowski, DOWL</p>	<p>21.11.070G.: Downtown Street Landscaping: I support the need for landscaping in downtown. I only flagged this due to the ability to be able to implement these requirements along 5th and 6th avenue. Also, for the 601 W 5th Avenue project we were not allowed to have planters that were more than 0.5 inches high within the ROW due to the clear zone concerns for vehicles.</p>	<p>The amendment sought to avoid encumbering property owners with contract requirements or the MOA with enforcement obligations.</p> <p>The Alternative Equivalent Compliance procedure can provide additional flexibility.</p> <p>No recommended change.</p>	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
15 12/5/22	Melisa Babb	Alternative Equivalent Compliance was inadvertently deleted from Chapter 11 with the deletion of the bonus point table. Should be added back in.	Thank you for that catch. Staff is adding a separate section 21.11.020 for Alternative Equivalent Compliance.	
15 12/5/22	Melisa Babb	Delete foot note #2 in Table 21.11-4 Table of Dimensional Standards. Building "Step Back" requirements are included in Chapter 11.	Thank you for the comment. We found that error and have deleted in the PH D Draft Code. Staff made recommended change.	
16 12/5/22	Melisa Babb	Line 17/64 lines 22-23: Change "building setbacks to just building forms"	Staff agrees with this edit.	
17 12/5/22	Melisa Babb	28/64, lines 34-37: Change: <u>"d. The reduction must be applied so that a maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the property line adjacent to the space governing the reduction."</u> To <u>"The reduction must be applied so that a maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the facade of the floor governing the reduction."</u>	Staff agrees with this edit.	

Comment # Date	Source	Comment	Staff Response	PZC Comment/Action
18 12/5/22	Melisa Babb	42/64, far right column of Table 21.11-9: Landscape Requirements for Downtown Districts: Change " <u>Up to ½ of total required shrubs may be substituted with</u> " To: " <u>All total required shrubs may be substituted with perennial.</u> "	Staff agrees with this edit.	

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Attachment 4

Comments Received

PZC Case No. 2022-0129

Title 21 Text Amendments
to Update the Downtown Code

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Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Sunday, November 6, 2022 11:56 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2022-0129 Request for Reviewing Agency Comments

All:

ROW has the following comments for case number 2022-0129:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910





MEMORANDUM

DATE: November 7, 2022

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: 2022-0129 Text Amendment Update to the Downtown Code amending Chapters 21.07 Development Design Standards and 21.11 Downtown.

Traffic Engineering has no objection to proposed text amendments as indicated in the proposed assembly ordinance.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Dave Bronson

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: November 9, 2022
TO: Planning Department
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2022-0129

Case 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

Department Recommendations: The Private Development section has no objection to the Title 21 Text Amendment to Update the Downtown Code, Amending Chapters 21.07, Development and Design Standards, and 21.11, Downtown.



November 9, 2022

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- • **2022-0129 – Title 21 Text Amendment to Update Downtown Code**
- **2022-0133 – Proposed Ordinance Amending the Anchorage 2040 LUP**
- **2022-0134 – Proposed Ordinance Amending the Our Downtown: Anchorage Downtown District Plan 2021**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2023-0003 – Costco Business Center – Admin Site Plan Review Minor Amendment**
 - No objection to the parking amendment, provided it meets all municipal, state, and federal requirements.
 - The site plan submitted for the pre-application indicated that the removed Sam's Club fueling station maybe reestablished. DOT&PF recommends that if the fueling station is redeveloped that its orientation and access be developed to ensure that the fueling station's access does not impact the main access road or the Muldoon intersection.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Jacob Ciufo, P.E., Regional Hydrologist, Hydrology DOT&PF
James Starzec, AMATS Transportation Planner, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Noah King, P.E. Project Manager, DOT&PF

MEMORANDUM

DATE: November 16, 2022

TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division

FROM: Seth Wise, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: September 12, 2022

Agency Comments due: November 14, 2022



AWWU has reviewed the materials and has the following comments:

2022-0129 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

1. AWWU has no comments or objections to the Title 21 Text Amendment.

If you have any questions pertaining to public water or sewer, please call 564-2757 or send an e-mail to seth.wise@awwu.biz.



