

Attachment 1

# Draft Ordinance

PZC Case No. 2022-0129

Title 21 Text Amendments  
to Update the Downtown Code

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. 2023-\_\_\_**

**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 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 chapter 21.07, *Development and Design Standards*, 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

2. Applicability

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

**21.07.030      Private open space.**

\*\*\*      \*\*\*      \*\*\*

B. *Applicability and Open Space Requirement.*

\*\*\*      \*\*\*      \*\*\*

[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.]

\*\*\*      \*\*\*      \*\*\*

(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 2.** Anchorage Municipal Code Chapter 21.11.010, *Purpose*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

\*\*\*      \*\*\*      \*\*\*

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

**21.11.020 Application of Chapter 21.11**

\*\*\* \*\*

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

1 as a substitute for a variance or administrative modification  
2 or as a vehicle for relief from standards in this title.

3  
4 2. Applicability

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

7  
8 3. Pre-Application Conference Required

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

17  
18 4. Decision-Making Responsibility

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

27  
28 5. Timing of Decision

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

34  
35 6. Criteria

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

39  
40 a. The proposed alternative design achieves the intent  
41 of the subject design standard to the same or better  
42 degree than the subject standard.

43  
44 b. The proposed alternative design achieves the goals  
45 and policies of the comprehensive plan to the same or  
46 better degree than the subject standard.

47

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 4.** 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.

\*\*\*      \*\*\*      \*\*\*

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
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>	Dwelling, mixed-use	P[L]	P	P	21.05.030A.1., [21.11.050C.1.]
	Dwelling, multifamily		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.
<b>Group Living</b>	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.
	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.

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
	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					
<b>Adult Care</b>	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.
<b>Child Care</b>	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.
<b>Community Service</b>	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.
<b>Cultural Facility</b>	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.
<b>Educational Facility</b>	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.
	Elementary school or middle school			<u>P/M</u> [C]	21.05.040E.3.
	High school			<u>P/M</u> [C]	21.05.040E.4.

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
	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.]
<b>Health Care Facility</b>	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.
<b>Parks and Open Area</b>	Community garden	P	P	P	21.05.040G.1.
	Park, public or private	P	P	P	21.05.040G.2.
<b>Public Safety Facility</b>	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					
<b>Agricultural Uses</b>	Commercial horticulture				21.05.050A.1.
<b>Animal Sales, Service &amp; Care<sup>1</sup></b>	Animal Boarding <sup>1</sup>		<u>C</u>	<u>C</u>	21.05.050B.1.
	Animal shelter <sup>1</sup>				21.05.050B.2.
	Large domestic animal facility, principal use <sup>1</sup>				21.05.050B.3.
	Retail and pet services <sup>1</sup>	P	P	P	21.05.050B.4.
	Veterinary clinic <sup>1</sup>	<u>P</u>	<u>P</u>	<u>P</u>	21.05.050B.5.
<b>Assembly</b>	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.]
<b>Entertainment and recreation<sup>1</sup></b>	Amusement establishment <sup>1</sup>	<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.]
	Entertainment facility, major <sup>1</sup>	C	<u>C</u>	<u>C</u>	21.05.050D.2., 21.05.020A.
	Fitness and recreational sports center <sup>1</sup>	P	P	P	21.05.050D.3.



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
	General outdoor recreation, commercial <sup>1</sup>	<u>C</u>	<u>C</u>	<u>C</u>	21.05.050D.4.
	Golf course <sup>1</sup>				[21.05.050D.5.]
	Motorized sports facility <sup>1</sup>				[21.05.050D.6., 21.05.020A.]
	Movie theater <sup>1</sup>	P	P	P	21.05.050D.7., 21.05.020A.
	Nightclub <sup>1</sup>	P	P	P	21.05.050D.8., 21.05.020A.
	Shooting range, outdoor <sup>1</sup>				[21.05.050D.9.]
	Skiing facility, alpine <sup>1</sup>				[21.05.050D.10.]
	Theater company or dinner theater <sup>1</sup>	P	<u>P</u>	<u>P</u>	[21.05.050D.11.,]21.05.020A.
<b>Food and Beverage Service<sup>1</sup></b>	Bar <sup>1</sup>	P	P	P	21.05.050E.1., 21.05.020A.
	Food and beverage kiosk <sup>1</sup>	P	P	P	21.05.050E.2., 21.05.020A.
	Restaurant <sup>1</sup>	P	P	P	21.05.050E.3., 21.05.020A.
<b>Office</b>	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.
<b>Personal Services, Repair, and Rental</b>	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.
<b>Retail Sales<sup>1</sup></b>	Auction house <sup>1</sup>			C	21.05.050H.1.
	Building materials store <sup>1</sup>				21.05.050H.2.
	Convenience store <sup>1</sup>	<u>P</u>	<u>P</u>	<u>P</u>	21.05.050H.3., 21.05.020A.
	Farmers market <sup>1</sup>	P	P	P	21.05.050H.4.
	Fueling station <sup>1</sup>		C	C	21.05.050H.5., 21.05.020A.
	Furniture and home appliance store <sup>1</sup>	P	P	P	21.05.050H.6.
	General retail <sup>1</sup>	P	P	P	21.05.050H.7.
	Grocery or food store <sup>1</sup>	P	P	P	21.05.050H.8., 21.05.020A.
	Liquor store <sup>1</sup>	C	C	C	21.05.050H.9., 21.05.020A.
	Pawnshop <sup>1</sup>			C	21.05.050H.10.

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
<b>Vehicles and Equipment</b>	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., 21.11.050F.
	Parking lot or structure (less than 50 spaces)	C[P]	C[P]	C[P]	21.05.050I.2. or I.3., 21.11.050F.
	Vehicle parts and supplies <sup>1</sup>		C	C	21.05.050I.4.
	Vehicle-large, sales and rental <sup>1</sup>				[21.05.050I.5.]
	Vehicle-small, sales and rental <sup>1</sup>				[21.05.050I.6.]
	Vehicle service and repair, major				[21.05.050I.7.]
	Vehicle service and repair, minor		C	C	21.05.050I.8.
	<b>Visitor Accommodations</b>	Camper park			C
Extended-stay lodgings		P	P	P	21.05.050J.2.
Hostel		P	P	P	21.05.050J.3.
Hotel/motel		P[L]	P[L]	P[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.]
<b>COMMERCIAL MARIJUANA USES</b>					
	Marijuana cultivation facility				21.05.055B.1., 21.03.105
	Marijuana manufacturing facility				21.05.055B.2., 21.03.105
	Marijuana testing facility		P	P	21.05.055B.3., 21.03.105
	Marijuana retail sales establishment <sup>1</sup>	T	T	T	21.05.055B.4., 21.03.105
<b>INDUSTRIAL USES</b>					
<b>Industrial Service</b>	Contractor and special trades, light				21.05.060A.1.
	Data processing facility	C	C	C	21.05.060A.2.
	Dry cleaning establishment			P[L]	21.05.060A.3., 21.11.050G[F].1.
	General industrial service				21.05.060A.4.
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.

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
	Research laboratory	P	P	P	21.05.060A.7.
<b>Manufacturing and Production</b>	Commercial food production	C	C		21.05.060B.1.
	Cottage crafts	P[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	S/C	S/C	S/C	21.05.060B.5.
	Natural resource extraction, organic and inorganic				21.05.060B.6.
	Natural resource extraction, placer mining				21.05.060B.7.
<b>Marine Facility</b>	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.
<b>Warehouse and Storage</b>	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.
	Warehouse or wholesale establishment, light				21.05.060D.7.
	Wholesale merchant establishment <sup>1</sup>	[L]	[P]	[P]	[21.11.050F.2., 21.11.070C.4.A.V.]
***	***	***			

1  
2 B. *Generally applicable use standards.*  
3

- 4 1. See section 21.05.020.  
5  
6 2. The use-specific definitions and standards of this section  
7 21.11.050 apply in place of any use-specific definitions or  
8 standards established in chapter 21.05, unless otherwise  
9 specified. If this section does not establish use-specific  
10 standards for a certain use, then the use-specific standards in  
11 chapter 21.05 shall apply for that use in the DT districts.  
12

13 C. *Residential uses: Definitions and use-specific standards.*  
14

15 [1. *DWELLING, MIXED-USE.*

16  
17 A. TWO OR MORE MIXED-USE DWELLINGS IN THE  
18 SAME BUILDING WITH A NON-RESIDENTIAL USE  
19 CONSTITUTE A MIXED-USE DEVELOPMENT.  
20

21 B. IN THE B-2A DISTRICT, MIXED-USE DWELLINGS  
22 ARE LIMITED TO 50 PERCENT OF THE GROSS  
23 FLOOR AREA OF A BUILDING.]  
24

25 [2. *DWELLING, MULTI-FAMILY.* IN THE B-2B DISTRICT,  
26 MULTI-FAMILY DWELLINGS SHALL BE DEVELOPED AT A  
27 NET DENSITY OF AT LEAST 25 DWELLING UNITS PER  
28 ACRE.]  
29

30 1. *Dwelling, single family (attached).*

31 Single family attached dwellings must be alley-accessed for  
32 motor vehicles and only on lots smaller than 2,000 square  
33 feet.  
34

35 D. *Community uses: Definitions and use-specific standards.*  
36

37 1. *Library.* Libraries with a gross floor area greater than  
38 2[3]0,000 square feet shall be subject to conditional use  
39 review.  
40

41 2. *Museum or cultural center.* Museums or cultural centers with  
42 a gross floor area greater than 2[3]0,000 square feet shall be  
43 subject to conditional use review.  
44

45 E. *Commercial uses: Definitions and use-specific standards.*  
46

47 1. All commercial uses over 20,000 square feet are subject to  
48 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.]

[E.]F. Vehicles and Equipment Uses: Definitions and use-specific standards.

1. Parking lot or structure (50+ spaces)

- a. Parking lots are not a permitted use in Downtown.  
Structures require a conditional use.

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

- b. Parking lots are not a permitted use in Downtown.  
Structures require a conditional use.

