

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 3-18-08

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Planning Department
For reading: March 18, 2008

Anchorage, Alaska
AO 2008-35(S)

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 REDUCE 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 21.40.150I. is hereby amended to
10 read as follows (*the remainder of the section is not affected and therefore is not set out*
11 *unless for context*):
12

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.

21 *** *** ***

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:

- 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.

- e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [1] points 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 required 11.5 feet width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width</u>
Sidewalk texture*	1 point per 200 square feet
Bike racks, open*	<u>3</u> <u>5</u> [1] points per 3 open storage units (maximum accumulation of <u>15</u> [3] points)
Bike racks, covered*	<u>3</u> <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>5</u> <u>15</u> points per unit (maximum accumulation of 45 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	<u>15</u> ± point per 70 square feet (corner); <u>20</u> ± point per

park*	80 square feet (other)
Public restrooms at ground level	<u>5</u> + 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
<u>Enclosed parking</u>	<u>14 points per space below grade</u>
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 with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees</u>	<u>10 points per shower stall (maximum of 30 points)</u>

Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the Planning Department to the building design.

<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 21.40.160I. is hereby amended to read as follows (*the remainder of the section 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.

e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protect the health, welfare, and safety of residents, employees and visitors to Downtown.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [1] points 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 required 11.5 feet width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width</u>
Sidewalk texture*	1 point per 250 square feet

Bike racks, open*	<u>3</u> 5 [1] points per 3 open storage units (maximum accumulation of <u>15</u> [3] points)
Bike racks, covered*	<u>3</u> 10 [1] points per covered storage unit (maximum accumulation of <u>30</u> [3] points)
<u>Bike rack-enclosed and secured*</u>	<u>3</u> 15 points per unit (maximum accumulation of <u>45</u> points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per <u>200</u> [240] square feet
Covered arcade*	1 point per <u>100</u> [115] square feet
Open air plaza or landscaped park*	<u>15</u> + point per 70 square feet (corner); <u>20</u> + point per 80 square feet (other)
Public restrooms at ground level	<u>5</u> + 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</u> [130] 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</u> [100] 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 with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the Planning Department to the building design.</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 21.40.170I. is hereby amended to read as follows *(the remainder of the section 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.

- e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protect the health, welfare, and safety of residents, employees and visitors to Downtown.

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

Urban Design Amenity	Bonus Points
Street trees*	<u>2</u> [1] points 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 required 11.5 feet width*</u>	<u>1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width</u>
Sidewalk texture*	1 point per 300 square feet
Bike racks, open*	<u>3</u> 5 [1] points per 3 open storage units (maximum accumulation of <u>15</u> [3] points)
Bike racks, covered*	<u>3</u> 10 [1] points per covered storage unit (maximum accumulation of <u>30</u> [3] points)
<u>Bike rack-enclosed and secured*</u>	<u>5</u> 15 points per unit (maximum accumulation of <u>45</u> points).
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*	<u>15</u> + point per 100 square feet (corner); <u>20</u> + point per 115 square feet (other)
Public restrooms at ground level	<u>5</u> + 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	1 point per 160 square feet

transparent windows on ground floor street front	
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 with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the Planning Department to the building design.</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 18th day of March, 2008.

ATTEST:

Chair

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008-35(S)

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

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	FY08	FY09	FY10	FY11	
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant economic impact on the private sector.

Prepared by:	<u>Jerry Weaver Jr.</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 155-2008

Meeting Date: March 18, 2008

From: MAYOR

Subject: AO 2008-35(S)

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

1 This ordinance amends two parts of the bonus point regulations for the Central
2 Business District (B-2A, B-2B and B-2C). First, it increases the number of
3 allowable bonus points per design amenity for each project. Second, it amends the
4 amount of bonus points that can be accumulated for a development by modifying
5 some existing amenity points and adding new amenities.
6

7 On December 11, 2007, the Assembly adopted the *Anchorage Downtown*
8 *Comprehensive Plan*. There has also been a resurgence of interest in new high-rise
9 construction in the Anchorage Bowl Downtown area. An implementation measure
10 of the new *Plan* is to amend the zoning regulations for the Central Business District
11 area (CBD). However, this entails a comprehensive review of the entire bonus point
12 incentive structure of the three downtown zoning districts.
13

14 This ordinance proposal is an interim action to readdress the existing bonus point
15 system used to achieve additional height. Architects note that the current system
16 does not provide flexibility to allow taller buildings, due to restrictions on the
17 number of points allowed on a site per amenity, and the out-dated list of potential
18 amenities as it relates to the *Downtown Plan*. The bonus point system is the method
19 currently used in the CBD zoning districts to regulate height and design.
20

1 The ordinance will allow for greater height to be achieved through a balance in the
2 options for design amenities. The intent is not to overemphasize any one design
3 amenity option but promote overall creativity in design. Allowing for this flexibility
4 provides for a case-by-case review of new CBD developments until such time as the
5 new full-scale CBD zoning ordinance rewrite is adopted.

6
7 There was no opposition to the ordinance at the public hearing. The Planning and
8 Zoning Commission supports the ordinance.
9

THE ADMINISTRATION RECOMMENDS ADOPTION OF AO 2008-35(S), AN
ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE OF
ORDINANCES SECTIONS 21.40.150 B-2A CENTRAL BUSINESS DISTRICT
CORE, 21.40.160 B-2B CENTRAL BUSINESS DISTRICT, INTERMEDIATE,
AND 21.40.170 B-2C CENTRAL BUSINESS DISTRICT, PERIPHERY, TO
REDUCE THE MAXIMUM NUMBER OF AMENITY POINTS THAT MAY BE
ACCUMULATED FOR A SINGLE AMENITY AND TO ADD AND ADJUST
POINT VALUES FOR DESIGN AMENITIES AND BONUS POINT TABLES.

10
11
12 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
13 Concur: Tom Nelson, Director, Planning Department
14 Concur: Mary Jane Michaels, Executive Director
15 Office of Economic & Community Development
16 Concur: James N. Reeves, Municipal Attorney
17 Concur: Michael K. Abbott, Municipal Manager
18 Respectfully submitted, Mark Begich, Mayor

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-016

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE TITLE 21 SECTION 21.40.150 B-2A CENTRAL BUSINESS DISTRICT CORE, 21.40.160 B-2B CENTRAL BUSINESS DISTRICT, INTERMEDIATE, AND 21.40.170 B-2C CENTRAL BUSINESS DISTRICT, PERIPHERY TO AMEND THE MAXIMUM NUMBER OF AMENITY POINTS THAT MAY BE ACCUMULATED FOR A SINGLE AMENITY OPTION, AND TO ADD AND ADJUST POINT VALUES FOR DESIGN AMENITIES AND BONUS POINT TABLES

(Case 2008-024)

WHEREAS, the Planning Department has submitted a draft ordinance which proposes amendments to Anchorage Municipal Code 21.40 regarding bonus points and bonus point amenities; and,

WHEREAS, a public hearing was held on February 4, 2008.

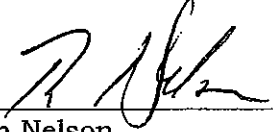
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This ordinance amends two parts of the bonus point regulations for the Central Business District (B-2A, B-2B and B-2C). First, it increases the number of bonus points attainable per public amenity type per site area, and secondly, it amends the amounts of points that can be accumulated for a development by changing some existing amenity points and adding new amenities.
2. On December 11, 2007, the Assembly adopted the *Anchorage Downtown Comprehensive Plan*. There has been a resurgence of interest in new high-rise construction in the Anchorage Bowl Downtown area, much of it in the Central Business District (CBD). An implementation measure of the new *Plan* is to amend the zoning district design requirements for the (CBD) area. However, this requires a wholesale review of not only the CBD zones, but also zoning of abutting areas and implementation impact and design formula studies. In the interim, both of these events have led to a need to take intermediary action to readdress the existing bonus point system used to achieve additional height. Architects have noted that the current system does not provide flexibility that will allow taller buildings, due to restrictions on the number of points allowed on a site per amenity, and the out-dated list of potential amenities as it relates to the *Downtown Plan*.
3. The Commission finds that these amendments to the bonus points are appropriate for these districts. Allowing for this flexibility will provide for a case-by-case review of new CBD developments until such time as the new full-scale CBD zoning ordinance rewrite is adopted.

4. The Commission recommended approval of the ordinance as written.
- B. The Commission recommends to the Anchorage Assembly approval of the amendments to the Anchorage Municipal Code 21.40 as proposed by the Department, regarding bonus points and bonus point amenities.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of March, 2008.



Tom Nelson
Secretary



Toni M. Jones
Chair


(Case 2008-024)


ac

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT
MEMORANDUM**

DATE: March 3, 2008

TO: Planning and Zoning Commission

THRU:  Tom Nelson, Director, Planning Department

THRU:  Jerry T. Weaver, Jr., Division Administrator

FROM: Planning Department staff

SUBJECT: 2008-024 An Ordinance Amending AMC 21.40 Regarding Bonus Points in the B-2A, B-2B, and B-2C Zoning Districts: Issue-Response Memorandum

BACKGROUND:

This ordinance amends two parts of the bonus point regulations for the Central Business District (B-2A, B-2B and B-2C). First, it increases the number of bonus points attainable per public amenity type per site area. Secondly, it amends the amount of points that can be accumulated for a development by changing some existing amenity points and adding new amenities.

This ordinance was heard by the Commission on February 4, 2008. The public hearing was closed, and the Commission postponed action and directed the Department to respond to Commission concerns regarding the request. This memorandum responds to issues outlined by the Commission during its discussion on February 4 when sitting as a committee of the whole in regards to this ordinance.

ISSUE/RESPONSE:

Issue 1: It appears that a zoning code amendment is being crafted to accommodate an individual applicant who wants to build a tall building.

Response: This ordinance comes in response to a shortcoming in the existing bonus point system that has come to the attention of the Planning Department during the land use review of a proposed high rise development, the Augustine Energy Center. The shortcoming appears to inadvertently limit the practicality of high rise development, and could render other potentially high density office projects in Downtown impractical. This effect was unintended, not a deliberate policy.

The Planning Department has consulted with Mark Hinshaw, the original author of the bonus point system in the 1970s, regarding this issue. Mr. Hinshaw has pointed out that the bonus point system was calibrated for economic conditions and public policies of the time, and it was expected that these factors would be re-examined every 5-10 years to account for changes in market conditions and public policy. The current system has not been recalibrated or revised to reflect these changes, or improvements in the practice of incentive zoning since the early 1980s.

The proposed ordinance makes a limited, interim fix to the problem in order to allow large projects in Downtown to go forward until the adoption of a new Downtown land use and development code (See issue #2).

