

ANCHORAGE, ALASKA
AO No. 2023-43, As Amended

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21
CHAPTERS 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.11,
DOWNTOWN, IN THE DEVELOPMENT OF THE DOWNTOWN CODE UPDATE.**

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

WHEREAS, Action 3-9 of the *Anchorage 2040 Land Use Plan* (2040 Plan) calls for the completion of a comprehensive update to the downtown zoning regulations and a targeted plan review and update to the *Downtown Comprehensive Plan*; and

WHEREAS, Action item EA-4, to fund and complete the Downtown zoning districts update is an early-action item in the *Our Downtown: Anchorage Downtown District Plan 2021* (*Our Downtown*); and

WHEREAS, the Planning Department prioritized the Downtown zoning districts update due to the unprecedented economic challenges Anchorage has experienced following the COVID-19 pandemic, and

WHEREAS, new housing for current and future workers and residents and the underserved is a top priority for the Administration and the Assembly; and

WHEREAS, land use regulations embody the goals and priorities of a community; and

WHEREAS, an improved and updated zoning code is a crucial component to facilitating opportunities for new housing identified as an economic development tool for our community; and

WHEREAS, the Planning Department convened a working group composed of architects, landscape architects, planners, engineers, and other interested parties to develop recommendations for the code update; and

WHEREAS, the code update was completed with a robust community outreach and engagement process, which included the working group, updates to the Downtown Community Council, open houses, consultations with other departments and partner agencies, and one-on-one interviews with the development community; and

WHEREAS, the Downtown Community Council and Planning and Zoning Commission Resolution issued resolutions in support of this ordinance; and

WHEREAS, the code update and the *Our Downtown* edits are designed to support

straightforward implementation of the code and the Plan; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.07.010, Development and Design Standards – General provisions, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.010 General Provisions

*** *** ***
D. Alternative Equivalent Compliance

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2. Applicability

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

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 202236, 4-26-22)

Section 2. Anchorage Municipal Code section 21.07.030, Development and Design Standards – Private open space, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.030 Private open space.

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B. *Applicability and Open Space Requirement.*

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[6. DT DISTRICTS: 100 SQUARE FEET OF PRIVATE OPEN
SPACE PER MULTIFAMILY DWELLING UNIT, WITH
EXCEPTIONS FROM DIMENSIONAL AND DEVELOPMENT
STANDARDS AS OUTLINED IN 21.11.070E.]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20)

Section 3. Anchorage Municipal Code section 21.11.010, Purpose, is hereby amended to read as follows:

21.11.010 Purpose.

The purpose of chapter 21.11 is to set forth zoning districts for Downtown Anchorage, including allowable uses and development standards, that implement the most current[ANCHORAGE] Downtown c[C]omprehensive p[P]lan and other applicable elements of the comprehensive plan.

[THE PROVISIONS OF THIS CHAPTER MADE EFFECTIVE ON MAY 28, 2020

ARE INTENDED TO ACHIEVE THE FOLLOWING INTERIM OBJECTIVES:]

- [A. TO RELOCATE AND REFORMAT THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM THE OLD TITLE 21 ZONING ORDINANCE INTO THE CURRENT TITLE 21 ZONING ORDINANCE, AS CALLED FOR IN ACTION #3-2 OF THE *ANCHORAGE 2040 LAND USE PLAN (2040 LUP)*;
- B. TO RETAIN (AS AN INTERIM MEASURE) THE EXISTING REQUIREMENTS OF THE B-2A, B-2B, AND B-2C DISTRICTS, INCLUDING THE ALLOWED USES AND DISTRICT-SPECIFIC DEVELOPMENT STANDARDS THAT WERE IN EFFECT IN THE OLD TITLE 21 ZONING ORDINANCE PRIOR TO MAY 28, 2020, AS CALLED FOR IN ACTION #3-2 OF THE *2040 LUP*;
- C. TO REFORMAT THE EXISTING REGULATIONS OF THE B-2A, B-2B, AND B-2C DISTRICTS, INCLUDING THE ALLOWED USES AND DISTRICT-SPECIFIC DEVELOPMENT STANDARDS, INTO THE LANGUAGE, FORMAT, ORGANIZATION, AND CONTEXT OF THE CURRENT TITLE 21 ZONING ORDINANCE;
- D. TO LOCATE THESE DOWNTOWN PROVISIONS TOGETHER IN ONE CHAPTER DEVOTED TO DOWNTOWN TO ALLOW FOR EASIER USE, GREATER TRANSPARENCY, AND FLEXIBILITY TO RESPOND TO THE SPECIFIC CHARACTERISTICS OF DOWNTOWN; AND
- E. TO PROVIDE A FRAMEWORK OF CHAPTER SECTIONS THAT WILL BE ABLE TO ACCOMMODATE SUBSEQUENT, MORE SUBSTANTIVE AMENDMENTS TO UPDATE AND IMPROVE THE DOWNTOWN ZONING PROVISIONS AS CALLED FOR IN ACTION #3-9 OF THE *2040 LUP*, INCLUDING THE PREPARATION OF THE NEW DOWNTOWN ZONING DISTRICTS DESCRIBED IN THE *ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN*.]

(AO NO. 2020-38, § 11, 5-28-20)

Section 4. Anchorage Municipal Code section 21.11.020, Application of Chapter 21.11, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.020 Application of Chapter 21.11

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E. Alternative Equivalent Compliance

1. Purpose

Alternative equivalent compliance is a procedure that allows development to meet the intent of this title through an

alternative design. The procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this title. This procedure is not intended as a substitute for a variance or administrative modification or as a vehicle for relief from standards in this title.

2. Applicability

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

3. Pre-Application Conference Required

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

4. Decision-Making Responsibility

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

5. Timing of Decision

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

6. Criteria

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

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

b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or

better degree than the subject standard.

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

7. Effect of Approval

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

Section 5. Anchorage Municipal Code section 21.11.050, *Use Regulations*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.050 Use regulations.

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

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TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS

P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review
C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
A blank cell means the use is prohibited.

Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
RESIDENTIAL USES					
Household Living	Dwelling, mixed-use	P[L]	P	P	21.05.030A.1., [21.11.050C.1.]
	Dwelling, multifamily	P	P[L]	P	21.05.030A.2., [21.11.050C.2].
	Dwelling, single-family, attached			P	21.[05.030A.3][11.050C.1.]
	Dwelling, single-family, detached			[P]	21.05.030A.4.
	Dwelling, townhouse			P	21.05.030A.5.
	Dwelling, two-family			P	21.05.030A.6.
	Dwelling, mobile home				21.05.030A.7.
	Manufactured home community				21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	P	P	P	21.05.030B.1.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Correctional community residential center	C	C	C	21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, large (26+ residents)	C	C	C	21.05.030B.3.
	Rooming-house	P	P	P	21.05.030B.4.
	Transitional living facility				21.05.030B.5.
COMMUNITY USES					
Adult Care	Adult care facility (3-8 persons)	P	P	P	21.05.040A.
	Adult care facility (9 or more persons)	P	P	P	21.05.040A.
Child Care	Child care center (9 or more children)	P	P	P	21.05.040B.1.
	Child care home (up to 8 children)	P	P	P	21.05.040B.2.
Community Service	Cemetery or mausoleum				21.05.040C.1.
	Community center	<u>P</u>	<u>P</u>	<u>P</u>	21.05.040C.2.
	Crematorium				21.05.040C.3.
	Government administration and civic facility	P	P	P	21.05.040C.4.
	Homeless and transient shelter				21.05.040C.5.
	Neighborhood recreation center	<u>P</u>	<u>P</u>	<u>P</u>	21.05.040C.6.
	Religious assembly	P	P	P	21.05.040C.7.
	Social service facility		P	P	21.05.040C.8.
Cultural Facility	Aquarium	<u>P</u>	<u>P</u>	<u>P</u>	21.05.040D.1.
	Botanical gardens	P	P	P	21.05.040D.2.
	Library	<u>P/M</u> [C]	<u>P/M</u> [C]	<u>P/M</u> [C]	21.05.040D.3., 21.11.050D.1.
	Museum or cultural center	<u>P/M</u> [P/C]	<u>P/M</u> [P/C]	<u>P/M</u> [P/C]	21.05.040D.4., 21.11.050D.2.
	Zoo				21.05.040D.5.
Educational Facility	Boarding school		<u>P/M</u>	<u>P/M</u>	21.05.040E.1.
	College or university	<u>P/M</u>	<u>P/M</u>	<u>P/M</u> [C]	21.05.040E.2.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Elementary school or middle school			<u>P</u> /M[C]	21.05.040E.3.
	High school			<u>P</u> /M[C]	21.05.040E.4.
	Instructional services	P	P	P	21.05.040E.5.
	Vocational or trade school	<u>C</u> [L]	C	C	21.05.040E.6., [21.11.070C.4.b.i.]
Health Care Facility	Health services	<u>P</u> [L]	P	P	21.05.040F.1., [21.11.070C.4.a.i.]
	Hospital/health care facility				21.05.040F.2.
	Nursing facility				21.05.040F.3.
Parks and Open Area	Community garden	P	P	P	21.05.040G.1.
	Park, public or private	P	P	P	21.05.040G.2.
Public Safety Facility	Community or police substation	P	P	P	21.05.040H.1.
	Correctional institution				21.05.040H.2.
	Fire station	<u>P</u>	P	P	21.05.040H.3.
	Public safety facility	<u>P</u>	P	P	21.05.040H.4.
*** *** ***					
COMMERCIAL USES					
Agricultural Uses	Commercial horticulture				21.05.050A.1.
Animal Sales, Service & Care¹	Animal Boarding ¹		<u>C</u>	<u>C</u>	21.05.050B.1.
	Animal shelter ¹				21.05.050B.2.
	Large domestic animal facility, principal use ¹				21.05.050B.3.
	Retail and pet services ¹	P	P	P	21.05.050B.4.
	Veterinary clinic ¹	<u>P</u>	<u>P</u>	<u>P</u>	21.05.050B.5.
Assembly	Civic / convention center	P	<u>C</u>	<u>C</u>	21.05.050C.1., 21.05.020A.
	Club / lodge / meeting hall	<u>P</u> [L]	P	P	21.05.050C.2., 21.05.020A., [21.11.070C.4.B.II.]
Entertainment and recreation¹	Amusement establishment ¹	<u>P</u> [C]	<u>P</u> [C]	<u>P</u> [C]	21.05.050D.1., 21.05.020A.
	[ART GALLERY AND STUDIO]	[L]	[P]	[P]	[21.11.050E.1.]

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	Entertainment facility, major ¹	C	<u>C</u>	<u>C</u>	21.05.050D.2., 21.05.020A.
	Fitness and recreational sports center ¹	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial ¹	<u>C</u>	<u>C</u>	<u>C</u>	21.05.050D.4.
	Golf course ¹				[21.05.050D.5.]
	Motorized sports facility ¹				[21.05.050D.6., 21.05.020A.]
	Movie theater ¹	P	P	P	21.05.050D.7., 21.05.020A.
	Nightclub ¹	P	P	P	21.05.050D.8., 21.05.020A.
	Shooting range, outdoor ¹				[21.05.050D.9.]
	Skiing facility, alpine ¹				[21.05.050D.10.]
	Theater company or dinner theater ¹	P	<u>P</u>	<u>P</u>	[21.05.050D.11.,]21.05.020A.
Food and Beverage Service¹	Bar ¹	P	P	P	21.05.050E.1., 21.05.020A.
	Food and beverage kiosk ¹	P	P	P	21.05.050E.2., 21.05.020A.
	Restaurant ¹	P	P	P	21.05.050E.3., 21.05.020A.
Office	Broadcasting facility	<u>P</u> [L]	P	P	21.05.050F.1. [, 21.11.070C.4.a.II.]
	Financial institution	P	P	P	21.05.050F.2.
	Office, business or professional	<u>P</u> [L]	P	P	21.05.050F.3., 21.11.070C.4.a.iii.
Personal Services, Repair, and Rental	Business service establishment	<u>P</u> [L]	P	P	21.05.050G.1., [21.11.070C.4.a.IV.]
	Funeral/ mortuary services			P	21.05.050G.2.
	General personal services	P	P	P	21.05.050G.3.
	Small equipment rental	P	P	P	21.05.050G.4.
Retail Sales¹	Auction house ¹			C	21.05.050H.1.
	Building materials store ¹				21.05.050H.2.
	Convenience store ¹	<u>P</u>	<u>P</u>	<u>P</u>	21.05.050H.3., 21.05.020A.
	Farmers market ¹	P	P	P	21.05.050H.4.
	Fueling station ¹		C	C	21.05.050H.5., 21.05.020A.
	Furniture and home appliance store ¹	P	P	P	21.05.050H.6.
	General retail ¹	P	P	P	21.05.050H.7.

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	Grocery or food store ¹	P	P	P	21.05.050H.8., 21.05.020A.
	Liquor store ¹	C	C	C	21.05.050H.9., 21.05.020A.
	Pawnshop ¹			C	21.05.050H.10.
Vehicles and Equipment	Aircraft and marine vessel sales				[21.05.050I.1.]
	[PARKING LOT OR STRUCTURE (50+ SPACES)]	[P/C]	[P/C]	[P/C]	[21.05.050I.2. OR I.3.]
	[PARKING LOT OR STRUCTURE (LESS THAN 50 SPACES)]	[P]	[P]	[P]	[21.05.050I.2. OR I.3.]
	Vehicle parts and supplies ¹		C	C	21.05.050I.4.
	Vehicle-large, sales and rental ¹				[21.05.050I.5.]
	Vehicle-small, sales and rental ¹				[21.05.050I.6.]
	Vehicle service and repair, major				[21.05.050I.7.]
	Vehicle service and repair, minor		C	C	21.05.050I.8.
Visitor Accommodations	Camper park			<u>C</u>	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	<u>P</u> [L]	<u>P</u> [L]	<u>P</u> [L]	21.05.050J.4., 21.05.020A.[21.11.050E.2.]
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				[21.05.050J.6.]
COMMERCIAL MARIJUANA USES					
	Marijuana cultivation facility				21.05.055B.1., 21.03.105
	Marijuana manufacturing facility				21.05.055B.2., 21.03.105
	Marijuana testing facility		<u>P</u>	<u>P</u>	21.05.055B.3., 21.03.105
	Marijuana retail sales establishment ¹	T	T	T	21.05.055B.4., 21.03.105
INDUSTRIAL USES					
Industrial Service	Contractor and special trades, light				21.05.060A.1.
	Data processing facility	<u>C</u>	<u>C</u>	<u>C</u>	21.05.060A.2.
	Dry cleaning establishment			<u>P</u> [L]	21.05.060A.3., 21.11.050 <u>G</u> [F].1.

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	General industrial service				21.05.060A.4.
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.
	Research laboratory	<u>P</u>	<u>P</u>	<u>P</u>	21.05.060A.7.
Manufacturing and Production	Commercial food production	<u>C</u>	<u>C</u>		21.05.060B.1.
	Cottage crafts	<u>P</u> [L]	P	P	21.05.060B.2., [21.11.070C.4.B.III.]
	Manufacturing, general				21.05.060B.3.
	Manufacturing, heavy				21.05.060B.4.
	Manufacturing, light	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	21.05.060B.5.
	Natural resource extraction, organic and inorganic				21.05.060B.6.
	Natural resource extraction, placer mining				21.05.060B.7.
Marine Facility	Aquaculture				21.05.060C.1.
	Facility for combined marine and general construction				21.05.060C.2.
	Marine operations				21.05.060C.3.
	Marine wholesaling				21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials				21.05.060D.1.
	Impound yard				21.05.060D.2.
	Motor freight terminal				21.05.060D.3.
	Outdoor storage associated with a community use				21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use				21.05.060D.9.
	Self-storage facility				21.05.060D.4.
	Storage yard				21.05.060D.5.
	Warehouse or wholesale establishment, general				21.05.060D.6.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Warehouse or wholesale establishment, light				21.05.060D.7.
	Wholesale merchant establishment ¹	[L]	[P]	[P]	[21.11.050F.2., 21.11.070C.4.A.V.]
***	***	***			

B. Generally applicable use standards.

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

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

1. Dwelling, single family (attached).
Single family attached dwellings must be alley-accessed for motor vehicles and only on lots smaller than 2,000 square feet.

