

APPENDIX A

REVISED DRAFT LANDSCAPING SECTION

**Recommended By ASLA Landscaping Committee and
Planning Division (October 16, 2012)**

ASLA committee and Planning Division recommended draft (10-16-12)**21.07.080 LANDSCAPING, SCREENING, AND FENCES****A. Purpose**

This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended to:

1. Visually enhance industrial, commercial, public/institutional, and residential development through retention of existing native or ornamental vegetation or through new landscape improvements.
2. Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors.
3. Separate, screen and buffer adjacent incompatible land uses through the use of landscape plantings, fencing and/or space.
4. Reduce and treat runoff of stormwater to preserve the quality of local streams and water bodies.

B. Exemption for Temporary Uses

Unless required under section 21.05.080, temporary uses in accordance with Section 21.05.080 are exempt from the requirements of this section.

C. Landscape Plan

All landscaping and screening required under this Section 21.07.080 shall be reflected on a set of landscape documents that include scaled plans and planting schedules, as required. All development, except for one single-family, one two-family, one three-family, or one-four-family home on an individual lots, shall have a landscape plan prepared by a licensed landscape architect registered by the state of Alaska consistent with AS 08.48 and 12 AAC 36 for review and approval by the decision making body. Minimum requirements for the landscape plan are:

1. Plan scale shall be easily readable and not greater than 1-inch equals 30-feet.
2. Plans and/or schedules shall call out common and scientific name for each plant type or ground cover to be used.
3. Plan shall identify plant locations and sizes in accordance with the sizing standards of the American Standard for Nursery Stock (ANSI Z60.1-2004) as published by the American Nursery and Landscape Association.
4. Plan shall identify locations and areas where existing native vegetation is being used to fulfill the requirements of this section.

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5. Location of buildings, walkways, vehicular circulation (to include adjacent streets), retaining walls, and fences.
6. Topography, expressed in contours or spot elevations and location of utility easements shall be identified on plans. Additionally all drainage features to include swales, biofiltration swales, drainage basins, snow storage and disposal areas, and any inlets for storm drains shall be identified on plans. A separate plan, detailing site grading, that includes contours and or/spot elevations is acceptable.
7. Existing and proposed utility elements such as transformers, utility poles, street lights, and curb cuts that affect the landscape design and planting plan.
8. Planting Details
9. North Arrow and Scale

~~D. Alternate Equivalent Compliance~~ **[NOTE: addressed through optional design standards provided in Table 21.07-1]**

E. Cross-reference to other requirements

Any use that is required to provide landscaping or screening pursuant to the district-specific standards of chapter 21.04 or the use-specific standards of chapter 21.05 shall provide such landscaping or screening. In the event of a conflict between the requirements of chapter 21.04 or 21.05 and the requirements of this section 21.07.080, the more restrictive provisions shall govern.

F. Types of Landscaping

Four types of landscaping may be required for a development, depending on the use and zoning district of the property and adjacent properties, and the portion of the property involved. These types of landscaping are: (1) site perimeter landscaping, (2) parking lot landscaping – perimeter and interior, (3) site enhancement landscaping applied in site interiors, and (4) tree requirements for new residential development. Minimum requirements for these landscaping types are set forth in subsections 21.07.080F.1, 2, 3, and 4 below and in Table 21.07-1.

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPE	BED WIDTH OR AREA/ LOCATION REQUIRED.	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE PERIMETER LANDSCAPE REQUIREMENTS			
Visual Enhancement Landscape (L-1)	Minimum average bed width: 8-feet as measured for each leg of the perimeter. Minimum bed width: 5-feet	1 tree and 6 shrubs per 20 linear feet of perimeter leg. All area within the bed shall be covered with living ground cover, turf, or mulch.	Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of the shrubs at the discretion of the planning director. Up to ½ of total shrubs required may be substituted with perennial plantings at a ratio of 3 1-gallon container perennials for every shrub required. Trees may be substituted with an equal number of shrubs at 6 ft. minimum planting height in overhead utility easements.
Buffer Landscape (L-2)	Average Planting bed width shall be 15-feet, with minimum not less than 10-feet, except as modified by the provisions of the Optional Design Standards, in which case, the overall minimum bed width shall be 10-feet.	Provide 2 trees and 6 shrubs for every 20 linear feet of property line requiring buffer landscape. At minimum, 1/2 of all trees shall be coniferous. Distribute trees and shrubs evenly along the length of the planting bed. All areas within the bed shall be covered with living ground cover, turf, or mulch. If relying on existing vegetation to meet these requirements, use of a sight-obscuring or screening fence as an optional design standard is not allowed.	A 6-foot high sight-obscuring or screening fence may be used in lieu of 5-feet of planting bed width. The fence shall be situated within two feet of the property line, except as impacted by existing utilities or existing conditions, which may conflict. Trees may be substituted with an equal number of shrubs at 6 ft. minimum planting height in overhead utility easements

