



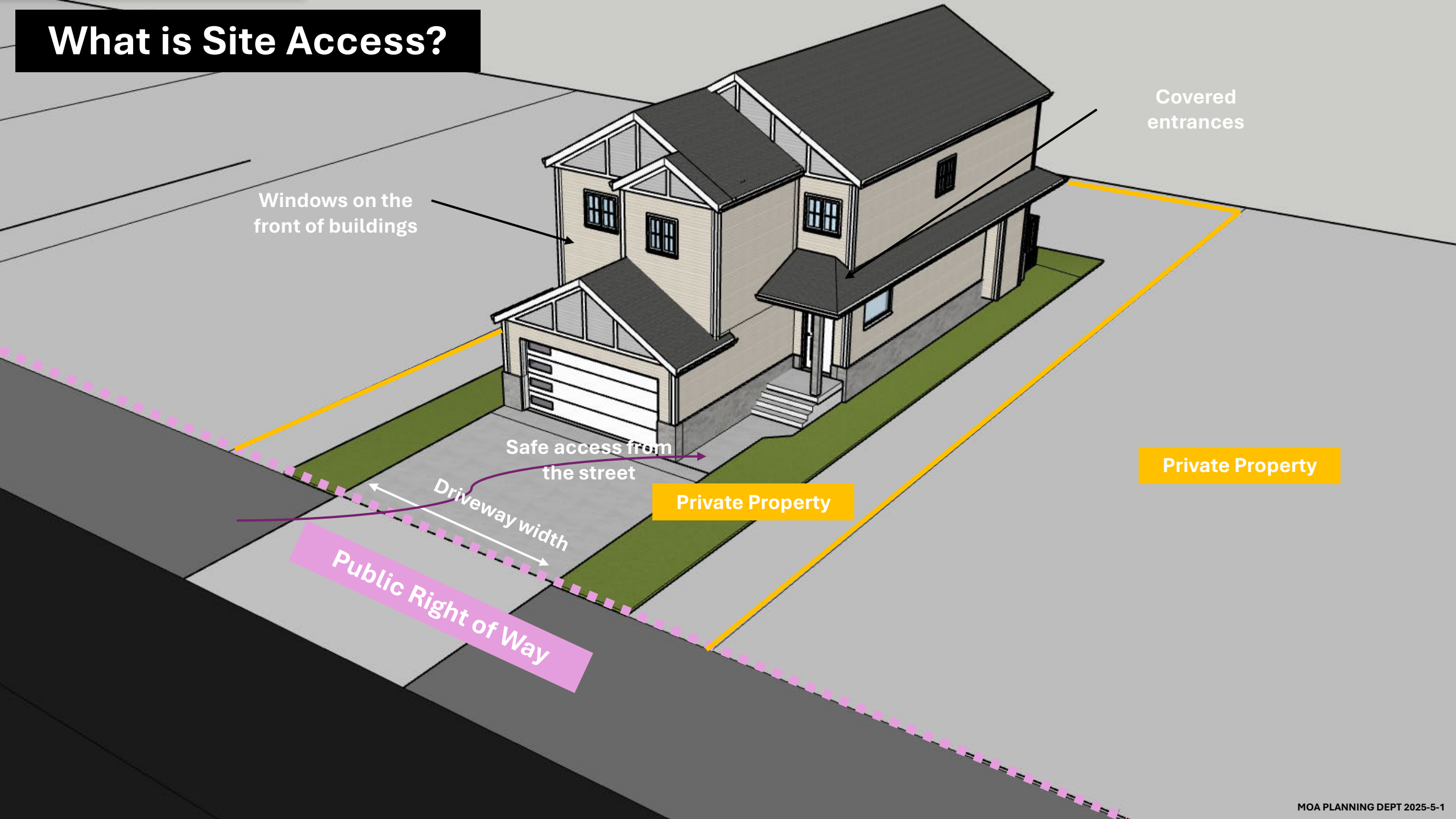
# Site Access

Reforming Title 21 to remove barriers to housing & improve safety & access for all users