[1. DWELLING, MIXED-USE.

- A. TWO OR MORE MIXED-USE DWELLINGS IN THE SAME BUILDING WITH A NON-RESIDENTIAL USE CONSTITUTE A MIXED-USE DEVELOPMENT.
- B. IN THE B-2A DISTRICT, MIXED-USE DWELLINGS ARE LIMITED TO 50 PERCENT OF THE GROSS FLOOR AREA OF A BUILDING.]

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

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

1. *Library.* Libraries with a gross floor area greater than 2[3]0,000 square feet shall be subject to conditional use review.
 2. *Museum or cultural center.* Museums or cultural centers with a gross floor area greater than 2[3]0,000 square feet shall be subject to conditional use review.
- E. *Commercial uses: Definitions and use-specific standards.*
1. All commercial uses over 20,000 square feet are subject to the following standards:[ART GALLERY AND STUDIO.]
 - a. 21.07.120A.5.c.ii., Weather protection for pedestrians. [DEFINITION. A PUBLIC OR PRIVATE FACILITY THAT IS OPERATED AS A REPOSITORY OR A COLLECTION OF WORKS OF ORIGINAL AND LIMITED-EDITION INDIVIDUAL ART PIECES CONSISTING OF ONE OR MORE OF THE FOLLOWING: PAINTINGS, DRAWINGS, ETCHINGS, SCULPTURES, PHOTOGRAPHS, ANIMATIONS, OR OTHER ARTISTIC OBJECTS. MAY INCLUDE THE SALE OF INDIVIDUAL ART PIECES, THE SALE OF RELATED OBJECTS OR SERVICES, OR THE PAYMENT OF A FEE OR ADMISSION CHARGE. ART GALLERIES MAY ALSO INCLUDE ART STUDIOS WHERE ANY ACTIVITIES LISTED UNDER THE COTTAGE CRAFTS OR INSTRUCTIONAL SERVICES USE TYPES MAY OCCUR].
 - b. 21.07.120A.5.g., Ground Level Expression.[USE-SPECIFIC STANDARD. GROUND-FLOOR ART GALLERY AND STUDIO SPACES IN THE B-2A DISTRICT SHALL BE USED PRIMARILY FOR ART DISPLAY OR ART INSTRUCTION INSTEAD OF ART CREATION ACTIVITIES LISTED UNDER THE COTTAGE CRAFTS USE TYPE].
 2. *HOTEL/MOTEL.* ESTABLISHMENTS WHOSE GUESTROOMS' PRIMARY ENTRANCES ARE INDIVIDUALLY ACCESSIBLE FROM THE OUTDOORS ARE PROHIBITED.]
- F[E]. Vehicles and Equipment Uses: Definitions and use-specific standards.
1. Parking lot or structure (50+ spaces)

1 a. Parking lots are not a permitted use in Downtown.

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

4
5 a. Parking lots are not a permitted use in Downtown.

6
7 G[F]. *Industrial uses: Definitions and use-specific standards.*

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9 1. *Dry-cleaning establishment.*

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

14
15 b. Dry-cleaning establishments in the B-2C district shall
16 be limited to no more than 25,000 square feet of gross
17 floor area.

18
19 [2. **WHOLESALE MERCHANT ESTABLISHMENT.**

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

39
40 H[G]. *Table of accessory uses.* Table 21.11-3 below lists the accessory
41 uses allowed within all base zoning districts.

42
43 1. *Explanation of table abbreviations.*

44
45 a. *Permitted uses.* "P" in a cell indicates the accessory
46 use is allowed by right in the respective zoning district.
47 Permitted uses are subject to all other applicable
48 regulations of title 21.

- b. *Administrative site plan review.* “S” in a cell indicates the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.
- c. *Conditional use.* “C” in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses.
- d. *Prohibited uses.* A blank cell indicates the accessory use is prohibited in the respective zoning district.
- e. *Definitions and use-specific standards.* Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table. Cross-references include but are not limited to chapter 21.05, Use Regulations and section 21.11.050[H]. All code sections referenced in the last column of the table apply.
- f. *Unlisted accessory uses or structures.* An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use
A blank cell means the use is prohibited.

Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)			P	21.05.070.D.1.
Bed and breakfast (up to 3 guestrooms)	<u>P</u>	<u>P</u>	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	<u>P</u>	<u>P</u>	<u>P</u> [S/C]	21.05.070D.3.
Beekeeping				21.05.070D.4.
Caretaker’s residence	P	P	P	21.05.070D.5.
Dormitory	<u>P</u>	<u>P</u>	<u>P</u>	21.05.070D.6.
Drive-through service	C	C	C	21.05.070D.7., 21.11. 050[H].3.
Farm, hobby				21.05.070D.8.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Galleria	P[C]	P[C]	P	21.11.050[H].4.
Garage or carport, private residential	P	P	P	21.05.070D.9.
Home- and garden-related use	P	P	P	21.05.070D.10.
Home occupation	P	P	P	21.05.070D.11.
Intermodal shipping container				21.05.070D.12.
Large domestic animal facility				21.05.070D.13.
Marijuana, personal cultivation	P	P	P	21.05.070D.14.
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use				21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050[H].5.
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby	[P]	P	P	21.05.070D.22.
Wind energy conversion system (WECS), freestanding small				21.05.070D.23.
Wind energy conversion system (WECS), building mounted small	S	S	S	21.05.070D.23., 21.11.050[H].6.
¹ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.				

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[H]. Accessory uses and use-specific standards

- Generally-applicable accessory use standards**
See subsection 21.05.070B.
- Applicability of Chapter 21.05 accessory use-specific standards**
The use-specific definitions and standards of this section

21.11.050[H]. apply in place of any accessory use-specific definitions or standards established in section 21.05.070 unless otherwise specified. If this section does not establish use-specific standards for an accessory use, then the use-specific standards of chapter 21.05 shall apply.

3. *Drive-through service*

- a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.
- b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.
- c. Drive-through services specific to food and beverage kiosks are a permitted use and exempt from the conditional use requirement.

4. *Galleria*

a. *Definition*

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

5. *Skywalk*

a. *Definition*

An elevated walkway that passes over a right-of-way between two or more buildings, and used primarily for pedestrian traffic.

b. *Use-specific standard*

Skywalks shall follow the standards outlined in 21.11.080.

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

- a. In addition to meeting the approval criteria of chapter 21.03 for the appropriate approval process, applicants for building-mounted small WECS shall demonstrate in their application materials that the WECS's visual impacts are minimized or mitigated for surrounding neighbors and the community. This may include, but is not limited to, information regarding site selection,

turbine design or appearance, buffering, and screening of equipment.

b. Building-mounted WECS shall:

i. Be located only on buildings that are over 60 feet in height.

ii. Have a rated power capacity of not more than 25 kW.

iii. Be set back from the building wall perimeter by at least two feet for every one foot of WECS height greater than 10 feet.

iv. Meet the design standards for freestanding WECS in subsections (H), (I), (J), (L), (M), and (N) in subsection 21.05.070D.23.c.ii.

v. Be located at least 1.1 times the height of the system (rooftop to top of WECS) from all overhead power and telecommunication lines, and any telecommunication towers.

c. Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20)

Section 6. Anchorage Municipal Code section 21.11.060, *Dimensional Standards for Sites and Buildings*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.11.060 Dimensional standards for sites and buildings.

*** ***

B. *Dimensional standards tables.*

1. The DT districts allow for a variety of lot sizes, [BUILDING SETBACKS,] building forms, and heights as set forth in Table 21.11-4, provided that:

a. All lots are also subject to the additional lot dimensional standards in section 21.08.030K.

b. Front setbacks are also subject to section 21.06.030C.7., Setbacks from Projected Rights-of-

way;

[C. FRONT SETBACKS MAY ALSO BE MODIFIED BY THE MINIMUM SIDEWALK WIDTH REQUIREMENTS OF THIS CHAPTER IN SECTION 21.11.070C.1.;]

c[D]. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and

d[E]. Buildings located near Town Square Park in Blocks 69, 70, and[THROUGH] 71 of the Anchorage Original Townsite shall comply with the area-specific height limitations of subsection 21.11.060E.

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS
(Additional standards apply where specified below.)

Use	Lot Dimensions ¹		Minimum Setbacks (ft)			Building Bulk and Height ^{2,3}	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
B-2A: Central Business District Core							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.30K [6,000]</u>	<u>N/A[50]</u>	N/A	0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	N/A	<u>Unrestricted [100%, UP TO THREE STORIES IN HEIGHT²</u> ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY]	<u>Unrestricted [NINE STORIES, BY-RIGHT.</u> ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D. ^{2]}
[ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS]			[N/A]	[N/A]	[N/A]		
B-2B: Central Business District, Intermediate							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.30K [6,000]</u>	<u>N/A[50]</u>	<u>N/A[10]</u>	0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCE	<u>N/A[10]</u>	<u>Unrestricted [100%, UP TO THREE STORIES IN HEIGHT²</u> ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY]	<u>Unrestricted [FIVE STORIES, BY-RIGHT.</u> ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D. ^{2]}

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS
(Additional standards apply where specified below.)

Use	Lot Dimensions ¹		Minimum Setbacks (ft)			Building Bulk and Height ^{2,3}	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
				EDGING 35 FEET]			
[ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS]			[N/A]	[N/A]	[N/A]		
B-2C: Central Business District, Periphery							
All uses[RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	Unrestricted, new subdivisions subject to 21.08.30K [6,000]	N/A[50]	N/A[10]	0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	N/A[10]	Unrestricted [100%, UP TO THREE STORIES IN HEIGHT ² ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY]	76'[THREE STORIES, BY-RIGHT. ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D.]
[ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS]			[N/A]	[N/A]	[N/A]		
¹ For other lot dimensional standards, see section 21.08.030K. ² See section 21.11.070C for building form requirements. ³ Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060C[E] for explanation of limitations.							

[C. BUILDING TOWER DIMENSIONS.

1. THE PORTIONS OF BUILDINGS ABOVE THREE STORIES IN HEIGHT SHALL CONFORM TO THE BULK REQUIREMENTS OF TABLE 21.11-5, EXCEPT AS PROVIDED IN SUBSECTIONS 2 AND 3 BELOW.]

[TABLE 21.11-5: BUILDING TOWER BULK (ABOVE 3 STORIES)]

[A. LOTS UP TO 13,000 SQUARE FEET (SF.)

NUMBER OF TOWERS (MAX.)

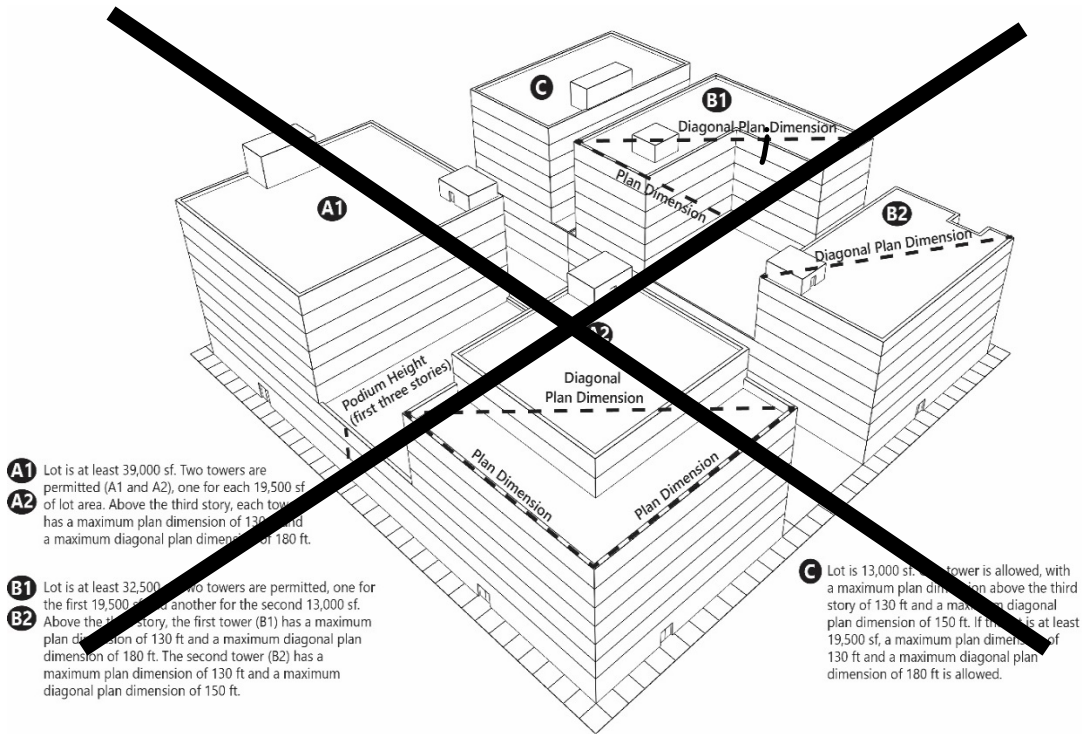
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[TABLE 21.11-5: BUILDING TOWER BULK (ABOVE 3 STORIES)]

FLOOR PLAN DIMENSION (MAX.)	130 FT.
DIAGONAL PLAN DIMENSION (MAX.)	150 FT.
B. LOTS LARGER THAN 13,000 SF. UP TO 19,500 SF.	
NUMBER OF TOWERS (MAX.)	1
FLOOR PLAN DIMENSION (MAX.)	130 FT.
DIAGONAL PLAN DIMENSION (MAX.)	180 FT.
C. ADDITIONAL BUILDING TOWERS ON LOTS LARGER THAN 19,500 SF.	
FOR EACH ADDITIONAL INCREMENT OF 13,000 SF. OF LOT AREA	1 ADDITIONAL BUILDING TOWER NOT TO EXCEED THE PLAN DIMENSIONS IN PART A OF THIS TABLE.
FOR EACH ADDITIONAL INCREMENT OF 19,500 SF. OF LOT AREA	1 ADDITIONAL BUILDING TOWER NOT TO EXCEED THE PLAN DIMENSIONS IN PART B OF THIS TABLE.]

NOTE TO REVISOR: DELETE TABLE 21.11-5



NOTE TO REVISOR: DELETE CORRESPONDING IMAGE OF DIAGONAL PLAN DIMENSION STANDARDS

- [2. THE DIRECTOR MAY APPROVE ALTERNATIVE BUILDING TOWER DESIGNS THAT PROVIDE FOR AT LEAST 15 PERCENT MORE ACCESS EITHER TO SCENIC VIEWS OF ADJOINING MOUNTAINS AND THE COOK INLET OR FOR SOLAR ACCESS AS COMPARED TO DESIGNS ALLOWED

1 UNDER SUBSECTION 21.11.060C.1. ABOVE, AS
2 FOLLOWS:

3
4 A. THE PERCENTAGE OF ADDITIONAL SCENIC OR
5 SOLAR ACCESS SHALL BE BASED ON TOTAL
6 BUILDING VOLUME OF THE ALTERNATIVE
7 DESIGN COMPARED TO A REPRESENTATIVE
8 BUILDING TOWER DESIGN. THE APPLICANT
9 SHALL SUBMIT A SCHEMATIC OF A PROJECT
10 DESIGNED UNDER SUBSECTION C.1. OF THIS
11 SECTION, THE PROPOSED SITE DEVELOPMENT
12 PLAN OF THE BUILDING DESIGN UTILIZING THE
13 PROVISIONS OF THIS SUBSECTION C.2., AND
14 CALCULATIONS TO DEMONSTRATE THE 15
15 PERCENT INCREASE IN SCENIC VIEWS OR
16 SOLAR ACCESS.

17
18 B. BUILDING TOWER DESIGNS USING THE
19 PROVISIONS OF THIS SUBSECTION C.2. ARE
20 ALLOWED ONE ADDITIONAL STORY OF BASE
21 HEIGHT PRIOR TO THE UTILIZATION OF THE
22 BONUS FLOOR AREA PROVISIONS OF
23 SUBSECTION 21.11.060D.