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

1. Dry-cleaning establishment.

- 1 a. Dry-cleaning establishments in the B-2C district shall  
2 include general personal service laundry and/or dry-  
3 cleaning drop-offs as a primary use on the premises.  
4
- 5 b. Dry-cleaning establishments in the B-2C district shall  
6 be limited to no more than 25,000 square feet of gross  
7 floor area.  
8

9 [2. *WHOLESALE MERCHANT ESTABLISHMENT.*

- 10
- 11 A. *DEFINITION.* A WHOLESALE ESTABLISHMENT  
12 PRIMARILY ENGAGED IN THE WHOLESALE  
13 TRADE OF MERCHANDISE, AND OPERATING  
14 PRIMARILY FROM OFFICES, DISPLAY ROOMS,  
15 AND SHOWROOMS. THIS USE INCLUDES BOTH  
16 MERCHANT WHOLESALERS THAT SELL GOODS  
17 ON THEIR OWN ACCOUNT AND BUSINESS-TO-  
18 BUSINESS MARKETS, AGENTS, AND BROKERS  
19 THAT ARRANGE SALES AND PURCHASES FOR  
20 OTHERS. THIS USE DOES NOT INCLUDE  
21 WHOLESALE ESTABLISHMENTS PRIMARILY  
22 COMPRISED OF ON-SITE WAREHOUSING,  
23 STORAGE, DISTRIBUTION, AND  
24 TRANSPORTATION FACILITIES. OPERATIONS  
25 WITH MORE THAN 33 PERCENT OF SALES TO  
26 RETAIL CUSTOMERS SHALL BE CATEGORIZED AS  
27 A RETAIL SALES USE RATHER THAN AS A  
28 WHOLESALE ESTABLISHMENT.]  
29

30 [G] H. *Table of accessory uses.* Table 21.11-3 below lists the accessory  
31 uses allowed within all base zoning districts.  
32

33 1. *Explanation of table abbreviations.*

- 34
- 35 a. *Permitted uses.* "P" in a cell indicates the accessory  
36 use is allowed by right in the respective zoning district.  
37 Permitted uses are subject to all other applicable  
38 regulations of title 21.  
39
- 40 b. *Administrative site plan review.* "S" in a cell indicates  
41 the accessory use requires administrative site plan  
42 review in the respective zoning district in accordance  
43 with the procedures of subsection 21.03.180B.,  
44 Administrative Site Plan Review.  
45
- 46 c. *Conditional use.* "C" in a cell indicates, in the respective  
47 zoning district, the use is allowed only if reviewed and

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

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 21.11.050H. 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.

<b>TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS</b> 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)	P	P	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	P	P	P[S/C]	21.05.070D.3.
Beekeeping			P	21.05.070D.4.
Caretaker's residence	P	P	P	21.05.070D.5.
Dormitory	P	P	P	21.05.070D.6.
Drive-through service	C	C	C	21.05.070D.7., 21.11.050H.3.
Farm, hobby				21.05.070D.8.
Galleria	P[C]	P[C]	P	21.11.050H.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.

<b>TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS</b> 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
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	21.11.050F[H].5.
Telecommunications antenna only, large <sup>1</sup>	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 <sup>1</sup>	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., 21.11.050F[H].6.
<sup>1</sup> 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.				

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

H. Accessory uses[DEFINITIONS] and use-specific standards[FOR ACCESSORY USES AND STRUCTURES].

1. *Generally-applicable accessory use standards.* See subsection 21.05.070B.
2. *Applicability of Chapter 21.05 accessory use-specific standards.* The use-specific definitions and standards of this section 21.11.050H. 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.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

- 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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

- 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 5.** 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 Peratrovich Park in Blocks 41, 42, and 43 and near Town Square Park in Blocks 69, 70, and[THROUGH] 71 of the Anchorage Original

1  
2

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 <sup>1</sup>		Minimum Setbacks (ft)			Building Bulk and Height <sup>2,3</sup>	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
<b>B-2A: Central Business District Core</b>							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.30K</u> [6,000]	<u>N/A</u> [50]	<u>N/A</u> [10]	0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	<u>N/A</u> [10]	<u>Unrestricted</u> [100%, UP TO THREE STORIES IN HEIGHT <sup>2</sup>  ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY ]	<u>Unrestricted</u> [NINE 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]		
<b>B-2B: Central Business District, Intermediate</b>							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.30K</u> [6,000]	<u>N/A</u> [50]	<u>N/A</u> [10]	0 or at least 5[5, PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET]	<u>N/A</u> [10]	<u>Unrestricted</u> [100%, UP TO THREE STORIES IN HEIGHT <sup>2</sup>  ABOVE THREE STORIES, BULK REQUIREMENTS IN 21.11.060C. APPLY]	<u>Unrestricted</u> [FIVE 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]		
<b>B-2C: Central Business District, Periphery</b>							
All uses [RESIDENTIAL HOUSEHOLD LIVING USES, EXCEPT MIXED-USE DWELLINGS]	<u>Unrestricted, new subdivisions subject to 21.08.</u>	<u>N/A</u> [50]	<u>N/A</u> [10]	0 or at least 5[5, PLUS ONE FOOT FOR EACH	<u>N/A</u> [10]	<u>Unrestricted</u> [100%, UP TO THREE STORIES IN HEIGHT <sup>2</sup>  ABOVE THREE STORIES, BULK REQUIREMENTS	<u>76'</u> [THREE STORIES, BY-RIGHT.  ADDITIONAL STORIES ARE POSSIBLE BY EARNING BONUS FLOOR AREA FOR SITE

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

Use	Lot Dimensions <sup>1</sup>		Minimum Setbacks (ft)			Building Bulk and Height <sup>2,3</sup>	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
	30K [6,000]			5 FEET IN HEIGHT EXCEEDING 35 FEET]		IN 21.11.060C. APPLY]	AND DESIGN AMENITIES, AS PROVIDED IN SUBSECTION 21.11.060D.]
[ALL OTHER USES, INCLUDING MIXED-USE DWELLINGS]			[N/A]	[N/A]	[N/A]		

<sup>1</sup> For other lot dimensional standards, see section 21.08.030K.  
<sup>2</sup> See section 21.11.070C for building form requirements.  
<sup>3[2]</sup> 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.

1  
2  
3  
4  
5  
6  
7  
8

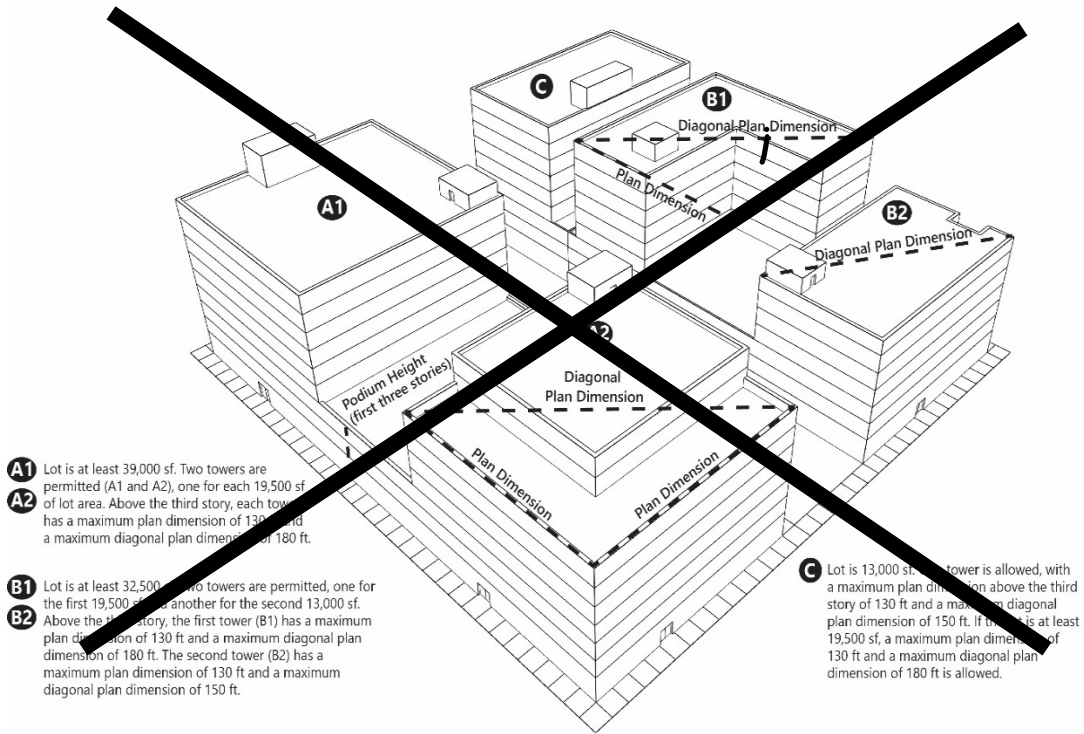
**[C. BUILDING TOWER DIMENSIONS.**

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)]

<b>[A. LOTS UP TO 13,000 SQUARE FEET (SF.)</b>	
NUMBER OF TOWERS (MAX.)	1
FLOOR PLAN DIMENSION (MAX.)	130 FT.
DIAGONAL PLAN DIMENSION (MAX.)	150 FT.
<b>B. LOTS LARGER THAN 13,000 SF. UP TO 19,500 SF.</b>	
NUMBER OF TOWERS (MAX.)	1
FLOOR PLAN DIMENSION (MAX.)	130 FT.
DIAGONAL PLAN DIMENSION (MAX.)	180 FT.
<b>C. ADDITIONAL BUILDING TOWERS ON LOTS LARGER THAN 19,500 SF.</b>	
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.]

9



**A1** Lot is at least 39,000 sf. Two towers are permitted (A1 and A2), one for each 19,500 sf of lot area. Above the third story, each tower has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft.

**B1** Lot is at least 32,500 sf. Two towers are permitted, one for the first 19,500 sf and another for the second 13,000 sf. Above the third story, the first tower (B1) has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft. The second tower (B2) has a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 150 ft.

**C** Lot is 13,000 sf. One tower is allowed, with a maximum plan dimension above the third story of 130 ft and a maximum diagonal plan dimension of 150 ft. If the lot is at least 19,500 sf, a maximum plan dimension of 130 ft and a maximum diagonal plan dimension of 180 ft is allowed.

