

# Municipality of Anchorage

## Overview of the Title 21 Rewrite

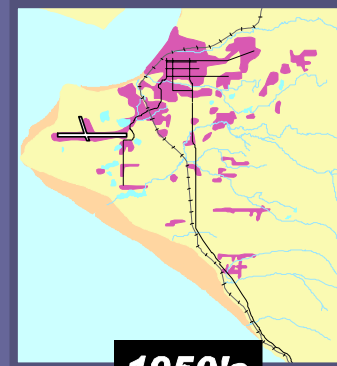
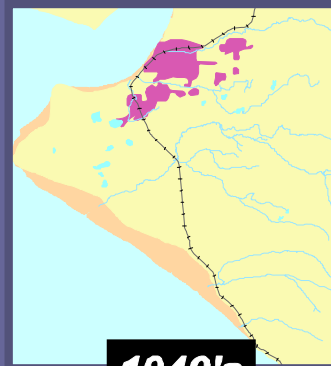
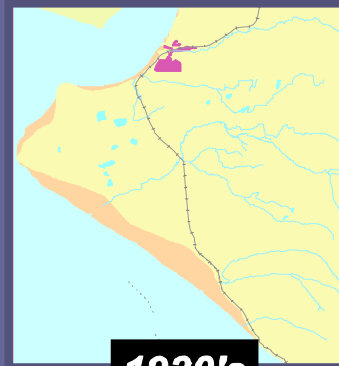
- **Comprehensive Plan Implementation** (AS 29.40)
- **Land Use Regulations** (AS 29.40.040)
- **Platting Regulations** (AS 29.40.090)



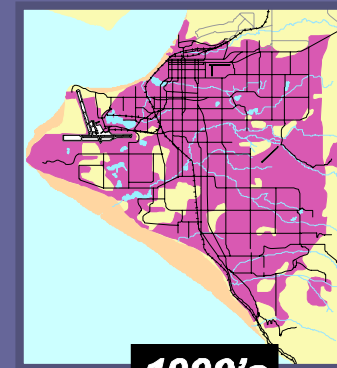
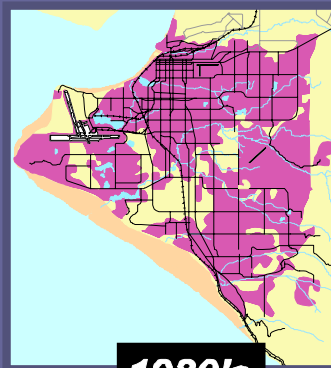
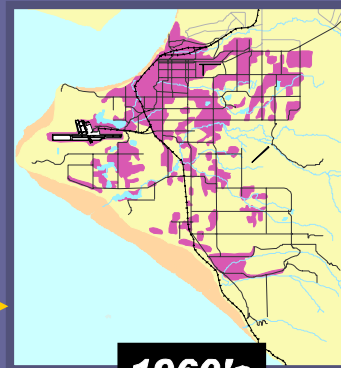
Community Development Department  
Planning Division

Prepared for the Anchorage Assembly  
November 16, 2012

# Our Community Has Changed...



Zoning Code established 1946



Current Land Use Regulations adopted 1969

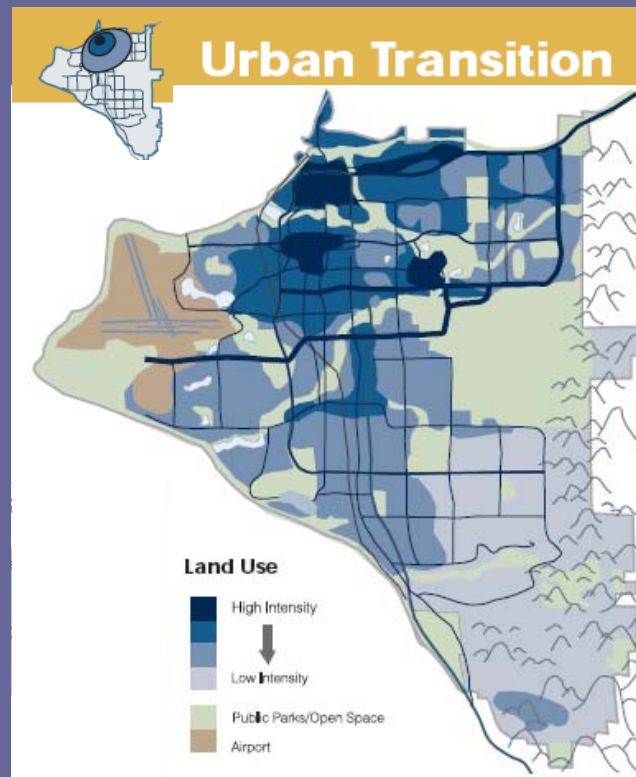
Anchorage 2020 Comprehensive Plan adopted 2001