Issue 2: The bonus point amendments in this proposed ordinance might be less than temporary. Will they be included in the Title 21 Rewrite? If so, what chapter and section? Will they be included in the rewrite of the Downtown land use and development code? Provide information regarding the status of the rewrite of the Downtown land use code as a follow-up to the recently adopted *Downtown Plan*, and consider setting a review date within the proposed ordinance.

Response: This ordinance is an interim measure that is limited in scope. It is not opening up a comprehensive review of the bonus points system. Its revisions are temporary, pending the coming rewrite of the land use regulations for Downtown.

A comprehensive rewrite of the Downtown land use and development code is being developed as a separate project from the overall Title 21 Rewrite. The Municipality has integrated them into the *Downtown Plan* project to provide a closer link between policy and implementation for Downtown. A consultant, Robert Odland Consulting, was retained as part of the Downtown Plan project and began work on the draft regulations during the Downtown planning process. A framework for these regulations appears at the beginning of the "Urban Design Guidelines" section of the *Downtown Plan*. The new Downtown code will be used to implement the *Downtown Plan* and fit within the structure of the Title 21 Rewrite.

The Planning Department temporarily put the work on the new Downtown code on hold in August 2007 to wait until the Assembly adopted a final version of the *Downtown Plan* in December. Once the adopted *Plan*, as amended by the Assembly, is printed and available, the Department will resume work with Robert Odland Consulting to complete the development of a public review draft Downtown code. The anticipated timeframe for completion of the Downtown code is the end of this year.

The proposed interim ordinance provides a minimum number of amendments within the existing zoning to allow large projects to go forward until a new Downtown code is in place.

The items that are proposed to be added to the bonus point system will be integrated into the overall rewrite of the Downtown land use code, but not in the same structure as the current bonus point system. There will be incentives in the new Downtown code, however they may not be in the same form as the existing bonus point system. Some of the bonus point items may become requirements in the new code. New items not recognized by the existing bonus point system may be added as incentives. The process to develop the rewrite of the Downtown land use and development code will provide the opportunity for a comprehensive review of the system of zoning incentives. Using the Downtown Comprehensive Plan and community input, it will include a comprehensive review of which special features belong in a list of incentives, and the relative value of each.

Issue 3: A wind study analysis should not be optional for a tall building. Wind protection should not be a bonus point issue but rather a required element for any development that exceeds a certain number of stories in the B-2A, B-2B or B-2C zoning districts. Why does the proposed ordinance not make this a mandatory requirement? What would be necessary to make it a mandatory requirement? the Planning Department should help determine height of a building that triggers the requirement.

Response: Planning staff agree that there should be a requirement in the zoning ordinance for proposed tall buildings to undergo a wind study, and that a certain building height threshold should trigger the requirement. This kind of requirement will be a part of the rewrite of the Downtown land use code, using the guidance of the newly adopted *Downtown Plan*.

Downtown Plan policies and urban design guidelines avoid tying pedestrian comfort or wind protection to a specific district within Downtown. The new Downtown land use and development code will be more likely to make wind studies a generally applicable development standard for all buildings over a certain size, rather than tying a wind study requirement to a particular zoning district. It is also likely to tie the wind performance criteria for human comfort to the type of streets and public open spaces that surround the proposed structure, not to a particular zoning district within Downtown.

The process to develop the rewrite of the Downtown code will provide the most appropriate opportunity to develop a mandatory requirement for a wind study. It will provide the necessary research and a public process for the community to determine appropriate building height thresholds, and the approval criteria in terms of effects on the pedestrian environment.

As discussed in issue-response #2 above, the proposed ordinance is an interim measure, limited in scope to a minimum number of changes within the existing bonus point system. It is not opening up a comprehensive review of the current zoning districts. Within this scope, the interim ordinance provides an opportunity to encourage and obtain wind mitigation until a revised Downtown code is adopted.

Issue 4: How expensive are wind studies?

Response: The cost of pedestrian wind studies is not prohibitive in relation to the overall development cost of a tall building. For example, the Planning Department requested a wind study of the proposed Augustine Energy Center. The applicant has indicated that the "wind study computer modeling" cost approximately \$10,000 and the "wind tunnel study" approximately \$30,000 to test three separate design options. Therefore the cost of these bonus items is not considered extremely high.

The Department deems that the wind study provides a public benefit that is much greater than its cost would seem to indicate. The proposed point value for the wind study items is a reflection of its public benefit.

Issue 5: A wind study alone will not be a deterrent to constructing a tall building, unless the applicant is required to actually implement the findings of the study. The award of bonus points for a wind study should be conditioned on some avoidance of wind impacts through design features. This implementation requirement should be codified in the zoning ordinance.

Response: The purpose of a wind study is to avoid or mitigate any negative impacts of wind on pedestrians at the street level. Wind studies can identify whether wind conditions will remain appropriate for human comfort around any proposed building design. If it identifies a problem, the study makes recommendations for design modifications that can be incorporated into the building design.

Planning staff supports adding approval criteria to the "wind study computer modeling" and "wind tunnel study" items that the applicant shall implement a building design option that the study demonstrates will maintain the appropriate wind comfort levels for existing and planned pedestrian activities at the street level, and follow the recommendations of the wind study for design modifications to mitigate wind impacts.

Issue 6: It is a question if providing a bonus for ice-free (heated) walkways is good public policy in terms of cost efficiency because there is only a seasonal benefit, because there is an operational cost, a maintenance cost and an environmental cost in terms of energy consumption.

If it is determined to be a good commitment for the Municipality, staff should analyze whether sidewalks should be considered separately from plazas.

Response: The Downtown Anchorage Heated Walkway Feasibility Study (January 2007) prepared by CRW Engineering Group, LLC for the *Downtown Core Streets Streetscape Plan*, provided an analysis of snowmelt systems and associated costs. Its findings were summarized in the *Core Streets Plan*, including a summary of installation and maintenance/operations costs for a snowmelt system serving one typical block in downtown Anchorage. The table is provided below for reference.

Heated Sidewalk Cost Summary	Total Cost	Cost Per SF
Installation	\$680,000	\$ 45
Annual Maintenance & Operation	\$36,000	\$ 2.40

The study estimated that conventional snow removal methods cost approximately \$28,000 per block annually. This is more than 75% of the annual maintenance and operating costs for a snowmelt system. When other cost savings are considered the cost difference becomes even less significant. Hard numbers for these savings have not been calculated:

- Snowmelt systems extend the life of street trees and other landscaping by reducing the need for salts and snowmelt chemicals.
- Sidewalks last longer since they are not exposed to snow removal equipment.
- Walking conditions are safer, reducing the MOA's liability.
- Businesses experience increased pedestrian traffic while spending less to maintain and clean their floors since snowmelt chemicals and gravel aren't being tracked in.

The *Downtown Plan* recommends an ice-free (heated) sidewalk system. It identifies priority streets for an ice-free sidewalks system, and recommends a cost/feasibility study be conducted. The process to rewrite the Downtown land use code will provide a more thorough process to more consider cost, emissions and sustainability relative to other methods of ensuring ice-free sidewalks. It will also provide an opportunity to analyze whether sidewalks should be considered separately from plazas.

Issue 7: The bonus point incentive for showers is intended to support commuter and exercise uses as a public benefit. The bonus point award should be provided on the condition that there be access to all occupants of the building, and that a changing area be provided.

Response: Planning staff agrees, and supports adding approval criteria to the proposed ordinance that the shower facility shall be accessible to all occupants and employees within the building, and shall include a changing area room with lockers.

Issue 8: The purpose of the bonus points system has been in large part to improve the streetscape to make it pedestrian friendly. There should be a minimum number of bonus points or percentage established so that the bonus point system ensures the applicant selects bonus point items that adequately address the streetscape environment. There should be discretion on the part of the staff to ensure that the bonus features to be provided by the applicant are consistent with the public policy objective for an improved streetscape.

The allowable bonus points should ensure a balance that emphasizes the needed public amenities.

Response: The Planning Department, with the assistance of Robert Odland Consulting, is conducting a reassessment of the bonus point items as part of the overall evaluation of the Downtown code.

Some of the items in the existing bonus point system will become mandatory and some will continue to be incentives under the new Downtown code. For the features that will remain incentives, the size of the benefit that applicants will derive from the special feature will be related to how much it costs the applicant as well as its benefit to the public.

The proposed interim ordinance is not intended open up a comprehensive reassessment of the relative point value of bonus point items. What it does do is propose a minimum number of new bonus point items and increases in value for existing items, each of which is individually consistent with the policies of the *Downtown Plan*. For example, the Plan considers sidewalks wider than 11.5 feet and

wind mitigation to be essential for a comfortable, functional streetscape environment. Bicycle racks and showers implement *Downtown Plan* policies for transportation choice and bicycle commuting.

A more comprehensive assessment of the relative value of all the bonus point items, some of which may become mandatory, will occur later this year during the comprehensive rewrite of the Downtown code.

The bonus point system already requires a minimum percentage of bonus points to be awarded for streetscape improvements. However, they have to be practical and ensure usability. It appears that the current provision which places a limit on how many bonus points any single amenity could generate per unit area of the site is too constraining.

The result is that the current system is not practical for sites that are half a block or less in size. It is difficult for an applicant to get enough bonus points from the streetscape related items to provide high density office development Downtown. This conflicts with *Downtown Plan* policies that identify office uses as a primary land use to attract, and with current market conditions in which, according to the Augustine Energy Center applicant, there is a low vacancy rate for offices Downtown and larger office space is basically unavailable Downtown.

Planning Department staff supports adding a provision to the draft ordinance providing the review authority with discretion to ensure that the features that an applicant proposes to fulfill the bonus point requirements are consistent in location and design with the public policy intent.

Issue 9: The opportunity exists to make new requirements or add items to the bonus point system that were not possible when this section of the zoning code was written. For example, staff should consider whether a geotechnical analysis should be a minimal requirement, because much of the Downtown area is in a ground failure zone.

Response: The International Building Code (IBC) and its local amendments, which were adopted in 2003, already reference the seismic ground failure zones and require various levels of site-specific geotechnical analysis to be completed as part of the building permit process. The municipal Geotechnical Advisory Commission (GAC) assists in these reviews.

As part of implementation of the *Downtown Plan*, the Assembly has approved funding to retain a consulting firm to conduct a community *seismic risk assessment* beginning this year. The purpose of the seismic risk assessment is to help the community to determine the acceptable level of risk associated with locating various types of development in seismic hazard areas such as parts of Downtown. The seismic risk assessment will include recommendations for changing municipal requirements regarding appropriate land uses, building design criteria and other regulatory changes within seismic ground failure zones 4 and 5. These recommendations can within the framework of the overall Downtown code rewrite.