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

A. THE PERCENTAGE OF ADDITIONAL SCENIC OR SOLAR ACCESS SHALL BE BASED ON TOTAL BUILDING VOLUME OF THE ALTERNATIVE DESIGN COMPARED TO A REPRESENTATIVE BUILDING TOWER DESIGN. THE APPLICANT SHALL SUBMIT A SCHEMATIC OF A PROJECT DESIGNED UNDER SUBSECTION C.1. OF THIS SECTION, THE PROPOSED SITE DEVELOPMENT PLAN OF THE BUILDING DESIGN UTILIZING THE PROVISIONS OF THIS SUBSECTION C.2., AND CALCULATIONS TO DEMONSTRATE THE 15 PERCENT INCREASE IN SCENIC VIEWS OR SOLAR ACCESS.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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

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

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

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

A. PROPOSED BONUS FLOOR AREA SHALL BE REVIEWED AS PART OF THE TITLE 21 REVIEW AND APPROVAL PROCEDURE THAT APPLIES TO THE DEVELOPMENT. THIS MAY BE THE LAND USE PERMIT IN 21.03.100 UNLESS A HIGHER LEVEL OF REVIEW IS PRESCRIBED FOR THE DEVELOPMENT UNDER TITLE 21.

B. THE DEVELOPMENT SHALL ACCUMULATE AT LEAST ONE SQUARE FOOT OF BONUS GROSS FLOOR AREA FROM THE DESIGNATED STREETSCAPE AMENITIES IN TABLE 21.11-6 FOR EACH FOUR SQUARE FEET OF THE DEVELOPMENT SITE AREA.

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45

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

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

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

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

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.]

<b>[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA</b>	
<b>AMENITY OPTIONS</b>	<b>SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)</b>
<b>STREETSCAPE AMENITIES</b>	
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. 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.
<b>AMENITY USES AND FACILITIES</b>	



<b>[TABLE 21.11-6: DESIGN AMENITIES AND BONUS FLOOR AREA</b>	
<b>AMENITY OPTIONS</b>	<b>SQUARE FEET (SF) OF BONUS GROSS FLOOR AREA (GFA)</b>
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.
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.]

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

[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. In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 41-43 and 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-5[7].

<b>Table 21.11-5: Max. Height Near Town Square Park and Peratrovich Park</b>	
<u>Block 41</u>	<u>Southwest quarter: 115 ft.</u> <u>Southeast quarter: 85 ft.</u>
<u>Block 42</u>	<u>South half: 55 ft.</u>
<u>Block 43</u>	<u>Southwest quarter: 85 ft.</u> <u>Southeast quarter: 115 ft.</u>
<u>Block 69</u>	<u>Northwest quarter: 115 ft.</u> <u>Northeast quarter: 85 ft.</u> <u>South half: 200 ft.</u>

<u>Block 70</u>	North half: 55 ft. South half: 230 ft.
Block 71	Northwest quarter: 85 ft. Northeast quarter: 115 ft. South half: 200 ft.
<b>[TABLE 21.11-7: MAX. HEIGHT NEAR TOWN SQUARE PARK</b>	
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.]

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

2. The director may waive the height limit for a structure that will not cast a shadow on either Peratrovich Park or 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

1 COVENANT THAT RUNS WITH THE LAND FOR  
2 BOTH THE SENDING AND RECEIVING  
3 PROPERTIES. RECORDATION OF THE  
4 AGREEMENT SHALL TAKE PLACE PRIOR TO THE  
5 ISSUANCE OF ANY ENTITLEMENT FOR A  
6 DEVELOPMENT ON THE SENDING AND  
7 RECEIVING PROPERTIES. ]  
8

9 (AO No. 2020-38, § 11, 5-28-20; AO No. 2021-89(S), § 18, 2-15-22)  
10

11 **Section 6.** Anchorage Municipal Code section 21.11.070, *Development and*  
12 *Design Standards*, is hereby amended to read as follows (*the remainder of the*  
13 *chapter is not affected and therefore not set out*):  
14

15 **21.11.070 Development and design standards.**  
16

17 A. *Purpose.* The development and design standards set forth in section  
18 21.11.070 apply to the physical layout and design of development  
19 within the Downtown (DT) districts. These provisions govern the  
20 physical characteristics of a development and its relationship with  
21 adjacent properties and surrounding downtown environment in order  
22 to implement the Anchorage Downtown District[COMPREHENSIVE]  
23 Plan, avoid potential impacts on neighboring properties and the  
24 downtown environment, enhance the appearance, character,  
25 activity, and economic vitality of downtown, and provide a downtown  
26 environment that reflects our northern lifestyle, diverse climate, and  
27 regional identity.[AND ENHANCE THE APPEARANCE,  
28 CHARACTER, ACTIVITY, AND ECONOMIC VITALITY OF  
29 DOWNTOWN.]  
30

31 B. *Applicability.* This section is applicable to all development in the DT  
32 districts. The generally applicable provisions of chapter 21.07 shall  
33 apply unless specifically provided otherwise, and the provisions in  
34 this section shall govern in cases of conflict.  
35

36 C. *Tower mass reductions.*  
37

38 1. *General.*  
39

40 a. The purpose of the tower mass reduction in the DT  
41 districts is to provide interesting buildings that create a  
42 positive interaction with the street to reflect northern  
43 climate aspects in the visible and built form. Tower  
44 mass reductions provide the opportunity to reduce the  
45 adverse environmental impacts of tall buildings on the  
46 downtown streetscape. These standards were  
47 determined based on input from architects, landscape

architects, and engineers weighing flexibility for development with design best practices.

2. Tower mass reduction heights.

a. Minimum tower mass reduction requirements:

i. The portions of buildings taller than the following heights shall be subject to 21.11.070C.3 Tower Standards.

(A) B-2A: 112 feet

(B) B-2B: 76 feet

(C) B-2C: 52 feet

3. Tower standards.

a. For all floors above the tower mass reduction height noted in 21.11.070C.2a, the Gross Floor Area (GFA) of each floor shall be smaller than the floor with the largest GFA below that height.

b. The tower mass reduction shall occur on all building frontages on a street or exterior public space, and the size of the reduction shall be governed as noted in Table 21.11-6.

<u>Table 21.11-6: Tower Mass Reduction Calculations*</u>	
<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.

1 e. The tower mass reductions shall be cumulative for  
2 buildings with frontages on multiple streets or public  
3 spaces. For example, a building on a corner lot  
4 adjacent to a street wider than 70 feet and a street with  
5 a width smaller than 70 feet shall reduce all floors  
6 above the tower mass reduction height by 12 percent.

7  
8 f. Development with multiple towers on one property,  
9 towers shall be located a minimum of 20 feet from each  
10 other.

11  
12 g. Where a new tower is proposed adjacent to an existing  
13 structure that is taller than the height at which a tower  
14 mass reduction is required, the new tower shall be  
15 located a minimum of 20 feet from the existing adjacent  
16 structure.

17  
18 D. *Pedestrian-oriented frontage standards.*

19  
20 1. Street-level design continuity required. Lots fronting along  
21 right-of-way and public spaces shall include sidewalks, visual  
22 access windows, and building entries as outlined below:

23  
24 a. Minimum sidewalk widths in the DT zoning districts  
25 shall be as follows:

26  
27 i. B-2A and B-2B: Sidewalks shall be no less than  
28 11.5 feet wide.

29  
30 ii. B-2C: Except for the area north of the 4th  
31 Avenue right-of-way and west of the L Street  
32 right-of-way, sidewalks shall be no less than  
33 11.5 feet wide.

34  
35 b. Sidewalks shall be located abutting the street curb or  
36 in an enclosed mall or arcade connected to adjacent  
37 pedestrian circulation facilities.

38  
39 c. Visual access windows. Exterior walls located 20 feet  
40 or closer to a street ROW shall meet the window  
41 standards in table 21.11-7.

42  
43 i. Windows shall provide visual access from  
44 interior activity or circulation spaces to the  
45 exterior of the building. Display windows with  
46 opaque back walls will not be counted toward  
47 the visual access requirements. Walls of parking

1  
2  
3

structures are exempt. Walls on alleys are exempt.

<b>Table 21.11-7: Window Standards – All Downtown Zoning Districts</b>			
	<u>Frontage on ROW with width of less than 70'</u>	<u>Frontage on ROW with width of greater than 70'</u>	<u>Frontage on Alleys or other public spaces</u>
<u>A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:</u>	<u>60%</u>	<u>40%</u>	<u>25%</u>
<u>B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>

4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

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 entries shall be recessed a minimum of 36 inches. To meet this requirement, the entries 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 the 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.

[SIDEWALKS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41

A. MINIMUM SIDEWALK WIDTHS IN THE DT ZONING DISTRICTS SHALL BE AS FOLLOWS:

- I. B-2A: 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.
- III. B-2C: EXCEPT FOR THE AREA NORTH OF THE 4<sup>TH</sup> AVENUE RIGHT-OF-WAY AND WEST OF THE L STREET RIGHT-OF-WAY, SIDEWALKS SHALL BE NO LESS THAN 11.5 FEET WIDE. WHERE 11.5 FEET IS REQUIRED, THAT WIDTH MAY BE DECREASED BY ONE FOOT WHERE THE ADJOINING STRUCTURE DOES NOT CONTAIN RETAIL SPACE WITH STREET-FACING WINDOWS ON THE GROUND FLOOR.
- 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.]

Menu items may be combined or may alternate along the building frontage to meet 21.11.070D.2.b.