24
25 3. WHERE A LAWFUL BUILDING EXISTING AS OF
26 SEPTEMBER 9, 1974 IS ENGINEERED AND
27 CONSTRUCTED FOR ENLARGEMENT BY THE ADDITION
28 OF ONE OR MORE STORIES, SUCH STRUCTURE MAY BE
29 ENLARGED WITHIN THE FULL PLAN DIMENSIONS OF
30 THE EXISTING STRUCTURE BY THE ADDITION OF NOT
31 MORE THAN TWO STORIES.

32
33 D. *BONUS HEIGHT AND FLOOR AREA FOR URBAN DESIGN*
34 *AMENITIES*

35
36 1. BUILDING FLOOR AREA COMPRISING ADDITIONAL
37 STORIES MAY BE CONSTRUCTED ABOVE THE
38 MAXIMUM BUILDING HEIGHT ALLOWED UNDER TABLE
39 21.11-4, SUBJECT TO BUILDING TOWER BULK LIMITS OF
40 TABLE 21.11-5, BY EARNING BONUS GROSS FLOOR
41 AREA IN RETURN FOR AMENITIES THAT IMPROVE AND
42 ENHANCE DOWNTOWN, AS SPECIFIED IN TABLE 21.11-
43 6 BELOW, PROVIDED THE FOLLOWING:

44
45 A. PROPOSED BONUS FLOOR AREA SHALL BE
46 REVIEWED AS PART OF THE TITLE 21 REVIEW
47 AND APPROVAL PROCEDURE THAT APPLIES TO
48 THE DEVELOPMENT. THIS MAY BE THE LAND

1 USE PERMIT IN 21.03.100 UNLESS A HIGHER
2 LEVEL OF REVIEW IS PRESCRIBED FOR THE
3 DEVELOPMENT UNDER TITLE 21.
4

5 B. THE DEVELOPMENT SHALL ACCUMULATE AT
6 LEAST ONE SQUARE FOOT OF BONUS GROSS
7 FLOOR AREA FROM THE DESIGNATED
8 STREETScape AMENITIES IN TABLE 21.11-6 FOR
9 EACH FOUR SQUARE FEET OF THE
10 DEVELOPMENT SITE AREA.
11

12 C. THE DEVELOPMENT SHALL ACCUMULATE NO
13 MORE THAN FOUR SQUARE FEET OF BONUS
14 GROSS FLOOR AREA FOR ANY SINGLE AMENITY
15 OPTION PER EACH SQUARE FOOT OF THE
16 DEVELOPMENT SITE AREA.
17

18 D. AT LEAST 25 PERCENT OF ALL BONUS GROSS
19 FLOOR AREA SHALL BE ACCUMULATED FROM
20 THE DESIGNATED STREETScape AMENITIES IN
21 TABLE 21.11-6.
22

23 E. A SURPLUS OF BONUS FLOOR AREA
24 ACCUMULATED ON AN EXISTING BUILDING OR
25 LOT CAN BE APPLIED TO ANY ADDITION TO THAT
26 BUILDING OR TO ANOTHER BUILDING OR LOT ON
27 A DEVELOPMENT SITE.
28

29 F. PROPOSED ADDITIONS TO EXISTING BUILDINGS
30 SHALL MAKE UP FOR ANY DEFICIENCY IN THE
31 AMOUNT OF DESIGN AMENITIES THAT THE
32 EXISTING BUILDING HAS PROVIDED IN ORDER TO
33 EARN ITS BONUS FLOOR AREA WHICH EXCEEDS
34 THE BASE HEIGHT SET FORTH IN TABLE 21.11-4.
35 AN AMOUNT OF URBAN DESIGN AMENITIES
36 SHALL BE PROVIDED WITH THE BUILDING
37 ADDITION SO THAT THE ENTIRE STRUCTURE
38 COMES INTO COMPLIANCE WITH THE BONUS
39 REQUIREMENTS. THIS REQUIREMENT DOES NOT
40 APPLY TO FREESTANDING, SEPARATE
41 BUILDINGS.
42

43 G. BONUS HEIGHT EARNED THROUGH THE
44 PROVISIONS OF THIS SUBSECTION IS SUBJECT
45 TO THE MAXIMUM HEIGHTS FOR BUILDINGS
46 NEAR TOWN SQUARE PARK IN TABLE 21.11-7.
47

2. SECTION 21.11.070G. PROVIDES APPLICABLE STANDARDS FOR URBAN DESIGN AMENITIES. DEPARTURES FROM APPLICABLE STANDARDS MAY BE APPROVED THROUGH THE ALTERNATIVE EQUIVALENT COMPLIANCE PROCEDURE SET FORTH IN SUBSECTION 21.07.010D., OR THROUGH A HIGHER LEVEL OF REVIEW SUCH AS SITE PLAN REVIEW IF SUCH A REVIEW IS REQUIRED OF THE DEVELOPMENT UNDER THIS TITLE. THE REVIEW AUTHORITY HAS THE DISCRETION TO ENSURE THAT PROPOSED DEPARTURES FROM APPLICABLE STANDARDS PROTECT AND ENHANCE THE ENVIRONMENT OF THE ZONING DISTRICT AND THE STREET FRONTAGE, AND MEET THE AMENITY'S OWN FUNCTIONAL OBJECTIVES.]

[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA]	
AMENITY OPTIONS	SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)
STREETSCAPE AMENITIES	
STREET TREES (21.11.070G.22.)	800 SF OF BONUS PER TREE.
SEATING OR STREET FURNITURE (21.11.070G.18.)	200 SF OF BONUS PER 1 SEATING AMENITY OR STREET FURNITURE AMENITY, FOR A MAXIMUM BONUS OF 2,400 SF FOR EACH.
DECORATIVE STREET LIGHTING (21.11.070G.8.)	800 SF OF BONUS PER POLE-MOUNTED LIGHTING FIXTURE. 400 SF OF BONUS PER BUILDING- OR BOLLARD-MOUNTED LIGHTING FIXTURE. 267 SF OF BONUS PER GROUND-MOUNTED LIGHTING FIXTURE.
SIDEWALK, PROVIDED ON THE SITE BETWEEN THE PROJECTED RIGHT-OF-WAY SETBACK ESTABLISHED BY 21.06.030C.7., AND THE BUILDING. (21.11.070G.19.)	B-2A AND B-2B: 4 SF OF BONUS PER 3 SF OF SIDEWALK. B-2C: 1 SF OF BONUS PER 1 SF OF SIDEWALK. ALL DISTRICTS: 16 SF OF BONUS PER 3 SF OF SIDEWALK PROVIDED IN ADDITION TO THE REQUIRED 11.5-FOOT SIDEWALK WIDTH.
SIDEWALK TEXTURE (21.11.070G.21.)	B-2A: 2 SF OF BONUS PER 1 SF OF SIDEWALK TEXTURING. B-2B: 5 SF OF BONUS PER 3 SF OF SIDEWALK TEXTURING. B-2C: 4 SF OF BONUS PER 3 SF OF SIDEWALK TEXTURING.
BICYCLE PARKING, OPEN (21.11.070G.6.)	80 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 6,000 SF.
BICYCLE PARKING, SHELTERED (21.11.070G.6.)	240 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 12,000 SF.
BICYCLE PARKING, ENCLOSED (21.11.070G.6.)	B-2A AND B-2C: 400 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 18,000 SF. B-2B: 240 SF OF BONUS PER BICYCLE SPACE, FOR A MAXIMUM OF 18,000 SF.
INFORMATIONAL KIOSK (21.11.070G.10.)	400 SF OF BONUS PER KIOSK, FOR A MAXIMUM OF 1,200 SF.
CANOPY OR OTHER PEDESTRIAN SHELTER, OVER SIDEWALK (21.11.070G.7.)	2 SF OF BONUS PER 1 SF OF PEDESTRIAN SHELTER OVER SIDEWALK.
ARCADE (21.11.070G.4.)	4 SF OF BONUS PER 1 SF OF COVERED ARCADE.
PLAZA OR COURTYARD, ON A STREET CORNER (21.11.070G.12.)	B-2A AND B-2B: 86 SF OF BONUS PER 1 SF OF PLAZA. B-2C: 60 SF OF BONUS PER 1 SF OF PLAZA. ALL DISTRICTS: THE MAXIMUM BONUS SHALL BE 72,000 SF.
PLAZA OR COURTYARD, NOT ON A STREET CORNER (21.11.070G.12.)	B-2A AND B-2B: 100 SF OF BONUS PER 1 SF OF PLAZA. B-2C: 70 SF OF BONUS PER 1 SF OF PLAZA. ALL DISTRICTS: THE MAXIMUM BONUS SHALL BE 72,000 SF.
ATRIUM, GALLERIA, OR WINTER GARDEN (21.11.070G.5.)	B-2A: 8 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN.

[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA]	
AMENITY OPTIONS	SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)
	B-2B: 6 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN. B-2C: 4 SF OF BONUS PER 1 SF OF ATRIUM, GALLERIA, OR WINTER GARDEN.
RETAIL SALES OR GENERAL PERSONAL SERVICES USE ON GROUND FLOOR, WITH VISUAL-ACCESS WINDOWS COMPRISING AT LEAST 50 PERCENT OF GROUND-FLOOR WALL AREA OF THE STREET-FACING BUILDING ELEVATION. (21.11.070G.17.)	4 SF OF BONUS PER 1 SF GFA OF RETAIL SALES USE.
SIDEWALK LANDSCAPING (NOT OTHERWISE CREDITED) (21.11.070G.20.)	1 SF OF BONUS PER 1 SF OF LANDSCAPING IN PUBLIC ROW. 40 SF OF BONUS PER 3 SF OF LANDSCAPING IN THE DEVELOPMENT SITE.
HEATED (SNOW MELTING) WALKWAY OR PLAZA	8 SF OF BONUS PER 1 SF OF HEATED SURFACE, IF INSTALLED AND FUNCTIONING. 4 SF OF BONUS PER 1 SF OF HEATED SURFACE, IF INSTALLED ONLY.
AMENITY USES AND FACILITIES	
PUBLIC RESTROOMS ON GROUND FLOOR (21.11.070G.13.)	B-2A AND B-2B: 57 SF OF BONUS PER 1 SF OF PUBLIC RESTROOM. B-2C: 20 SF OF BONUS PER 1 SF OF PUBLIC RESTROOM.
RETAIL SALES OR GENERAL PERSONAL SERVICES USE ON GROUND FLOOR, WITH VISUAL-ACCESS WINDOWS COMPRISING LESS THAN 50 PERCENT OF GROUND-FLOOR WALL AREA OF THE STREET-FACING BUILDING ELEVATION. (21.11.070G.17.)	B-2A: 3 SF OF BONUS PER 1 SF GFA. B-2B: 2 SF OF BONUS PER 1 SF GFA. B-2C: 5 SF OF BONUS PER 2 SF GFA.
RETAIL SALES OR GENERAL PERSONAL SERVICES USES ON SECOND FLOOR. (21.11.070G.17.)	B-2A: 3 SF OF BONUS PER 1 SF GFA. B-2B: 2 SF OF BONUS PER 1 SF GFA. B-2C: 5 SF OF BONUS PER 2 SF GFA.
RETAIL SALES OR GENERAL PERSONAL SERVICES USES ON THIRD FLOOR OR IN STORY BELOW GRADE (21.11.070G.17.)	B-2A ONLY: 1 SF OF BONUS PER 1 SF GFA.
MOVIE THEATER, THEATER COMPANY OR DINNER THEATER USES (21.11.070G.11.)	B-2A ONLY: 2 SF OF BONUS PER 1 SF GFA.
PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC VIEWING DECKS (21.11.070G.14.)	8 SF OF BONUS PER 1 SF.]
[RESIDENTIAL HOUSEHOLD LIVING USES (21.11.070G.16.)	B-2A: 3 SF OF BONUS PER 1 SF GFA OF HOUSEHOLD LIVING USE. B-2B AND B-2C: 5 SF OF BONUS PER 1 SF GFA OF HOUSEHOLD LIVING USE.
HOTEL OR INN USES	B-2A AND B-2B: 2 SF OF BONUS PER 1 SF OF GUESTROOMS. B-2C: 1 SF OF BONUS PER 1 SF OF GUESTROOMS.
STRUCTURED PARKING, IN STORY ABOVE GRADE (21.11.070G.23.)	B-2A: N/A B-2B: 4,400 SF OF BONUS PER PARKING SPACE. B-2C: 4,000 SF OF BONUS PER PARKING SPACE.
STRUCTURED PARKING, IN STORY BELOW GRADE	B-2A: 5,600 SF OF BONUS PER PARKING SPACE. B-2B: 5,200 SF OF BONUS PER PARKING SPACE. B-2C: 5,600 SF OF BONUS PER PARKING SPACE.
PUBLIC TRANSIT AMENITIES (21.11.070G.15.)	1,200 SF OF BONUS PER PUBLIC TRANSIT SHELTER. 4,000 SF OF BONUS PER PUBLIC TRANSIT VEHICLE PULL-OUT.
HISTORIC PRESERVATION OF A LANDMARK (21.11.070G.9.)	2 SF OF BONUS PER 1 SF GFA AND/OR SITE AREA DEVOTED TO RETAINED LANDMARK.

[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA	
AMENITY OPTIONS	SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)
SKYWALKS (21.11.080.)	12,000 SF OF BONUS PER SKYWALK.
CHILD CARE CENTER USE	2 SF OF BONUS PER 1 SF GFA OF CHILD CARE CENTER USE.
SHOWER FACILITIES, WITH CHANGING AREA AND LOCKERS, ACCESSIBLE TO BICYCLE PARKING, AND AVAILABLE TO BUILDING OCCUPANTS AND EMPLOYEES.	4,000 SF OF BONUS PER SHOWER STALL, FOR A MAXIMUM BONUS OF 12,000 SF.
STREET-LEVEL WIND EFFECTS STUDY (PEDESTRIAN-LEVEL WIND ENVIRONMENT) - BUILDING DESIGN THAT IMPLEMENTS THE WIND STUDY FINDINGS IN ORDER TO MAINTAIN APPROPRIATE WIND COMFORT LEVELS FOR PEDESTRIAN ACTIVITIES AT THE STREET LEVEL, OR TO AVOID WORSENING EXISTING WIND CONDITIONS, AS PROVIDED IN SECTIONS 21.07.120C.1.A. AND B. THE APPLICANT SHALL INCORPORATE REQUIRED WIND MITIGATION METHODS AS APPROVED BY THE STUDY AND THE DEPARTMENT TO THE BUILDING DESIGN.	
WIND STUDY COMPUTER MODELLING	4,000 SF OF BONUS.
WIND TUNNEL TEST	16,000 SF OF BONUS.]

NOTE TO REVISOR: DELETE TABLE 21.11-6

- [3. DESIGN AMENITIES FOR WHICH BONUS FLOOR AREA HAS BEEN GRANTED MAY BE ELIMINATED AND OTHER AMENITIES SUBSTITUTED ON A SQUARE-FOOT-PER-SQUARE-FOOT BASIS WITH THE CONCURRENCE OF THE DIRECTOR. DESIGN AMENITIES FOR WHICH BONUS FLOOR AREA HAS BEEN GRANTED MAY BE ELIMINATED ENTIRELY UPON APPROVAL OF THE PLANNING AND ZONING COMMISSION, THROUGH A NON-PUBLIC HEARING REVIEW. APPROVALS OF SUBSTITUTIONS AND ELIMINATIONS OF DESIGN AMENITIES SHALL MEET THE APPROVAL CRITERIA OF SECTION 21.03.120D.
4. BUILDINGS IN EXCESS OF THREE STORIES SHALL BE ALLOWED ADDITIONAL FLOOR AREA FOR THAT PORTION OF THE REQUIRED SIDEWALK WITHIN THE DEVELOPMENT SITE BETWEEN THE PROJECTED ROW SETBACK LINE AND THE REQUIRED SIDEWALK WIDTH. THIS ADDITIONAL AREA SHALL BE CALCULATED BY MULTIPLYING THE LINEAL FEET OF SIDEWALK SUBJECT TO THE SUBSECTION BY 33 FEET. THIS ADDITIONAL AREA CAN BE INCLUDED AS PART OF THE MAXIMUM BUILDING HEIGHT OF SUBSECTION B OF THIS SECTION. THIS ADDITIONAL FLOOR AREA IS AVAILABLE ONLY IF THE SIDEWALK URBAN DESIGN AMENITY FOR EARNING BONUS FLOOR AREA IN TABLE 21.11-6 IS NOT ALSO UTILIZED.]