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS, Continued

TYPE OF LANDSCAPE	BED WIDTH OR AREA/ LOCATION REQUIRED.	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
Screening Landscape (L 3)	Planting bed 30-feet in width except as may be allowed by the Optional Design Standards.	Provide three trees and 10 shrubs per 20 linear feet of frontage. At minimum, 75% of all trees shall be coniferous. Trees and Shrubs shall be evenly distributed along perimeter(s) requiring screening landscape. All areas of ground surface within the planting area shall be covered with living ground cover, turf, or mulch.	Planting bed width may be reduced by 10-feet with provision of an 8-foot high screening fence.
Freeway Landscape (L-4)	Landscape requirements along freeways shall apply to any lot abutting the right-of-way of: <ol style="list-style-type: none"> 1. Seward Highway between Tudor road and potter road 2. Glenn Highway east of Boniface Parkway to the northern municipal boundary 3. Minnesota Drive/O'Malley Road between International Airport Road and the Old Seward Highway Planting bed width along right of way shall be 30-feet minimum, except as allowed by the optional design standards.	Provide three trees and 10 shrubs per 20 linear feet of frontage. At minimum, ½ of all trees shall be coniferous. Trees and Shrubs may be distributed along frontage at owner's discretion. All areas of ground surface within the planting area shall be covered with living ground cover, turf, or mulch.	Planting bed width may be reduced by 10-feet with provision of an 8-foot high screening fence. If this option is chosen, the fence shall be set back 20 feet from the right of way, plant material requirements remain the same, and all plantings are required on the right-of-way side of the fence.

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS, Continued

TYPE OF LANDSCAPE	BED WIDTH OR AREA/ LOCATION REQUIRED.	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
PARKING LOT LANDSCAPE REQUIREMENTS			
Parking Lot Perimeter Landscape	Minimum average bed width: 8-feet as measured for each leg of the perimeter. Minimum bed width: 5-feet	1 tree and 6 shrubs per 20 linear feet of perimeter leg. All area within the bed shall be covered with living ground cover, turf, or mulch.	Where a parking lot perimeter occurs in the same location requiring site perimeter landscape improvements, the requirements for parking lot landscape improvements take precedence (no use of optional design standards allowed).
Parking Lot Interior Landscape	Provide total area in accordance with Parking Lot Requirements. Minimum area for individual bed shall be 165 square feet. Minimum bed width: 8-feet.	1 tree and 6 shrubs per 150 square feet of total internal landscaping required. All area within the bed shall be covered with living ground cover, turf, or mulch. Plant materials shall be evenly distributed through beds in the parking lot.	Individual planting beds that are designed to be used for biofiltration may substitute up to 3/4 of the number of trees and 2/3 the number of shrubs with site appropriate herbaceous plant material in planting beds designed as rain gardens according to the Municipal Low Impact Development Design Guidance Manual (latest edition) at a rate of 12 plants per tree and 2 plants per shrub.
SITE INTERIOR LANDSCAPE REQUIREMENTS			
Site Enhancement Landscape	Site Enhancement Landscape shall be provided for all areas of the site not occupied by buildings, structures, drives, walks, off-street parking or other authorized uses or installations, and not otherwise devoted to landscaping required by this chapter	Areas subject to site enhancement landscaping shall be covered with living ground cover, turf, or planting beds with trees and shrubs at the discretion of the owner.	Not Applicable

ASLA committee and Planning Division recommended draft (10-16-12)**1. Site Perimeter Landscape Requirements.**

a. Purpose: Site perimeter landscaping separates land uses of different characteristics or intensities, to minimize the effects of one land use on another. Perimeter landscaping also marks the interface between public streets and individual property. Four basic levels of site perimeter landscaping (identified below in d, e, f, and g) are provided to accommodate a variety of land uses at a variety of intensities. Specifications for these landscaping types are found in Table 21.07-1.

b. Applicability: Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with Table 21.07-2, except for the following:

- i. At approved points of pedestrian or vehicle access;
- ii. On individual single-family and two-family lots that are not being developed as part of a subdivision, unless required elsewhere in this title.
- iii. Along alleys.