**2025-5-1 1 CEDC**



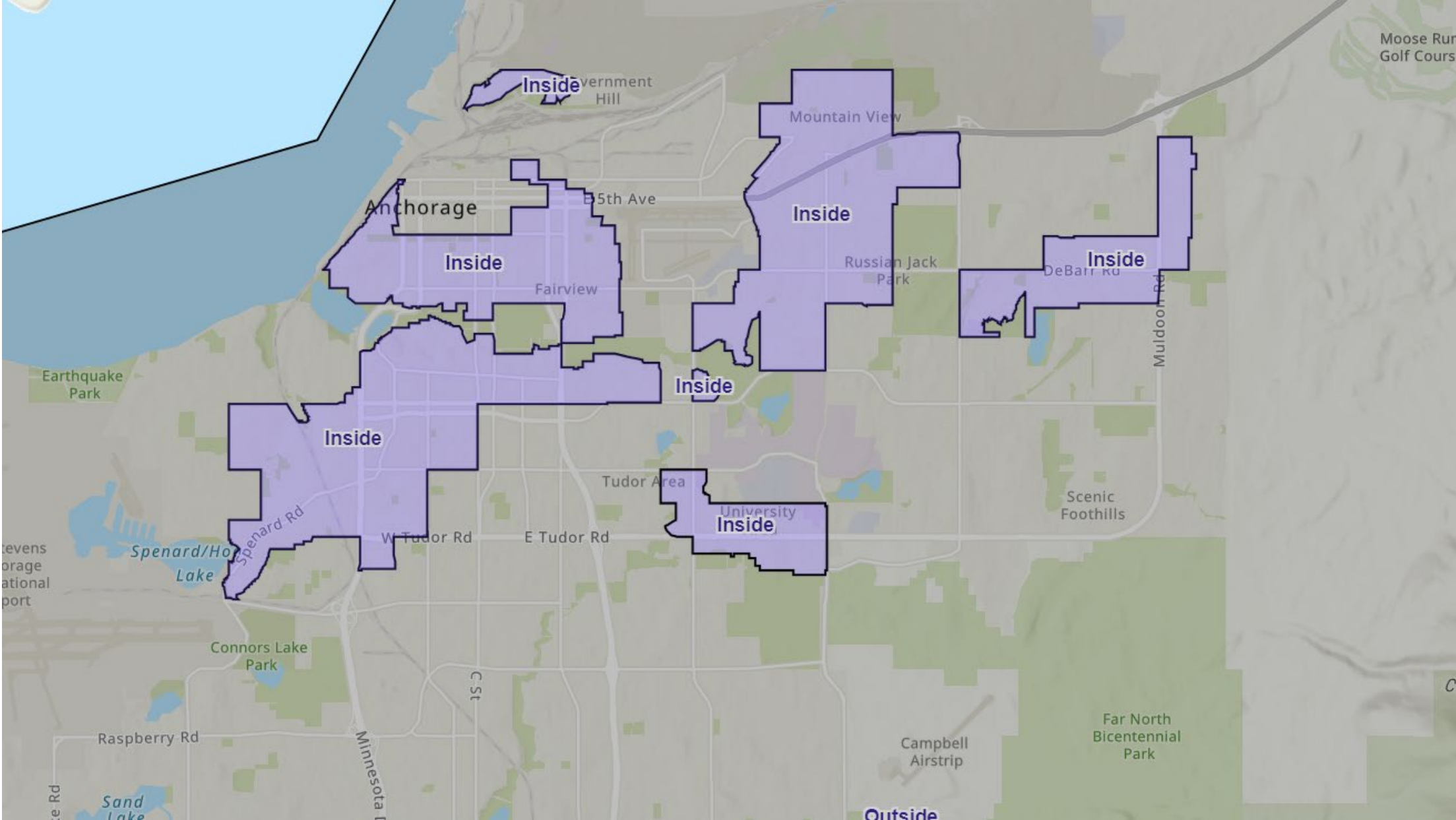
# What is Site Access?



# Timeline of Events

- **January-October 2021 Site Access/Parking Project begins**
- **September 2022: Site Access/Parking AO introduced (2022-80)**
- **November 2022: Assembly adopts AO 2022-80(S)**
- **July 2023: AO 2023-50 (AA) Adopted**
- **January 2024: Site Access provisions go into effect**
- **April 2024: AO 2024-24(AA) passed, imposing a moratorium on design standards until November 2025**
- **Late 2024: Working group begins on edits**
- **March 3, 2025: PZC**
- **May 2025: Assembly**

# Neighborhood Context Standards

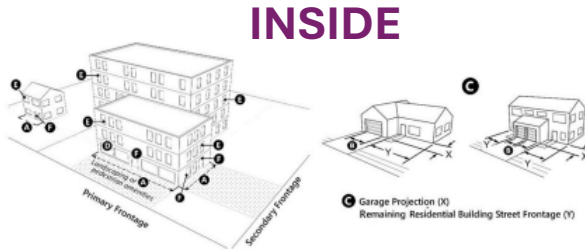




# Neighborhood Context Standards

## 4. Standard for Urban Neighborhood Contexts

The standards of table 21.07-2 apply to the primary frontage and one secondary frontage effective November 1, 2025.