**PLANNING & ZONING
COMMISSION
MEETING**

March 3, 2008

**Supplemental Information
Received After Packet Delivery**

**D.1.g. Resolution 2008-xxx
Bonus Points (Related Case 2008-024)**

**E.1 Case 2008-024
Bonus Points Ordinance Amendment**

Double-sided

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-_____

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE TITLE 21 SECTION 21.40.150 B-2A CENTRAL BUSINESS DISTRICT CORE, 21.40.160 B-2B CENTRAL BUSINESS DISTRICT, INTERMEDIATE, AND 21.40.170 B-2C CENTRAL BUSINESS DISTRICT, PERIPHERY TO AMEND THE MAXIMUM NUMBER OF AMENITY POINTS THAT MAY BE ACCUMULATED FOR A SINGLE AMENITY OPTION, AND TO ADD AND ADJUST POINT VALUES FOR DESIGN AMENITIES AND BONUS POINT TABLES

(Case 2008-024)

WHEREAS, the Planning Department has submitted a draft ordinance which proposes amendments to Anchorage Municipal Code 21.40 regarding bonus points and bonus point amenities; and,

WHEREAS, a public hearing was held on February 4, 2008.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This ordinance amends two parts of the bonus point regulations for the Central Business District (B-2A, B-2B and B-2C). First, it increases the number of bonus points attainable per public amenity type per site area, and secondly, it amends the amounts of points that can be accumulated for a development by changing some existing amenity points and adding new amenities.
2. On December 11, 2007, the Assembly adopted the *Anchorage Downtown Comprehensive Plan*. There has been a resurgence of interest in new high-rise construction in the Anchorage Bowl Downtown area, much of it in the Central Business District (CBD). An implementation measure of the new *Plan* is to amend the zoning district design requirements for the (CBD) area. However, this requires a wholesale review of not only the CBD zones, but also zoning of abutting areas and implementation impact and design formula studies. In the interim, both of these events have led to a need to take intermediary action to readdress the existing bonus point system used to achieve additional height. Architects have noted that the current system does not provide flexibility that will allow taller buildings, due to restrictions on the number of points allowed on a site per amenity, and the out-dated list of potential amenities as it relates to the *Downtown Plan*.
3. The Commission finds that these amendments to the bonus points are appropriate for these districts. Allowing for this flexibility will provide for a case-by-case review of new CBD developments until such time as the new full-scale CBD zoning ordinance rewrite is adopted.

4. The Commission recommended approval of the ordinance as written.
- B. The Commission recommends to the Anchorage Assembly approval of the amendments to the Anchorage Municipal Code 21.40 as proposed by the Department, regarding bonus points and bonus point amenities.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of March, 2008.

Tom Nelson
Secretary

Toni M. Jones
Chair

(Case 2008-024)


ac

E.1

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT
MEMORANDUM**

DATE: March 3, 2008

TO: Planning and Zoning Commission

THRU:  Tom Nelson, Director, Planning Department

THRU: Jerry T. Weaver, Jr., Division Administrator

FROM: Planning Department staff

SUBJECT: 2008-024 An Ordinance Amending AMC 21.40 Regarding Bonus Points in the B-2A, B-2B, and B-2C Zoning Districts: Revised Draft Ordinance

Attached are recommended revisions to the draft ordinance amending AMC 21.40, based on the Planning Department issue-response memorandum that appears in the March 3, 2008 supplemental information packet and that was emailed to the Commission last Friday, February 29th.

The recommended revisions to the draft ordinance appear in underlined, yellow highlighted text.

Submitted by: Chairman of the Assembly
at the Request

Prepared by:
For reading:

Anchorage, Alaska
AO 2008-

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 REDUCE 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.)*

12
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.

21 *** *** ***

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:

- 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.

- e. The review authority has discretion to ensure that the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements will protect and enhance the environment of the zoning district and the street frontage where it is located, meet the amenity's own functional objectives, and provide for and protect the health, welfare, and safety of residents, employees and visitors to Downtown.

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	1 point per 35 square feet

level	
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 50 [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 50 [100] square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 [200] square feet (heating infrastructure installed beneath walking surface only)
<u>Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design that, based on the wind study findings, will maintain appropriate wind comfort levels for pedestrian activities at the street level, or avoid</u>	

worsening existing wind conditions. The applicant shall follow any recommendations of the wind study for modifications to the building design.

<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.

- e. The review authority has discretion to ensure that the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements will protect and enhance the environment of the zoning district and the street frontage where it is located, meet the amenity's own functional objectives, and provide for and protect the health, welfare, and safety of residents, employees and visitors to Downtown.

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

Urban Design Amenity	Bonus Points
Street trees*	2 [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*	5 [1] points per 3 open storage units (maximum accumulation of 15 [3] points)
Bike racks, covered*	10 [1] points per covered storage unit (maximum accumulation of 30 [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> [240] square feet
Covered arcade*	1 point per <u>100</u> [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 percent or more transparent windows on ground floor street front*	1 point per <u>100</u> [130] 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</u> [100] 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 with</u>	<u>10 points per shower stall (maximum of 30 points)</u>

changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees

Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design that, based on the wind study findings, will maintain appropriate wind comfort levels for pedestrian activities at the street level, or avoid worsening existing wind conditions. The applicant shall follow any recommendations of the wind study for modifications to the building design.

Wind study computer modeling

10 points

Wind tunnel study

40 points

*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.

- e. The review authority has discretion to ensure that the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements will protect and enhance the environment of the zoning district and the street frontage where it is located, meet the amenity's own functional objectives, and provide for and protect the health, welfare, and safety of residents, employees and visitors to Downtown.

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

Urban Design Amenity	Bonus Points
Street trees*	2 [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	1 point per 425 square feet (public land); 1 point per 30

otherwise credited)	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 50 [100] square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 [200] square feet (heating infrastructure installed beneath walking surface only)
<u>Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees</u>	<u>10 points per shower stall (maximum of 30 points)</u>
<u>Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design that, based on the wind study findings, will maintain appropriate wind comfort levels for pedestrian activities at the street level, or avoid worsening existing wind conditions. The applicant shall follow any recommendations of the wind study for modifications to the building design.</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.

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

ATTEST:

Chairman

Municipal Clerk

Bonus Points for Atwood State Office Building (42,000 sf site area, B-2B Zoning)

STREET TREES	33 POINTS
SEATING UNITS/STREET FURNITURE	6 POINTS
DECORATIVE ILLUMINATION	0 POINTS
SIDEWALKS	120 POINTS
SIDEWALK TEXTURE	0 POINTS
BIKE RACKS, OPEN	2 POINTS
BIKE RACKS, COVERED	2 POINTS
KIOSK	0 POINTS
CANOPY OVER SIDEWALK	0 POINTS
COVERED ARCADE	24 POINTS
OPEN AIR PLAZA	210 POINTS (LIMITED BY SITE)
PUBLIC RESTROOMS AT GROUND LEVEL	4 POINTS
CLIMATE-CONTROLLED GALLERIA	0 POINTS
GROUND LEVEL RETAIL SHOP (GLASS)	53 POINTS
2ND LEVEL RETAIL SHOPS	0 POINTS
PUBLIC ROOFTOP DECK	0 POINTS
HOUSING	0 POINTS
HOTEL	0 POINTS
ENCLOSED PARKING (BASEMENT)	210 POINTS (LIMITED BY SITE, 16 CARS)
TRANSIT STOP	0 POINTS
HISTORIC PRESERVATION	0 POINTS
SIDEWALK LANDSCAPING (OTHER)	0 POINTS
SKYWALKS	0 POINTS
CHILD CARE FACILITIES	0 POINTS
SNOWMELT SIDEWALKS	0 POINTS

664 TOTAL POINTS

Bonus Points for Conoco Phillips Building (74,047 sf site area, B-2B Zoning))

STREET TREES	29 POINTS
SEATING UNITS/STREET FURNITURE	6 POINTS
DECORATIVE ILLUMINATION	0 POINTS
SIDEWALKS	108 POINTS
SIDEWALK TEXTURE	0 POINTS
BIKE RACKS, OPEN	0 POINTS
BIKE RACKS, COVERED	0 POINTS
KIOSK	0 POINTS
CANOPY OVER SIDEWALK	0 POINTS
COVERED ARCADE	11 POINTS
OPEN AIR PLAZA	336 POINTS
PUBLIC RESTROOMS AT GROUND LEVEL	0 POINTS
CLIMATE-CONTROLLED GALLERIA	184 POINTS
GROUND LEVEL RETAIL SHOP (GLASS)	0 POINTS
2ND LEVEL RETAIL SHOPS	0 POINTS
PUBLIC ROOFTOP DECK	0 POINTS
HOUSING	0 POINTS
HOTEL	0 POINTS
ENCLOSED PARKING (BASEMENT)	370 POINTS (LIMITED BY SITE, 29 CARS)
TRANSIT STOP	0 POINTS
HISTORIC PRESERVATION	0 POINTS
SIDEWALK LANDSCAPING (OTHER)	0 POINTS
SKYWALKS	0 POINTS
CHILD CARE FACILITIES	0 POINTS
SNOWMELT SIDEWALKS	0 POINTS

1044 TOTAL POINTS

LMN ARCHITECTS

Planning and Zoning Commission
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

February 21, 2008

Dear Commissioners and Staff,

I am the planner who was responsible for developing the zoning regulations for downtown Anchorage when I was a Senior Planner with the Municipality in the early/mid 1970's. At that time, the ordinance reflected current thinking in the city planning profession regarding incentive zoning, bonus systems, and urban design criteria. Since then I have been involved with similar efforts to craft development regulations for urban centers throughout the country. While I suppose that I should be flattered that the provisions I wrote 35 years for Anchorage are still in use, I need to point out that the subject of incentive zoning has evolved considerably.

I would suggest that it is high time to revise and reconsider many aspects of the regulations regarding downtown, as three and a half decades is a long time to be applying the same system.

Furthermore, I would offer the following observations from that era, which only a few people like Tom Nelson with his long tenure, may recall.

First, the original bonus system was "calibrated" after a thorough economic analysis of the costs of building amenities and the financial return from being allowed to build additional floor area. The expressed intent at the time was to re-examine these factors every 5-10 years to ensure that the values continued to make sense in the marketplace. There was an expectation that formulas might change, some features might be dropped, and other features added. This does not appear to have happened in the subsequent years and the system may now be quite out of sync with current market conditions.