Note that other sections in Title 21 such as in chapters 21.04, 21.05, or 21.07 may have stricter site perimeter landscaping requirements than those listed in Table 21.07-2.

Where two landscaping standards apply to the same site perimeter area, the stricter landscaping requirement shall apply.

[TABLE 21.07-2 to be placed here]**c. Exceptions**

- i. Development which is eligible to use enhanced 'main street' style sidewalk environment standards of 21.03.030E may use those standards in lieu of required visual enhancement or buffer landscaping along public streets.
- ii. Freeway landscaping (L4) may be replaced with buffer landscaping (L2) in the following situations:
 - (A) Any lot whose area, less the 30 foot setback area for the L4 freeway landscaping area, is less than the minimum lot area required in the zoning district; or
 - (B) Any lot whose depth, excluding all setbacks required by this title, is less than 100 feet.

d. Visual Enhancement Landscape (L1)

Visual enhancement landscape treatment is intended to integrate new or renovated development into the surrounding community. Visual Enhancement landscape is required along property perimeters that abut another zoning district or that abut **a** public right-of-way. Landscape improvements shall be placed within the area identified as the perimeter landscaping and may be organized to the best advantage of property development.

ASLA committee and Planning Division recommended draft (10-16-12)**e. Buffer Landscape (L2)**

Buffer landscape is intended to help separate one land use from another land use that may be incompatible due to the intensity of use or the visual character.

~~Freeway Landscape~~ [This paragraph was moved to "g" below.]

f. Screening Landscape (L3)

Screening landscape provides the highest level of buffering between residential land uses and abutting incompatible uses including industrial uses specified in chapter 21.05. Space and planting requirements for screening landscape are identified in Table 21.07.-1.

g. Freeway Landscape (L4).

This site perimeter landscaping type is intended to enhance the appearance of residential, commercial or industrial development along portions of the New Seward Highway, Minnesota Drive/O'Malley Road, and the Glenn Highway. Landscape improvements in these designated areas may be used to screen adjacent uses, such as residential uses impacted by the adjacent roadways, and to enhance the appearance of major visual and scenic corridors and entrance gateways of the community. This landscape type is limited to specific areas along major highways in Anchorage as identified in Table 21.07-1.

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TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING - BY ABUTTING DISTRICT OR STREET
 Required Level of Site Perimeter Landscaping (Levels 1, 2, 3, and 4)^{1,2}

Abutting District or Street \ District Of Proposed Development	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M,	R-3	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	1-1, I-2, MC MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
R-6, R-8, R-9, R-10, TA		L2	L2	L2	L2	L2	L2	L2		L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2		L4	L2	L1	
R-3	L2	L2				L2	L2	L2		L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2		L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2	L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	L4	L1	L1	L1
PR						L1	L2	L2		L4	L1	L1	L1

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of Title 21, such as chapter 21.04 (zoning district specific standards), chapter 21.05 (use-specific standards), or chapter 21.07 (site development standards), may have stricter site perimeter landscaping standards which would be used instead of the standards listed above in this table.

²Site perimeter landscaping L3 (screening landscaping) is not included in this table since it only occurs as a use-specific standard for certain industrial uses or may be applied in processes such as conditional use approvals.

2. Site Enhancement Landscape

a. Purpose

Site enhancement landscaping provides plant and other materials as identified in “c” below to open areas of a site to enhance the appearance and function of the building and site, to help prevent erosion and dust by covering bare of disturbed areas, and to help reduce and clean storm water runoff.

b. Applicability

Site enhancement landscape includes the entire site that is not covered by buildings, structures, drives, walks, off-street parking or other authorized uses or installations, and not otherwise devoted to landscaping required by this chapter.

ASLA committee and Planning Division recommended draft (10-16-12)**c. Requirements**

Site interior landscape may be covered with, living ground cover, turf, or planting beds with trees and shrubs, or any combination of the above at the owner's discretion.

3. Trees for Residential Development**a. Purpose**

This section is a tree requirement for residential development. It encourages the retention of existing trees, and establishes a minimum requirement for trees in new residential development.

b. Applicability

This section applies to residential development except for single-and two-family lots that were platted before (effective date of this Title).

c. Requirements

All individual lots in a subdivision shall have a minimum of three trees (except as otherwise noted). A minimum of 20 trees per acre is required in new residential developments. Trees may be deciduous or evergreen. Deciduous trees shall be two-inch caliper or greater and evergreen trees shall be 6-feet in height or greater. Trees shall be distributed such that at least one tree is located in the front yard of each lot. Alternatively, the requirements of this section may be fulfilled by preservation of existing trees as provided in section G.1.b below. Existing cottonwood trees may not be used to fulfill this requirement.