**Table 21.07-2: Pedestrian Frontage Standard for Urban Neighborhood Contexts as of November 1, 2025**

Site Elements for Pedestrian-Oriented Frontages	Standard
A. Minimum required ground-floor, street-facing building elevation with on-site walkways, pedestrian amenities, or landscaping in front – and no off-street automobile parking or circulation	50% of building elevation width <sup>1,2</sup> Lots with alley access: no parking allowed in front of building except in driveways for individual dwellings
B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation	40% of building elevation width <sup>1,2</sup>
C. Maximum allowed distance a garage may project out in front of the rest of the street-facing residential building elevation	No more than 50% of the width of the non-garage portion of the street-facing building
D. Minimum required visual access windows or primary entrances on non-residential ground-floor street-facing building elevation <sup>3</sup>	25% of wall area on primary frontage 15% of wall area on second frontage
E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations <sup>3</sup>	15% of wall area on primary frontage 10% of wall area on second frontage
F. Requirement for primary entrance(s) to be visible from the street via an unobstructed line of sight, and for residential entrances to be covered	Residential: Meet 21.07.060G.16., Covered, Visible Residential Entrance Other uses: at least one entrance
G. Minimum required number of pedestrian amenities from 21.07.060G. (in addition to G.16)	Developments with 10,000 to 20,000 square feet of gross floor area: 1 pedestrian amenity Developments with greater than 20,000 square feet of gross floor area: 2 pedestrian amenities

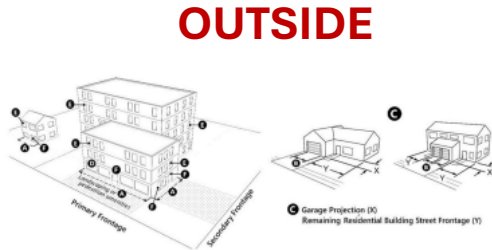
<sup>1</sup>Exception: On lots without alley access residential developments with four dwelling units or less may have a minimum of 20% in A. above and a maximum of 67% in B. above. This footnote exception shall sunset at the close of June 30, 2025.

<sup>2</sup>Exception: Shared parking courtyards that comply with subsection 21.07.060G.22. are exempt from A. above.

<sup>3</sup>Visual access windows shall have a sill height of no more than four feet above finished grade. Rules for measuring window area as a percentage of building wall area are provided in 21.15.020O. Visual access windows ("Window, providing visual access"), primary entrance, and ground-floor wall area are defined in 21.15.040.

## 5. General Standard for Development

The standards of Table 21.07-3 apply to the primary frontage and one secondary frontage.



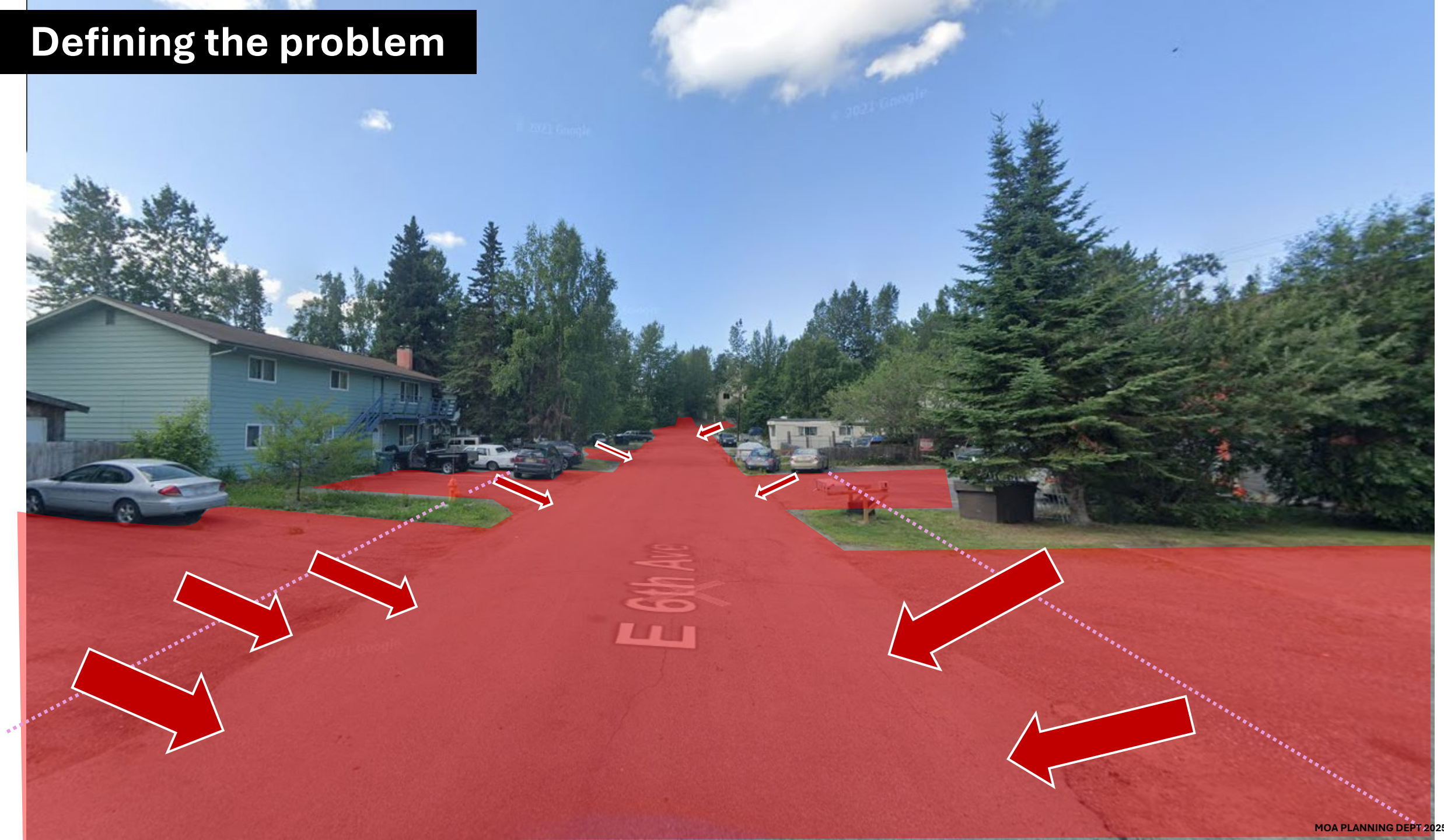
**Table 21.07-3: General Pedestrian Frontage Standard for Development**