C[E]. Solar access protection standards[MAXIMUM HEIGHT NEAR TOWN SQUARE PARK].

- 1
2
3
4
5
6
1. In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-5[7].

Table 21.11-5: Max. Height Near Town Square Park	
<u>Block 69</u>	Northwest quarter: 200 [115] ft. Northeast quarter: 200 [85] ft. South half: 200 ft.
<u>Block 70</u>	North half: 200 [55] ft. South half: 230 ft.
<u>Block 71</u>	Northwest quarter: 200 [85] ft. Northeast quarter: 200 [115] ft. South half: 200 ft.
[TABLE 21.11-7: MAX. HEIGHT NEAR TOWN SQUARE PARK	
BLOCK 69	NORTHWEST QUARTER: 115 FT. NORTHEAST QUARTER: 85 FT. SOUTH HALF: 200 FT.
BLOCK 70	NORTH HALF: 55 FT. SOUTH HALF: 230 FT.
BLOCK 71	NORTHWEST QUARTER: 85 FT. NORTHEAST QUARTER: 115 FT. SOUTH HALF: 200 FT.]

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2. The director may waive the height limit for a structure that will not cast a shadow on Town Square Park (Block 51, Anchorage Original Townsite) that is greater than that cast by existing structures from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.
 - [3. BONUS HEIGHT EARNED THROUGH THE PROVISIONS OF SUBSECTION 21.11.060D. IS SUBJECT TO THE MAXIMUM HEIGHTS IN TABLE 21.11-7.
 4. WITH THE CONCURRENCE OF THE DIRECTOR, AN OWNER OF A LOT IN BLOCKS 69 THROUGH 71, ANCHORAGE ORIGINAL TOWNSITE, MAY TRANSFER THE AMOUNT OF BUILDING FLOOR AREA ALLOWED ON THAT LOT UNDER SUBSECTIONS B., C., AND D. OF THIS SECTION, LESS THE AMOUNT ALLOWED UNDER THIS SUBSECTION E., TO ONE OR MORE LOTS IN THE DT DISTRICTS NOT SUBJECT TO THIS SUBSECTION E. SUCH A TRANSFER IS SUBJECT TO THE HEIGHT LIMITS IN 21.06.030D.9., AIRPORT HEIGHT REGULATIONS.
 - A. APPLICANT(S) FOR A FLOOR AREA TRANSFER UNDER THIS SUBSECTION SHALL PROVIDE THE

DOCUMENTATION NECESSARY TO DETERMINE THE IMPACTS OF SUCH A TRANSFER, AS REQUIRED ON A FORM PROVIDED BY THE DEPARTMENT.

- B. THE OWNER OF THE SENDING AND RECEIVING PROPERTIES SHALL ENTER INTO A WRITTEN AGREEMENT WITH THE MUNICIPALITY DOCUMENTING THE AMOUNT OF FLOOR AREA ENTITLEMENT TRANSFERRED. THE MUNICIPALITY SHALL RECORD THE AGREEMENT AT THE DISTRICT RECORDER'S OFFICE AS A COVENANT THAT RUNS WITH THE LAND FOR BOTH THE SENDING AND RECEIVING PROPERTIES. RECORDATION OF THE AGREEMENT SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF ANY ENTITLEMENT FOR A DEVELOPMENT ON THE SENDING AND RECEIVING PROPERTIES.]

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

Section 7. Anchorage Municipal Code section 21.11.070, *Development and Design Standards*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.11.070 Development and design standards.

- A. *Purpose.* The development and design standards set forth in section 21.11.070 apply to the physical layout and design of development within the Downtown (DT) districts. These provisions govern the physical characteristics of a development and its relationship with adjacent properties and surrounding downtown environment in order to implement the Anchorage Downtown District[COMPREHENSIVE] Plan, avoid potential impacts on neighboring properties and the downtown environment, enhance the appearance, character, activity, and economic vitality of downtown, and provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity[AND ENHANCE THE APPEARANCE, CHARACTER, ACTIVITY, AND ECONOMIC VITALITY OF DOWNTOWN].
- B. *Applicability.* This section is applicable to all development in the DT districts. The generally applicable provisions of chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall govern in cases of conflict.
- C. *Tower mass reductions.*

1
2 1. General.
3

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

15 2. Tower mass reduction heights.
16

- 17 a. Minimum tower mass reduction requirements:
18
19 i. The portions of buildings taller than the following
20 heights shall be subject to 21.11.070C.3 Tower
21 Standards.
22
23 (A) B-2A: 112 feet
24
25 (B) B-2B: 76 feet
26
27 (C) B-2C: 52 feet
28

29 3. Tower standards.
30

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

Table 21.11-6: Tower Mass Reduction Calculations*

<u>Adjacency</u>	<u>Percent reduction</u>
<u>Streets with a ROW width less than 70 feet.</u>	<u>7%</u>
<u>Streets with a ROW width greater than 70 feet.</u>	<u>5%</u>
<u>All other adjacent outdoor spaces (Example: park or plaza)</u>	<u>7%</u>
<u>*building frontages on alleys are exempt from this requirement.</u>	

- c. The GFA reduction may be applied to all floors above the tower mass reduction height independently.
- d. The reduction must be applied so that a maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the facade of the floor governing the reduction.
- e. The tower mass reductions shall be cumulative for buildings with frontages on multiple streets or public spaces. For example, a building on a corner lot adjacent to a street wider than 70 feet and a street with a width smaller than 70 feet shall reduce all floors above the tower mass reduction height by 12 percent.
- f. Development with multiple towers on one property, towers shall be located a minimum of 20 feet from each other.
- g. Where a new tower is proposed adjacent to an existing structure that is taller than the height at which a tower mass reduction is required, the new tower shall be located a minimum of 20 feet from the existing adjacent structure.

D[C]. Pedestrian-oriented frontage standards.

1. Street-level design continuity required. Lots fronting along right-of-way and public spaces shall include sidewalks, visual access windows, and building entries as outlined below:
[SIDEWALKS]
 - a. Minimum sidewalk widths in the DT zoning districts shall be as follows:
 - i. B-2A and B-2B: Sidewalks shall be no less than 11.5 feet wide.

[II. B-2B: SIDEWALKS SHALL BE NO LESS THAN 11.5 FEET WIDE, PROVIDED THAT THIS WIDTH MAY BE DECREASED BY ONE FOOT WHERE THE ADJOINING STRUCTURE DOES NOT CONTAIN RETAIL SPACE WITH STREET-FACING WINDOWS ON THE GROUND FLOOR].

ii[III]. B-2C: Except for the area north of the 4th Avenue right-of-way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide.

[IV. FOR THE PURPOSES OF SUBSECTIONS II. AND III. ABOVE, THE TERM “RETAIL SPACE” MEANS COMMERCIAL SPACE THAT COULD ACCOMMODATE A BUSINESS PRIMARILY ENGAGED IN THE ON-SITE RETAIL SALE OF COMMODITIES OR SERVICES.]

b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.

c. Visual access windows. Exterior walls located 20 feet or closer to a street ROW shall meet the window standards in table 21.11-7.

i. Windows shall provide visual access from interior activity or circulation spaces to the exterior of the building. Display windows with opaque back walls will not be counted toward the visual access requirements. Walls of parking structures are exempt. Walls on alleys are exempt.

Table 21.11-7: Window Standards – All Downtown Zoning Districts

	Frontage on ROW with width of less than 70'	Frontage on ROW with width of greater than 70'	Frontage on Alleys or other public spaces
<u>A. Minimum percentage of the street-facing ground-floor wall length to consist of visual access windows:</u>	<u>60%</u>	<u>40%</u>	<u>25%</u>
<u>B. Minimum percentage of wall length above the ground-floor to consist of visual access windows:</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>

d. Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW or a public space shall include a minimum of one building entry within 70' of the building corner. A building entry at a building corner may be counted as an entry for both corner walls. The maximum distance between entries on a single frontage shall be 70'.

e. Building must open into a circulation space or an occupiable space and must be intended for regular use by building users. Exit-only doors are exempt from this requirement. Building entries shall meet the building recess visual access requirements of 21.11.070.D2.b.i and Figure 21.11-1

2. Three additional items required for building frontages. The remainder of the building frontage shall include a minimum of three items from Table 21.11-8 Frontage Standards Design Menu. The frontage treatments shall extend the full width of the lot frontage, except at vehicular access points. Parking garages are exempt from the street frontage requirements of this chapter and shall meet 21.07.090.M. Snow guard treatments at the base of building facades up to twenty-four inches in height are exempt from the pedestrian-oriented frontage standards and shall not be included in the area calculations for ground floor windows. Menu items may be combined or may alternate along the building frontage to meet 21.11.070D.2.b.

Table 21.11-8: Frontage Standards Design Menu*

Item	Minimum standards
<u>Visual access windows</u>	<u>Supplemental ground floor windows that meet Table 21.11-7: Window Standards – All Downtown Zoning Districts may be used to meet this requirement</u>
<u>Textured Siding</u>	<u>21.11.070D.2.a</u>
<u>Building Articulation</u>	<u>21.11.070D.2.b</u>
<u>Public Art</u>	<u>21.11.070D.2.c</u>
<u>Landscaping</u>	<u>21.11.070D.2.d</u>
<u>Decorative Lighting</u>	<u>21.11.070D.2.e</u>
<u>Canopies</u>	<u>21.11.070D.2.f</u>
<u>Plazas</u>	<u>21.11.070D.2.g</u>
<u>*building frontages on alleys are exempt from this requirement.</u>	

a. Textured siding. Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this

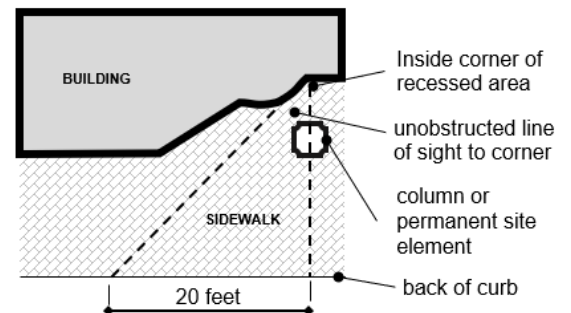
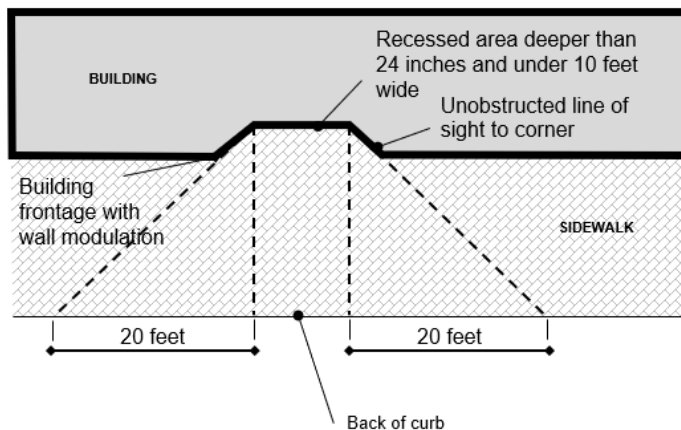
standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements of 21.11.070D.2.b.

b. *Building articulation.* To meet this standard, the building wall and foundation line shall be offset at intervals so that there is at least one offset every 20 feet of wall length that varies the depth of the building wall by a minimum of 24 inches. Offsets shall comprise at least 60 percent of the length of the elevation receiving the treatment and be applied up to a minimum height of 10 feet.

i. All recesses or modulations on a building frontage deeper than twenty-four inches shall be visually accessible from the adjacent sidewalk so that no inner corner is obscured from view from the back of curb 20 feet up the sidewalk.

ii. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

ACCEPTABLE APPLICATIONS OF BUILDING RECESS DESIGN



Note:

1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
2. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

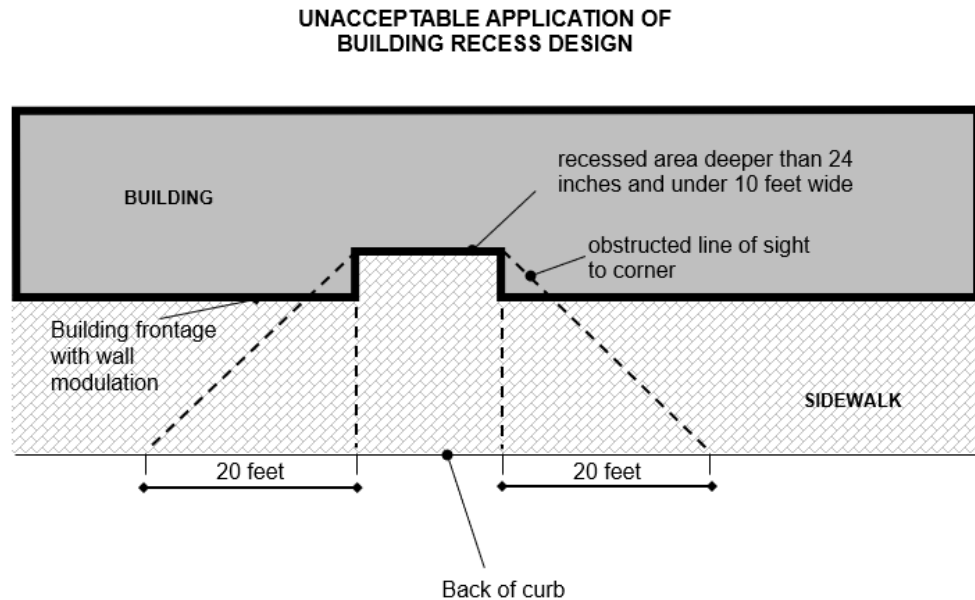


Figure 21.11- 1

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

d. Landscaping.

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

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

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

1
2 (B) Trees specified for the downtown districts
3 shall be species that branch (or can be
4 successfully trimmed at maturity) at eight
5 feet.

6
7 (C) Sidewalk width between the edge of the
8 planting bed, raised planter, or tree grate
9 and the back of curb shall be minimum
10 12 feet clear.

11
12 (D) Planters shall be designed and plant
13 species shall be selected and placed so
14 that when the plants reach mature height
15 visual access is maintained through the
16 entirety of the planting bed from 30
17 inches to 72 inches in height as
18 measured from the closest paved
19 pedestrian surface.

20
21 (E) Shrub plantings are not required in
22 planting beds covered with tree grates or
23 modular suspended pavement systems.

24
25 (F) Pedestrian-oriented frontage standards
26 landscaping shall meet the table 21.11-9
27 Landscape Specifications for the
28 Downtown Districts.

29
30 e. Decorative street lighting. Intent Decorative
31 illumination fixtures are intended to promote an
32 increased sense of vitality and cohesion in downtown
33 street corridors and provide additional levels of
34 illumination for increased pedestrian safety and
35 comfort.

36
37 i. Decorative street lighting fixtures shall be
38 centered no more than 30 feet apart.

39
40 ii. Decorative street lighting fixtures shall be
41 centered no closer than three feet from the face
42 of any street curb.

43
44 iii. Decorative street lighting shall be located so as
45 to provide at least eight feet of accessible
46 unobstructed walkway clear width, measured
47 radially from the lighting fixture.
48

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

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

To meet the requirement to count as a pedestrian oriented frontage standard, building frontage lighting treatments shall be supplemental to minimum building code and street lighting standards. The lighting treatment must be applied to the building frontage and be visible from and enhance the adjacent pedestrian spaces.

f. Canopies. For the purposes of this section 21.11.070D.2.f., the following provisions replace the pedestrian shelter including canopy design standards of 21.07.060F.9. The pedestrian shelter definition at the beginning of 21.07.060F.9. applies.

