

CLERK'S OFFICE

APPROVED

Date: 1-12-99

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: December 8, 1998

Anchorage, Alaska  
AO 98- 188

1  
2 AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE  
3 OF ORDINANCES AMENDING THE B-2A, CENTRAL BUSINESS DISTRICT, CORE,  
4 B-2B, CENTRAL BUSINESS DISTRICT, INTERMEDIATE AND B-2C, CENTRAL  
5 BUSINESS DISTRICT, PERIPHERY, TO LIMIT THE NUMBER OF STREETScape  
6 BONUS POINTS TO THE AMOUNT NEEDED FOR REQUIRED SITE MINIMUMS OR  
7 25 PERCENT OF THE POINTS REQUIRED FOR THE DEVELOPMENT, TO ALLOW  
8 STREETScape BONUS POINTS FOR ONLY SHOPS WITH WINDOWS AT STREET  
9 LEVEL, AND TO SET MINIMUM STANDARDS FOR WINDOWS AT STREET LEVEL  
10 AND TO REQUIRE SUCH WINDOWS.  
11

12 THE ANCHORAGE ASSEMBLY ORDAINS:

13 Section 1. That subsection 21.40.150.I.3 of the Municipal Code is hereby amend to  
14 read as follows:

15 Maximum height of structures.

16 (Subparagraphs 1. and 2. of this subsection are not affected by this ordinance and therefore are not set out.)

- 17 3. Building floor area may be constructed above the maximum building height  
18 permitted under subsection I.2 of this section by earning bonus points for site and  
19 design amenities under a site development plan approved by the department of  
20 community planning and development as specified in table 1, provided:
- 21 a. Each bonus point permits an additional 400 square feet of floorspace
- 22 b. All new development must accumulate a minimum of one bonus point for each  
23 1,600 square feet of site area to be approved. Only urban design amenities  
24 related to pedestrians and landscaping of those features designated  
25 "streetscape" in table 1 may be used to fulfill this requirement.
- 26 c. No more than one bonus point per each 200 square feet of site can be  
27 accumulated for any single amenity option. Bonus points can be obtained by  
28 combining any of the options provided in table 1.
- 29 d. At least 25 percent of all bonus points required for floorspace must be  
30 accumulated from amenities designated "streetscape." This amount can  
31 include bonus points earned under subsection b of this subsection.

Section 2. That section 21.40.150 of the Municipal Code is hereby amend by adding a new subparagraph to read as follows:

R. Ground floor windows. Blank walls on the ground level of buildings are limited to provide connection between activities occurring inside structure to an adjacent sidewalk.

1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet the window standard set forth in paragraph 2 below. Corner lots shall meet the window standard on only one street frontage. The window standard shall be met on the street of OS&HP highest classification. On the lessor class street the window standard is ½ the window standard. If two or more streets have the highest classification the property owner may select the street in which to meet the window standard and the other streets shall be at least ½ window standard.

2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior walls up to 9 feet above grade. Windows required under this section shall be either windows that allow views into working area or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows shall be no more than 4 feet above the adjacent exterior grade. Display cases attached to the outside wall do not qualify as windows.

3. Exemptions. Walls of residential units and parking structures are exempt from this requirement.

Section 3. That section 21.40.150 Table 1 of the Municipal Code is hereby amend to read as follows:

**TABLE 1. DESIGN AMENITIES AND BONUS POINTS, B-2A DISTRICT**

<i>Urban Design Amenity</i>	<i>Bonus Points</i>
Street trees*	1 point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk texture*	1 point per 200 square feet
Bike racks, open*	1 point per 3 open storage units (maximum accumulation of 3 points)
Bike racks, covered*	1 point per 3 covered storage units (maximum accumulation of 3 points)
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscaped park*	1 point per 70 square feet (corner); 1 point per 80 square feet (other)

Public restrooms at ground level	1 point per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 50 square feet
Shops[*]:	
50 [30] percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 [30] percent transparent windows on ground floor street front	point per 140 square feet
Second floor shops	1 point per 140 square feet
Third floor or basement level shops	1 point per 350 square feet
Commercial theater	1 point per 200 square feet
Public rooftop recreation area or public viewing deck	1 point per 100 square feet
Housing	1 point per 140 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet of area devoted to a retained historic structure
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
*Streetscape amenities	

1 Section 4. That subsection 21.40.160.I.3 of the Municipal Code is hereby amend to  
2 read as follows:

3 Maximum height of structures.

4 (Subparagraphs 1. and 2. of this subsection are not affected by this ordinance and therefore are not set out.)

5 3. Building floor area may be constructed above the maximum building height  
6 permitted under subsection I.2 of this section by earning bonus points for site and  
7 design amenities under a site development plan approved by the department of  
8 community planning and development as specified in table 2, provided:

9 a. Each bonus point permits an additional 400 square feet of floorspace.

10 b. All new development must accumulate a minimum of one bonus point for each  
11 1,600 square feet of site area to be approved. Only urban design amenities  
12 related to pedestrians and landscaping of those features designated  
13 "streetscape" in table 2 may be used to fulfill this requirement.

14 c. No more than one bonus point per each 200 square feet of site can be  
15 accumulated for any single amenity option. Bonus points can be obtained by  
16 combining any of the options provided in table 2.

17 d. At least 25 percent of all bonus points required for floorspace must be

accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b of this subsection.

Section 5. That section 21.40.160 of the Municipal Code is hereby amend by adding a new subparagraph to read as follows:

R. Ground floor windows. Blank walls on the ground level of buildings are limited to provide connection between activities occurring inside structure to an adjacent sidewalk.