Second, an early concern was to prevent someone from accumulating all the needed bonus points from a single feature, such as structured parking. Many bonus systems elsewhere have provisions that direct projects to include a minimum number of public features, as does the Anchorage code which requires a minimum level of streetscape amenities. However, the current provision placing a severe limit on what any single amenity could generate is needlessly constraining. (I do not recall this provision being part of the original code; I believe it was added later.)

Christopher J. Eseman, AIA
John F. Nesholm, FAIA
Walt W. Niehoff, Jr., AIA
Wendy L. Pautz, AIA
Mark Reddington, FAIA
George W. Shaw, AIA
Robert W. Widmeyer, AIA
Judson R. Marquardt, FAIA

LMN ARCHITECTS

Finally, at the time the code was developed, downtown was the principal center of commerce for the city. The area now called Midtown had only a handful of low and mid-rise buildings. But it was recognized that the area had the potential of becoming a more significant mixed use urban district. The intent back then was to eventually develop a similar incentive zoning system that would generate public amenities for that part of the community. Clearly, this has not been done as is evidenced by what is on the ground. In a sense, this places the downtown at some disadvantage as developments in Midtown need not provide any public benefits.

I am aware that the Municipality has been engaged in a multi-year effort to revise its land use regulations. I would suggest a major overhaul of the downtown section, as well as the regulations governing Midtown, so that there is some degree of parity. Most cities with solid "economic engines" are harnessing them to ensure that the public can benefit tangibly from the private investments being made.

Sincerely,



Mark Hinshaw FAIA FAICP
Director of Urban Design

Christopher J. Eseman, AIA

John F. Nesholm, FAIA

Wall W. Niehoff, Jr., AIA

Wendy L. Pautz, AIA

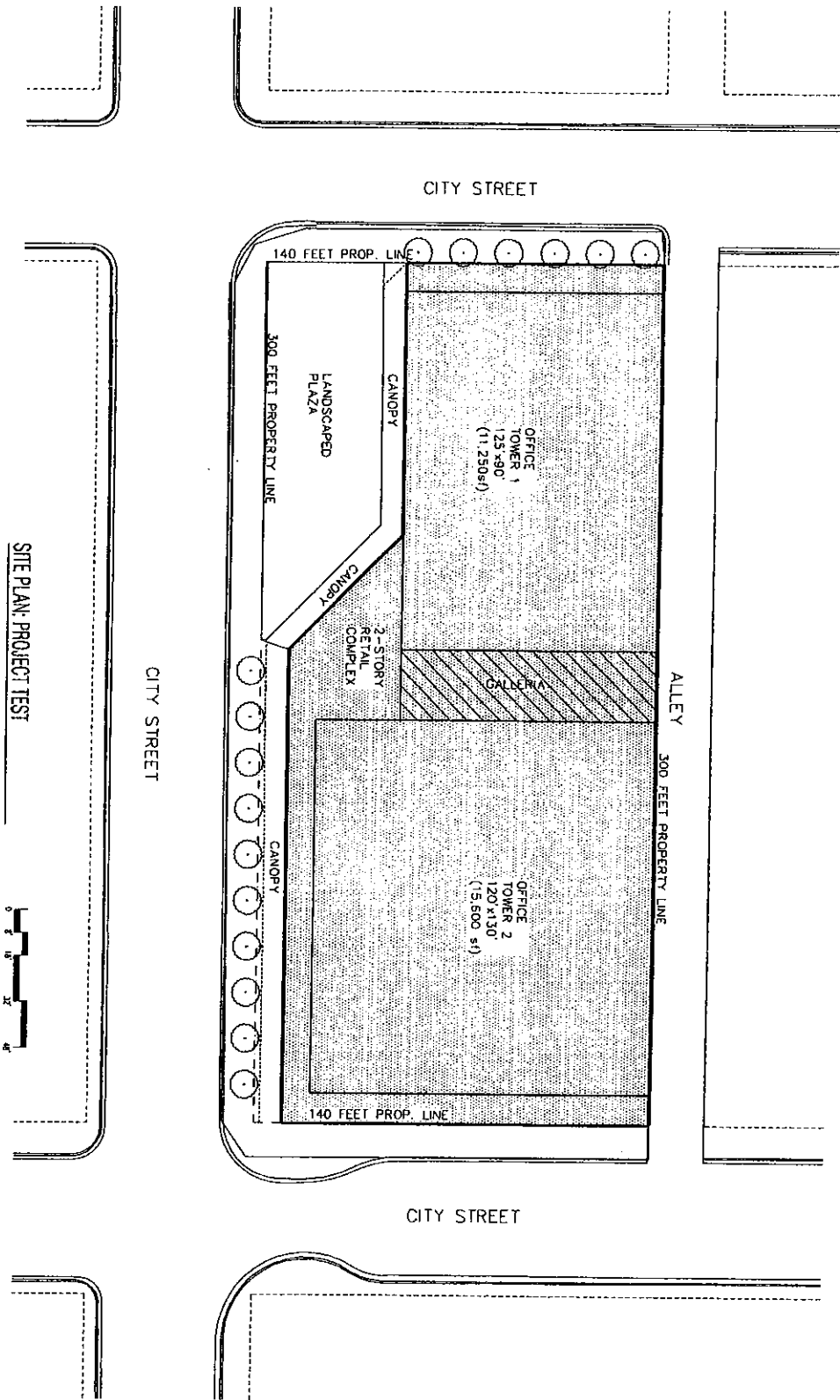
Mark Reddington, FAIA

George W. Shaw, AIA

Robert W. Widmeyer, AIA

Judsen R. Marquardt, FAIA

Bonus Points Project Test: Lesser Density than Standard Design



**Standard Design allows
for 1/2 City Block: 2 Towers
(130'x130') on 3-Story Base,
Full Size of Lot**

Downtown Comprehensive Plan Downtown Core Area

Height: 4 to 20+ Stories

Ground Floor Retail, Housing, Civic, Cultural/Entertainment, Office, Open Space, and Hotel

Tall Building Massing Sequence

Back From Street

Highly-Active Streetscape

Goals include:

Attraci Offices to Downtown

Increase Density of Downtown Core

Enhance Pedestrian Experience

Increases Housing Options

STANDARD DESIGN OUTLINE

400' ---		
398' 2.000' ---		
396' 4.000' ---		
394' 6.000' ---		
392' 8.000' ---		
390' 10.000' ---		
388' 12.000' ---		
386' 14.000' ---		
384' 16.000' ---		
382' 18.000' ---		
380' 20.000' ---		
378' 22.000' ---		
376' 24.000' ---		
374' 26.000' ---		
372' 28.000' ---		
370' 30.000' ---		
368' 32.000' ---		
366' 34.000' ---		
364' 36.000' ---		
362' 38.000' ---		
360' 40.000' ---		
358' 42.000' ---		
356' 44.000' ---		
354' 46.000' ---		
352' 48.000' ---		
350' 50.000' ---		
348' 52.000' ---		
346' 54.000' ---		
344' 56.000' ---		
342' 58.000' ---		
340' 60.000' ---		
338' 62.000' ---		
336' 64.000' ---		
334' 66.000' ---		
332' 68.000' ---		
330' 70.000' ---		
328' 72.000' ---		
326' 74.000' ---		
324' 76.000' ---		
322' 78.000' ---		
320' 80.000' ---		
318' 82.000' ---		
316' 84.000' ---		
314' 86.000' ---		
312' 88.000' ---		
310' 90.000' ---		
308' 92.000' ---		
306' 94.000' ---		
304' 96.000' ---		
302' 98.000' ---		
300' 100.000' ---		
298' 102.000' ---		
296' 104.000' ---		
294' 106.000' ---		
292' 108.000' ---		
290' 110.000' ---		
288' 112.000' ---		
286' 114.000' ---		
284' 116.000' ---		
282' 118.000' ---		
280' 120.000' ---		
278' 122.000' ---		
276' 124.000' ---		
274' 126.000' ---		
272' 128.000' ---		
270' 130.000' ---		
268' 132.000' ---		
266' 134.000' ---		
264' 136.000' ---		
262' 138.000' ---		
260' 140.000' ---		
258' 142.000' ---		
256' 144.000' ---		
254' 146.000' ---		
252' 148.000' ---		
250' 150.000' ---		
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206' 194.000' ---		
204' 196.000' ---		
202' 198.000' ---		
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160' 240.000' ---		
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154' 246.000' ---		
152' 248.000' ---		
150' 250.000' ---		
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110' 290.000' ---		
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100' 300.000' ---		
98' 302.000' ---		
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94' 306.000' ---		
92' 308.000' ---		
90' 310.000' ---		
88' 312.000' ---		
86' 314.000' ---		
84' 316.000' ---		
82' 318.000' ---		
80' 320.000' ---		
78' 322.000' ---		
76' 324.000' ---		
74' 326.000' ---		
72' 328.000' ---		
70' 330.000' ---		
68' 332.000' ---		
66' 334.000' ---		
64' 336.000' ---		
62' 338.000' ---		
60' 340.000' ---		
58' 342.000' ---		
56' 344.000' ---		
54' 346.000' ---		
52' 348.000' ---		
50' 350.000' ---		
48' 352.000' ---		
46' 354.000' ---		
44' 356.000' ---		
42' 358.000' ---		
40' 360.000' ---		
38' 362.000' ---		
36' 364.000' ---		
34' 366.000' ---		
32' 368.000' ---		
30' 370.000' ---		
28' 372.000' ---		
26' 374.000' ---		
24' 376.000' ---		
22' 378.000' ---		
20' 380.000' ---		
18' 382.000' ---		
16' 384.000' ---		
14' 386.000' ---		
12' 388.000' ---		
10' 390.000' ---		
8' 392.000' ---		
6' 394.000' ---		
4' 396.000' ---		
2' 398.000' ---		
0' 400.000' ---		

B-2A: Bonus points for area above
9th Story = 924 bonus points
(2 x 16,000sf/400 x 11 stories)

B-2B: Bonus points for area above
5th Story = 1260 bonus points
(2 x 16,000sf/400 x 15 stories)

B-2C: Bonus points for area above
3rd Story = 1428 bonus points
(2 x 16,000sf/400 x 17 stories)

PROPERTY LINE

BUILDING SECTION

PROPERTY LINE

0' 10' 20' 30'

Bonus Point Analysis: Bonus Points Required by Using Title 21 Standard Design

Bonus Point Requirement & Limitations (B-2B for example)

B-2B BONUS POINTS REQUIRED:

26,850 SF PER FLOOR/400 SF PER BONUS POINT
 * 15 STORIES = 1007 BONUS POINTS NEEDED

BONUS POINTS ALLOWED PER SINGLE AMENITY:

42,000 SF SITE/200 = 210 POINTS

B-2B Bonus Points Achieved in Design Example

STREET TREES	16 POINTS (16 TREES)
SEATING UNITS/STREET FURNITURE	12 POINTS MAXIMUM (24 UNITS)
DECORATIVE ILLUMINATION	10 UNITS x 2 = 20 POINTS
SIDEWALKS	NO INCREASE OVER 11.5 FEET REQD. SIDEWALKS
SIDEWALK TEXTURE	8500 SF/250 = 34 POINTS
BIKE RACKS, OPEN	3 POINTS MAXIMUM
BIKE RACKS, COVERED	3 POINTS MAXIMUM
KIOSK	2400 SF/240 = 10 POINTS
CANOPY OVER SIDEWALK	NOT USED, SAME FUNCTION AS CANOPY
COVERED ARCADE	4700 SF/70 = 67 POINTS
OPEN AIR PLAZA	2200 SF/70 = 31 POINTS
PUBLIC RESTROOMS AT GROUND LEVEL	23,000 SF/130 = 176 POINTS
CLIMATE-CONTROLLED GALLERIA	23,000 SF/225 = 102 POINTS
GROUND LEVEL RETAIL SHOP (GLASS)	1000 SF/100 = 10 POINTS
PUBLIC ROOFTOP DECK	NOT USED THIS EXAMPLE
HOUSING	70 SPACES x .13 = 9.10, LIMITED TO 210 (16 CARS)
ENCLOSED PARKING (BASEMENT)	DEPENDENT ON PEOPLE MOVER
TRANSIT STOP	NOT USED (USE TREES AND PLAZA LANDSCAPE)
HISTORIC PRESERVATION	NOT USED (CLOSES VISTAS)
SIDEWALK LANDSCAPING (OTHER)	NOT USED THIS EXAMPLE
SKYWALKS	8500 SF/100 = 85 POINTS
CHILD CARE FACILITIES	
SNOWMELT SIDEWALKS	
	793 POINTS, SHORT OF 1007 BONUS POINTS NEEDED

Bonus Points for Alwood State Office Building (42,000 sf site area, B-2B Zoning)

STREET TREES	33 POINTS
SEATING UNITS/STREET FURNITURE	6 POINTS
DECORATIVE ILLUMINATION	0 POINTS
SIDEWALKS	120 POINTS
SIDEWALK TEXTURE	0 POINTS
BIKE RACKS, OPEN	2 POINTS
BIKE RACKS, COVERED	2 POINTS
KIOSK	0 POINTS
CANOPY OVER SIDEWALK	0 POINTS
COVERED ARCADE	24 POINTS
OPEN AIR PLAZA	210 POINTS (LIMITED BY SITE)
PUBLIC RESTROOMS AT GROUND LEVEL	4 POINTS
CLIMATE-CONTROLLED GALLERIA	0 POINTS
GROUND LEVEL RETAIL SHOP (GLASS)	53 POINTS
2ND LEVEL RETAIL SHOPS	0 POINTS
PUBLIC ROOFTOP DECK	0 POINTS
HOUSING	0 POINTS
ENCLOSED PARKING (BASEMENT)	210 POINTS (LIMITED BY SITE, 16 CARS)
TRANSIT STOP	0 POINTS
HISTORIC PRESERVATION	0 POINTS
SIDEWALK LANDSCAPING (OTHER)	0 POINTS
SKYWALKS	0 POINTS
CHILD CARE FACILITIES	0 POINTS
SNOWMELT SIDEWALKS	0 POINTS
	664 TOTAL POINTS

Bonus Points for Conoco Phillips Building (74,047 sf site area, B-2B Zoning)

STREET TREES	29 POINTS
SEATING UNITS/STREET FURNITURE	6 POINTS
DECORATIVE ILLUMINATION	0 POINTS
SIDEWALKS	108 POINTS
SIDEWALK TEXTURE	0 POINTS
BIKE RACKS, OPEN	0 POINTS
BIKE RACKS, COVERED	0 POINTS
KIOSK	0 POINTS
CANOPY OVER SIDEWALK	0 POINTS
COVERED ARCADE	11 POINTS
OPEN AIR PLAZA	336 POINTS
PUBLIC RESTROOMS AT GROUND LEVEL	0 POINTS
CLIMATE-CONTROLLED GALLERIA	184 POINTS
GROUND LEVEL RETAIL SHOP (GLASS)	0 POINTS
2ND LEVEL RETAIL SHOPS	0 POINTS
PUBLIC ROOFTOP DECK	0 POINTS
HOUSING	0 POINTS
ENCLOSED PARKING (BASEMENT)	0 POINTS
TRANSIT STOP	370 POINTS (LIMITED BY SITE, 29 CARS)
HISTORIC PRESERVATION	0 POINTS
SIDEWALK LANDSCAPING (OTHER)	0 POINTS
SKYWALKS	0 POINTS
CHILD CARE FACILITIES	0 POINTS
SNOWMELT SIDEWALKS	0 POINTS
	1044 TOTAL POINTS

Bonus Points Project Test: Lesser Density than Standard Design

also an addition of trail conditions that were discussed at the Commission's meeting.

COMMISSIONER PEASE noted that she pulled this resolution several times based on real discrepancies between the discussion and the draft resolution. The meeting was lengthy and there were changes to the conditions up to the last minute. The discrepancies were borne out and she felt it was important for the Commission to catch such discrepancies.

COMMISSIONER PEASE moved to approve Resolution 2007-076.
COMMISSIONER FREDRICK seconded.

AYE: Josephson, Isham, Fredrick, Palmer, Pease, Phelps
NAY: None

PASSED

Resolutions 2007-047 and 2007-048

COMMISSIONER FREDRICK moved to approve Resolutions 2007-047 and 2007-048. COMMISSIONER PEASE seconded.

AYE: Isham, Fredrick, Palmer, Pease, Phelps
NAY: None
ABSTAIN: Josephson

PASSED

**E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC
HEARINGS – None**

F. REGULAR AGENDA – None

G. PUBLIC HEARINGS

1. 2008-024

Municipality of Anchorage. An Ordinance Amending Anchorage Municipal Code Of Ordinances Sections 21.40.150 B-2A Central Business District Core, 21.40.160 B-2B Central Business District, Intermediate, And 21.40.170 B-2C Central Business District, Periphery, to Reduce the Maximum Number of Amenity Points that may be Accumulated for a Single Amenity and to Add and Adjust

Point Values for Design Amenities and Bonus Point Tables

Staff member ANGELA CHAMBERS explained that this ordinance amends two parts of the bonus point regulations for the Central Business District (B-2A, B-2B and B-2C). First, it increases the number of bonus points attainable per public amenity type per site area. Secondly, it amends the amount of points that can be accumulated for a development by changing some existing amenity points and adding new amenities. She noted that the Commission has recently reviewed how bonus points are regulated in the CBD. Bonus points are used to gather height above a basic level. The Department is in the process of updating the CBD regulations. There are several developments underway in the Municipality and the current bonus point system is archaic and difficult to work with. Although the Department is conducting an overhaul of the entire process, immediate changes are needed. The draft ordinance does not propose major changes to the bonus point process; it primarily allows greater height through the balance and balance in the options for provision of public amenities and a reduction in the restriction of one bonus point for every 200 SF of site to 100 SF. In the past too many types of amenities were required on a site. There is a balance between adding amenities and amending existing amenities. The changes being proposed are:

- Reduce the restriction of one bonus point per each 200 square feet of site to be accumulated for any single amenity option to one per each 100 square feet.
- Increase the number of points per street tree from one to two.
- Increase the number of points per open and/or covered bike racks.
- Increase the number of points per SF of public rooftop recreation area or public viewing deck.
- Increase the number of points per SF of heated walking surfaces.
- Increase the number of points per SF of canopy over/covered sidewalk in the B-2B and B-2C districts.
- Add new amenity, to allow points for sidewalks that are wider than the required 11.5-foot width.
- Add new amenity, to allow points for enclosed and secured bike racks.
- Add new amenity, to allow points for shower facility for building occupants.
- Add new amenity, to allow points for street level wind effects study.

The Department has tested the amenity changes against the objectives of the downtown process, including wind analyses. The intent of the changes is to balance the need for greater height with the provision of public amenities. The Department tries to not emphasize one type of option and allows some innovation.

COMMISSIONER PEASE asked for further explanation of the amenity for showers. She thought the intent is to connect that amenity to exercise or bicycle commuting. MS. CHAMBERS stated it is intended to promote multi-modal travel, as well as exercise and health. The points accumulated for number of showers allows greater height for the building. COMMISSIONER PEASE asked whether there is further definition to ensure showers are linked to those uses; she assumed there would also be need for lockers and accessibility to the showers by all of the building occupants. MS. CHAMBERS indicated this is not a vital portion of this ordinance change. The Department added it to be helpful to occupants of the building. The intent Ms. Pease has stated can be included on the record and the Staff can develop language before the Assembly's hearing on the ordinance. COMMISSIONER PEASE was also interested in skywalks, which are given a 30-point award. She was aware there has been controversy about skywalks that can block views. She wanted points for skywalks to reflect the desire to preserve east/west views and solar access. MS. CHAMBERS stated that this is existing language. This is an emergency ordinance to assist developers with engineering on buildings currently under development. COMMISSIONER PEASE felt the points for wind tunnel study/computer modeling seemed high and they are not tied to any improvements or a requirement to design for the findings. MS. CHAMBERS explained that these studies are very expensive and important for downtown. She suggested that in its findings the Commission state what it feels should be the intent of this bonus-point item so the Department can provide wording to the Assembly. She noted that the one of the most important changes is one bonus point per 100 SF.

COMMISSIONER JOSEPHSON understood that a wind study is simply a study and does not impede the construction of the building. MS. CHAMBERS replied that the study is just that. There are some architectural and ground level changes that can mitigate wind speed at the ground level; this does not necessarily relate to building height. COMMISSIONER JOSEPHSON asked if the builder would already have a permit in hand and the City would be precluded from effecting change if the study showed the need. MS. CHAMBERS replied that

technically, prior to any development in the CBD, there must be sign-off from the Planning Department on bonus points and study results implementation can be required. COMMISSIONER JOSEPHSON noted that the list of urban design amenities in the ordinance are expensive, as Staff has noted are the wind studies. He asked for an explanation of why the points for the various amenities are so disparate. MS. CHAMBERS explained that a petitioner is gaining height by providing something that benefits the public and promotes the *Comprehensive Plan*. More points are given for amenities that are most desirable and there must be a point spread so that choices can be made among the various amenities permitted. There is no finite science to the number of points allotted to each item.