<b>Table 21.11-8: Frontage Standards Design Menu*</b>	
<u>Item</u>	<u>Minimum standards</u>
<u>Visual access windows</u>	<u>Supplemental ground floor windows that meet 21.11.070.E3.b.i 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>Plazas</u>	<u>21.11.070D.2.f</u>
<u>Canopies</u>	<u>21.11.070D.2.g</u>
<u>*building frontages on alleys are exempt from this requirement.</u>	

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

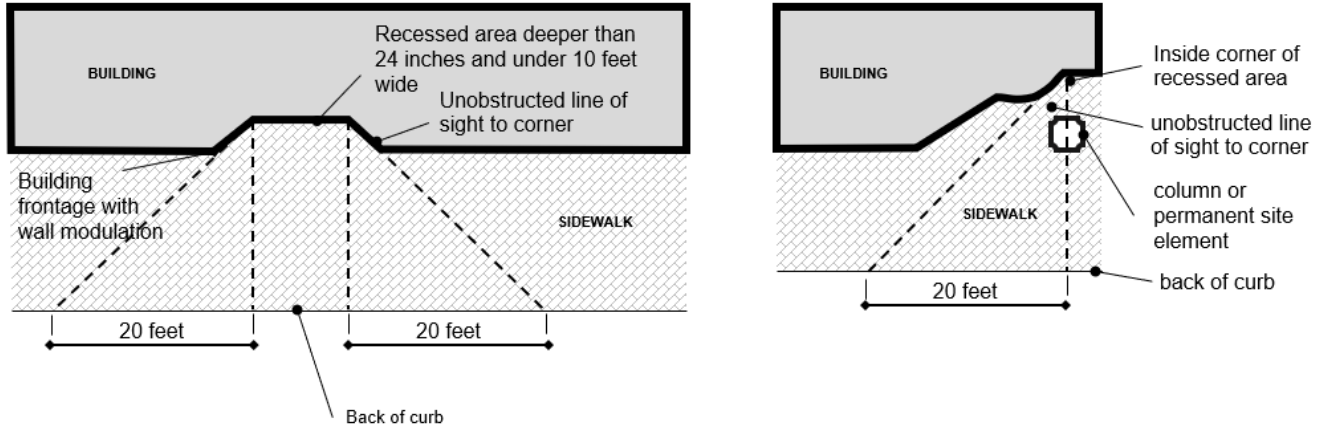
a. Textured siding. Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements 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.

1

UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

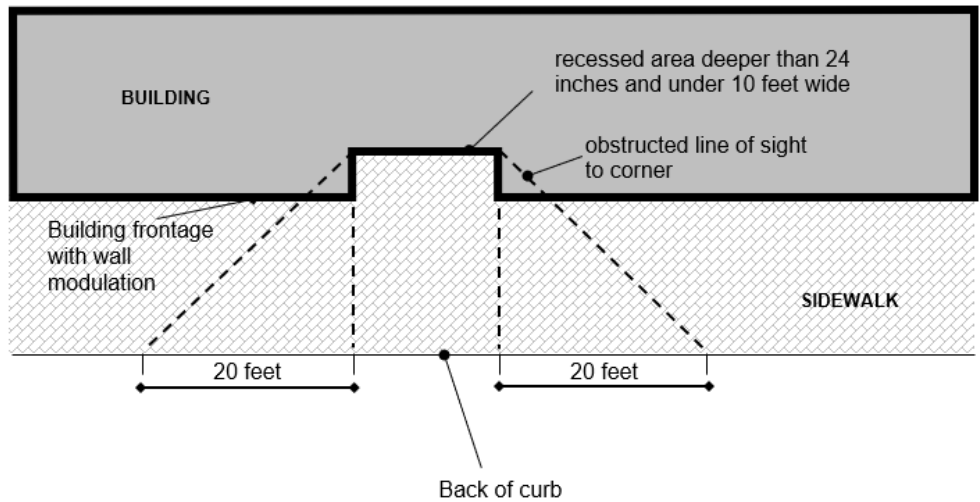


Figure 21.11- 1

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.

2  
3  
4  
5  
6  
7  
8  
9  
10

1  
2 d. Landscaping.  
3

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

10  
11 ii. Where landscaping is provided, it shall comply  
12 with all general landscaping requirements and  
13 standards in section 21.07.080 and:

14  
15 (A) Tree grate aprons shall be installed. Up  
16 to 12 inches of a tree grate apron can be  
17 considered for pedestrian circulation  
18 while protecting the growing medium  
19 from sidewalk runoff with high  
20 concentrations of melting agents. Tree  
21 grates shall not impede ADA access.

22  
23 (B) Trees specified for the downtown districts  
24 shall be species that branch (or can be  
25 successfully trimmed at maturity) at eight  
26 feet.

27  
28 (C) Sidewalk width between the edge of the  
29 planting bed, raised planter, or tree grate  
30 and the back of curb shall be minimum  
31 12 feet clear.

32  
33 (D) Planters shall be designed and plant  
34 species shall be selected and placed so  
35 that when the plants reach mature height  
36 visual access is maintained through the  
37 entirety of the planting bed from 30  
38 inches to 72 inches in height as  
39 measured from the closest paved  
40 pedestrian surface.

41  
42 (E) Shrub plantings are not required in  
43 planting beds covered with tree grates or  
44 modular suspended pavement systems.

45  
46 (F) Pedestrian-oriented frontage standards  
47 landscaping shall meet the table 21.11-9

Landscape Specifications for the  
Downtown Districts.

1  
2  
3  
4 e. *Decorative street lighting.* Intent Decorative  
5 illumination fixtures are intended to promote an  
6 increased sense of vitality and cohesion in downtown  
7 street corridors and provide additional levels of  
8 illumination for increased pedestrian safety and  
9 comfort.

10  
11 i. Decorative street lighting fixtures shall be  
12 centered no more than 30 feet apart.

13  
14 ii. Decorative street lighting fixtures shall be  
15 centered no closer than three feet from the face  
16 of any street curb.

17  
18 iii. Decorative street lighting shall be located so as  
19 to provide at least eight feet of accessible  
20 unobstructed walkway clear width, measured  
21 radially from the lighting fixture.

22  
23 iv. The mounting height of pole- and wall-mounted  
24 decorative street lighting shall not exceed 15  
25 feet.

26  
27 v. Decorative street lighting design shall be  
28 compatible in style, fixture color, and lamp color  
29 with other principal decorative street lighting  
30 fixture assemblies which may exist within the  
31 project street corridor (including the project  
32 block/street frontage(s) and the block/street  
33 frontage(s) on the opposite side of the street), or  
34 with other decorative illumination treatments in  
35 adjacent blocks and shall be consistent with an  
36 adopted illumination plan, if available.

37  
38 To meet the requirement to count as a  
39 pedestrian oriented frontage standard, building  
40 frontage lighting treatments shall be  
41 supplemental to minimum building code and  
42 street lighting standards. The lighting treatment  
43 must be applied to the building frontage and be  
44 visible from and enhance the adjacent  
45 pedestrian spaces.

46  
47 f. *Canopies.* For the purposes of this section  
48 21.11.070D.2.f., the following provisions replace the

1 pedestrian shelter including canopy design standards  
2 of 21.07.060F.9. The pedestrian shelter definition at  
3 the beginning of 21.07.060F.9. applies.

4  
5 Sidewalk canopies are intended to improve downtown  
6 pedestrian comfort and safety, especially during winter  
7 months and inclement weather. Canopies may also  
8 provide increased street and building design continuity  
9 and support a wider range of pedestrian corridor  
10 activities.

11  
12 i. No part of a canopy shall come within three feet  
13 of the center of the main trunk of a street tree  
14 nor within two feet of the vertical plane  
15 extending from the street curb face.

16  
17 ii. The canopy shall extend a minimum of six feet  
18 horizontally over a public sidewalk or a sidewalk  
19 immediately adjacent to and accessible from a  
20 public sidewalk area.

21  
22 ii Canopies projecting six to eight feet horizontally  
23 over a sidewalk area shall have a minimum  
24 vertical clearance of eight feet and a maximum  
25 vertical clearance of 12 feet above the sidewalk  
26 finished grade. Canopies projecting more than  
27 eight feet horizontally over a sidewalk area shall  
28 have a minimum vertical clearance of 10 feet  
29 and a maximum vertical clearance of 15 feet  
30 above the sidewalk finished grade.

31  
32 iv. A canopy lighting system shall be provided  
33 which illuminates the sidewalk area. The  
34 minimum average illumination reaching the  
35 paved area shall not be less than two foot  
36 candles of light intensity, and light fixtures  
37 should be places so that light patterns overlap  
38 at a height of seven feet above the walkway.  
39 The required illumination level is to be  
40 maintained at all times.

41  
42 v. This lighting does not fulfill the requirements of  
43 the 21.11.070D.2.e. Decorative Street Lighting  
44 section and may not be counted as one of the  
45 three required items from the Frontage  
46 Standards Design Menu.

47

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

4  
5 i. Intent. Plazas are intended to visually  
6 emphasize important pedestrian thoroughfares,  
7 provide increased light and openness at street  
8 level, and humanize the urban environment by  
9 responding to the needs of pedestrians.

10  
11 ii. Plaza areas shall not include the area of  
12 sidewalks, vehicular lanes, parking facilities,  
13 loading areas, or driveways.

14  
15 iii. The plaza shall be at least 2,000 square feet in  
16 area, with a minimum inside dimension of 15  
17 feet.

18  
19 iv. The plaza shall be adjoining or have direct  
20 visual and physical access to a public  
21 pedestrian walkway via a sidewalk that is  
22 minimum 14 feet in width and maximum 20 feet  
23 in length. If the connecting sidewalk is bridged  
24 by a structural element of any kind, the  
25 structural element shall remain 10 feet minimum  
26 clear of the walking surface.