Required Site Elements for Pedestrian-Oriented Frontages	Standard
A. Minimum required ground-floor, street-facing building elevation with on-site walkways, pedestrian amenities, or landscaping in front – and no off-street automobile parking or circulation <sup>1</sup>	20% of building elevation width, on one frontage
B. Maximum allowed width of residential garage entrance(s) on ground-floor street-facing building elevation	67% of building elevation width
C. Maximum allowed distance a garage may project out in front of the rest of the street-facing residential building elevation	No more than the width of the non-garage portion of the street-facing building elevation
D. Minimum required visual access windows or primary entrances on non-residential ground-floor street-facing building elevation <sup>1,2</sup>	15% on primary frontage 10% on secondary frontage
E. Minimum required windows or primary entrances on residential and upper-floor non-residential street-facing elevations <sup>1,2</sup>	10% on primary frontage 5% on secondary frontage
F. Requirement for primary entrance(s) to be visible from a street via an unobstructed line of sight and for residential entrances to be covered <sup>1</sup>	Residential: Meet 21.07.060G.16., Covered, Visible Residential Entrance Other uses: at least one entrance
G. Minimum required number of pedestrian amenities from 21.07.060G. (in addition to G.16)	Developments with greater than 20,000 square feet of gross floor area: 1 pedestrian amenity

<sup>1</sup>Exception: Shared parking courtyards that comply with subsection 21.07.060G.22. are exempt from A. above. Non-residential buildings located more than 100 feet from the applicable street rights-of-way are exempt from A., D., E., and F. above.