COMMISSIONER PALMER asked why there is urgency with the passage of this ordinance. MS. CHAMBERS replied that the Department urges action on this ordinance because there are several projects underway in the downtown area that are by right uses. Only an administrative review is required. The developers are concerned about meeting the intent of the *Comprehensive Plan* and want to conform to the future code rewrite, to the extent possible. These buildings are providing parking, which requires additional height that the current bonus point system does not allow. It is important that action occur quickly so that these projects can proceed. There is also a commensurate process for the downtown code rewrite. When the Department reviewed this, the most important item was the change to the maximum points per square footage, but other items were examined and proposed as well. COMMISSIONER PALMER understood that a wind study is optional. MS. CHAMBERS replied that none of the amenities listed in this ordinance are required. COMMISSIONER PALMER understood that if a wind study were done, it would be used to look at other development downtown as well. MS. CHAMBERS replied in the affirmative.

COMMISSIONER PEASE wished to clarify that the diagram Staff provided is informational only. MS. CHAMBERS confirmed this is the case. COMMISSIONER PEASE asked for explanation of the portion of the ordinance that increases bonus points so that no more than 1 bonus point can be gained per 100 SF of a single amenity rather than 200 SF. MS. CHAMBERS explained that under the existing code, a 1000 SF site could gain 5 points per any single amenity. More of an amenity could be provided, but no more points could be gained. The proposal in the ordinance change would double the number of points that could be gained on any particular site. The intent is to match

what is being done currently, while giving developers more benefit for the amenities they provide. A building that was proposed next to Key Bank had difficulty because many of the amenities that were proposed did not garner bonus points. COMMISSIONER PEASE understood that this just allows more points out of a particular amenity, not more height.

VICE CHAIR ISHAM asked if there are specific limits anywhere in any code that a particular amount of wind effect at pedestrian level cannot be exceeded. MS. CHAMBERS replied that there is no such limitation in the code. There are national and international experts that conduct wind studies have that information. There are typically a number of criteria and consideration of what type of movement is occurring at ground level. VICE CHAIR ISHAM noted that, as written, there is nothing to prevent a wind tunnel being created even after a study is done. MS. CHAMBERS replied that the Department would need to be comfortable with what is being proposed. If a developer wanted to use the study to gain points, the results of that study would need to be shared with the Department so that mitigation could be identified before bonus points are assigned. VICE CHAIR ISHAM noted that the proposal allots a point per 50 SF if a heating infrastructure is beneath the surface and functioning and a point per 100 SF if it exists, but not functioning. MS. CHAMBERS indicated this is in the current code. The rationale was that the infrastructure is installed with road upgrades, but who pays for it is not yet determined.

COMMISSIONER PHELPS noted that some types of amenities are more important than others and he suggested that there could be a standard that a certain percentage of points come from a certain set of amenities, such as those affecting streetscape. He asked whether Staff considered an approach that would require the developer to select within a particular minimum. MS. CHAMBERS replied that this was done and one of the methods upon which there was focus is landscaping. One of the problems with instituting this under the current code is that the calculation system is very difficult as written. The overall bonus point system is currently being reviewed through work by the Department and consultants. A decision was made to focus on items that need to be changed for development occurring in the next construction season. COMMISSIONER PHELPS stated it would seem that wind studies are necessary for very large buildings that generate wind at the ground level. He asked what is the logic for providing points for such studies rather than making wind analysis mandatory. MS. CHAMBERS stated this is optional at this time because there are

no regulations regarding the impacts of wind. As an interim measure, until the code is rewritten, this is proposed as an optional item. Wind studies have been required only recently. COMMISSIONER PHELPS understood that changes could be made to the land use code, not necessarily the building code. MS. CHAMBERS replied that there is nothing codified, but the Department feels it is needed and is working on inclusion in the land use code. COMMISSIONER PHELPS clarified that he was asking whether it is possible to make the requirement in the land use code for a wind analysis. MS. CHAMBERS replied that this is possible and the Commission can make that recommendation to the Assembly with this ordinance.

COMMISSIONER PALMER asked when the ordinance rewrite would be finished. MS. CHAMBERS replied that she did not know the timeframe for completion of that work. COMMISSIONER PALMER stated that he would have more tolerance for this interim change if the timeframe for completion for the rewrite were short. MS. CHAMBERS believed that the downtown code would follow the work currently underway in the Title 21 Rewrite.

COMMISSIONER PEASE asked whether Ms. Chambers could discuss the certainty that heated sidewalks and plazas are an affordable, energy efficient, responsible direction over the long term. She also asked for explanation of the rationale of more points for this amenity, given that this is a short-term season amenity in comparison to landscaping, sidewalks, etc. MS. CHAMBERS stated these changes are important, but not vital. She suggested that the Commission could recommend against those amenity changes or approval within parameters such as energy efficiency. COMMISSIONER PEASE asked whether it would be possible for the Commission to consider separating sidewalks from plazas in that action. MS. CHAMBERS replied in the affirmative.

COMMISSIONER PHELPS understood there is an ordinance requiring snow to be removed adjacent to buildings. MS. CHAMBERS stated this is correct.

COMMISSIONER JOSEPHSON understood that the more points awarded, the taller a building can be built; tall buildings can create wind problems. He did not understand the logic of rewarding developers who create wind problems by allowing even taller buildings. MS. CHAMBERS stated that this ordinance allows a developer to gain points through doing a wind study and the Department can withhold

signature on permits until those studies are made available, including mitigating factors. COMMISSIONER JOSEPHSON asked if the developer could insist on points because a study is done. MS. CHAMBERS replied that the intent is that the Department will not sign off until the results of the study are seen and mitigating factors identified. She stated it would assist the Department if the Commission has some intent language regarding this issue.

COMMISSIONER PHELPS believed that points can be obtained for a wind study and computer modeling, but there is no indication what would be done as a result of that analysis nor is there regulatory authority to enforce mitigation.

The public hearing was opened and closed without public comment.

COMMISSIONER PHELPS was concerned with taking action on this ordinance this evening, noting concerns regarding various aspects of the ordinance. He realized that there is an interest in putting changes in place prior to the next construction season and that it could be some time before the code is changed in total. He felt it would be useful to defer action for three to four weeks while the Commission identifies areas of concern.

COMMISSIONER PHELPS moved to postpone case 2008-024 to a time certain to be determined by Staff, but no later than four weeks from this evening. COMMISSIONER PALMER seconded.

COMMISSIONER PEASE suggested that the Commission specify any points of concern it wishes Staff would address. COMMISSIONER PHELPS suggested taking action on the motion and then acting as a Committee of the Whole to identify concerns.

COMMISSIONER PEASE asked whether the Assembly is poised for action on this ordinance amendment and the Commission would lose an opportunity to comment if action does not occur before March. MS. CHAMBERS replied that nothing is scheduled for action before the Assembly at this time.

COMMISSIONER PHELPS felt this ordinance represented a far-reaching change to the bonus point system and it is appropriate to consider changes. He understood the desire to make changes prior to next construction season. He had concerns, however, with the changes being proposed. He felt it was important to identify the issue areas of concern to the Commission.

AYE: Josephson, Isham, Fredrick, Palmer, Pease, Phelps
NAY: None

PASSED

COMMISSIONER PALMER suggested that the Commission list its concerns following the next hearing.

Resolution 2008-____

This item was postponed with case 2008-024.

2. 2008-022

Burt Bomhoff. A request to rezone approximately 1.93 acres from R-3 (Multiple Family Residential) to B-3 (General Business) Sunny Acres Subdivision, Block 1, Lots 1 through 12, located within the SE1/4 of Section 13; T13N, R3W, S.M., AK. Generally located at the northeast corner of 11th Avenue & Muldoon Road.

Staff member MARY AUTOR stated 39 public hearing notices were mailed, 11 were returned via email or mail in opposition, 5 were returned in favor, a letter was submitted by the Northeast Community Council indicating a vote 15:4 in favor of the rezone, and late this afternoon a letter in opposition was received from one of the property owners, Mrs. Sun. This is a request to rezone from R-3 to B-3 for the entirety of Block 1, Sunny Acres Subdivision, a total of 1.93 acres. The property is partially developed. An alley runs north/south through the block with six lots fronting Muldoon and six lots fronting State Street. Tenth Avenue is a half dedicated, unconstructed right-of-way and 11th Avenue forms the south boundary. The property was zoned R-3 in 1970. To the north is a trailer court, zoned R-3; to the east is property zoned R-3 and R-2M; to the south is property zoned R-3 and B-3SL containing an Arby's Restaurant and vacant lots; and to the west is Muldoon Road. Mr. Bomhoff is proposing to construct a car wash on five lots, the three northernmost facing Muldoon Road and two to the east. AMC 21.20.040.B allows submittal of an application provided it is accompanied by a petition favoring the amendment signed by the owners of at least 51 percent of the property within the area to be rezoned. Mr. Bomhoff has the signature of the property owners representing 67% ownership of the subject property. The remaining lots are owned by Mrs. Sun, provided a letter late this afternoon noting her belief that John A. Zappa had died some years ago. There is a valid

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT
MEMORANDUM**

DATE: February 4, 2008

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director, Planning Department

THRU: *JW* Jerry T. Weaver, Jr., Division Administrator

FROM: *AC* Angela C. Chambers, AICP, Senior Planner

SUBJECT: 2008-024 An Ordinance Amending AMC 21.40 Regarding Bonus Points in the B-2A, B-2B, and B-2C Zoning Districts

REQUEST:

This ordinance amends two parts of the bonus point regulations for the Central Business District (B-2A, B-2B and B-2C). First, it increases the number of bonus points attainable per public amenity type per site area. Secondly, it amends the amount of points that can be accumulated for a development by changing some existing amenity points and adding new amenities.

BACKGROUND:

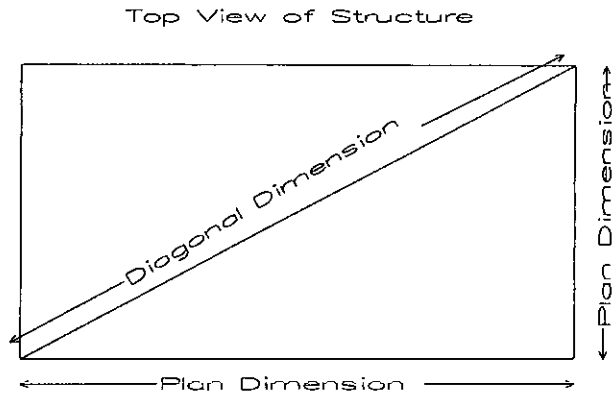
On December 11, 2007, the Assembly adopted the *Anchorage Downtown Comprehensive Plan*. There has also been a resurgence of interest in new high-rise construction in the Anchorage Bowl Downtown area. An implementation measure of the new *Plan* is to amend the zoning district design requirements for the Central Business District area (CBD). However, this requires a wholesale review of not only the CBD zones, but also zoning of abutting areas and implementation impact and design formula studies. In the interim, both of these events have led to a need to take intermediary action to readdress the existing bonus point system used to achieve additional height. Architects have noted that the current system does not provide flexibility that will allow taller buildings, due to restrictions on the number of points allowed on a site per amenity, and the out-dated list of potential amenities as it relates to the *Downtown Plan*. The bonus point system is the method currently used in the CBD zoning districts to regulate height and design.