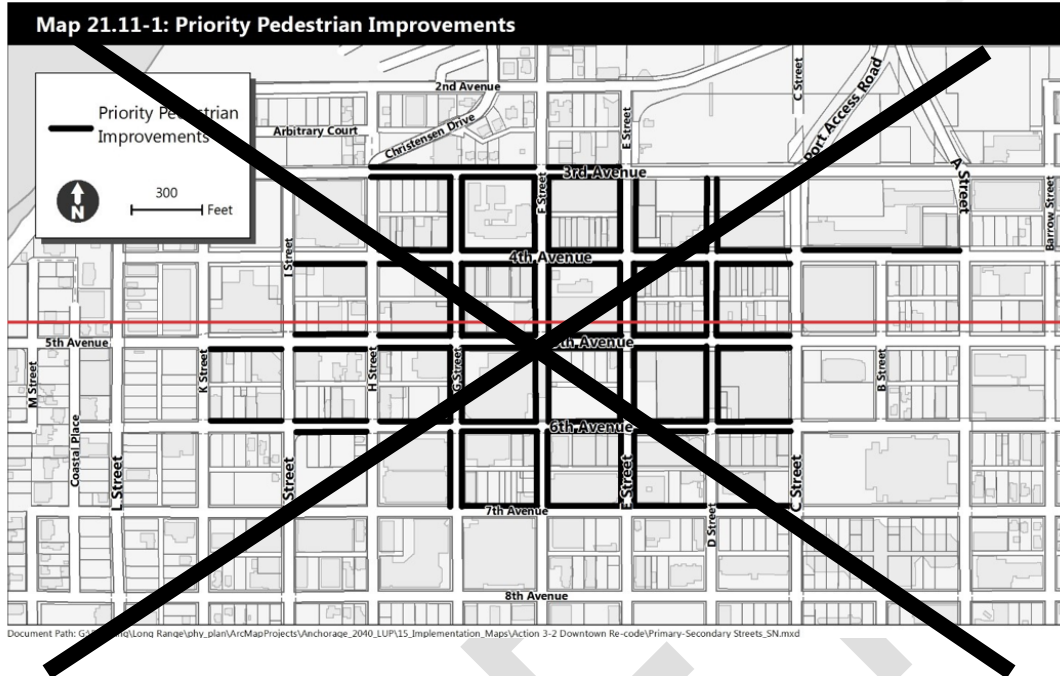
27  
28 v. The plaza shall have at least one linear foot of  
29 seating per 60 square feet of area.

30  
31 vi. At least 20 percent of the plaza area shall be  
32 landscaped. Landscaping may consist of plants  
33 or pedestrian features (definition in 21.15.040).

34  
35 vii. Paving of the plaza shall have a textured or  
36 decorative surface.

37  
38 viii. The plaza shall be publicly accessible at all  
39 times.

40  
41 [2. **STREET-LEVEL DESIGN CONTINUITY.** FOR LOTS  
42 FRONTING ON PRIORITY PEDESTRIAN STREETS IN MAP  
43 21.11-1, BUILDINGS OR OTHER AMENITIES, INCLUDING  
44 LANDSCAPING OR STREET FURNITURE, SHALL EXTEND  
45 THE FULL WIDTH OF THE LOT FRONTAGE, EXCEPT FOR  
46 AT DRIVEWAY AND PEDESTRIAN ACCESS POINTS.]  
47



[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 <sup>1</sup>
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 <sup>1</sup> 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.		
<sup>1</sup> 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.]		

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

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

3  
4 A. THE FOLLOWING USE TYPES SHALL NOT BE  
5 ALLOWED ON THE GROUND FLOOR WHEN  
6 VISIBLE FROM THE STREET:

- 7  
8 I. HEALTH SERVICES;  
9  
10 II. BROADCASTING FACILITY;  
11  
12 III. OFFICE, BUSINESS OR PROFESSIONAL;  
13  
14 IV. BUSINESS SERVICES ESTABLISHMENT;  
15 AND  
16  
17 V. WHOLESALE MERCHANT ESTABLISHMENT.

18  
19 B. THE FOLLOWING USE TYPES SHALL BE ALLOWED  
20 ONLY ON FLOORS OTHER THAN THE GROUND  
21 FLOOR:

- 22  
23 I. VOCATIONAL OR TRADE SCHOOL;  
24  
25 II. CLUB/LODGE OR MEETING HALL; AND  
26  
27 III. COTTAGE CRAFTS.]

28  
29 [D. *LANDSCAPING AND SCREENING.*]

30  
31 E[1]. *Parking lot landscaping requirements.*

32  
33 1[a]. [*PARKING LOT PERIMETER LANDSCAPING FOR ALL*  
34 *PARKING AREAS.*] The perimeter of a parking area abutting  
35 a lot in a residential district shall utilize the following schedule,  
36 except that a parking area serving only a single-family,  
37 two-family, or three-family dwelling is exempt.

38  
39 a[I]. Institutional, commercial or industrial uses adjoining a  
40 residential district: Visual enhancement landscaping  
41 and a screening fence.

42  
43 b[II]. Residential uses adjoining a residential district: Visual  
44 enhancement landscaping, or a screening fence and  
45 an area landscaped with parking lot interior  
46 landscaping equal to five percent of the paved surface  
47 of the parking area including parking circulation aisles  
48 and appurtenant driveways.



1  
2 c[III]. A parking area serving only a single-family, two-family,  
3 or three-family dwelling is exempt.

4  
5 2[b]. Parking lot landscaping for parking lots with 15 or more  
6 spaces.

7  
8 a[I]. Visual enhancement landscaping shall be planted on  
9 the perimeter of the parking area abutting a lot line, or  
10 a screening fence shall be placed on the perimeter of  
11 the parking area abutting a lot line and an area equal  
12 to at least five percent of the paved surface of the  
13 parking area, including parking circulation aisles and  
14 appurtenant driveways, shall be devoted to parking lot  
15 interior landscaping. Exceptions are:

16  
17 i.[(A)] At approved points of pedestrian and vehicle  
18 access; and

19  
20 ii.[(B)] Adjacent to lots being developed under a  
21 common development plan, where the director  
22 waives the requirement.

23  
24 b[II]. A foundation planting bed or walkway, or both, at  
25 least four feet wide shall separate the parking area,  
26 including circulation aisles and appurtenant  
27 driveways, from any building on the same lot.

28  
29 c[III]. In addition to the landscaping required under  
30 subsections i. and ii. Of this subsection, parking lot  
31 interior landscaping shall be planted within the interior  
32 of a parking lot containing more than 60 spaces. The  
33 area devoted to parking lot interior landscaping shall  
34 equal at least five percent of the paved surface of the  
35 parking area including parking circulation aisles and  
36 appurtenant driveways.

37  
38 d[IV]. The vehicle overhang allowance area of parking  
39 spaces may extend into required landscaping areas  
40 by up to two feet, provided the planting bed beyond  
41 the overhang is at least six feet wide.

42  
43 F[2]. Screening.

44  
45 1[A]. Loading areas, vehicle and equipment storage areas, and  
46 service areas shall be screened. Screening shall take the form  
47 of a fence, wall or vegetation, or a combination of these.  
48

1                   2[B]. Rooftop mechanical equipment shall be screened as provided  
2                   in subsection 21.07.080G.4.c.

3  
4                   3[C]. Outdoor refuse collection receptacles shall be screened as  
5                   provided in subsection 21.07.080G.2.

6  
7                   G. *Downtown street landscaping.*

8  
9                   1. If a project on private property disturbs the ROW, where  
10                   downtown street landscaping is provided, it shall comply with  
11                   all general landscaping requirements and standards in section  
12                   21.07.080 and:

13  
14                   a. Trees shall be set back a minimum of 3.5 feet from the  
15                   back of curb to reduce the possibility of damage from  
16                   car doors and splash from cars. Tree guards may be  
17                   considered for protection of trees where large numbers  
18                   of people may gather.

19  
20                   b. A sloping six-inch minimum (12-inch preferred) wide  
21                   apron (1V:12H) around tree grates may be considered  
22                   for pedestrian circulation while protecting the growing  
23                   medium from sidewalk runoff with high concentrations  
24                   of melting agents. Tree grates must be designed to  
25                   recognize the need for accessibility for all.

26  
27                   c. Trees specified for the downtown districts shall be  
28                   species that branch (or can be successfully trimmed at  
29                   maturity) at eight feet.

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

33  
34                   e. Sidewalk width between the edge of the planting bed,  
35                   raised planter, or tree grate and the building shall be  
36                   minimum 6 feet clear.

37  
38                   f. Planters shall be designed and plant species shall be  
39                   selected and placed so that when the plants reach  
40                   mature height visual access is maintained through the  
41                   entirety of the planting bed from 30 inches to 72 inches  
42                   in height as measured from the closest paved  
43                   pedestrian surface. Planter height shall be no more  
44                   than 24 inches from the sidewalk.

45  
46                   g. Minimum size of shrubs may be reduced from 18  
47                   inches in height to 6 inches in height when planted in a

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

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.

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

13  
14  
15  
16  
17  
18  
19

H[E]. Private common open space.

1. New multifamily developments with more than four (4) units shall provide an area equal to at least five percent of the building's habitable floor area as common open space.

1                   2. Common private open space may include lawn areas; picnic  
2                   areas; gardens; natural vegetation; equipped recreation  
3                   areas; sports courts; hard surfaced pedestrian spaces such  
4                   as patios, decks, courtyards, housing courtyards, or plazas;  
5                   skywalks; and/or roof tops or terraces. [MULTIFAMILY  
6                   DWELLINGS SHALL PROVIDE PRIVATE OPEN SPACE AS

7                   ESTABLISHED IN SECTION 21.07.030, WITH THE

8                   FOLLOWING EXCEPTIONS FROM THE STANDARDS:]

9

10                  [1. THE MINIMUM INSIDE DIMENSION OF GROUND-LEVEL

11                  INDIVIDUAL PRIVATE OPEN SPACE IS REDUCED FROM

12                  15 FEET TO 10 FEET. THE MINIMUM INSIDE DIMENSION

13                  OF COMMON PRIVATE OPEN SPACE IS REDUCED FROM

14                  18 FEET TO 10 FEET. THE 10-FOOT DIMENSION MAY BE

15                  REDUCED BY THREE FEET WHERE ABUTTING

16                  REQUIRED SITE PERIMETER LANDSCAPING ON THE

17                  SITE, AS LONG AS THE OPEN SPACE AND THE

18                  LANDSCAPING ARE NOT SEPARATED BY A FENCE OR

19                  OTHER SEPARATING FEATURE.

20

21                  2. INDIVIDUAL PRIVATE OPEN SPACE ON BALCONIES,

22                  ROOFS, DECKS, STOOPS, AND UNENCLOSED

23                  PORCHES THAT HAVE NO LESS THAN ONE 10-FOOT

24                  INSIDE DIMENSION MAY COUNT TOWARD THE OPEN

25                  SPACE REQUIREMENT, EXCEPT THAT BALCONIES,

26                  DECKS, STOOPS, AND UNENCLOSED PORCHES WITH

27                  DIMENSIONS OF LESS THAN 10 FEET AND CONTAINING

28                  AT LEAST 20 SQUARE FEET MAY BE COUNTED FOR UP

29                  TO 50 PERCENT OF THE REQUIRED PRIVATE OPEN

30                  SPACE AREA. THESE STANDARDS REPLACE THE

31                  REQUIREMENTS OF 21.07.030D.1.II. AND III. FOR THESE

32                  SPACES.

33

34                  3. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS

35                  EXEMPT FROM THE REQUIREMENT IN SUBSECTION

36                  21.07.030B.1. FOR AT LEAST HALF OF THE REQUIRED

37                  OPEN SPACE TO BE PROVIDED AS COMMON PRIVATE

38                  OPEN SPACE. REQUIRED PRIVATE OPEN SPACE IN THE

39                  DT DISTRICTS MAY BE ANY MIX OF COMMON AND/OR

40                  INDIVIDUAL PRIVATE OPEN SPACE.

41

42                  4. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS

43                  EXEMPT FROM THE PROHIBITION IN SUBSECTION

44                  21.07.030D.1.A. AGAINST COUNTING SETBACKS WITH

45                  SLOPES OVER 10 PERCENT TOWARDS REQUIRED

46                  PRIVATE OPEN SPACE.

47

1 5. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS  
2 EXEMPT FROM THE REQUIREMENT IN SUBSECTION  
3 21.07.030D.2.B.I. FOR AT LEAST HALF OF THE  
4 REQUIRED COMMON PRIVATE OPEN SPACE TO BE  
5 CONTIGUOUS.