Public Comments: 2022-0129

Commenter	Email	Phone Number	Submitted
Miles Garrod 1645 Wickersham Dr. Anch., AK 99507	milesg@ecialaska.com	907-565-5003	12/1/2022 11:01:36 AM
	<p>A stated goal of the "Our Downtown" plan and this rewrite is to simplify the bonus table. In the rewrite, the bonus table is eliminated and replaced with a design menu that applies regardless of scale. This makes the largest scale of development easier, but yields a net increase of complexity for small-to-medium-scale development and improvements to existing buildings.</p> <p>Typing code complexity to larger scale as in the current code makes intuitive sense. I welcome the simplification from bonus formulas to design menu, but I recommend that the design menu only apply beyond a certain height or FAR.</p>		
Miles Garrod 1645 Wickersham Drive Anchorage, AK 99507	milesg@ecialaska.com	907-565-5003	12/1/2022 11:16:14 AM
	<p>The stated priority of the rewrite's frontage menu in the design standards is to include items that good design would incorporate anyway. However the menu is too restrictive and renders many good buildings downtown legally non-conforming. This makes improvements to existing buildings much more complicated given the provisions of 21.13 regarding "Bringing Characteristics of Use into Compliance"</p> <p>Because downtown' problems are not architectural, this added complexity may yield no return.</p> <p>Alaskan buildings are already burdened with more daunting upgrades than other locales given advances in thermal efficiency and seismic requirements. We shouldn't add marginal cost and complexity that makes it more likely for a building to be neglected and fall into disuse or replacement with parking.</p>		

Roadmap to a Vital and Safe Anchorage

[Roadmap to a Vital and Safe Anchorage - Anchorage Chamber](#)

November 29, 2022

Kristine Bunnell
Manager, Planning Department
Municipality of Anchorage
kristine.bunnell@anchorageak.gov

Sent by email

To Whom it May Concern:

The individuals and organizations that make up the community-wide effort called Roadmap to a Vital, Safe, Anchorage (RVSA) support the proposed changes to Anchorage Municipal Code Title 21 Chapters 21.07 and 21.11 and as outlined in PZC Case No. 2022-0120. We collectively look forward to these changes being made as we see them as helpful in making long-term improvements in downtown Anchorage that will benefit the entire municipality by allowing for economic development as we improve infrastructure and opportunities for housing, mixed use development and commercial investment.

The Roadmap to a Vital and Safe Anchorage (RVSA) was born out of a need to make Anchorage more resilient and sustainable. Businesses, non-profit organizations, and industry leaders answered this call to action and began the process of developing a plan focused on implementation, execution, and clearly defined results.

Since the early days of RVSA, the issue of improving downtown to encourage investment has been of paramount importance. We believe some of the changes to Title 21 Chapter 11 will help modernize our city code and therefore encourage positive changes that will benefit residents and visitors. We hope that changes such as those affecting parking and utility coordination will encourage more housing and other dwelling unit changes will result in more dense housing over time as well.

We encourage the Planning and Zoning Commission to approve this document to keep the public process moving so needed updates can be finalized and incorporated into the downtown code as soon as possible.

Sincerely,

The RVSA Leadership Group

Bruce Bustamante, Anchorage Chamber of Commerce
Debbie Rinckey, Chugiak Eagle River Chamber of Commerce
Julie Saupe, Visit Anchorage
Silvia Villamides, Alaska Hospitality Retailers
Bill Popp, Anchorage Economic Development Corporation

From: [LaQuita Chmielowski](#)
To: [Bunnell, Kristine R.](#); [Lyon, Craig H.](#)
Cc: [Mckenna-Foster, Daniel R.](#); [Kate Silber](#)
Subject: Downtown Code Changes - Follow-up
Date: Friday, December 2, 2022 9:14:05 AM
Attachments: [SC39108 \(FINAL REV. 081321\) KE Review.pdf](#)
[SC39105 \(FINAL REV. 081321\) KE Review.pdf](#)

[EXTERNAL EMAIL]

Hello, Everyone.

I want to thank everyone for all your hard work in putting together the downtown code changes. It is a tremendous amount of work to get to this point!