BONUS POINT SYSTEM OVERVIEW:

The central business district zones are unique. Development in the central business district is controlled not only in the normal fashion of other zoning districts but also through public amenities, incentives, and limitations on height and volume.

Each of the three CBD zones has a base height that increases from three stories at the perimeter of the CBD to five, and to nine stories in the center. Building designs that exceed the base height must provide public amenities with the project that earn bonus points that are converted to additional floorspace and height.

There are volume limits on the structure that are based the total site area, maximum plan and diagonal dimensions, and the number of towers. These volume limits begin above the third floor. The first three floors of the structure may cover the entire site except as restricted by sidewalk width or other set back requirements. The table below and the diagram above illustrate the concept.



	Site area	Maximum plan dimension	Maximum diagonal dimension
Type A tower	13,000 SF	130	150
Type B tower	19,500 SF	130	180

All new development in the CBD, regardless of building height, requires street-level design amenities to be added from a list of acceptable amenities for the CBD. The amount of amenities required is based on the number of points that must be achieved per square footage (SF) of the lot/parcel area. In order for the structure to exceed 9 stories in the B-2A (Central Business District – Core), five stories in the B-2B (Central Business District, Intermediate), or three stories in the B-2C (Central Business District, Periphery), a number of additional points must be achieved through public amenities that are added to the site.

DRAFT ORDINANCE DISCUSSION:

The draft ordinance does not propose to change the requirement for bonus points for streetscape amenities that are required for all new developments. Instead, it proposes to increase the number of bonus points per amenity type attainable per site area, and secondly, it amends the amounts of points that can be accumulated for a development by changing some existing amenity points and adding new amenities.

The proposed draft ordinance has been reviewed and tested by staff and architects who are involved in current Downtown designs and the *Downtown Plan* review process. Below is a synopsis of the effects of the draft ordinance:

- Reduce the restriction of one bonus point per each 200 square feet of site to be accumulated for any single amenity option to one per each 100 square feet.
- Increase the number of points per street tree from one to two.
- Increase the number of points per open and/or covered bike racks.
- Increase the number of points per SF of public rooftop recreation area or public viewing deck.
- Increase the number of points per SF of heated walking surfaces.
- Increase the number of points per SF of canopy over/covered sidewalk in the B-2B and B-2C districts.
- Add new amenity, to allow points for sidewalks that are wider than the required 11.5 foot width.
- Add new amenity, to allow points for enclosed and secured bike racks.
- Add new amenity, to allow points for shower facility for building occupants.
- Add new amenity, to allow points for street level wind effects study.

The intent of this draft ordinance is to allow for greater height to be achieved through a balance in the options for provision of public amenities. By having the maximum number achievable through one particular amenity too low, a greater number of amenities had to be used which made it very difficult to fit all the amenities on a site with a new structure and its needs. Thus, the draft proposes to increase that number, but also to amend the points per amenity for balance. The intent is not to overemphasize some amenity options, to the effect that all new development would take advantage of that option, and not promote some individual creativity in design. Similarly, each of the three CBD districts have different numbers of points allowed per amenity, depending on the emphasis of certain design features in that part of the CBD.

RECOMMENDATION:

The Department finds that these amendments to the bonus points are appropriate for these districts. Allowing for this flexibility will provide for a case-by-case review of new CBD developments until such time as the new full-scale CBD zoning ordinance rewrite is adopted.

The Department recommends approval of the ordinance as written.

Submitted by: Chairman of the Assembly
at the Request

Prepared by:
For reading:

Anchorage, Alaska
AO 2008-

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 REDUCE 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.)*

12
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.

21 *** **

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:

- 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*	2 [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</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> [240] square feet
Covered arcade*	1 point per <u>100</u> [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 percent or more transparent windows on ground floor street front*	1 point per <u>100</u> [130] 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</u> [100] 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

REF ZONING APPLICATION - Part 1

APPRaisal INFORMATION

Owner Type 7
Legal Desc

N/A

SPECIAL PARCEL

PARCEL ID 000-000-00-007

Description

Zone

Grid
SQFT 0

ADD NEW CASE

Case 93-003
Number(s) 2008-024

Sale Pending ☐

Entered By cdprl

Entered Date 12/17/2007

Original
App Date 12/17/2007

Type & Request 07 001 An ordinance amending Title 21 for B-2A, B-2B & B-2C zoning districts

Schedule 1 Public hearing

Grid

Planner CDACC Angela Chambers

Short Legal

Current Zone N/A

Municipality of Anchorage

Requested Zone/
or Request B-2A, B-2B & B-2C zoning districts

Site Address N/A

COMMUNITY COUNCILS

Community Council as
shown in CAMA data

Order

01

All Community Councils

Type

P

Type: P = Primary CC S = Secondary CC

ADD PLATTING CASE

This automates the process of loading a Platting case to the Zoning system.

1. Press "Load Plat Case" Button.
2. Enter plat case number to be loaded.
3. Tick marks (') have been removed from most fields to eliminate code errors. However if errors still occur check for tick (') marks in the original platting case. Remove or Replace them with the appropriate symbol. Reload the case again.

PETITIONER

Last Name Municipality of Anchorage

Address

First Name

Day Phone () -

Night Phone () -

PO Box 196650

E-mail

City Anchorage

Fax# () -

State AK

Zip 99519-6650

REPRESENTATIVE (SURVEYOR)

Surveyor
Bus. Name

Address

Last Name

First Name

Day Phone () -

Night Phone () -

City

E-mail

State

Zip

Fax# () -

DOCUMENTS

Poster ☐

Need Have

Affidavit ☐ ☐

As-built/Site Plan to scale ☐ ☐

Building floor plans to scale ☐ ☐

Building Elevations ☐ ☐

Photographs ☐ ☐

Topography map of site ☐ ☐

Building Permit ☐ ☐

Other Items ☐ ☐

Description of other items

REZONING APPLICATION - Part 2

APPRAISAL INFORMATION

Case 93-003
Number(s) 2008-024

PARCEL ID 000-000-00-007

Owner Type 7

REMARKS & COMMENTS

Remarks

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

ASSOCIATED PARCELS

Parcel ID	Acres	Owner Name	Parcel Count	Zone	Legal	Grid
00000000007	0.00	Type 07 N/A	1			
						Additional Owners
Totals: 1 0.00 Address N/A						

CASE SCHEDULE

Case # 2008-024

Type & Request An ordinance amending Title 21 for B-2A, B-2B & B-2C zoning districts

Schedule Public hearing

Original App Date 12/17/2007

Zoning Commission Hearing Date 02/04/2008

Case 93-003
Number(s) 2008-024

Assembly Hearing Date

02/04/2008

With this hearing date it will have taken 49 days to process this PZC case.

DUE DATES

If no date, field does not apply to Authority Type

Cut-Off Date 12/13/2007	Mail Public Notices 01/14/2008
Route Case 12/17/2007	Legal in Newspaper 01/13/2008
Assign Case 12/31/2007	Last Day Appear Requests 01/17/2008
Joint Case Review 01/01/2008	Affadavit Due 01/21/2008
Scale/Topo/Aerial/Agency Comments 01/07/2008	Staff Packet / Reports Due 01/23/2008
Legal Ad to PIO 01/07/2008	Packet to Print 01/24/2008
Post Application Meeting 01/10/2008	Deliver Packet 01/25/2008

FEES

Fee Code

Fee

of Parcels

1

ACRE(S)

0.00

Long, Patty R.

From: Chambers, Angela C.
Sent: Monday, December 17, 2007 2:46 PM
To: Long, Patty R.; Graves, Jill A.
Cc: Weaver Jr., Jerry T.
Subject: AO - Correction

Attachments: Chambers, Angela C..vcf

Use this legal. AO will follow in a few.

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

Angela C. Chambers, AICP

*Senior Planner
MDA Planning Department
Zoning and Platting Division
4700 Bragaw Street
PO Box 196650
Anchorage, AK 99507*

*tel. (907) 343-7940
fax (907) 343-7927*



Chambers, Angela
C..vcf (4 KB)...



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: January 2, 2008
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *LF*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Assembly case(s) for February 4, 2008.

JAN 02 2008
Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due January 7, 2008.

08-021 Fyfe, grid 1932
(Time Extension, Large Retail/Commercial Establishment)
Right of Way Division has no objections to the time extension.
Review time 15 minutes.

08-022 Sunny Acres, Block 1, Lots 1-12, grid 1341
(Rezoning Request, R-3 to B-3)
Right of Way Division has no objection to the proposed rezone. The development of the parcels cannot include private improvements in the 20' alley. The commercial development of the parcels may require the improvement of the alley and East 10th Avenue to MOA Alley and Street standards.
Review time 15 minutes.

08-024 Ordinance Amendment
(Title 21 for B-2A, B-2B, B-2C Districts)
Right of Way Division has no comments at this time.
Review time 15 minutes.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

JAN 04 2008

MEMORANDUM

Municipality of Anchorage
Zoning Division

DATE: December 24, 2007

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing February 4, 2008
Agency Comments due January 7, 2008

AWWU has reviewed the materials and has the following comments.

08-021 T13N R3W SEC 32 S2NE4SW4SW4, N2SE4SW4SW4 PTN PARCEL 1-22, 1-21, FYFE BLK 1 LT 1& 2, Time extension for a large retail development, Grid SW1932

1. AWWU water mainline located in E 56th Avenue currently serves property.
2. AWWU sanitary sewer line located in E 56th Avenue currently serves property.
3. AWWU has no objection to the time extension.

08-022 SUNNY ACRES BLK 1 LT 1-3, 11 & 12, Rezoning to B-3 General business district, Grid SW1341

1. AWWU water does not currently serve this property.
2. AWWU sanitary sewer line located in Alleyway between Muldoon and State Street currently serves property.
3. AWWU has no objection to this rezoning.

08-024 An ordinance amending Title 21 for B-2A, B-2B, B-2C zoning districts

1. AWWU has no objection to this ordinance.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



**Municipality of Anchorage
Development Services Department
Building Safety Division**

MEMORANDUM



RECEIVED

DATE: December 24, 2007
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due January 7, 2007

DEC 24 2007

Municipality of Anchorage
Zoning Division

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2008 - 021 Time extension for a large retail development.