6  
7 6. MULTIFAMILY DEVELOPMENT IN THE DT DISTRICTS IS  
8 EXEMPT FROM THE LIMITATION IN SUBSECTION  
9 21.07.030D.2.B.IV. THAT NO MORE THAN 25 PERCENT  
10 OF THE TOTAL REQUIRED OPEN SPACE AREA MAY BE  
11 DEVELOPED FOR ACTIVE RECREATION.]

12  
13 I. *Off-street parking and loading.*

14  
15 1. *Amount of parking.* No off-street parking is required for any  
16 development in the DT districts.

17  
18 2. *Landscaping.* Parking that is provided shall be landscaped in  
19 accordance with 21.11.070[D.1.a. and 21.11.070D.1.b.]E.  
20 [NO BONUS POINTS ACCRUE FOR LANDSCAPING  
21 REQUIRED BY THIS SUBSECTION.]

22  
23 3. *Off-street parking and loading design standards.* If off-street  
24 parking and/or loading is provided, it shall comply with all  
25 standards for off-street parking and loading in section  
26 21.07.090, except that:

27  
28 a. Permanent parking not located within a setback from  
29 projected rights of way may utilize the alternative  
30 parking angle, stall, and aisle dimensions outlined in  
31 Table 21.11-10[9]. An alternative parking site plan  
32 shall be submitted and approved as part of the  
33 applicable land use permit process.

34  
35 b. Permanent parking not located within a setback from  
36 projected rights of way may utilize the compact parking  
37 angle, stall, and aisle dimensions outlined in Table  
38 21.11-11[0], provided the parking area is used  
39 exclusively for employee parking for periods in excess  
40 of four consecutive hours, and no more than 30 percent  
41 of the total number of spaces is designed for compact  
42 cars. An alternative parking site plan shall be  
43 submitted and approved as part of the applicable land  
44 use permit process.

45

<b>TABLE 21.11-10[9]: ALTERNATIVE PARKING ANGLE, STALL, AND AISLE DIMENSIONS</b>						
<b>Parking Angle (degrees)</b>	<b>Space Width</b>	<b>Space Depth (Vehicle Projection)</b>	<b>Aisle Width 1-way</b>	<b>Typical Parking Bay Width (Module)</b>	<b>Interlock Reduction</b>	<b>Overhang Allowance</b>
45	8' 4"	17' 4"	12' 3"	46' 11"	2' 0"	2' 0"
50	8' 4"	18' 0"	12' 9"	48' 9"	1' 10"	2' 1"
60	8' 4"	18' 10"	14' 3"	51' 11"	1' 4"	2' 3"
70	8' 4"	19' 2"	16' 1"	54' 5"	0' 10"	2' 5"
75	8' 4"	19' 0"	17' 6"	55' 6"	0' 8"	2' 6"
90*	8' 4"	18' 0"	22' 6"	58' 6"	N/A	2' 8"

1 \*The 90-degree parking angle dimensions assume a two-way traffic flow.  
 2

<b>TABLE 21.11-11[0]: COMPACT PARKING ANGLE, STALL, AND AISLE DIMENSIONS</b>							
<b>Parking Angle (degrees)</b>	<b>Space Type</b>	<b>Space Width</b>	<b>Space Depth (Vehicle Projection)</b>	<b>Aisle Width 1-way</b>	<b>Typical Parking Bay Width (Module)</b>	<b>Interlock Reduction</b>	<b>Overhang Allowance</b>
45	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 6"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
50	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	19' 2"	13' 6"	51' 0"	2' 0"	2' 4"
60	CO	7' 7"	16' 4"	12' 6"	45' 2"	1' 0"	1' 8"
	STD	8' 4"	20' 0"	15' 0"	55' 0"	1' 6"	2' 6"
70	CO	7' 7"	16' 5"	14' 1"	46' 11"	0' 8"	1' 10"
	STD	8' 4"	20' 4"	17' 0"	57' 8"	1' 0"	2' 8"
75	CO	7' 7"	16' 6"	16' 4"	49' 11"	0' 6"	1' 10"
	STD	8' 4"	20' 2"	18' 0"	58' 4"	0' 9"	2' 9"
90*	CO	7' 7"	15' 6"	19' 0"	50' 0"	N/A	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	N/A	3' 0"

3 CO: Compact car.  
 4 STD: Standard car.  
 5 \* The 90-degree parking angle dimensions assume a two-way traffic flow.  
 6

7 **[STANDARDS FOR URBAN DESIGN AMENITIES]**

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

1 21.11.060D.2. THE STANDARDS OF THIS SECTION ARE  
2 INTENDED TO MEET THE FOLLOWING OBJECTIVES:  
3

4 A. TO PROVIDE PREDICTABILITY FOR  
5 DEVELOPMENT APPLICANTS, PROPERTY  
6 OWNERS, AND THE PUBLIC;  
7

8 B. TO ENSURE THAT THE AMENITY'S PROPOSED  
9 PLACEMENT AND CHARACTERISTICS MEET THE  
10 AMENITY'S FUNCTIONAL OBJECTIVES AND  
11 INTENT AS STATED IN THIS SECTION; AND  
12

13 C. TO ENSURE THAT THE AMENITIES PROTECT AND  
14 ENHANCE THE ENVIRONMENT OF THE ZONING  
15 DISTRICT, STREET FRONTAGE, AND DOWNTOWN  
16 GENERALLY, FOR THE BENEFIT OF ALL.  
17

18 2. *APPLICABILITY.*  
19

20 A. THIS SECTION APPLIES TO URBAN DESIGN  
21 AMENITIES GENERATING BONUS FLOOR AREA  
22 PURSUANT TO SECTION 21.11.060D., INCLUDING  
23 AMENITIES PLACED WITHIN PUBLIC ROW,  
24 EXCEPT WHERE DEPARTURES AND  
25 ALTERNATIVES FROM THESE STANDARDS ARE  
26 APPROVED PER SECTION 21.07.010D.2.  
27

28 B. THE PROVISIONS OF THIS SECTION MODIFY  
29 OTHER PROVISIONS OF TITLE 21 THAT APPLY TO  
30 THE USES AND AMENITIES LISTED IN THIS  
31 SECTION. TO THE EXTENT ANY PROVISIONS IN  
32 THIS SECTION CONFLICT WITH OTHER  
33 PROVISIONS OF TITLE 21, THE PROVISIONS OF  
34 THIS SECTION SHALL GOVERN. IF CERTAIN  
35 PROVISIONS OVERLAP BUT ARE NOT IN  
36 CONFLICT, THEN THE PROVISIONS OF THIS  
37 SECTION SUPPLEMENT THE OTHER TITLE 21  
38 REQUIREMENTS AND ARE ADDITIONAL  
39 STANDARDS. WHERE NOT MODIFIED OR  
40 EXEMPTED BY THIS SECTION, THE OTHER  
41 PROVISIONS OF TITLE 21 APPLY.  
42

43 C. INTENT STATEMENTS PROVIDED UNDER EACH  
44 AMENITY ARE NOT SUBSTANTIVE STANDARDS  
45 BUT RATHER GUIDE INTERPRETATION AND  
46 UNDERSTANDING OF THE AMENITY'S  
47 STANDARDS, AS SET FORTH IN SECTION  
48 21.15.020B.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

3. *GENERAL OR SHARED STANDARDS.*

- A. THE OWNER OF THE DEVELOPMENT SITE SHALL BE RESPONSIBLE FOR REGULARLY MAINTAINING ALL ELEMENTS OF THE AMENITY IN GOOD CONDITION. ALL ELEMENTS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION, MAINTAIN THEIR FUNCTIONAL UTILITY, AND MEET THE STANDARDS OF THIS TITLE.
- B. AMENITIES LOCATED OUTDOORS SHALL BE CONSTRUCTED OF DURABLE MATERIALS THAT CAN WITHSTAND THE OUTDOOR ENVIRONMENT.
- C. FOR AMENITIES THAT REQUIRE LIGHTING, REQUIRED ILLUMINATION LEVELS SHALL BE MAINTAINED AT ALL TIMES.
- D. SEATING AMENITIES, PLAZAS OR COURTYARDS, PUBLIC RESTROOMS, AND RESIDENTIAL HOUSEHOLD USE DWELLING UNITS SHALL BE ADA ACCESSIBLE.