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

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

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

iii. Canopies projecting six to eight feet horizontally

over a sidewalk area shall have a minimum vertical clearance of eight feet and a maximum vertical clearance of 12 feet above the sidewalk finished grade. Canopies projecting more than eight feet horizontally over a sidewalk area shall have a minimum vertical clearance of 10 feet and a maximum vertical clearance of 15 feet above the sidewalk finished grade.

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

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

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

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

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

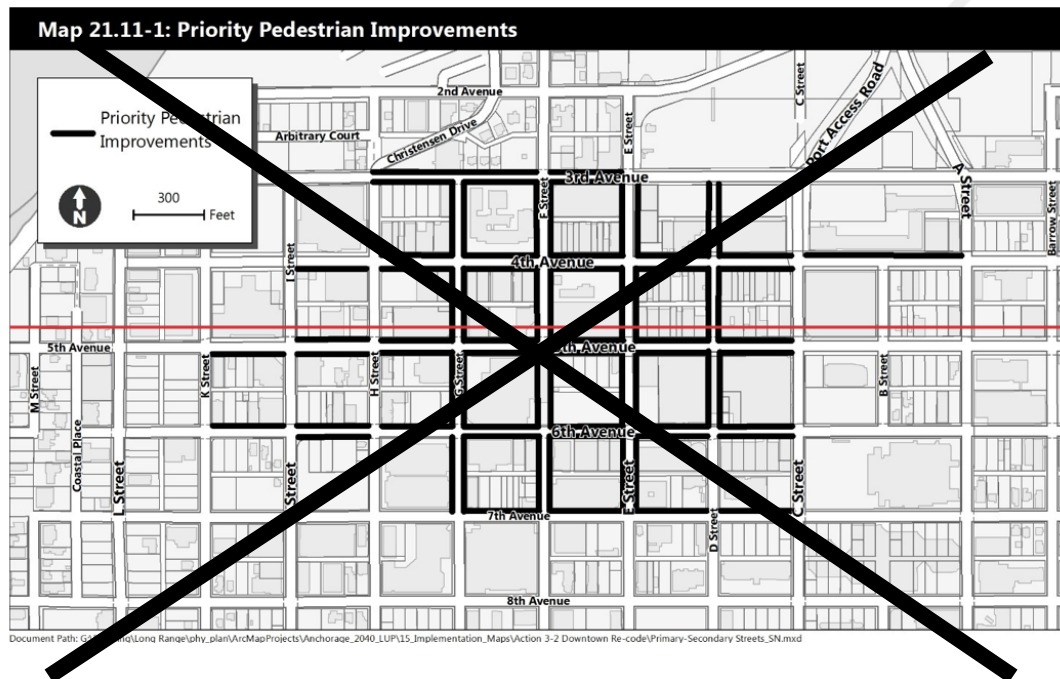
iii. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.

iv. The plaza shall be adjoining or have direct visual and physical access to a public pedestrian walkway via a sidewalk that is minimum 14 feet in width and maximum 20 feet in length. If the connecting sidewalk is bridged

by a structural element of any kind, the structural element shall remain 10 feet minimum clear of the walking surface.

- v. The plaza shall have at least one linear foot of seating per 60 square feet of area.
- vi. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).
- vii. Paving of the plaza shall have a textured or decorative surface.
- viii. The plaza shall be publicly accessible at all times.

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



[3. **GROUND-FLOOR WINDOWS.**

- A. **INTENT.** BLANK WALLS ON THE STREET-FACING GROUND FLOOR OF BUILDINGS ARE LIMITED AS FOLLOWS, IN ORDER TO PROVIDE CONNECTION

BETWEEN ACTIVITIES OCCURRING INSIDE THE STRUCTURE TO AN ADJACENT SIDEWALK.

- B. **STANDARD.** GROUND-FLOOR STREET-FACING EXTERIOR WALLS LOCATED 20 FEET OR CLOSER TO A STREET ROW SHALL MEET THE WINDOW STANDARDS IN TABLE 21.11-8. WALLS OF RESIDENTIAL USES AND PARKING STRUCTURES ARE EXEMPT.]

[TABLE 21.11-8: WINDOW STANDARDS – DOWNTOWN ZONING DISTRICTS]

	FRONTAGE ON STREET WITH HIGHER OFFICIAL STREETS & HIGHWAYS PLAN CLASSIFICATION	ALL OTHER STREET FRONTAGES ¹
A. MINIMUM PERCENTAGE OF THE LENGTH OF STREET-FACING GROUND-FLOOR WALL TO CONSIST OF VISUAL ACCESS WINDOWS:	50%	25%
B. MINIMUM PERCENTAGE OF THE STREET-FACING GROUND-FLOOR WALL AREA ¹ TO CONSIST OF VISUAL ACCESS WINDOWS:	25%	12.5%
C. REQUIRED WINDOWS SHALL BE NO MORE THAN FOUR (4) FEET ABOVE THE ADJACENT EXTERIOR FINISHED GRADE.		
¹ IF TWO OR MORE STREETS HAVE THE HIGHER OFFICIAL STREETS & HIGHWAYS PLAN CLASSIFICATION, THE PROPERTY OWNER MAY SELECT THE STREET ON WHICH THE HIGHER STANDARD SHALL APPLY.]		

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

- A. THE FOLLOWING USE TYPES SHALL NOT BE ALLOWED ON THE GROUND FLOOR WHEN VISIBLE FROM THE STREET:

- I. HEALTH SERVICES;
- II. BROADCASTING FACILITY;
- III. OFFICE, BUSINESS OR PROFESSIONAL;
- IV. BUSINESS SERVICES ESTABLISHMENT; AND
- V. WHOLESALE MERCHANT ESTABLISHMENT.

- B. THE FOLLOWING USE TYPES SHALL BE ALLOWED ONLY ON FLOORS OTHER THAN THE GROUND FLOOR:

- I. VOCATIONAL OR TRADE SCHOOL;

II. CLUB/LODGE OR MEETING HALL; AND

III. COTTAGE CRAFTS.]

[D. LANDSCAPING AND SCREENING.]

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

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

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

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

c. A parking area serving only a single-family, two-family, or three-family dwelling is exempt.

2[B]. *Parking lot landscaping for parking lots with 15 or more spaces.*

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

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

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

b[II]. A foundation planting bed or walkway, or both, at

least four feet wide shall separate the parking area, including circulation aisles and appurtenant driveways, from any building on the same lot.

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

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

F[2]. Screening.

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

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

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

G. *Downtown street landscaping.*

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

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

b. A sloping six-inch minimum (12-inch preferred) wide apron (1V:12H) around tree grates may be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations

of melting agents. Tree grates must be designed to recognize the need for accessibility for all.

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

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

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

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

g. Minimum size of shrubs may be reduced from 18 inches in height to 6 inches in height when planted in a raised planter that raises the surface of the planting bed a minimum of 18 inches.

h. Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.

i. Downtown street landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

Table 21.11-9: Landscape Specifications for the Downtown Districts

<u>Type of Landscaping</u>	<u>Bed Dimensions</u>	<u>Plant Materials Required</u>	<u>Optional design standards</u>
<u>Downtown Street Landscaping</u>	<ul style="list-style-type: none"> <u>Minimum planting bed width: 4 feet.</u> <u>Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth).</u> <u>Techniques for achieving this may include raised planters, or modular</u> 	<ul style="list-style-type: none"> <u>One tree and 6 shrubs per 200 cubic feet of soil volume.</u> <u>All areas within the planting bed shall be covered with living ground cover or mulch.</u> <u>All trees, shrubs, and ground covers</u> 	<ul style="list-style-type: none"> <u>Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs.</u> <u>All total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</u>

Table 21.11-9: Landscape Specifications for the Downtown Districts			
<u>Type of Landscaping</u>	<u>Bed Dimensions</u>	<u>Plant Materials Required</u>	<u>Optional design standards</u>
	<u>suspended pavement systems.</u>	<u>shall be chosen for suitable hardiness of season for the specific area to be planted.</u>	
<u>Pedestrian-oriented Frontage Standards Landscaping</u>	<u>Minimum planting bed width: 4 feet. Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth).</u> <u>Techniques for achieving this may include raised planters, or modular suspended pavement systems.</u>	<ul style="list-style-type: none"> • <u>One tree and 6 shrubs per 200 cubic feet of soil volume. All areas within the planting bed shall be covered with living ground cover or mulch.</u> • <u>All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.</u> 	<u>All required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</u>

[E. PRIVATE OPEN SPACE. MULTIFAMILY DWELLINGS SHALL PROVIDE PRIVATE OPEN SPACE AS ESTABLISHED IN SECTION 21.07.030, WITH THE FOLLOWING EXCEPTIONS FROM THE STANDARDS:

1. THE MINIMUM INSIDE DIMENSION OF GROUND-LEVEL INDIVIDUAL PRIVATE OPEN SPACE IS REDUCED FROM 15 FEET TO 10 FEET. THE MINIMUM INSIDE DIMENSION OF COMMON PRIVATE OPEN SPACE IS REDUCED FROM 18 FEET TO 10 FEET. THE 10-FOOT DIMENSION MAY BE REDUCED BY THREE FEET WHERE ABUTTING REQUIRED SITE PERIMETER LANDSCAPING ON THE SITE, AS LONG AS THE OPEN SPACE AND THE LANDSCAPING ARE NOT SEPARATED BY A FENCE OR OTHER SEPARATING FEATURE.
2. INDIVIDUAL PRIVATE OPEN SPACE ON BALCONIES, ROOFS, DECKS, STOOPS, AND UNENCLOSED PORCHES THAT HAVE NO LESS THAN ONE 10-FOOT INSIDE DIMENSION MAY COUNT TOWARD THE OPEN SPACE REQUIREMENT, EXCEPT THAT BALCONIES, DECKS, STOOPS, AND UNENCLOSED PORCHES WITH DIMENSIONS OF LESS THAN 10 FEET AND CONTAINING AT LEAST 20 SQUARE FEET MAY BE COUNTED FOR UP TO 50 PERCENT OF THE REQUIRED PRIVATE OPEN

1 SPACE AREA. THESE STANDARDS REPLACE THE
2 REQUIREMENTS OF 21.07.030D.1.II. AND III. FOR THESE
3 SPACES.
4

5 3. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
6 EXEMPT FROM THE REQUIREMENT IN SUBSECTION
7 21.07.030B.1. FOR AT LEAST HALF OF THE REQUIRED
8 OPEN SPACE TO BE PROVIDED AS COMMON PRIVATE
9 OPEN SPACE. REQUIRED PRIVATE OPEN SPACE IN THE
10 DT DISTRICTS MAY BE ANY MIX OF COMMON AND/OR
11 INDIVIDUAL PRIVATE OPEN SPACE.
12

13 4. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
14 EXEMPT FROM THE PROHIBITION IN SUBSECTION
15 21.07.030D.1.A. AGAINST COUNTING SETBACKS WITH
16 SLOPES OVER 10 PERCENT TOWARDS REQUIRED
17 PRIVATE OPEN SPACE.
18

19 5. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
20 EXEMPT FROM THE REQUIREMENT IN SUBSECTION
21 21.07.030D.2.B.I. FOR AT LEAST HALF OF THE
22 REQUIRED COMMON PRIVATE OPEN SPACE TO BE
23 CONTIGUOUS.
24

25 6. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS
26 EXEMPT FROM THE LIMITATION IN SUBSECTION
27 21.07.030D.2.B.IV. THAT NO MORE THAN 25 PERCENT
28 OF THE TOTAL REQUIRED OPEN SPACE AREA MAY BE
29 DEVELOPED FOR ACTIVE RECREATION.]
30

31 H[F]. *Off-street parking and loading.*
32

33 1. *Amount of parking.* No off-street parking is required for any
34 development in the DT districts.
35

36 2. *Landscaping.* Parking that is provided shall be landscaped in
37 accordance with 21.11.070[D.1.a. and 21.11.070D.1.b. [NO
38 BONUS POINTS ACCRUE FOR LANDSCAPING
39 REQUIRED BY THIS SUBSECTION.]
40

41 3. *Off-street parking and loading design standards.* If off-street
42 parking and/or loading is provided, it shall comply with all
43 standards for off-street parking and loading in section
44 21.07.090. Small and compact parking space dimensions
45 specific to the DT district are provided in section
46 21.07.090H.9.
47

48 [G. STANDARDS FOR URBAN DESIGN AMENITIES

1
2 1. *PURPOSE.* THIS SECTION PROVIDES STANDARDS FOR
3 URBAN DESIGN AMENITIES LISTED IN TABLE 21.11-6
4 GENERATING BONUS FLOOR AREA PURSUANT TO
5 SECTION 21.11.060D. THE STANDARDS IN THIS
6 SECTION REPRESENT MINIMUM EXPECTATIONS.
7 APPLICANTS ARE ENCOURAGED TO EXCEED MINIMUM
8 STANDARDS AND HAVE LATITUDE TO PROPOSE
9 DESIGN INNOVATIONS AND ALTERNATIVES THAT MEET
10 THE INTENT OF THE STANDARDS TO THE SAME
11 DEGREE OR BETTER, AS PROVIDED IN SECTION
12 21.11.060D.2. THE STANDARDS OF THIS SECTION ARE
13 INTENDED TO MEET THE FOLLOWING OBJECTIVES:

- 14
15 A. TO PROVIDE PREDICTABILITY FOR
16 DEVELOPMENT APPLICANTS, PROPERTY
17 OWNERS, AND THE PUBLIC;
18
19 B. TO ENSURE THAT THE AMENITY'S PROPOSED
20 PLACEMENT AND CHARACTERISTICS MEET THE
21 AMENITY'S FUNCTIONAL OBJECTIVES AND
22 INTENT AS STATED IN THIS SECTION; AND
23
24 C. TO ENSURE THAT THE AMENITIES PROTECT AND
25 ENHANCE THE ENVIRONMENT OF THE ZONING
26 DISTRICT, STREET FRONTAGE, AND DOWNTOWN
27 GENERALLY, FOR THE BENEFIT OF ALL.
28

29 2. *APPLICABILITY.*

- 30
31 A. THIS SECTION APPLIES TO URBAN DESIGN
32 AMENITIES GENERATING BONUS FLOOR AREA
33 PURSUANT TO SECTION 21.11.060D., INCLUDING
34 AMENITIES PLACED WITHIN PUBLIC ROW,
35 EXCEPT WHERE DEPARTURES AND
36 ALTERNATIVES FROM THESE STANDARDS ARE
37 APPROVED PER SECTION 21.07.010D.2.
38
39 B. THE PROVISIONS OF THIS SECTION MODIFY
40 OTHER PROVISIONS OF TITLE 21 THAT APPLY TO
41 THE USES AND AMENITIES LISTED IN THIS
42 SECTION. TO THE EXTENT ANY PROVISIONS IN
43 THIS SECTION CONFLICT WITH OTHER
44 PROVISIONS OF TITLE 21, THE PROVISIONS OF
45 THIS SECTION SHALL GOVERN. IF CERTAIN
46 PROVISIONS OVERLAP BUT ARE NOT IN
47 CONFLICT, THEN THE PROVISIONS OF THIS
48 SECTION SUPPLEMENT THE OTHER TITLE 21

1 REQUIREMENTS AND ARE ADDITIONAL
2 STANDARDS. WHERE NOT MODIFIED OR
3 EXEMPTED BY THIS SECTION, THE OTHER
4 PROVISIONS OF TITLE 21 APPLY.
5

- 6 C. INTENT STATEMENTS PROVIDED UNDER EACH
7 AMENITY ARE NOT SUBSTANTIVE STANDARDS
8 BUT RATHER GUIDE INTERPRETATION AND
9 UNDERSTANDING OF THE AMENITY'S
10 STANDARDS, AS SET FORTH IN SECTION
11 21.15.020B.
12