No objection

2008 - 022 Rezoning to B-3 General business district.

No objection

2008 - 024 An ordinance amending Title 21 for B-2A, B-2B & B-2C zoning districts.

No objection

Graves, Jill A.

From: Stewart, Gloria I.
Sent: Wednesday, December 26, 2007 9:44 AM
To: Graves, Jill A.
Subject: FW: fire plat comments

From: Schwan, Martin K.
Sent: Wednesday, December 26, 2007 9:35 AM
To: Stewart, Gloria I.; Pierce, Eileen A
Cc: 'Cartier, Richard D.'; Ferguson, Sharon D.
Subject: fire plat comments

2008-021 Wal-Mart time extension: Dowling/Old Seward. No Objection
2008-022 Rezone to B-3 Muldoon/11th No Objection
2008-024 Ordinance amending Title 21. No Comment

Martin Schwan
Fire Inspector
Anchorage Fire Department
Office: 267-4968
Fax: 249-7596
email: schwanmk@muni.org



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Zoning Applications

DATE: January 8, 2008
TO: Jerry Weaver, Platting Officer
FROM: Sharen Walsh, P.E., Private Development Plan Review Engineer
SUBJECT: Comments for hearing date: February 4, 2008

Case No. 2008-021 – Time extension for a large retail development

PM&E notes that engineering plans associated with the subdivision agreement for this development have been submitted, review comments are in process of being compiled. The developer's engineer has been actively working with PM&E during this process. PM&E has no objection to this rezoning request.

Case No. 2008-022 - Rezoning to B-3 General Business District

PM&E notes that the proposed site plan submitted with this request shows access off 10th Avenue and a traffic circulation plan which criss-crosses the alley between Muldoon Road and State Street. PM&E has no objection to the rezoning but anticipates further discussions and/or a replat of the lots shown on the site plan. At the least, PM&E will require an Improvement to Public Places agreement for the improvement of 10th Avenue and the alley, along with the appropriate drainage calculations, drainage plans and easements associated with the anticipated development.

Case No. 2008-024- An ordinance amending Title 21 for B-2A, B-2B and B-2C zoning districts.

PM&E has no comment regarding this amendment to Title 21..

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(907) 269-0520 (FAX 269-0521)
(TTY 269-0473)

January 9, 2008

RE: MOA Zoning Review

RECEIVED

JAN 15 2008

Municipality of Anchorage
Zoning Division

Mr. Jerry Weaver, Platting Officer
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following zoning applications and has no comment:


2008-021; Request for Time Extension for a Large Retail Development; Wal-Mart

2008-024; Request for an Ordinance Amending Title 21

Comments:

2008-022; Request for Rezoning to B-3 General Business District ADOT&PF has no objection to this rezoning but the developer should be aware that the connection of 10th Avenue onto Muldoon Road will require authorization from ADOT&PF. Because of 10th's proximity to the future signal at 11th and Muldoon it is likely only right turns will be permitted on and off Muldoon to 10th Avenue. When Creekside Drive is completed it is planned to exit onto Muldoon across from 11th. The signal at 12th and Muldoon is to be relocated to 11th.

Sincerely,


Mark Parmelee
Area Planner

/mm

cc: Tom Grman, Anchorage M&O Superintendent
Louise Hooyer, RLS, Engineering and Survey Supervisor, Right of Way
Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: January 7, 2008
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering and Transportation Planning Comments for
February 4, 2008 Planning & Zoning Commission

RECEIVED

JAN 08 2008

Municipality of Anchorage
Zoning Division

08-021 Wal-Mart @ Dowling; Time Extension for a large retail development

Traffic Engineering and Transportation Planning have no comment.

08-022 Sunny Acres; Rezone from R-3 to B-3; Grid 1341

Traffic Engineering and Transportation Planning have no comment.

08-024 Ordinance amending Title 21

Traffic Engineering and Transportation Planning have no comment.

Graves, Jill A.

From: Inglis, Jillanne M.
Sent: Monday, January 07, 2008 5:35 PM
To: Graves, Jill A.; Stewart, Gloria I.
Subject: 2008-024

RECEIVED

JAN 08 2008

**Municipality of Anchorage
Zoning Division**

Land Use Review has no comment.

Jillanne M. Inglis
Land Use Plan Reviewer
Municipality of Anchorage, Planning Department
907-343-8353

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case:

[View Comments](#)

2. View Comments:

RECEIVED

JAN 25 2008

Case Num: 2008-024

An ordinance amending Title 21 for B-2A, B-2B & B-2C zoning districts

Site Address: N/A

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

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

1/25/08

Raymond Menzie
10330 Old Seward Hwy
Anchorage AK 99515

my comment may not be appropriate with respect to rezoning. however i can not find anywhere else to send them so here they are... if access is to be allowed to this location from the east using 104th ave there are several things that need to be considered regarding 104th ave. 104th is a very narrow unpaved industrial "tank trail". there are more semi trucks up and down 104th than most or all avenues in anchorage. in the summer when the train is unloading sand at as&g the traffic backs up clear out onto old seward and up toward omalley for up to 20 minutes at a time. airport rentals has many oversize loads with pilot cars leaving all summer long. fsa had singles and doubles load semis going all day all week. paf and pepsi contribute also. national oilwell adds there share of truck traffic loading and unloading as well. at the very least 104th will have to improved. hopefully, with a wider paved road. if a light is to be installed at 104th and old seward a very long left turn lane will be needed or as happens in other parts of town left turn traffic will be backing up and hanging out into the main lanes of traffic. even with these improvements traffic will back up, especially when the train is unloading causing problems for the already existing businesses and the additional traffic target will add to the mix. i am for bring more business to anchorage but thought these issues should be brought to someones attention

060



MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION DEPARTMENT
MEMORANDUM



DATE: January 22, 2008
TO: Jerry T. Weaver, Zoning Div. Administrator
FROM: Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Review

RECEIVED

JAN 22 2008

**Municipality of Anchorage
Zoning Division**

Anchorage Parks and Recreation has no comment on these projects at this time.

CASE NO. **CASE**

2008-021 **Time extension for a large retail development (Wal-Mart, Dowling and New Seward Hwy.)**

2008-022 **Rezoning approx. 1.77 acres from R-3 Multiple-family residential district to B-3 General business district (Muldoon Rd. at E. 10th Ave.)**

2008-024 **Ordinance amending Title 21 for B-2A, B-2B, and B-2C zoning districts (regarding amenity points)**

Cc: Monique Anderson, Parks Superintendent

Graves, Jill A.

From: Staff, Alton R.
Sent: Tuesday, January 22, 2008 10:29 AM
To: McLaughlin, Francis D.; Stewart, Gloria I.; Graves, Jill A.
Subject: Zoning Case Number 2008-024

Transit appreciates the attention to the pedestrian obvious in the ordinance. The central business district has excellent bus service and the ordinance will encourage the use of Transit. Pull-outs as referenced are more likely to be dedicated parking lanes in front of businesses and as such the 10 points allotted may be low. Bus shelters in the CBD are not encouraged but could be reviewed on a case by case basis. Awnings available for the use of the public while waiting for the bus are most desirable.

Thank you for the opportunity to review.

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230

RECEIVED

JAN 22 2008

**Municipality of Anchorage
Zoning Division**



RECEIVED

JAN 10 2008

Municipality of Anchorage
Zoning Division

FLOOD HAZARD REVIEW SHEET

Date: 01/11/07

Case: 2008-024

Flood Hazard Zone: NA

Map Number: NA

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ Flood Hazard requests that the following be added as a condition of approval:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

- ☐ A Flood Hazard permit is required for any construction in the floodplain.
- ☐ Other:
- ☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus

Content ID: 006099**Revision:** 1**Type:** Ordinance - AO

Planning and Zoning Commission recommendation for an ordinance amending

Title: Anchorage Municipal Code Sections 21.40.150, 21.40.160 and 21.40.170, for bonus points in the Central Business Zoning Districts**Author:** maglaquijp**Initiating Dept:** Planning

Planning and Zoning Commission recommendation for an ordinance amending

Description: Anchorage Municipal Code Sections 21.40.150, 21.40.160 and 21.40.170, for bonus points in the Central Business Zoning Districts**Date Prepared:** 3/4/08 5:13 PM**Director Name:** Tom Nelson**Assembly Meeting Date:** 3/18/08**Public Hearing Date:** 3/18/082008 MAR 17 AM 9:52
11:00 AM
CITY OF ANCHORAGE

Workflow Name	Action Date	Action	User	Security Group	Content ID
ReproGraph_SubWorkflow	3/14/08 12:44 PM	Exit	Joy Maglaqui	Public	006099
AllOrdinanceWorkflow	3/14/08 12:44 PM	Checkin	Joy Maglaqui	Public	006099
Clerk_Admin_SubWorkflow	3/14/08 12:00 PM	Exit	Heather Handyside	Public	006099
MuniMgrCoord_SubWorkflow	3/14/08 12:00 PM	Approve	Heather Handyside	Public	006099
MuniManager_SubWorkflow	3/14/08 12:00 PM	Approve	Heather Handyside	Public	006099
Legal_SubWorkflow	3/14/08 11:45 AM	Approve	Rhonda Westover	Public	006099
OMB_SubWorkflow	3/14/08 9:58 AM	Approve	Wanda Phillips	Public	006099
ECD_SubWorkflow	3/13/08 8:56 AM	Approve	Lisa Villareal	Public	006099
Planning_SubWorkflow	3/6/08 5:32 PM	Approve	Tom Nelson	Public	006099
AllOrdinanceWorkflow	3/6/08 4:31 PM	Checkin	Jerry Weaver Jr.	Public	006099
Legal_SubWorkflow	3/6/08 3:13 PM	Reject	Dean Gates	Public	006099
OMB_SubWorkflow	3/6/08 1:52 PM	Approve	Wanda Phillips	Public	006099
ECD_SubWorkflow	3/6/08 7:58 AM	Approve	Lisa Villareal	Public	006099
Planning_SubWorkflow	3/5/08 6:21 PM	Approve	Tom Nelson	Public	006099
AllOrdinanceWorkflow	3/5/08 2:04 PM	Checkin	Jerry Weaver Jr.	Public	006099
Planning_SubWorkflow	3/5/08 11:46 AM	Reject	Tom Nelson	Public	006099
AllOrdinanceWorkflow	3/4/08 5:15 PM	Checkin	Jerry Weaver Jr.	Public	006099

Ad Don Dunn -

NEW PUBLIC HEARINGS