2. Parking Lot Landscape Requirements [RENUMBERED AS 2. - TO BE MOVED ABOVE]**a. Purpose**

Parking lot landscaping softens the view and breaks up the visual impact of extensive paved surfaces associated with multifamily residential and nonresidential development. It also contributes to storm water management, provides orientation to entrances, increases outdoor comfort levels, and mitigates wind and dust in large parking lots. Parking lot landscaping consists of parking lot perimeter landscaping and parking lot interior landscaping.

b. Applicability

Parking lot perimeter landscape is required for all parking lots with 10 or more parking spaces that are accessory to any multifamily or nonresidential use, and to parking lots that are the principal use on a site.

c. Requirements

Parking lot perimeter landscaping shall be placed on the perimeter of a parking lot, which includes its appurtenant driveways. Buffer landscaping (L2) shall be used where a nonresidential use abuts a residential use, or is adjacent to a residential use across an

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alley, and where a multifamily use abuts a single-family residential use. All other sides of the parking lot perimeter shall use visual enhancement (L1) landscaping.

Parking lot perimeter landscape is required for all sides of parking lots adjoining a lot line, except:

- i. At vehicular and pedestrian ingress and egress points; and
- ii. Adjacent to lots being developed under a common development plan, where the director of community planning and development waives the requirement.

Trees and shrubs may be grouped to best serve the design intentions for the site and promote safe use. Sight-lines for entry and egress of parking lots shall be considered for placement of landscape improvements.

d. Walkways

Refer to section 21.07.090H.7.

e. Vehicular Overhangs

Refer to section 21.07.090H.3.

f. Parking Lot Interior Landscape

Parking lot interior landscape is a visual enhancement landscape treatment intended to visually break up the area of larger parking lots. Parking lot interior landscape is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking and internal circulation. Adjacent pedestrian walkways may be deducted from the total.

- i. Parking lot interior landscape requirements are as follows:

(A) 40 to 100 parking spaces:

An area equal to at least five percent of the parking lot on the site, including appurtenant driveways shall be devoted to landscaping .

(B) 101 to 200 parking spaces:

An area equal to at least eight percent of the parking lot on the site, including appurtenant driveways shall be devoted to landscaping .

(C) More than 200 parking spaces:

An area equal to at least ten percent of the parking lot on the site, including appurtenant driveways shall be devoted to landscaping

- ii. For parking lots of more than 200 spaces, provide a linear landscape break with a minimum width of 8-feet parallel to every third drive aisle. This area may count toward the total interior parking lot landscape requirement.

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- iii. 50% of the area required for parking lot interior landscape may be accommodated by biofiltration swales. Biofiltration swales must accommodate 50% or more of the plant materials that would be required for standard interior parking lot landscape. The use of biofiltration swales to partially fulfill some portion of the need for parking lot interior landscape requires that swales be a minimum of ten feet in width and that they are designed to promote biofiltration.

G. General Landscaping Requirements and Standards**1. Plant Materials**

Anchorage lies generally within the USDA climactic zone 3. This categorization is intended to help identify plants with suitable hardiness to survive in our climate. There are known microclimates within Anchorage that are less severe in some areas and more severe in others. It is not the intent of this Title to dictate the use of individual species; however owners are encouraged to understand the local climate and to use plant species known to be hardy. It is the owner's responsibility to replace plant materials which are provided in response to the requirements of this Title, but perish due to poor maintenance, lack of hardiness or mechanical damage. In all cases the plant materials shall be living and free of defects and of normal health, height, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Nursery and Landscaping Association. Plants may be nursery grown or native transplants, provided they meet the requirements of ANSI Z60.1.

a. Size of Materials

i. Trees

Minimum Size for deciduous trees:	2-inch caliper
Minimum Size Coniferous Trees:	6-foot height

ii. Shrubs

Minimum Size for deciduous shrubs:	18-inches in height
Evergreen Shrubs:	18-inches in height
Creeping evergreen shrubs	18-inch spread

b. Preservation of Existing Plant Material

This Title acknowledges the great benefit of preserving existing mature plant material over the replacement of such material with new immature landscape plantings. The mature landscape may consist of a mass of native plant materials that include a complete community of trees, shrubs and ground covers or it may consist of mature individual tree specimens.