13 3. *GENERAL OR SHARED STANDARDS.*
14

- 15 A. THE OWNER OF THE DEVELOPMENT SITE SHALL
16 BE RESPONSIBLE FOR REGULARLY MAINTAINING
17 ALL ELEMENTS OF THE AMENITY IN GOOD
18 CONDITION. ALL ELEMENTS SHALL BE REPAIRED
19 AND REPLACED AS NECESSARY TO MAINTAIN
20 THEM IN A STRUCTURALLY SOUND CONDITION,
21 MAINTAIN THEIR FUNCTIONAL UTILITY, AND
22 MEET THE STANDARDS OF THIS TITLE.
23

- 24 B. AMENITIES LOCATED OUTDOORS SHALL BE
25 CONSTRUCTED OF DURABLE MATERIALS THAT
26 CAN WITHSTAND THE OUTDOOR ENVIRONMENT.
27

- 28 C. FOR AMENITIES THAT REQUIRE LIGHTING,
29 REQUIRED ILLUMINATION LEVELS SHALL BE
30 MAINTAINED AT ALL TIMES.
31

- 32 D. SEATING AMENITIES, PLAZAS OR COURTYARDS,
33 PUBLIC RESTROOMS, AND RESIDENTIAL
34 HOUSEHOLD USE DWELLING UNITS SHALL BE
35 ADA ACCESSIBLE.
36

- 37 4. *ARCADE.* FOR THE PURPOSES OF THIS SECTION
38 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
39 THE ARCADE DESIGN STANDARDS OF 21.07.060F.10.
40 THE DEFINITION OF ARCADE PROVIDED AT THE
41 BEGINNING OF 21.07.060F.10. APPLIES, EXCEPT WITH
42 THE ADDITION THAT FOR THE PURPOSES OF THIS
43 SECTION 21.11.070G. ARCADES MAY INCLUDE
44 COVERED PASSAGEWAYS ATTACHED TO (AND
45 EXTENDING FROM) THE BUILDING FACADE.
46

- 47 A. *INTENT.* ARCADES PROVIDE INCREASED
48 OPPORTUNITIES FOR PEDESTRIAN COMFORT,

1 STREET-LEVEL RETAIL ENHANCEMENT AND AN
2 APPROPRIATELY SCALED AND DETAILED
3 INTEGRATION OF STREET, SIDEWALK, AND
4 BUILDING DESIGN ELEMENTS. AN ARCADE
5 PERMITS AN EXTENSION OF THE STREETScape
6 SPACE, SIDEWALK WIDTH, AND ADDITIONAL
7 PEDESTRIAN SHELTER AREAS, ESPECIALLY
8 DURING COLD, WET, OR WINDY WEATHER.
9

10 B. THE ARCADE SHALL BE LOCATED ADJOINING
11 BUT OUTSIDE OF THAT PORTION OF THE
12 SIDEWALK AREA WHICH IS REQUIRED BY THE DT
13 DISTRICT-SPECIFIC STANDARDS IN 21.11.070C.1.,
14 *SIDEWALKS*.
15

16 C. THE ARCADE SHALL PROVIDE A MINIMUM
17 INTERIOR WIDTH (THE DIMENSION BETWEEN
18 THE INTERIOR ARCADE/BUILDING FACE AND THE
19 INSIDE FACE OF OUTER SUPPORT ELEMENTS OR
20 OUTER OVERHEAD ARCADE BUILDING FACE) OF
21 10 FEET WITH SUPPORT ELEMENTS, AND 8 FEET
22 WITHOUT SUPPORT ELEMENTS, AND A MAXIMUM
23 INTERIOR WIDTH OF 20 FEET.
24

25 D. THE ARCADE SHALL PROVIDE A MINIMUM OF
26 EIGHT FEET OF ACCESSIBLE WALKWAY CLEAR
27 WIDTH. THIS DIMENSION SHALL BE PROVIDED
28 WITHIN THE ARCADE AND BETWEEN THE
29 ARCADE SUPPORT ELEMENTS AND THE
30 ADJOINING SIDEWALK.
31

32 E. THE INTERIOR HEIGHT OF THE ARCADE AND
33 OUTER ARCADE PORTAL HEIGHTS SHALL HAVE A
34 MINIMUM VERTICAL CLEARANCE OF 10 FEET,
35 AND AN AVERAGE VERTICAL CLEARANCE NO
36 GREATER THAN 18 FEET.
37

38 F. THE ARCADE SHALL BE CONTINUOUS IN LENGTH
39 ALONG THE STREET FRONTAGE FOR AT LEAST
40 50 FEET.
41

42 G. AN ARCADE LIGHTING SYSTEM SHALL BE
43 PROVIDED WHICH ILLUMINATES THE ARCADE'S
44 PAVED PEDESTRIAN AREAS. THE MINIMUM
45 AVERAGE ILLUMINATION REACHING THE PAVED
46 AREA SHALL NOT BE LESS THAN FIVE FOOT-
47 CANDLES OF LIGHT INTENSITY, AND LIGHT
48 FIXTURES SHOULD BE PLACED SO THAT LIGHT

PATTERNS OVERLAP AT A HEIGHT OF SEVEN FEET ABOVE THE WALKWAY. ADDITIONAL LIGHT SOURCES (SHOP WINDOW ILLUMINATION, STREET LIGHTING, SIDEWALK POLE, OR BOLLARD LIGHTING) CAN BE UTILIZED IN COMBINATION WITH ARCADE LIGHTING TO ACHIEVE LIGHT INTENSITY STANDARDS.

H. THE ARCADE SHALL BE PUBLICLY ACCESSIBLE AT ALL TIMES.

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

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

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

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

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

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

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

1 G. THE ATRIUM, GALLERIA, OR WINTER GARDEN
2 SHALL BE A FINISHED, CLIMATE-CONTROLLED
3 SPACE.
4

5 6. *BICYCLE PARKING.*
6

7 A. *INTENT.* BICYCLE PARKING PROVIDES
8 CONVENIENT SERVICE AS WELL AS INCENTIVE
9 TO BICYCLE USERS IN DOWNTOWN. IT
10 ENCOURAGES AND SUPPORTS FORMS OF
11 COMMUNITY ACCESS OTHER THAN BY
12 AUTOMOBILES.
13

14 B. IN SIDEWALK AREAS, BICYCLE PARKING
15 (INCLUDING STORED BICYCLES) SHALL BE
16 LOCATED AND POSITIONED TO PROVIDE AT
17 LEAST EIGHT FEET OF UNOBSTRUCTED
18 ACCESSIBLE WALKWAY CLEAR WIDTH WITHIN
19 THE SIDEWALK AREA, AND AT LEAST THREE
20 FEET OF DISTANCE BETWEEN THE BICYCLE
21 PARKING (INCLUDING STORED BICYCLES) AND
22 STREET CURB FACE.
23

24 C. IN NON-SIDEWALK AREAS, BICYCLE PARKING
25 (INCLUDING STORED BICYCLES) SHALL BE
26 LOCATED TO PROVIDE AT LEAST SIX FEET OF
27 ACCESSIBLE WALKWAY CLEAR WIDTH AND
28 LOCATED NO CLOSER THAN FOUR FEET TO ANY
29 DESIGNATED SEATING AMENITY.
30

31 D. FOR SHELTERED BICYCLE PARKING, ANY
32 SHELTERING STRUCTURE (EXCLUDING
33 SUPPORTS) SHALL HAVE A MAXIMUM VERTICAL
34 CLEARANCE OF EIGHT FEET ABOVE FINISHED
35 GRADE.
36

37 E. THE STANDARDS FOR BICYCLE PARKING
38 PROVIDED IN SECTION 21.07.060F.15. SHALL
39 ALSO APPLY.
40

41 7. *CANOPY OR OTHER PEDESTRIAN SHELTER, OVER*
42 *SIDEWALK.* FOR THE PURPOSES OF THIS SECTION
43 21.11.070G., THE FOLLOWING PROVISIONS REPLACE
44 THE PEDESTRIAN SHELTER INCLUDING CANOPY
45 DESIGN STANDARDS OF 21.07.060F.9. THE PEDESTRIAN
46 SHELTER DEFINITION AT THE BEGINNING OF
47 21.07.060F.9. APPLIES.
48

- 1 A. *INTENT.* SIDEWALK CANOPIES ARE INTENDED TO
2 IMPROVE DOWNTOWN PEDESTRIAN COMFORT
3 AND SAFETY, ESPECIALLY DURING WINTER
4 MONTHS AND INCLEMENT WEATHER. CANOPIES
5 ALSO CAN PROVIDE INCREASED STREET AND
6 BUILDING DESIGN CONTINUITY AND SUPPORT A
7 WIDER RANGE OF PEDESTRIAN CORRIDOR
8 ACTIVITIES.
9
- 10 B. CANOPIES SHALL CUMULATIVELY EXTEND
11 ALONG AT LEAST 50 PERCENT OF THE
12 DEVELOPMENT'S STREET FRONTAGE. ALL
13 INDIVIDUAL CANOPIES SHALL HAVE A MINIMUM
14 UNINTERRUPTED LENGTH OF 15 FEET.
15
- 16 C. NO PART OF A CANOPY SHALL COME WITHIN
17 THREE FEET OF THE CENTER OF THE MAIN
18 TRUNK OF A STREET TREE NOR WITHIN TWO
19 FEET OF THE VERTICAL PLANE EXTENDING
20 FROM THE STREET CURB FACE.
21
- 22 D. THE CANOPY SHALL EXTEND A MINIMUM OF SIX
23 FEET HORIZONTALLY OVER A SIDEWALK AREA,
24 AND SHALL BE NO FURTHER THAN 15 FEET FROM
25 THE VERTICAL PLANE EXTENDING FROM THE
26 BACK OF THE STREET CURB.
27
- 28 E. THE CANOPIES PROJECTING SIX TO EIGHT FEET
29 HORIZONTALLY OVER THE SIDEWALK AREA
30 SHALL HAVE A MINIMUM VERTICAL CLEARANCE
31 OF EIGHT FEET AND A MAXIMUM VERTICAL
32 CLEARANCE OF 12 FEET ABOVE THE SIDEWALK
33 FINISHED GRADE. THE CANOPIES PROJECTING
34 MORE THAN EIGHT FEET HORIZONTALLY OVER
35 THE SIDEWALK AREA SHALL HAVE A MINIMUM
36 VERTICAL CLEARANCE OF 10 FEET AND A
37 MAXIMUM VERTICAL CLEARANCE OF 15 FEET
38 ABOVE THE SIDEWALK FINISHED GRADE.
39
- 40 F. A CANOPY LIGHTING SYSTEM SHALL BE
41 PROVIDED WHICH ILLUMINATES THE SIDEWALK
42 AREA. THE MINIMUM AVERAGE ILLUMINATION
43 REACHING THE PAVED AREA SHALL NOT BE
44 LESS THAN TWO FOOT CANDLES OF LIGHT
45 INTENSITY, AND LIGHT FIXTURES SHOULD BE
46 PLACED SO THAT LIGHT PATTERNS OVERLAP AT
47 A HEIGHT OF SEVEN FEET ABOVE THE

WALKWAY. THE REQUIRED ILLUMINATION LEVEL IS TO BE MAINTAINED AT ALL TIMES.

8. *DECORATIVE STREET LIGHTING.*

- A. *INTENT.* DECORATIVE STREET ILLUMINATION FIXTURES ARE INTENDED TO PROMOTE AN INCREASED SENSE OF VITALITY AND COHESION IN DOWNTOWN STREET CORRIDORS, AND PROVIDE ADDITIONAL LEVELS OF ILLUMINATION FOR INCREASED PEDESTRIAN SAFETY AND COMFORT.
- B. DECORATIVE STREET LIGHTING FIXTURES SHALL BE CENTERED NO MORE THAN 30 FEET APART.
- C. DECORATIVE STREET LIGHTING FIXTURES SHALL BE CENTERED NO CLOSER THAN THREE FEET FROM THE FACE OF ANY STREET CURB.
- D. DECORATIVE STREET LIGHTING SHALL BE LOCATED SO AS TO PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE UNOBSTRUCTED WALKWAY CLEAR WIDTH, MEASURED RADIALLY FROM THE LIGHTING FIXTURE.
- E. THE MOUNTING HEIGHT OF POLE- AND WALL-MOUNTED DECORATIVE STREET LIGHTING SHALL NOT EXCEED 15 FEET.
- F. DECORATIVE STREET LIGHTING DESIGN SHALL BE COMPATIBLE IN STYLE, FIXTURE COLOR, AND LAMP COLOR WITH OTHER PRINCIPAL DECORATIVE STREET LIGHTING FIXTURE ASSEMBLIES WHICH MAY EXIST WITHIN THE PROJECT STREET CORRIDOR (INCLUDING THE PROJECT BLOCK/STREET FRONTAGE(S) AND THE BLOCK/STREET FRONTAGE(S) ON THE OPPOSITE SIDE OF THE STREET), OR WITH OTHER DECORATIVE ILLUMINATION TREATMENTS IN ADJACENT BLOCKS AND SHALL BE CONSISTENT WITH AN ADOPTED ILLUMINATION PLAN, IF AVAILABLE

9. *HISTORIC PRESERVATION OF A LANDMARK.*

- A. *INTENT.* HISTORIC PRESERVATION IS INTENDED TO ENCOURAGE THE PRESERVATION,

1 REHABILITATION, OR RESTORATION OF
2 LANDMARKS THAT CONTRIBUTE TO
3 ANCHORAGE'S HERITAGE.
4

5 B. THE LANDMARK SHALL BE LISTED OR ELIGIBLE
6 FOR LISTING ON THE ANCHORAGE LOCAL
7 LANDMARK REGISTER.
8

9 C. THE LANDMARK SHALL BE LOCATED ON THE
10 DEVELOPMENT SITE.
11

12 D. PARKING, LOADING, VEHICLE CIRCULATION, OR
13 UTILITY AREAS SHALL NOT BE INCLUDED IN THE
14 HISTORIC PRESERVATION SITE AREA THAT IS
15 ELIGIBLE TO GENERATE BONUS FLOOR AREA OR
16 HEIGHT.
17

18 E. ANY PROPOSED ALTERATION OF A LISTED
19 LANDMARK SHALL BE SUBJECT TO PROVISIONS
20 ESTABLISHED BY THE ANCHORAGE HISTORIC
21 PRESERVATION COMMISSION.
22

23 10. *INFORMATIONAL KIOSK.*
24

25 A. *INTENT.* A KIOSK IS INTENDED TO PROVIDE A
26 PEDESTRIAN-ORIENTED PHYSICAL SPACE FOR
27 DISSEMINATION OF INFORMATION, BOTH PUBLIC
28 AND PRIVATE.
29

30 B. INFORMATIONAL KIOSKS SHALL BE PERMANENT
31 STRUCTURES, ACCESSIBLE FROM ALL SIDES BY
32 PEDESTRIANS.
33

34 C. INFORMATIONAL KIOSKS SHALL NOT BE
35 LOCATED WITHIN 11.5 FEET OF THE CURB FACE
36 OF A STREET.
37

38 11. *MOVIE THEATER, THEATER COMPANY OR DINNER*
39 *THEATER USES.*
40

41 A. *INTENT.* THEATERS ARE INTENDED TO PROVIDE
42 ENTERTAINMENT FACILITIES IN DOWNTOWN AND
43 PROMOTE AN ENLIVENED ATMOSPHERE DURING
44 THE EVENING HOURS.
45

46 B. THE THEATER SHALL HAVE A MINIMUM SEATING
47 CAPACITY OF 150 SEATS.
48

1 C. THE THEATER'S MAIN ENTRANCE SHALL BE
2 DIRECTLY ACCESSIBLE FROM SIDEWALK GRADE
3 LEVEL AND HIGHLY VISIBLE FROM THE STREET
4 OR PUBLIC OPEN SPACE.
5

6 D. THE THEATER LOBBY SHALL BE LOCATED AT
7 GROUND-FLOOR SIDEWALK LEVEL, AND SHALL
8 BE ENCLOSED AND WEATHER PROTECTED.
9

10 E. THE THEATER SHALL HAVE AN ILLUMINATED
11 SIGN DISPLAYING TITLES OF CURRENT
12 ENTERTAINMENT ATTRACTIONS LOCATED ON AT
13 LEAST ONE STREET FRONTAGE OF THE
14 STRUCTURE CONTAINING THE THEATER.
15

16 12. *PLAZA OR COURTYARD.* FOR THE PURPOSES OF THIS
17 SECTION 21.11.070G., THE FOLLOWING PROVISIONS
18 REPLACE THE DESIGN STANDARDS OF 21.07.060F.6.
19

20 A. *INTENT.* PLAZAS ARE INTENDED TO VISUALLY
21 EMPHASIZE IMPORTANT PEDESTRIAN
22 THOROUGHFARES, PROVIDE INCREASED LIGHT
23 AND OPENNESS AT STREET LEVEL, AND
24 HUMANIZE THE URBAN ENVIRONMENT BY
25 RESPONDING TO THE NEEDS OF PEDESTRIANS.
26

27 B. PLAZA AREAS ELIGIBLE TO COUNT TOWARDS
28 BONUS AREA OR HEIGHT SHALL NOT INCLUDE
29 THE AREA OF SIDEWALKS, VEHICULAR LANES,
30 PARKING FACILITIES, LOADING AREAS, OR
31 DRIVEWAYS.
32

33 C. THE PLAZA SHALL BE AT LEAST 2,000 SQUARE
34 FEET IN AREA, WITH A MINIMUM INSIDE
35 DIMENSION OF 15 FEET.
36

37 D. THE PLAZA SHALL BE ADJOINING A PUBLIC
38 PEDESTRIAN WALKWAY.
39

40 E. THE PLAZA SHALL HAVE AT LEAST ONE LINEAL
41 FOOT OF SEATING PER 60 SQUARE FEET OF
42 AREA.
43

44 F. AT LEAST 20 PERCENT OF THE PLAZA AREA
45 SHALL BE LANDSCAPED. LANDSCAPING MAY
46 CONSIST OF PLANTS OR PEDESTRIAN FEATURES
47 (DEFINITION IN 21.15.040).
48

1 G. PAVING OF THE PLAZA SHALL HAVE A TEXTURED
2 OR DECORATIVE SURFACE.

3
4 H. THE PLAZA SHALL HAVE SUNLIGHT (SOLAR)
5 ACCESS FOR AT LEAST FOUR HOURS EACH DAY
6 FROM MAY 1 TO SEPTEMBER 21.