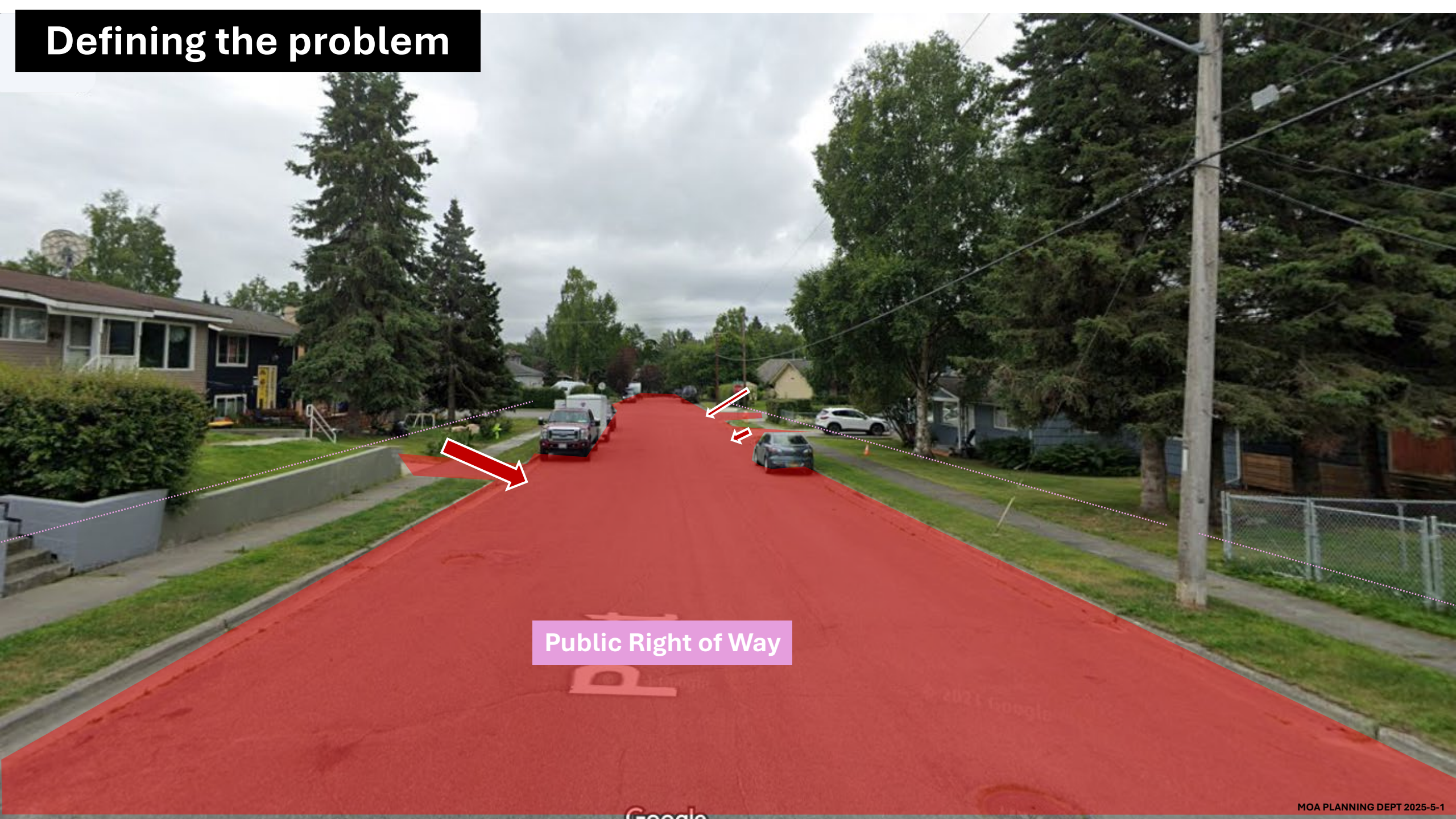
<sup>2</sup>Visual access windows shall have a sill height of no more than four feet above finished grade. Rules for measuring window area as a percentage of building wall area are provided in 21.15.020O. Visual access windows ("Window, providing visual access"), primary entrance, and ground-floor wall area are defined in 21.15.040.

