

See AO 2008-35(S)

Submitted by:

Chairman of the Assembly
at the Request

For reading:

February 26, 2008

Anchorage, Alaska
AO 2008-35

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF
2 ORDINANCES SECTIONS 21.40.150 B-2A CENTRAL BUSINESS DISTRICT CORE,
3 21.40.160 B-2B CENTRAL BUSINESS DISTRICT, INTERMEDIATE, AND 21.40.170
4 B-2C CENTRAL BUSINESS DISTRICT, PERIPHERY, TO AMEND THE MAXIMUM
5 NUMBER OF AMENITY POINTS THAT MAY BE ACCUMULATED FOR A SINGLE
6 AMENITY AND TO ADD AND ADJUST POINT VALUES FOR DESIGN AMENITIES
7 AND BONUS POINT TABLES.

8 THE ANCHORAGE ASSEMBLY ORDAINS:

9 **Section 1.** Anchorage Municipal Code subsection 21.40.150 is hereby amended to read
10 as follows: *(the remainder of the chapter is not affected and therefore is not set out unless*
11 *for context.)*

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13 **21.40.150 B-2A central business district core.**

14 The following statement of intent and use regulations shall apply in the B-2A
15 district:

16 A. *Intent.* The B-2A district is intended to create a concentrated area of retail,
17 financial and public institutional facilities in order to encourage the
18 development of interrelated uses and functions, reduce pedestrian walking
19 distance between activities, and ensure the development of compatible
20 pedestrian-oriented uses on the ground floor level throughout the district.

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22 I. *Maximum height of structures.*

23 1. Notwithstanding subsections I.2 and I.3 of this section, the
24 maximum height of a structure shall not exceed that permitted under
25 Chapter 21.65.

26 2. Subject to subsection I.3 of this section, no building or structure
27 shall exceed nine stories in height.

28 3. Building floor area may be constructed above the maximum
29 building height permitted under subsection I.2 of this section by
30 earning bonus points for site and design amenities under a site
31 development plan approved by the department of [COMMUNITY]
32 planning [AND DEVELOPMENT] as specified in table 1, provided:
33

- c. No more than one bonus point per each 100 [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 1.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [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
<u>Sidewalk, greater than the 11.5 feet required width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the 11.5-foot width required</u>
Sidewalk texture*	1 point per 200 square feet
Bike racks, open*	<u>5</u> [1] points per 3 open storage units (maximum accumulation of <u>15</u> [3] points)
Bike racks, covered*	<u>10</u> [1] points per covered storage unit (maximum accumulation of <u>30</u> [3] points)
<u>Bike rack, enclosed and secured*</u>	<u>15 points per unit (maximum accumulation of 45 points).</u>
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 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 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 <u>50</u> [100] square feet (<u>minimum area is 1,000 square feet</u>)
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
Heated walking surfaces - sidewalk/plaza*	1 point per <u>50</u> [100] square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per <u>100</u> [200] square feet (heating infrastructure installed beneath walking surface only)
<u>Shower facility for building occupants</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment)</u>	
<u>Wind study computer modeling</u>	<u>10 points</u>
<u>Wind tunnel study</u>	<u>40 points</u>

*Streetscape amenities.

(GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 87-148; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-8-95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1--3, 1-12-99; AO No. 99-62, § 19, 5-11-99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80, § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-28-06; AO No. 2005-124(S-1A), § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

Section 2. Anchorage Municipal Code subsection 21.40.160 is hereby amended to read as follows: *(the remainder of the chapter is not affected and therefore is not set out unless for context.)*

21.40.160 B-2B central business district, intermediate.

The following statement of intent and use regulations shall apply in the B-2B district:

- A. Intent. The B-2B district is intended to create financial, office and hotel areas surrounding the predominately retail and public institutional core of the central business district. The district also permits secondary retail and residential uses. The residential uses are intended to support other downtown activities.

I. *Maximum height of structures.*

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under Chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed five stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities under a site development plan approved by the department of [COMMUNITY] planning [AND DEVELOPMENT] as specified in table 2, provided:

- c. No more than one bonus point per each 100 [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 2.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [1] point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet

<u>Sidewalk, greater than the 11.5 feet required width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the 11.5-foot width required</u>
Sidewalk texture*	1 point per 250 square feet
Bike racks, open*	<u>5 [1] points</u> per 3 open storage units (maximum accumulation of <u>15 [3] points</u>)
Bike racks, covered*	<u>10 [1] points</u> per covered storage unit (maximum accumulation of <u>30 [3] points</u>)
<u>Bike rack-enclosed and secured*</u>	<u>15 points per unit (maximum accumulation of 45 points).</u>
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per <u>200 [240]</u> square feet
Covered arcade*	1 point per <u>100 [115]</u> 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 percent or more transparent windows on ground floor street front*	1 point per <u>100 [130]</u> square feet
Less than 50 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 <u>50 [100]</u> square feet (<u>minimum area is 1,000 square feet</u>)
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

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
Heated walking surfaces - sidewalk/plaza*	1 point per <u>50</u> [100] square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per <u>100</u> [200] square feet (heating infrastructure installed beneath walking surface only)
<u>Shower facility for building occupants</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment)</u>	
<u>Wind study computer modeling</u>	<u>10 points</u>
<u>Wind tunnel study</u>	<u>40 points</u>

*Streetscape amenities.

(GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

Section 3. Anchorage Municipal Code subsection 21.40.170 is hereby amended to read as follows: *(the remainder of the chapter is not affected and therefore is not set out unless for context.)*

21.40.170 B-2C central business district, periphery.

The following statement of intent and use regulations shall apply to the B-2C district:

- A. *Intent.* The B-2C district is intended to create financial, office, residential and hotel areas at the periphery of the central business district. The district also permits secondary retail uses. The height limitations in this district are

intended to help preserve views and to conform structures to the geologic characteristics of the western and northern boundaries of the district.

I. *Maximum height of structures.*

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under Chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed three stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities under a site development plan approved by the department of [COMMUNITY] planning [AND DEVELOPMENT] as specified in table 3, provided:

- c. No more than one bonus point per each 100 [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.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [1] point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 400 square feet
<u>Sidewalk, greater than the 11.5 feet required width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the 11.5-foot width required</u>
Sidewalk texture*	1 point per 300 square feet
Bike racks, open*	<u>5</u> [1] points per 3 open storage units (maximum accumulation of <u>15</u> [3] points)
Bike racks, covered*	<u>10</u> [1] points per covered storage unit (maximum accumulation of <u>30</u> [3] points)

<u>Bike rack-enclosed and secured*</u>	<u>15 points per unit (maximum accumulation of 45 points).</u>
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per <u>200</u> [290] square feet
Covered arcade*	1 point per <u>100</u> [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 percent or more transparent windows on ground floor street front*	1 point per <u>100</u> [200] square feet
Less than 50 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 <u>50</u> [200] square feet (<u>minimum area is 1,000 square feet</u>)
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

Heated walking surfaces - sidewalk/plaza*	1 point per <u>50</u> [100] square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per <u>100</u> [200] square feet (heating infrastructure installed beneath walking surface only)
<u>Shower facility for building occupants</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment)</u>	
<u>Wind study computer modeling</u>	<u>10 points</u>
<u>Wind tunnel study</u>	<u>40 points</u>

*Streetscape amenities.

(GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2008.

ATTEST:

Chairman

Municipal Clerk