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

- A. *INTENT.* ARCADES PROVIDE INCREASED OPPORTUNITIES FOR PEDESTRIAN COMFORT, STREET-LEVEL RETAIL ENHANCEMENT AND AN APPROPRIATELY SCALED AND DETAILED INTEGRATION OF STREET, SIDEWALK, AND BUILDING DESIGN ELEMENTS. AN ARCADE PERMITS AN EXTENSION OF THE STREETScape SPACE, SIDEWALK WIDTH, AND ADDITIONAL PEDESTRIAN SHELTER AREAS, ESPECIALLY DURING COLD, WET, OR WINDY WEATHER.
- B. THE ARCADE SHALL BE LOCATED ADJOINING BUT OUTSIDE OF THAT PORTION OF THE



1 SIDEWALK AREA WHICH IS REQUIRED BY THE DT  
2 DISTRICT-SPECIFIC STANDARDS IN 21.11.070C.1.,  
3 *SIDEWALKS*.

4  
5 C. THE ARCADE SHALL PROVIDE A MINIMUM  
6 INTERIOR WIDTH (THE DIMENSION BETWEEN  
7 THE INTERIOR ARCADE/BUILDING FACE AND THE  
8 INSIDE FACE OF OUTER SUPPORT ELEMENTS OR  
9 OUTER OVERHEAD ARCADE BUILDING FACE) OF  
10 10 FEET WITH SUPPORT ELEMENTS, AND 8 FEET  
11 WITHOUT SUPPORT ELEMENTS, AND A MAXIMUM  
12 INTERIOR WIDTH OF 20 FEET.

13  
14 D. THE ARCADE SHALL PROVIDE A MINIMUM OF  
15 EIGHT FEET OF ACCESSIBLE WALKWAY CLEAR  
16 WIDTH. THIS DIMENSION SHALL BE PROVIDED  
17 WITHIN THE ARCADE AND BETWEEN THE  
18 ARCADE SUPPORT ELEMENTS AND THE  
19 ADJOINING SIDEWALK.

20  
21 E. THE INTERIOR HEIGHT OF THE ARCADE AND  
22 OUTER ARCADE PORTAL HEIGHTS SHALL HAVE A  
23 MINIMUM VERTICAL CLEARANCE OF 10 FEET,  
24 AND AN AVERAGE VERTICAL CLEARANCE NO  
25 GREATER THAN 18 FEET.

26  
27 F. THE ARCADE SHALL BE CONTINUOUS IN LENGTH  
28 ALONG THE STREET FRONTAGE FOR AT LEAST  
29 50 FEET.

30  
31 G. AN ARCADE LIGHTING SYSTEM SHALL BE  
32 PROVIDED WHICH ILLUMINATES THE ARCADE'S  
33 PAVED PEDESTRIAN AREAS. THE MINIMUM  
34 AVERAGE ILLUMINATION REACHING THE PAVED  
35 AREA SHALL NOT BE LESS THAN FIVE FOOT-  
36 CANDLES OF LIGHT INTENSITY, AND LIGHT  
37 FIXTURES SHOULD BE PLACED SO THAT LIGHT  
38 PATTERNS OVERLAP AT A HEIGHT OF SEVEN  
39 FEET ABOVE THE WALKWAY. ADDITIONAL LIGHT  
40 SOURCES (SHOP WINDOW ILLUMINATION,  
41 STREET LIGHTING, SIDEWALK POLE, OR  
42 BOLLARD LIGHTING) CAN BE UTILIZED IN  
43 COMBINATION WITH ARCADE LIGHTING TO  
44 ACHIEVE LIGHT INTENSITY STANDARDS.

45  
46 H. THE ARCADE SHALL BE PUBLICLY ACCESSIBLE  
47 AT ALL TIMES.  
48

1 5. *ATRIUM, GALLERIA, OR WINTER GARDEN.* FOR THE  
2 PURPOSES OF THIS SECTION 21.11.070G., THE  
3 FOLLOWING PROVISIONS REPLACE THE ATRIUM,  
4 GALLERIA, OR WINTER GARDEN DESIGN STANDARDS  
5 OF 21.07.060F.11. THE ATRIUM, GALLERIA, OR WINTER  
6 GARDEN DEFINITION AT THE BEGINNING OF  
7 21.07.060F.11. APPLIES.

8  
9 A. *INTENT.* GALLERIAS ARE INTENDED TO PROVIDE  
10 INTERIOR PUBLIC SPACES THAT ARE SUITED  
11 FOR PUBLIC GATHERINGS AND EVENTS WHERE  
12 PEOPLE CAN RELAX AND ENJOY THE  
13 SURROUNDING SPACE AND ITS ASSOCIATED  
14 ACTIVITIES.

15  
16 B. THE ATRIUM, GALLERIA, OR WINTER GARDEN  
17 SHALL BE PUBLICLY ACCESSIBLE DURING  
18 NORMAL BUSINESS HOURS AND ADJACENT TO A  
19 PUBLIC PEDESTRIAN WALKWAY.

20  
21 C. THE ATRIUM, GALLERIA, OR WINTER GARDEN  
22 SHALL HAVE A MINIMUM OF 2,000 SQUARE FEET  
23 OF FLOOR AREA WITH A MINIMUM INSIDE  
24 DIMENSION OF 25 FEET.

25  
26 D. THE ATRIUM, GALLERIA, OR WINTER GARDEN  
27 SHALL HAVE A CLEAR HEIGHT OF TWO STORIES  
28 FOR AT LEAST 75 PERCENT OF ITS FLOOR AREA.

29  
30 E. AT LEAST 50 PERCENT OF THE ATRIUM,  
31 GALLERIA, OR WINTER GARDEN'S CEILING AREA  
32 SHALL CONSIST OF TRANSPARENT GLAZING.

33  
34 F. THE ATRIUM, GALLERIA, OR WINTER GARDEN  
35 SHALL HAVE ONE LINEAL FOOT OF SEATING FOR  
36 EVERY 60 SQUARE FEET OF FLOOR AREA.

37  
38 G. THE ATRIUM, GALLERIA, OR WINTER GARDEN  
39 SHALL BE A FINISHED, CLIMATE-CONTROLLED  
40 SPACE.

41  
42 6. *BICYCLE PARKING.*

43  
44 A. *INTENT.* BICYCLE PARKING PROVIDES  
45 CONVENIENT SERVICE AS WELL AS INCENTIVE  
46 TO BICYCLE USERS IN DOWNTOWN. IT  
47 ENCOURAGES AND SUPPORTS FORMS OF

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

COMMUNITY ACCESS OTHER THAN BY AUTOMOBILES.

B. IN SIDEWALK AREAS, BICYCLE PARKING (INCLUDING STORED BICYCLES) SHALL BE LOCATED AND POSITIONED TO PROVIDE AT LEAST EIGHT FEET OF UNOBSTRUCTED ACCESSIBLE WALKWAY CLEAR WIDTH WITHIN THE SIDEWALK AREA, AND AT LEAST THREE FEET OF DISTANCE BETWEEN THE BICYCLE PARKING (INCLUDING STORED BICYCLES) AND STREET CURB FACE.

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

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

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

7. *CANOPY OR OTHER PEDESTRIAN SHELTER, OVER SIDEWALK.* FOR THE PURPOSES OF THIS SECTION 21.11.070G., 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.

A. *INTENT.* SIDEWALK CANOPIES ARE INTENDED TO IMPROVE DOWNTOWN PEDESTRIAN COMFORT AND SAFETY, ESPECIALLY DURING WINTER MONTHS AND INCLEMENT WEATHER. CANOPIES ALSO CAN PROVIDE INCREASED STREET AND BUILDING DESIGN CONTINUITY AND SUPPORT A WIDER RANGE OF PEDESTRIAN CORRIDOR ACTIVITIES.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

- B. CANOPIES SHALL CUMULATIVELY EXTEND ALONG AT LEAST 50 PERCENT OF THE DEVELOPMENT'S STREET FRONTAGE. ALL INDIVIDUAL CANOPIES SHALL HAVE A MINIMUM UNINTERRUPTED LENGTH OF 15 FEET.
- C. 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.
- D. THE CANOPY SHALL EXTEND A MINIMUM OF SIX FEET HORIZONTALLY OVER A SIDEWALK AREA, AND SHALL BE NO FURTHER THAN 15 FEET FROM THE VERTICAL PLANE EXTENDING FROM THE BACK OF THE STREET CURB.
- E. THE CANOPIES PROJECTING SIX TO EIGHT FEET HORIZONTALLY OVER THE SIDEWALK AREA SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF EIGHT FEET AND A MAXIMUM VERTICAL CLEARANCE OF 12 FEET ABOVE THE SIDEWALK FINISHED GRADE. THE CANOPIES PROJECTING MORE THAN EIGHT FEET HORIZONTALLY OVER THE SIDEWALK AREA SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 10 FEET AND A MAXIMUM VERTICAL CLEARANCE OF 15 FEET ABOVE THE SIDEWALK FINISHED GRADE.
- F. 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 PLACED 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.

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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, REHABILITATION, OR RESTORATION OF LANDMARKS THAT CONTRIBUTE TO ANCHORAGE'S HERITAGE.
- B. THE LANDMARK SHALL BE LISTED OR ELIGIBLE FOR LISTING ON THE ANCHORAGE LOCAL LANDMARK REGISTER.
- C. THE LANDMARK SHALL BE LOCATED ON THE DEVELOPMENT SITE.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

- D. PARKING, LOADING, VEHICLE CIRCULATION, OR UTILITY AREAS SHALL NOT BE INCLUDED IN THE HISTORIC PRESERVATION SITE AREA THAT IS ELIGIBLE TO GENERATE BONUS FLOOR AREA OR HEIGHT.
  - E. ANY PROPOSED ALTERATION OF A LISTED LANDMARK SHALL BE SUBJECT TO PROVISIONS ESTABLISHED BY THE ANCHORAGE HISTORIC PRESERVATION COMMISSION.
10. *INFORMATIONAL KIOSK.*
- A. *INTENT.* A KIOSK IS INTENDED TO PROVIDE A PEDESTRIAN-ORIENTED PHYSICAL SPACE FOR DISSEMINATION OF INFORMATION, BOTH PUBLIC AND PRIVATE.
  - B. INFORMATIONAL KIOSKS SHALL BE PERMANENT STRUCTURES, ACCESSIBLE FROM ALL SIDES BY PEDESTRIANS.
  - C. INFORMATIONAL KIOSKS SHALL NOT BE LOCATED WITHIN 11.5 FEET OF THE CURB FACE OF A STREET.
11. *MOVIE THEATER, THEATER COMPANY OR DINNER THEATER USES.*
- A. *INTENT.* THEATERS ARE INTENDED TO PROVIDE ENTERTAINMENT FACILITIES IN DOWNTOWN AND PROMOTE AN ENLIVENED ATMOSPHERE DURING THE EVENING HOURS.
  - B. THE THEATER SHALL HAVE A MINIMUM SEATING CAPACITY OF 150 SEATS.
  - C. THE THEATER'S MAIN ENTRANCE SHALL BE DIRECTLY ACCESSIBLE FROM SIDEWALK GRADE LEVEL AND HIGHLY VISIBLE FROM THE STREET OR PUBLIC OPEN SPACE.
  - D. THE THEATER LOBBY SHALL BE LOCATED AT GROUND-FLOOR SIDEWALK LEVEL, AND SHALL BE ENCLOSED AND WEATHER PROTECTED.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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