# Defining the problem





# Defining the problem



Public Right of Way



# Realistic Outcome



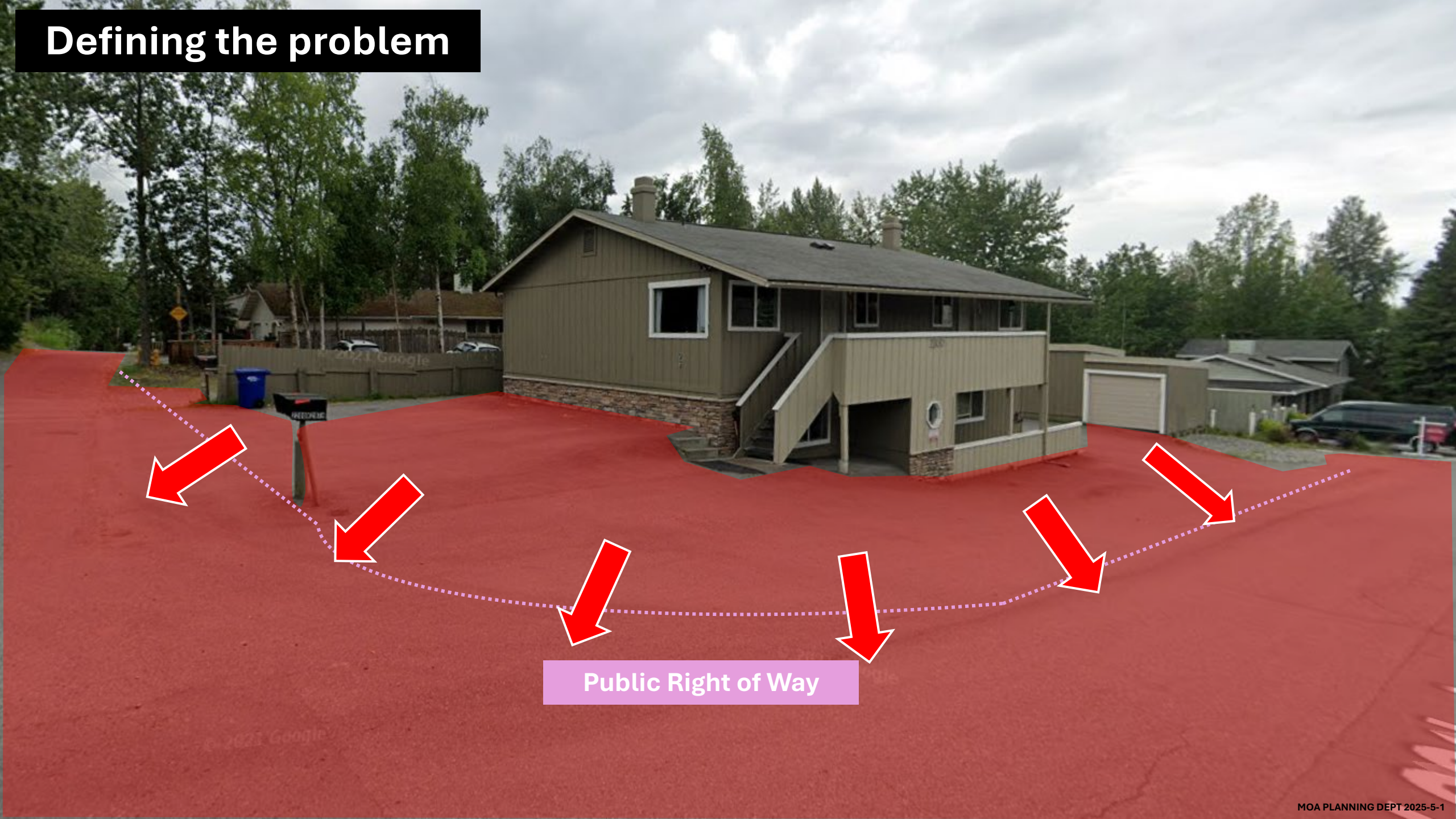


# Idealized Outcome





# Defining the problem



Public Right of Way



# Defining the problem



Public Right of Way



# Defining the problem





# Defining the problem



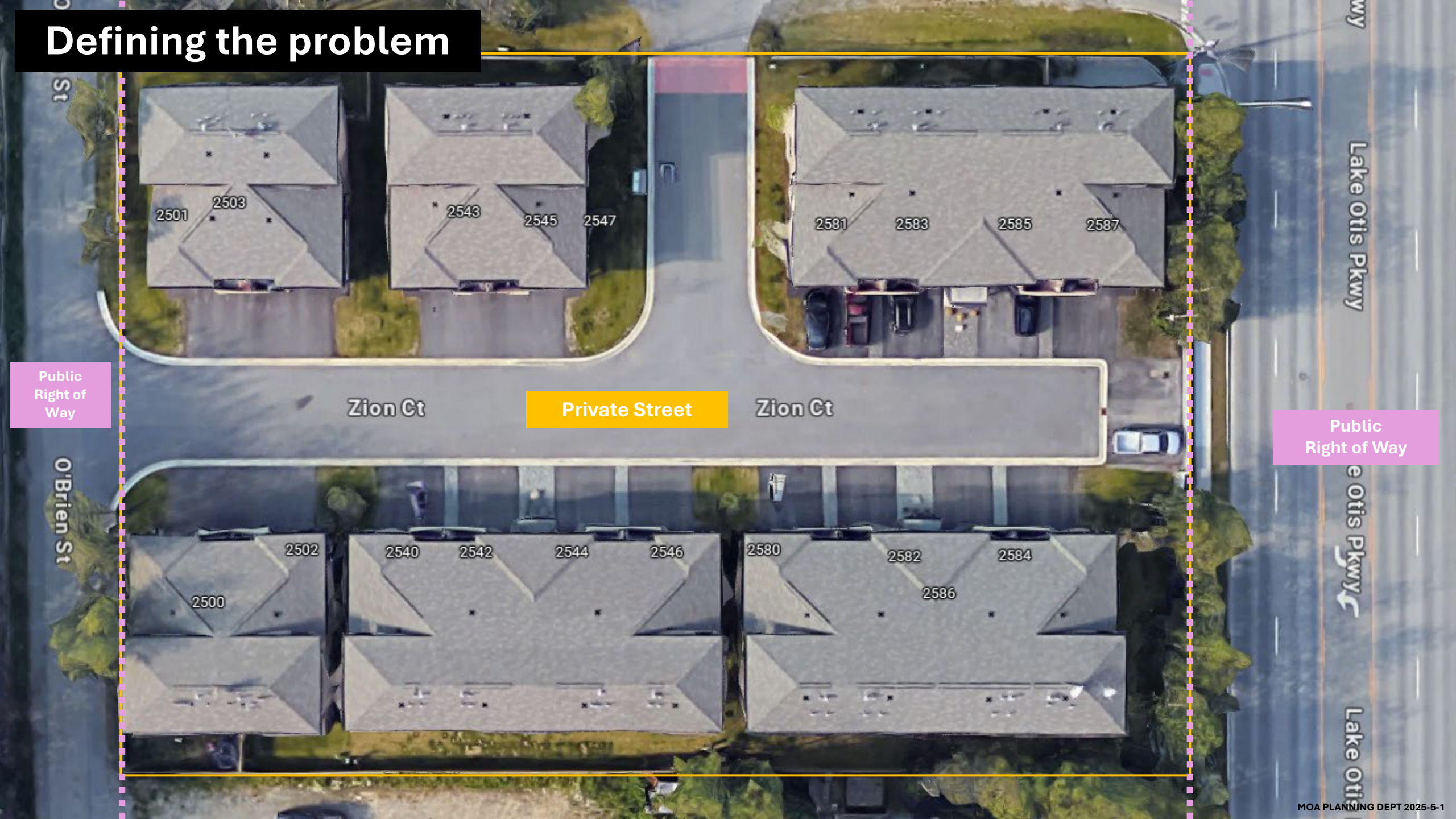


# Defining the problem





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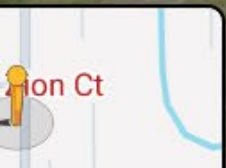