1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet the window standard set forth in paragraph 2 below. Corner lots shall meet the window standard on only one street frontage. The window standard shall be met on the street of OS&HP highest classification. On the lessor class street the window standard is ½ the window standard. If two or more streets have the highest classification the property owner may select the street in which to meet the window standard and the other streets shall be at least ½ window standard.

2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior walls up to 9 feet above grade. Windows required under this section shall be either windows that allow views into working area or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows shall be no more than 4 feet above the adjacent exterior grade. Display cases attached to the outside wall do not qualify as windows.

3. Exemptions. Walls of residential units and parking structures are exempt from this requirement.

Section 6. That section 21.40.160 Table 2 of the Municipal Code is hereby amend to read as follows:

**TABLE 2. DESIGN AMENITIES AND BONUS POINTS, B-2B DISTRICT**

<i>Urban Design Amenity</i>	<i>Bonus Points</i>
Street trees*	1 point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk texture*	1 point per 250 square feet
Bike racks, open*	1 point per 3 open storage units (maximum accumulation of 3 points)
Bike racks, covered*	1 point per 3 covered storage units (maximum accumulation of 3 points)
Kiosk*	1 point per unit (maximum accumulation of 3 points)

Canopy over sidewalk*	1 point per 240 square feet
Covered arcade*	1 point per 115 square feet
Open air plaza or landscaped park*	1 point per 70 square feet (corner); 1 point per 80 square feet (other)
Public restrooms at ground level	1 point per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 70 square feet
Shops[*]:	
50 [30] percent or more transparent windows on ground floor street front*	1 point per 130 square feet
Less than 50 [30] percent transparent windows on ground floor street front	1 point per 225 square feet
Second floor shops	1 point per 225 square feet
Public rooftop recreation area or public viewing deck	1 point per 100 square feet
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Enclosed parking	11 points per space above or on grade; 13 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out* (not otherwise credited)
Historic preservation	1 point per 200 square
Sidewalk landscaping	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
*Streetscape amenities	

1 Section 7. That subsection 21.40.170.1.3 of the Municipal Code is hereby amend to  
2 read as follows:

3 Maximum height of structures.

4 (Subparagraphs 1. and 2. of this subsection are not affected by this ordinance and therefore are not set out.)

5 3. Building floor area may be constructed above the maximum building height  
6 permitted under subsection 1.2 of this section by earning bonus points for site and  
7 design amenities under a site development plan approved by the department of  
8 community planning and development as specified in table 3, provided:

9 a. Each bonus point permits an additional 400 square feet of floorspace.

10 b. All new development must accumulate a minimum of one bonus point for each  
11 1,600 square feet of site area to be approved. Only urban design amenities  
12 related to pedestrians and landscaping of those features designated  
13 "streetscape" in table 3 may be used to fulfill this requirement.

14 c. No more than one bonus point per each 200 square feet of site can be

accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 3.

- d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b of this subsection.

Section 8. That section 21.40.170 of the Anchorage Municipal Code of Ordinances is hereby amended by adding a new subparagraph to read as follows:

R. Ground floor windows. Blank walls on the ground level of buildings are limited to provide connection between activities occurring inside structure to an adjacent sidewalk.

1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet the window standard set forth in paragraph 2 below. Corner lots shall meet the window standard on only one street frontage. The window standard shall be met on the street of OS&HP highest classification. On the lessor class street the window standard is ½ the window standard. If two or more streets have the highest classification the property owner may select the street in which to meet the window standard and the other streets shall be at least ½ window standard.

2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior walls up to 9 feet above grade. Windows required under this section shall be either windows that allow views into working area or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows shall be no more than 4 feet above the adjacent exterior grade. Display cases attached to the outside wall do not qualify as windows.

3. Exemptions. Walls of residential units and parking structures are exempt from this requirement.

Section 9. That section 21.40.170 Table 3 of the Municipal Code is hereby amend to read as follows:

**TABLE 3. DESIGN AMENITIES AND BONUS POINTS, B-2C DISTRICT**

<i>Urban Design Amenity</i>	<i>Bonus Points</i>
Street trees*	1 point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 400 square feet
Sidewalk texture*	1 point per 300 square feet
Bike racks, open*	1 point per 3 open storage units (maximum accumulation)

	of 3 points)
Bike racks, covered*	1 point per covered storage units (maximum accumulation of 3 points)
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 290 square feet
Covered arcade*	1 point per 180 square feet
Open air plaza or landscaped park*	1 point per 100 square feet (corner); 1 point per 115 square feet (other)
Public restrooms at ground level	1 point per 100 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 100 square feet
Shops[*]:	
50 [30] percent or more transparent windows on ground floor street front*	1 point per 200 square feet
Less than 50 [30] percent transparent windows on ground floor street front	1 point per 160 square feet
Second floor shops	1 point per 160 square feet
Public rooftop recreation area or public viewing deck	1 point per 200 square
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 300 square feet of area devoted to hotel rooms
Enclosed parking	10 points per space above or on grade; 14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
*Streetscape amenities	

1 Section 10. This ordinance shall become effective immediately upon passage and  
2 approval by the Anchorage Assembly.

3 PASSED AND APPROVED by the Anchorage Assembly this 12<sup>th</sup> day of

4 January, 1999.

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8  
ATTEST:

Fay Von Hennungen  
Chairman

Lepine Ferguson  
Municipal Clerk