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

A. *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.

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

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

D. THE PLAZA SHALL BE ADJOINING A PUBLIC PEDESTRIAN WALKWAY.

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

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

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

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

I. THE PLAZA SHALL BE PUBLICLY ACCESSIBLE AT ALL TIMES.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

- 13. *PUBLIC RESTROOMS ON GROUND FLOOR.*
  - A. *INTENT.* PUBLIC RESTROOMS ON THE GROUND FLOOR ARE INTENDED TO PROVIDE A CONVENIENCE FOR PEDESTRIANS AND TO ENHANCE THE DESIRABILITY OF FREQUENTING THE DOWNTOWN AREA.
  - B. RESTROOMS SHALL BE PUBLICLY ACCESSIBLE DURING NORMAL BUSINESS HOURS.
  - C. RESTROOMS SHALL BE PROVIDED FOR BOTH MEN AND WOMEN.
  - D. THE LOCATION OF THE PUBLIC RESTROOM SHALL BE READILY DISCERNIBLE FROM THE BUILDING ENTRANCE'S LOBBY OR FOYER THROUGH THE USE OF TEXT AND/OR GRAPHIC SYMBOL SIGNAGE.
  
- 14. *PUBLIC ROOFTOP RECREATION AREAS OR PUBLIC VIEWING DECKS.*
  - A. *INTENT.* ROOFTOP FACILITIES ARE INTENDED TO PROVIDE EASILY ACCESSIBLE, ALTERNATIVE OPPORTUNITIES FOR THE GENERAL PUBLIC TO TAKE ADVANTAGE OF NATURAL LIGHT AND VISTA ATTRACTIONS COMBINED WITH OTHER USES AT THE ROOFTOP LEVEL.
  - B. THE ROOFTOP FACILITY SHALL BE PUBLICLY ACCESSIBLE.
  - C. THE ROOFTOP FACILITY SHALL DEVOTE AT LEAST 10 PERCENT OF ITS AREA TO A SPACE THAT ALLOWS THE GENERAL PUBLIC TO TAKE ADVANTAGE OF NATURAL LIGHT AND VISTA ATTRACTIONS.
  - D. ACCESS TO THE ROOFTOP FACILITY SHALL BE APPARENT AND EASILY ACCESSIBLE FROM THE STREET AND SHALL BE DESIGNED TO COMMUNICATE TO PEDESTRIANS THAT THE SPACE IS AVAILABLE FOR PUBLIC USE.
  - E. THE MINIMUM SIZE OF THE ROOFTOP FACILITY SHALL BE 1,500 SQUARE FEET.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

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

15. *PUBLIC TRANSIT AMENITIES.*

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

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

C. INTERNAL SHELTER PLACEMENT SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL THEME OF THE BUILDING.

D. THE TRANSIT SHELTER SHALL BE ILLUMINATED.

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

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

G. TRANSIT SHELTERS AND PULL-OUTS SHALL BE REVIEWED BY THE MUNICIPALITY OF ANCHORAGE PUBLIC TRANSPORTATION DEPARTMENT FOR LOCATION AND COMPATIBILITY WITH APPLICABLE TRANSIT FACILITIES DESIGN GUIDELINES.

H. THE TRANSIT SHELTER STANDARD PROVIDED IN 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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47

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

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

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

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

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

H. STREET FURNITURE SHALL BE SELECTED, DESIGNED, SITED, AND INSTALLED TO COMPLEMENT AND ENHANCE THE OPERATIONAL AND AESTHETIC FUNCTIONS OF SIDEWALK, PLAZA, AND LANDSCAPED PARK AREAS, OTHER AMENITIES, AND ASSOCIATED BUILDING ARCHITECTURE.

19. *SIDEWALK.*

A. *INTENT.* WIDENED SIDEWALKS ARE INTENDED TO INCREASE THE HOSPITABLENESS AND EFFECTIVENESS OF DOWNTOWN STREETSAPES. WIDENED SIDEWALKS PERMIT SPACE FOR WINDOW SHOPPING, PLACEMENT OF

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48

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

- 1 B. STREET TREES SHALL BE CENTERED A MINIMUM  
2 OF THREE FEET AND A MAXIMUM OF 15 FEET  
3 FROM THE FACE OF THE STREET CURB AND BE  
4 LOCATED SO AS TO PROVIDE AT LEAST EIGHT  
5 FEET OF UNOBSTRUCTED, ACCESSIBLE  
6 WALKWAY CLEAR WIDTH (A DIMENSION  
7 ESTABLISHED ALONG A LINE ALIGNED  
8 PERPENDICULAR TO THE CURB FACE).  
9
- 10 C. STREET TREES SHALL BE LOCATED ALONG  
11 EITHER THE CURB LINE (IN THE STREET  
12 INTERFACE ZONE OF THE SIDEWALK), OR THE  
13 LOT LINE (RIGHT-OF-WAY LINE) SIDE OF THE  
14 SIDEWALK AT A DISTANCE FROM THE BACK OF  
15 CURB THAT IS EQUAL TO OR GREATER THAN THE  
16 REQUIRED SIDEWALK WIDTH. THE DISTANCE  
17 SHALL BE MEASURED FROM THE CENTER OF  
18 THE MAIN TREE TRUNK.  
19
- 20 D. STREET TREES SHALL COMPRISE AT LEAST  
21 THREE TREES ALL WITHIN 60 FEET OF EACH  
22 OTHER AND CENTERED NOT MORE THAN 25  
23 FEET APART.  
24
- 25 E. DECIDUOUS STREET TREES SHALL BE NO LESS  
26 THAN 2.5 INCHES IN CALIPER AND BE NO LESS  
27 THAN 13 FEET IN HEIGHT. EVERGREEN TREES  
28 SHALL BE NO LESS THAN EIGHT FEET IN HEIGHT.  
29
- 30 F. STREET TREE PLANTING PITS SHALL BE A  
31 MINIMUM INSIDE DIMENSION OF FIVE FEET.  
32
- 33 G. STREET TREES SHALL BE PROTECTED WITH  
34 TREE GRATES AND TREE GUARDS.  
35
- 36 H. STREET TREES SHALL BE LOCATED NO  
37 FURTHER THAN 100 FEET FROM A SOURCE OF  
38 WATER FOR IRRIGATION (SUCH AS EXTERNAL  
39 HOSE BIB, QUICK COUPLER, OR IRRIGATION  
40 SYSTEM).  
41
- 42 I. EXCEPT AS MODIFIED BY THE DESIGN CRITERIA  
43 FOR THIS SECTION, STREET TREES SHALL BE  
44 INSTALLED, ESTABLISHED, AND MAINTAINED IN  
45 ACCORDANCE WITH MUNICIPAL STANDARD  
46 SPECIFICATIONS FOR LANDSCAPE  
47 IMPROVEMENTS.  
48

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 7.** 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.**

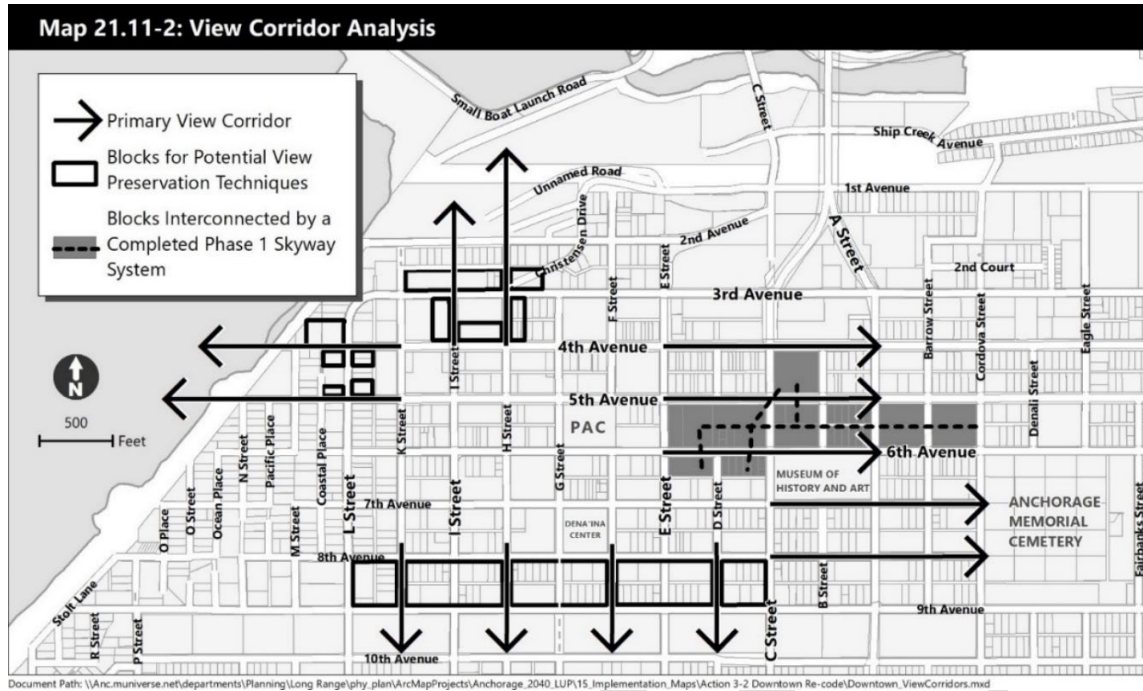
A. *Supplemental conditional use standards.* Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D., the approval of a conditional use for a skywalk shall consider how it will serve[IF]:

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.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31

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.)].



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

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 8.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

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