7
8 I. THE PLAZA SHALL BE PUBLICLY ACCESSIBLE AT
9 ALL TIMES.

10
11 13. *PUBLIC RESTROOMS ON GROUND FLOOR.*
12

13 A. *INTENT.* PUBLIC RESTROOMS ON THE GROUND
14 FLOOR ARE INTENDED TO PROVIDE A
15 CONVENIENCE FOR PEDESTRIANS AND TO
16 ENHANCE THE DESIRABILITY OF FREQUENTING
17 THE DOWNTOWN AREA.

18
19 B. RESTROOMS SHALL BE PUBLICLY ACCESSIBLE
20 DURING NORMAL BUSINESS HOURS.

21
22 C. RESTROOMS SHALL BE PROVIDED FOR BOTH
23 MEN AND WOMEN.

24
25 D. THE LOCATION OF THE PUBLIC RESTROOM
26 SHALL BE READILY DISCERNIBLE FROM THE
27 BUILDING ENTRANCE'S LOBBY OR FOYER
28 THROUGH THE USE OF TEXT AND/OR GRAPHIC
29 SYMBOL SIGNAGE.

30
31 14. *PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC*
32 *VIEWING DECKS.*
33

34 A. *INTENT.* ROOFTOP FACILITIES ARE INTENDED TO
35 PROVIDE EASILY ACCESSIBLE, ALTERNATIVE
36 OPPORTUNITIES FOR THE GENERAL PUBLIC TO
37 TAKE ADVANTAGE OF NATURAL LIGHT AND
38 VISTA ATTRACTIONS COMBINED WITH OTHER
39 USES AT THE ROOFTOP LEVEL.

40
41 B. THE ROOFTOP FACILITY SHALL BE PUBLICLY
42 ACCESSIBLE.

43
44 C. THE ROOFTOP FACILITY SHALL DEVOTE AT
45 LEAST 10 PERCENT OF ITS AREA TO A SPACE
46 THAT ALLOWS THE GENERAL PUBLIC TO TAKE
47 ADVANTAGE OF NATURAL LIGHT AND VISTA
48 ATTRACTIONS.

1
2 D. ACCESS TO THE ROOFTOP FACILITY SHALL BE
3 APPARENT AND EASILY ACCESSIBLE FROM THE
4 STREET AND SHALL BE DESIGNED TO
5 COMMUNICATE TO PEDESTRIANS THAT THE
6 SPACE IS AVAILABLE FOR PUBLIC USE.

7
8 E. THE MINIMUM SIZE OF THE ROOFTOP FACILITY
9 SHALL BE 1,500 SQUARE FEET.

10
11 F. AT LEAST 20 PERCENT OF THE VIEWING DECK
12 OR GARDEN SHALL BE LANDSCAPED.

13
14 15. *PUBLIC TRANSIT AMENITIES.*

15
16 A. *INTENT.* PUBLIC TRANSIT AMENITIES ARE
17 INTENDED TO ENCOURAGE THE USE OF PUBLIC
18 TRANSPORTATION AS A PLEASANT AND
19 APPEALING ALTERNATIVE CHOICE TO MOTOR
20 VEHICLES FOR TRIPS WITHIN THE DOWNTOWN
21 AREA.

22
23 B. THE TRANSIT SHELTER SHALL BE COVERED AND
24 ENCLOSED ON AT LEAST THREE SIDES.

25
26 C. INTERNAL SHELTER PLACEMENT SHALL BE
27 DESIGNED TO COMPLEMENT THE
28 ARCHITECTURAL THEME OF THE BUILDING.

29
30 D. THE TRANSIT SHELTER SHALL BE ILLUMINATED.

31
32 E. A MINIMUM OF EIGHT FEET CLEAR PEDESTRIAN
33 SPACE SHALL BE PROVIDED ADJACENT TO THE
34 TRANSIT SHELTER OR TRANSIT VEHICLE PULL-
35 OUT.

36
37 F. BENCHES SHALL BE PROVIDED FOR TRANSIT
38 SHELTERS AND PULL-OUTS.

39
40 G. TRANSIT SHELTERS AND PULL-OUTS SHALL BE
41 REVIEWED BY THE MUNICIPALITY OF
42 ANCHORAGE PUBLIC TRANSPORTATION
43 DEPARTMENT FOR LOCATION AND
44 COMPATIBILITY WITH APPLICABLE TRANSIT
45 FACILITIES DESIGN GUIDELINES.

46
47 H. THE TRANSIT SHELTER STANDARD PROVIDED IN
48 SECTION 21.07.060F.8. SHALL ALSO APPLY.

16. *RESIDENTIAL HOUSEHOLD LIVING USES.*

- A. *INTENT.* HOUSING IS INTENDED TO PROVIDE AN ATTRACTIVE PLACE TO LIVE WITH CLOSE ACCESSIBILITY TO CULTURAL, ENTERTAINMENT, AND CIVIC AMENITIES. IT IS ALSO INTENDED TO INCREASE THE VITALITY OF THE DOWNTOWN AREA DURING TIMES OTHER THAN NORMAL BUSINESS HOURS.
- B. AT LEAST THREE RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED.

17. *RETAIL SALES OR GENERAL PERSONAL SERVICES USE.*

- A. *INTENT.* RETAIL SALES AND PERSONAL SERVICES ARE INTENDED TO CONTRIBUTE TO THE INTENSITY OF PEDESTRIAN USE AND ACTIVITY IN DOWNTOWN, AND INCREASE DOWNTOWN'S VITALITY AS A CENTER OF SHOPPING ACTIVITY.
- B. RETAIL SALES OR GENERAL PERSONAL SERVICES USES ELIGIBLE FOR GENERATING BONUS HEIGHT OR FLOOR AREA SHALL BE VISIBLE FROM A STREET OR SKYWALK.
- C. RETAIL SALES OR GENERAL PERSONAL SERVICE USES ELIGIBLE FOR GENERATING BONUS HEIGHT OR FLOOR AREA SHALL BE ACCESSIBLE FROM A STREET, ARCADE, GALLERIA, OR PUBLICLY ACCESSIBLE SKYWALK.
- D. SECOND-FLOOR, THIRD-FLOOR, AND BASEMENT-LEVEL RETAIL SALES AND GENERAL PERSONAL SERVICE USES ARE ELIGIBLE TO EARN BONUS FLOOR AREA ONLY IF GROUND-FLOOR RETAIL SALES OR GENERAL PERSONAL SERVICE USES ELIGIBLE FOR GENERATING BONUS HEIGHT OR FLOOR AREA ARE ALSO PROVIDED.

18. *SEATING OR STREET FURNITURE.*

- A. *INTENT.* SEATING AND STREET FURNITURE ARE INTENDED TO PROVIDE DOWNTOWN

1 PEDESTRIANS WITH INCREASED COMFORT,
2 UTILITY, AND A SENSE OF CONVIVIALITY, AND
3 ENLIVEN THE USE OF DOWNTOWN STREETS,
4 BUSINESSES, AND CIVIC INSTITUTIONS.

5
6 B. THE SEATING AMENITY SHALL BE NO LESS THAN
7 FIVE FEET IN LENGTH NOR LESS THAN 18 INCHES
8 IN WIDTH.

9
10 C. SEATING SHALL BE CONTINUOUSLY LEVEL
11 ALONG THE LENGTH OF THE SEATING SURFACE,
12 WITH THE SEAT SURFACE HEIGHT SET AT AN
13 AVERAGE OF 18 INCHES ABOVE THE FINISHED
14 GRADE. MINIMUM SEAT HEIGHT SHALL BE 12
15 INCHES. MAXIMUM SEAT HEIGHT SHALL BE 24
16 INCHES.

17
18 D. IN SIDEWALK AREAS, NO PART OF THE SEATING
19 AMENITY SHALL BE PLACED CLOSER THAN FOUR
20 FEET FROM THE FACE OF THE CURB. THE
21 SEATING AMENITY SHALL BE LOCATED SO AS TO
22 PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE
23 WALKWAY (A DIMENSION ESTABLISHED ALONG A
24 LINE ALIGNED PERPENDICULAR TO THE CURB
25 FACE).

26
27 E. AT LEAST 50 PERCENT OF ALL SEATING
28 PROPOSED AS AMENITIES GENERATING BONUS
29 HEIGHT OR FLOOR AREA SHALL BE PLACED
30 WITHIN 11.5 FEET OF THE STREET CURB FACE.

31
32 F. AT LEAST 50 PERCENT OF ALL SEATING
33 PROPOSED AS AMENITIES GENERATING BONUS
34 HEIGHT OR FLOOR AREA SHALL INCORPORATE A
35 PERMANENT FACILITY FOR BACK SUPPORT.

36
37 G. THE SURFACE OF THE SEAT SHALL BE DESIGNED
38 TO SHED, DRAIN, OR OTHERWISE QUICKLY
39 DISSIPATE STANDING WATER.

40
41 H. STREET FURNITURE SHALL BE SELECTED,
42 DESIGNED, SITED, AND INSTALLED TO
43 COMPLEMENT AND ENHANCE THE
44 OPERATIONAL AND AESTHETIC FUNCTIONS OF
45 SIDEWALK, PLAZA, AND LANDSCAPED PARK
46 AREAS, OTHER AMENITIES, AND ASSOCIATED
47 BUILDING ARCHITECTURE.
48

19. *SIDEWALK.*

- A. *INTENT.* WIDENED SIDEWALKS ARE INTENDED TO INCREASE THE HOSPITABLENESS AND EFFECTIVENESS OF DOWNTOWN STREETSCAPES. WIDENED SIDEWALKS PERMIT SPACE FOR WINDOW SHOPPING, PLACEMENT OF STREET FURNITURE AND TREES, AND MORE EFFICIENT AND SAFE PEDESTRIAN MOVEMENT.
- B. NO PART OF THE DESIGNATED SIDEWALK AREA SHALL BE STEPPED OR TERRACED ABOVE OR BELOW OTHER PORTIONS OF THE SIDEWALK AREAS.
- C. SIDEWALKS SHALL BE COMPATIBLE WITH SURROUNDING TEXTURES AND DESIGNS.

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

- A. *INTENT.* SIDEWALK LANDSCAPING IS INTENDED TO ENRICH THE STREET PEDESTRIAN CORRIDOR. SIDEWALK LANDSCAPING COMPLEMENTS STREET TREE DEVELOPMENT, PROVIDES VISUAL/SENSORY FOCAL POINTS, AND ENHANCES GATHERING, ENTRY, AND SEATING SPACES.
- B. SIDEWALK LANDSCAPING MAY BE ANY PERMANENT PLANT MATERIAL (EXCLUSIVE OF STREET TREES EARNING BONUS FLOOR AREA PER 21.11.070G.22.) AND ASSOCIATED PLANTER AREA(S) LOCATED WITHIN 15 FEET OF THE STREET CURB FACE. PLANTING MATERIALS MAY INCLUDE SHRUBS, TREES, AND GROUNDCOVERS INCLUDING ANNUAL AND PERENNIAL FLOWERS.
- C. THE CUMULATIVE SQUARE FOOTAGE OF SIDEWALK LANDSCAPING BEDS SHALL BE AT LEAST 300 SQUARE FEET FOR PRIVATE SIDEWALK AREAS AND AT LEAST 425 SQUARE FEET FOR PUBLIC SIDEWALK AREAS.
- D. SIDEWALK LANDSCAPING AREAS SHALL BE LOCATED SO AS TO PROVIDE AT LEAST EIGHT FEET OF ACCESSIBLE, UNOBSTRUCTED

WALKWAY CLEAR WIDTH, MEASURED RADIALLY FROM THE EDGE(S) OF THE PLANT AREA(S).

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

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

G. ALL SIDEWALK LANDSCAPING PLANTING BEDS SHALL CONTAIN AT LEAST A COMBINATION OF TREE AND SHRUB, TREE AND GROUND COVER, OR TREE AND ANNUAL/PERENNIAL PLANT MATERIALS. SHRUB, GROUND COVER, AND FLOWER PLANT MATERIALS, IN COMBINATION OR SEPARATELY, SHALL DEMONSTRATE A 3-YEAR CAPABILITY TO COVER AT LEAST 75 PERCENT OF THE SIDEWALK LANDSCAPING PLANTING BED AREA.

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

21. SIDEWALK TEXTURE.

A. *INTENT.* DECORATIVE SIDEWALKS ARE INTENDED TO INCREASE THE HOSPITABLENESS AND AESTHETIC QUALITY OF THE DOWNTOWN STREETScape.

B. AT LEAST 50 PERCENT OF THE SIDEWALK FINISH TEXTURE SHALL MATCH THE EXPOSED AGGREGATE FINISH TEXTURE WHERE EXISTING ON DOWNTOWN PEDESTRIAN SIDEWALK IMPROVEMENTS.

22. STREET TREES.

A. *INTENT.* STREET TREES ARE INTENDED TO PROMOTE THE DEVELOPMENT OF "LIVING"

1 AMENITIES WITHIN DOWNTOWN STREET
2 CORRIDORS. STREET TREES ARE INTENDED TO
3 OFFER SEASONAL VARIETY, STRENGTHEN
4 DISTRICT IDENTITY, REFLECT ALASKA'S
5 NATURAL HERITAGE, SOFTEN THE URBAN
6 ENVIRONMENT, AND IMPROVE AIR QUALITY.

7
8 B. STREET TREES SHALL BE CENTERED A MINIMUM
9 OF THREE FEET AND A MAXIMUM OF 15 FEET
10 FROM THE FACE OF THE STREET CURB AND BE
11 LOCATED SO AS TO PROVIDE AT LEAST EIGHT
12 FEET OF UNOBSTRUCTED, ACCESSIBLE
13 WALKWAY CLEAR WIDTH (A DIMENSION
14 ESTABLISHED ALONG A LINE ALIGNED
15 PERPENDICULAR TO THE CURB FACE).