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i. Native Plant Material Mass

A mass of existing native plant material preserved on site may be utilized to fulfill a portion of the landscape requirements identified in this Title. To fulfill this requirement, existing plant materials shall include trees, shrubs, and groundcovers. The quantity of trees within the stand of native plant materials shall be at least equal to the quantity of trees required for the types of landscaping identified above. Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may be kept, but shall not be included in the count of trees to meet these requirements. Provided that the stand(s) of existing vegetation meet the requirement for the quantity of trees, the area of the stand of existing vegetation shall be equal to at least 50% of the total square foot area for which the existing vegetation is fulfilling the landscape requirement. Use of existing vegetation may be mixed with planted landscape improvements to fulfill total requirements.

ii. Individual Tree Specimens

Existing individual tree specimens that are preserved on-site may be used toward meeting the landscape requirements for visual enhancement, buffer, arterial, or freeway landscaping, as identified above, if these trees are located in the applicable site perimeter or parking lot landscaping areas. Retained existing trees that meet the above requirements shall be credited as follows:

- (A) Evergreen Trees 10 feet or more in height: Equivalent to 3 new Trees
- (B) Deciduous Trees 6 inch or greater caliper: Equivalent to 3 new Trees

Mature deciduous trees, to meet this requirement may not include *Populus balsamifera* (Cottonwood Trees).

2. Planting Location**a. Utility Easements**

Required landscaping areas may overlap with utility easements.

b. Visibility Clearance Areas

All landscaping and screening materials shall comply with the visibility clearance requirements of AMC Title 9

3. Planting Bed and Vegetation Areas**a. Protection of Landscaping**

All required landscaped areas, shall be protected from potential damage by adjacent uses, such as parking and storage areas. Concrete barrier curbs or an alternative barrier capable of maintaining separation between vehicles and plantings and at least 6-inches in height shall be provided between vehicular use areas and landscaped areas. Landscape areas shall be protected from impacts resulting from snow removal operations.

ASLA committee and Planning Division recommended draft (10-16-12)**b. Existing Plant Materials**

Where existing plant materials are used to meet the requirements of this section 21.07.080, plant materials shall be protected from construction activities in accordance with the following;

i. Construction Fence

A construction fence shall be placed around each tree or group of trees and shrubs to be retained at or beyond the edge of the tree protection zone. Construction fencing shall be placed prior to the commencement of construction work and shall be maintained for the duration of the construction period. Construction fencing shall consist of a durable material, such as chain-link or wood fencing. Plastic tape is not an acceptable alternate.

ii. Plant Material Replacement

In the event that existing plant materials die as a result of construction activity or for any other reason, the owner is responsible for replacement with other landscaping materials in accordance with the requirements of this Section.

c. Ground Covers and Mulches

- i. Planting beds containing trees and shrubs shall use mulches which consist of shredded bark or mineral mulches that do not become compacted.
- ii. For areas of the site outside of planting beds and subject to site enhancement landscaping, ground cover plants such as lawn grasses shall be planted to provide continuous ground coverage within three years.

4. Installation of Landscaping**a. Timing**

All required landscaping and screening shall be installed by the developers. All landscaping shall be installed before a certificate of zoning compliance is issued. If a certificate of zoning compliance is requested between September and May, then the certificate shall be conditioned upon the landscaping being installed before the following August 31.

~~b. Surety~~

[The ASLA landscaping committee recommends deletion of the surety provisions and to replace with MOA inspection procedures (2-3 years after the initial installation) possibly linked to the Certificate of Occupancy process.]

5. Use of Landscaped Areas

Except as specifically allowed elsewhere in this title, no structure, motor vehicle area, or paved area may be located in areas required for landscaping. Snow storage and disposal

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areas are allowed in site enhancement landscaping, however may be permitted in site perimeter and parking lot landscaping areas only through site plan review.

6. Maintenance and Replacement**a. Maintenance**

Trees, shrubs, other vegetation, irrigation systems, fences, and other landscaping screening and fencing elements shall be considered as elements of a development in the same manner as other requirements of this title. The property owner shall be responsible for regularly maintaining all landscaping elements in good condition. All landscaping shall, to the extent reasonably feasible, be maintained free from disease, weeds, and litter. Any landscape element that dies, is removed, or is seriously damaged shall be replaced with the same type and size landscape element that is shown on the approved landscape plan for the site. All landscaping, screening, and fencing materials and structures shall be repaired and replaced as necessary to maintain them in a structurally sound condition.

~~b. Irrigation~~ [If the surety provisions are removed, this section isn't necessary.]