# Defining the problem

[See more dates](#)

Private Street



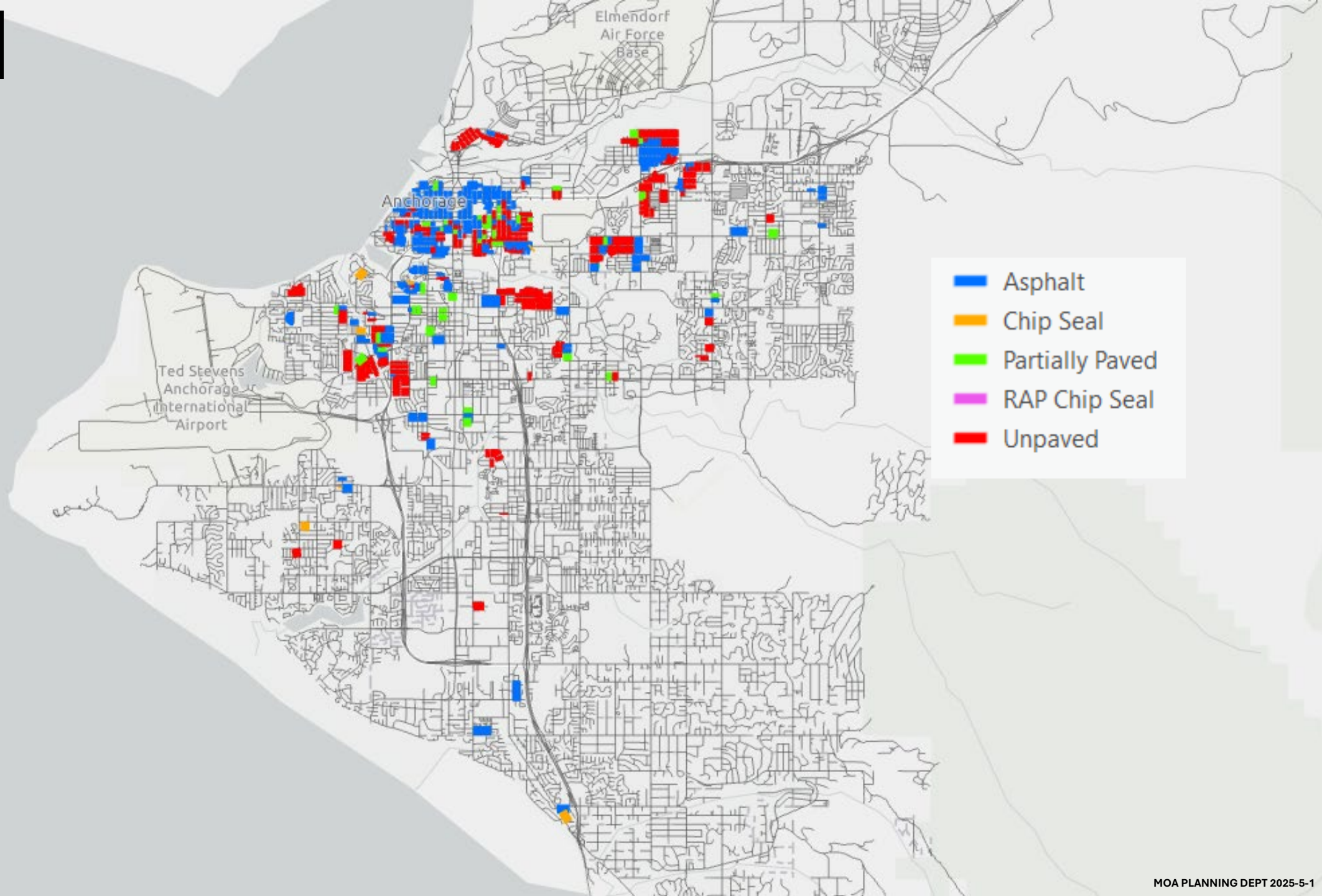


# Defining the problem





# Alleys





# Door Orientation



At least one primary entrance per building shall be visible (via an unobstructed line of sight) from a street or a common private open space (21.07.030), the parking lot, or a shared parking courtyard (21.07.090N).