16
17 C. STREET TREES SHALL BE LOCATED ALONG
18 EITHER THE CURB LINE (IN THE STREET
19 INTERFACE ZONE OF THE SIDEWALK), OR THE
20 LOT LINE (RIGHT-OF-WAY LINE) SIDE OF THE
21 SIDEWALK AT A DISTANCE FROM THE BACK OF
22 CURB THAT IS EQUAL TO OR GREATER THAN THE
23 REQUIRED SIDEWALK WIDTH. THE DISTANCE
24 SHALL BE MEASURED FROM THE CENTER OF
25 THE MAIN TREE TRUNK.

26
27 D. STREET TREES SHALL COMPRISE AT LEAST
28 THREE TREES ALL WITHIN 60 FEET OF EACH
29 OTHER AND CENTERED NOT MORE THAN 25
30 FEET APART.

31
32 E. DECIDUOUS STREET TREES SHALL BE NO LESS
33 THAN 2.5 INCHES IN CALIPER AND BE NO LESS
34 THAN 13 FEET IN HEIGHT. EVERGREEN TREES
35 SHALL BE NO LESS THAN EIGHT FEET IN HEIGHT.

36
37 F. STREET TREE PLANTING PITS SHALL BE A
38 MINIMUM INSIDE DIMENSION OF FIVE FEET.

39
40 G. STREET TREES SHALL BE PROTECTED WITH
41 TREE GRATES AND TREE GUARDS.

42
43 H. STREET TREES SHALL BE LOCATED NO
44 FURTHER THAN 100 FEET FROM A SOURCE OF
45 WATER FOR IRRIGATION (SUCH AS EXTERNAL
46 HOSE BIB, QUICK COUPLER, OR IRRIGATION
47 SYSTEM).

48

- I. EXCEPT AS MODIFIED BY THE DESIGN CRITERIA FOR THIS SECTION, STREET TREES SHALL BE INSTALLED, ESTABLISHED, AND MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARD SPECIFICATIONS FOR LANDSCAPE IMPROVEMENTS.

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

- A. *INTENT.* STRUCTURED PARKING IS INTENDED TO HELP SATISFY PARKING DEMANDS DOWNTOWN, PROVIDE CONVENIENCE FOR OCCUPANTS AND USERS OF THE PRIMARY BUILDING ON SITE, AND STIMULATE USAGE OF THE DEVELOPMENT.
- B. FOR A SEPARATE PARKING STRUCTURE, FLOOR SPACE DEVOTED TO RETAIL SALES OR GENERAL PERSONAL SERVICE USES SHALL BE INCORPORATED ON THE GROUND FLOOR WHENEVER PRACTICAL AND APPROPRIATE.]

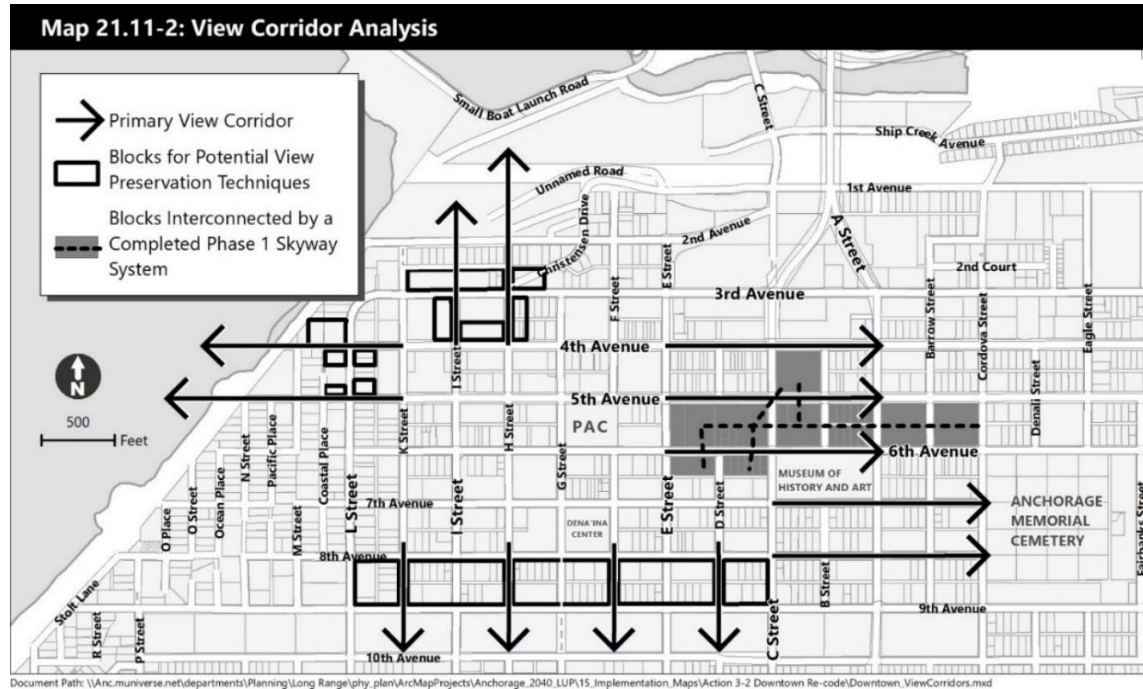
(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 5, 10-1-20)

Section 8. Anchorage Municipal Code section 21.11.080, *Skywalks*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.11.080 Skywalks.

- A. *Supplemental conditional use standards.* Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D., the approval of a conditional use for a skywalk shall consider how it will serve[IF]:
1. [THE SKYWALK PRIMARILY FUNCTIONS TO SERVE]A pedestrian circulation need[S];
 - [2. THE SKYWALK MINIMIZES ADVERSE EFFECTS UPON THE PEDESTRIAN IMPROVEMENTS SHOWN ON MAP 21.11-1 IN SUBSECTION 21.11.070C.2. AND THE VIEW CORRIDORS SHOWN ON MAP 21.11-2 BELOW; AND
 3. THE PUBLIC BENEFITS OF THE SKYWALK EXCEED THE ADVANTAGES OF THE STREET LEVEL OR UNDERGROUND PEDESTRIAN CIRCULATION SYSTEMS THAT MIGHT OTHERWISE EXIST OR BE DESIGNED TO SERVE THE DEVELOPMENT PROJECT; AND]

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



B. *Required documentation.* In addition to the relevant conditional use application requirements as determined on a form provided by the department, an applicant seeking a conditional use for a skywalk in the DT districts shall submit the following:

1. A report which discusses the functions, uses, and objectives that the skywalk is designed to serve, and estimates of expected daily pedestrian use of the skywalk[FOR THE FIRST YEAR FOLLOWING COMPLETION OF EACH PROJECT PHASE, IF ANY, AND AFTER FINAL PROJECT COMPLETION].
2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the proposed skywalk:
 - a. Pedestrian circulation systems.
 - b. Location and type of existing land uses and structures, including building height, ground floor dimensions and utilities.
 - c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and reservations, and clear

vision triangles.

- d. Pedestrian improvements planned or installed, [IDENTIFIED ON MAP 21.11-1 (IN SECTION 21.11.070C.2.)] and the view corridors identified on Map 21.11-2[(IN SECTION 21.11.080A.)].
- e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.

*** *** ***

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

*** *** ***

(AO No. 2020-38, § 11, 5-28-2)

Section 9. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 25th day of April, 2023.



Chair

ATTEST:



Municipal Clerk

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

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 239-2023

Meeting Date: April 11, 2023

FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.07: DEVELOPMENT AND DESIGN STANDARDS; AND 21.11: DOWNTOWN IN THE DEVELOPMENT OF THE DOWNTOWN LAND USE CODE UPDATE.

INTRODUCTION

The Planning and Zoning Commission (PZC) held a public hearing on PZC Case No. 2022-0129 on December 12, 2022. The PZC voted unanimously to recommend approval of this Title 21 code update to the Assembly. Several findings which addressed staff recommendations for edits to the public hearing draft code are incorporated into PZC Resolution No. 2021-038 (Exhibit B). The findings include two edits the PZC also recommended and approved after the public hearing. All recommended edits to Title 21, Chapter 11: Downtown (*Chapter 11*) were incorporated into the Assembly public hearing draft in Exhibits A and B. Exhibit B is the clean version of the public hearing draft code.

ASSEMBLY ADOPTION

The next step in the Downtown zoning code update process is to bring the public hearing draft code before the Assembly for an Assembly public hearing, Assembly approval, and adoption.

CODE AND PLAN DIRECTION

Background

The Downtown zoning code update is action items 3-9 in the *Anchorage 2040 Land Use Plan (2040 Plan)*. The downtown zoning code update was initiated in January 2022 per the direction of the *2040 Plan* to “advance the general welfare of the municipality while reflecting significant public input and engagement.”

AMC 21.03.210 – Text Amendments

AMC 21.03.210 directs text amendments in code (code updates) to “promote public health, safety, and general welfare.” Amendments must be consistent with the comprehensive plan and stated purpose of Title 21. Amendments must also be necessary or desirable, “because of changing conditions, new planning concepts, or social and economic conditions.”

The proposed *Chapter 11* Assembly public hearing draft meets the approval criteria as noted in AMC 21.03.210.

Code Update Working Group Process

Long-Range Planning, with assistance from Current Planning, initiated the code update with a working group comprised of several known experts in code use with architecture, landscape architecture, and engineering expertise. These experts volunteered their time to a seven-month working group process. A subject-specific white paper was developed for each of the eleven working group meetings. The white papers included background research on several known code issues, including allowed and accessory uses, dimensional standards, designing for safety, solar and view access, reducing wind impacts, creation of flexible design requirements with options for building articulation, siding textures, window placement, lighting, and public accessibility. The working group draft of the code received an internal review and discussion by Planning Department, which included Long-Range, Current, and Zoning and Land Use Review staffers.

Working Group Research and Analysis – AMC 21.03.210 Alignment

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

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

Code Amendments Summary

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

- Some **allowed uses** (Table 21.11-2) are added, and some existing uses are amended from “permitted” to “conditional use” or “major site plan review” to allow for community input.

- **Most housing types** and small-lot development are allowed to encourage infill and reuse of vacant and existing parking lots. Single-family-attached is now allowed in B-2C.
- A few **accessory uses** (Table 21.11-3) are added as permitted.
- **Dimensional standards for sites and buildings** are significantly changed in 21.11.060 to delete rear and side setbacks. Limitations on building height and bulk were deleted. Lot size minimums were deleted along with the required placement on the lot.
- The **bonus point table** is deleted (Table 21.11-5) due to ongoing difficulties in interpretations and requirements. The table was found to grossly incentivize more parking to achieve taller building heights.
- Solar and view access is maintained for Town Square Park.
- **Development and Design Standards** are significantly updated in section 21.11.070. The intent of the revised standards is “to enhance the appearance, character, activity, and economic vitality of downtown, and to provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity.”
- A **standard height allowance** is recommended for the three separate DT districts. Coupled with the deletion of the bonus point table, designers and developers now have certainty on allowed building mass and height.
- **Tower mass reduction “step-backs”** are introduced on a percentage reduction basis (Table 21.11-6 Tower Mass Reduction Calculations). The reduction is dependent on either street width or adjacency to outdoor open spaces. The reduction is to be measured from the centerline of the street. This enables the “step-back” percentages to provide a more comfortable connection between the pedestrian and the building and to retain solar and view access while reducing wind impacts.
- **Pedestrian-oriented frontage** standards are introduced to keep the sidewalk minimum widths or to encourage wider sidewalks when development occurs.
- New **visual access standards** for window placement (Table 21.11-7 Window Standards) were developed as one of the pedestrian-oriented frontage standards. These are coupled with building entry standards to provide street-level design continuity and safety.
- New **building entry standards** include a menu of options to choose from (Table 21.11-8 Frontage Standards Design Menu) and give designers several options for incorporating textured siding, building articulation, public art, landscaping, decorative lighting, plazas, and canopies.
- A **building recess design** is included to provide increased visual access from the sidewalk where recessed building entries are required or needed.

- **Parking lot landscaping** received minimal edits. Additionally, parking areas serving single-family, two-family, and three-family dwellings are now exempt from landscape requirements.
- **Downtown street landscaping** is updated to introduce the lessons learned from the 4th Avenue lighting upgrade project recently completed by MOA Public Works. A new table with specifications is provided (Table 21.11-9: Landscape Specifications for Downtown Districts).
- **Private open space** is recommended as no longer required between 9th and 7th avenues given that Downtown has extensive public park space available. Additionally, the PZC voted to remove the private open space requirement for multifamily developments with 4 or more units. The PZC recommendation is included in the proposed Chapter 11 Assembly public hearing draft.
- Deletion of the **Standards for Urban Design Amenities** found on pages 45-60 are replaced with the standards noted in the previous bullets.
- 21.11.080 **Skywalks** is amended to delete requirements for reporting deemed as guesswork by the working group and Planning Department staff. This is due to the perceived lack of information that would be requested and might not be readily available.

Public Engagement

The *Chapter 11* code amendment was directed by a substantial public engagement process. Valuable public input was received in one-on-one interviews, a public online survey, and three topic-specific subcommittee meetings accomplished during the *Our Downtown: Anchorage Downtown District Plan 2021* update and the code amendment public outreach process.

Interviews

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

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

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

Subcommittees

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

1 *Project website and MOA project webpage—www.ourdowntownanchorage.com*
2 The project website provided links to reports, meeting recordings, and documents.
3 A project webpage is also available at [Planning Department \(muni.org\)](http://Planning Department (muni.org)).
4

5 **Comments Received**

6 Two public comments were received and are addressed in the comment/response
7 table included in the PZC Staff Packet (Exhibit D). Five agency comments of no
8 comment or objection were received from (1) the Alaska Department of
9 Transportation and Public Facilities and the MOA's (2) Traffic Department, (3)
10 Development Services' Right-of-Way Section, (4) Development Services' Private
11 Development Division, and (5) Anchorage Water and Wastewater Utility.
12

13 **Resolutions of Support**

14 The Public Hearing Draft *Chapter 11* received resolutions of support after the PZC
15 public hearing and are included in Exhibit C.
16

17 **Department Recommendation**

18
19 The Planning Department recommends approval to the Anchorage Assembly of
20 Case No. 2022-0129, the Title 21 Text Amendments to Update the Downtown
21 Code.
22

23 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

24
25 Prepared by: Kristine Bunnell, Long-Range Planning Manager
26 Planning Department
27 Approved by: Craig H. Lyon, Planning Director
28 Concur: Lance Wilber, Director
29 Office of Economic and Community Development
30 Concur: Courtney Petersen, OMB Director
31 Concur: Anne Helzer, Acting Municipal Attorney
32 Concur: Grant Yutzenka, CFO
33 Concur: Kent Kohlhase, Acting Municipal Manager
34 Respectfully submitted: Dave Bronson, Mayor
35

36 Attachments: Exhibit A—Assembly PH Draft AMC Title 21, Chapter 11: Downtown
37 Exhibit B—Clean Version Assembly PH Draft AMC Title 21, Chapter
38 11: Downtown
39 Exhibit C—PZC Resolution No. 2022-038
40 Exhibit D—Resolutions of Support
41 Exhibit E—PZC Case No. 2022-0129 Staff Packet
42 Exhibit F—PZC December 12, 2022, Meeting Minutes
43 Exhibit G—Code Analysis Report
44

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

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2023-43

Title: **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE
21 CHAPTERS 21.07: DEVELOPMENT AND DESIGN STANDARDS;
AND 21.11: DOWNTOWN IN THE DEVELOPMENT OF THE DOWNTOWN
LAND USE CODE UPDATE**

Sponsor: **MAYOR**
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY23	FY24	FY25	FY26	FY27	
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:

This downtown zoning districts code amendment is necessary and justified by the the downtown and 2040 comprehensive plans due to changing development conditions, new planning concepts, and the social and economic conditions occurring in Anchorage due to the 2019 Covid Pandemic and the current nation-wide recession. This code amendment streamlines code requirements to provide a straightforward code which may reduce staff time interpretations and application to development projects.

PRIVATE SECTOR ECONOMIC EFFECTS:

This more straightforward code is anticipated to reduce private sector time and costs.