I do apologize for the lateness of my input. I recently had a chance to thoroughly go through the proposed code changes and compare it to planned real life projects to get a better sense of how the code might work. I am supportive of the code and think there are a lot of positives and will lead to more development in downtown to meet the community goals. However, there are a few items that I see in the code that could possibly hinder development and I have summarized my concerns below:

- Table 21.11-5 Max Heights Near Town Square: The current code has height limits on Block 69 and 71. I may have missed the meeting where this was discussed and I wanted to better understand the intent. Has a shadow study been completed that would support the height limitations? How were the heights determined? Especially for block 41 and 69, which is further north of the park.
- 21.11.070.C.d: requires doors every 70 feet if the building is located within 20 feet of the ROW. This could become restrictive, especially for the core of downtown, since the building programming along with fire life/safety requirements dictate the needed location for doors. How was the 70 feet determined? Shouldn't we let design and life/safety requirements be the determining factor for doors? I can just see an instance where someone needs a door 75 feet or 80 feet in distance and not have a way to accommodate the programming while meeting the code requirement.
- 21.11.070.C.3.f and g: Given that we are encouraging vertical development downtown and there are already fire codes that dictate when buildings are adjacent to each other, why would we require that the buildings be separated by 20 feet. In the core area of downtown, this requirement seems restrictive and could hinder development opportunities.
- 21.11.070.D.2.d: Landscaping: I fully support providing landscaping and other amenities along the street fronts in downtown anchorage. However, my recent experience is that there are concerns with any pedestrian amenities within the clear zone along 5th and 6th, since they are part of the highway system. On a recent project, we were not allowed to install trees within the ROW since they would be in the clear zone. Coordinating with DOT and MOA to obtain approval for amenities within the ROW along 5th and 6th can be argues and put a large burden on the developer. To be successful, I believe there would need to be a blanket MOU or other agreement along 5th and 6th that allowed MOA the ability to determine amenities along the sidewalk. Until then, these sorts of design elements will be difficult, if not impossible to implement.
- 21.11.070.D.2.e: Decorative Street Lighting: This came up on a recent project and discussions about allowing a light fixture that was complimentary with the development, but also with the existing lighting in the area. The concern was long term maintenance and replacement poles if the

lighting was different than what is already in downtown. I would suggest having some parameters of lighting that would be allowed without requiring a maintenance agreement for the Owner to maintain the lights. Also, to allow the director/municipal engineer some discretion on allowing different light fixtures to give developers some flexibility.

- 21.11.070.D.2.e.iv: the lighting height is limited to 15 feet. However, the decorative lighting that was recently installed along 4th Avenue was just over 18 feet. What is the intent of limiting the height to 15 feet? A lighting analysis is needed for the lighting to be replaced within the right-of-way and there are newer poles that are being installed within the downtown area that would help to inform the height that is needed (see appended submittals from the 4th Avenue project). Should consider removing the height limitations.
- 21.11.070.D.2.e.v: this section on the style seems very restrictive and does not allow for flexibility for a developer to propose a light fixture that may be complimentary to the development and downtown lighting scheme. Suggest softening the language to allow flexibility in design.
- 21..11.070.D.2.f: Canopies: in my recent experience canopies along 5th and 6th will require an encroachment permit from DOT that is typically only good for 5 years and cannot be transferred with the property. The canopies also have to be removable. I support canopies as an amenity. Just challenging to implement along 5th and 6th Avenue.
- 21.11.070.D.2.f.iv: Can the lighting be part of the pedestrian and street lighting or is it intended that the canopies have a lighting system within them? If this is a small canopy element, the cost of including lighting within the canopy itself could be costly and adequate lighting could be provided through other means.
- 21.11.070.D.2.g: Plaza: This section feels very prescriptive and takes away the freedom of the designer. 601 W 5th has a plaza area that will not have all of the elements that are described in this section but will be very appealing and a vast improvement over the previous plaza. We should allow flexibility to the designers to create a space that is appealing and has to follow some guidelines. In this section of code it was unclear why a plaza would have to connect to a sidewalk that is a minimum of 14 feet wide. Would this include sidewalk that is created on property for the plaza? If not, it will be difficult to meet this requirement. Also, there is a requirement for seating, which is not always desirable by owners. The landscape requirements also should consider hardscape treatments and not just plantings.
- 21.11.070.G: Downtown Street Landscaping: I support the need for landscaping in downtown. I only flagged this due to the ability to be able to implement these requirements along 5th and 6th avenue. Also, for the 601 W 5th Avenue project we were not allowed to have planters that were more than 0.5 inches high within the ROW due to the clear zone concerns for vehicles.

Again, thank you for all your hard work and I am happy to meet and discuss these items further.

Thank you,
LaQuita

LaQuita Chmielowski, PE, LEED AP
Senior Land Use Planning Manager

DOWL

(907) 562-2000 | office
(907) 865-1266 | direct
(907) 232-1720 | cell

dowl.com