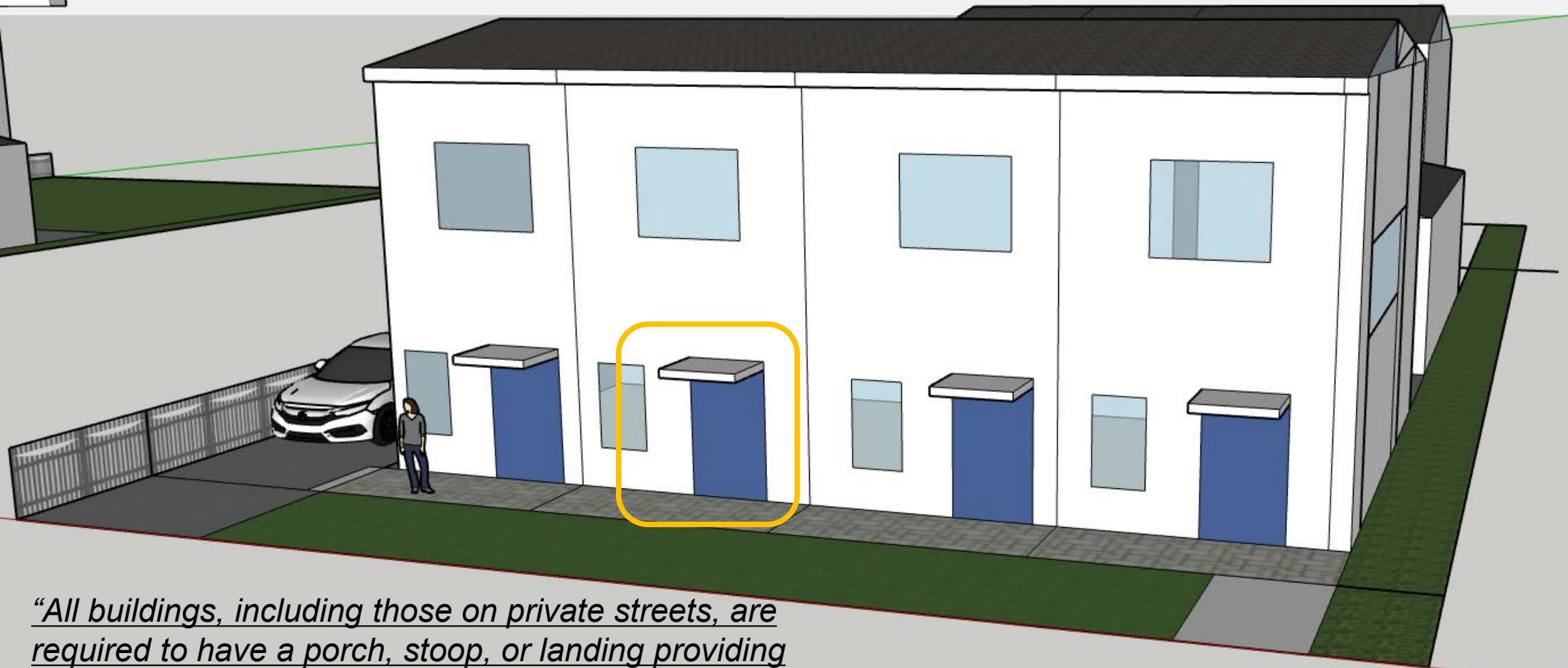


## Other ways to improve conditions for pedestrians

- Design Criteria Manual (DCM) updates
- AMATS Complete Streets
- Municipality of Anchorage Long-Range Transportation Strategy
- Official Streets & Highways Plan Update



# Covered Visible Primary Entrance



“All buildings, including those on private streets, are required to have a porch, stoop, or landing providing access to the primary entrance that is sheltered by a roof intended to give visual emphasis to the building entrance as an aid in wayfinding, and to help provide safe, convenient access from the street.”



# Window Requirement



- i. 15% of a primary frontage shall be visual access windows as measured in 21.15.0200 or the window area of primary entrances (doors) with windows.

- ii. 10% of all other street facing frontages, including a secondary frontage, shall be visual access windows as measured in 21.15.0200 or the window area of entrances (doors) with windows.



# Questions?



# Thank You