Developed and Encumbered Lands Shown in Purple

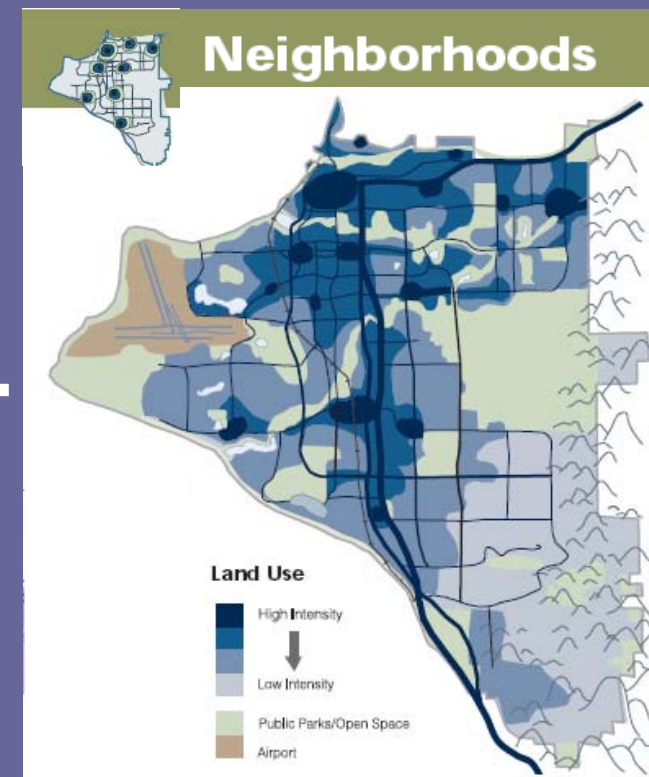
# ... and Identified a New Way to Grow:

## Comprehensive Plan Preferred Growth Scenario

- Growth and new housing in our urban centers
- Protect and enhance livability



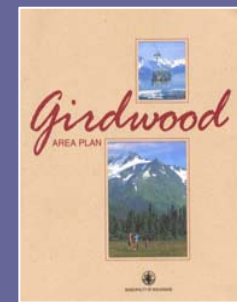
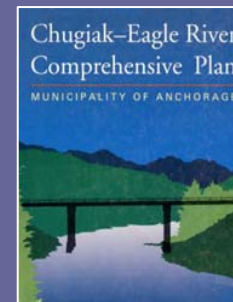
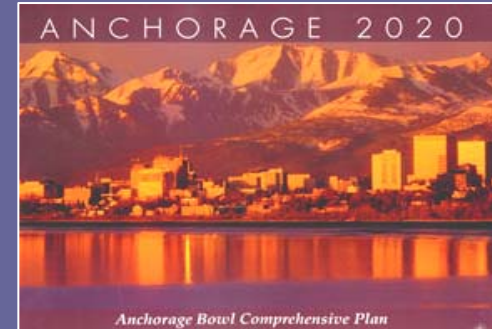
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# Title 21 Purpose | Objectives

## Implement the Comprehensive Plan

- Promote Efficient Use of Land
- Support Infill / Redevelopment
- Build a Community of Lasting Value
- Raise Minimum Standards
- Achieve Clear, Flexible Regulations



# Efficient Use of Land

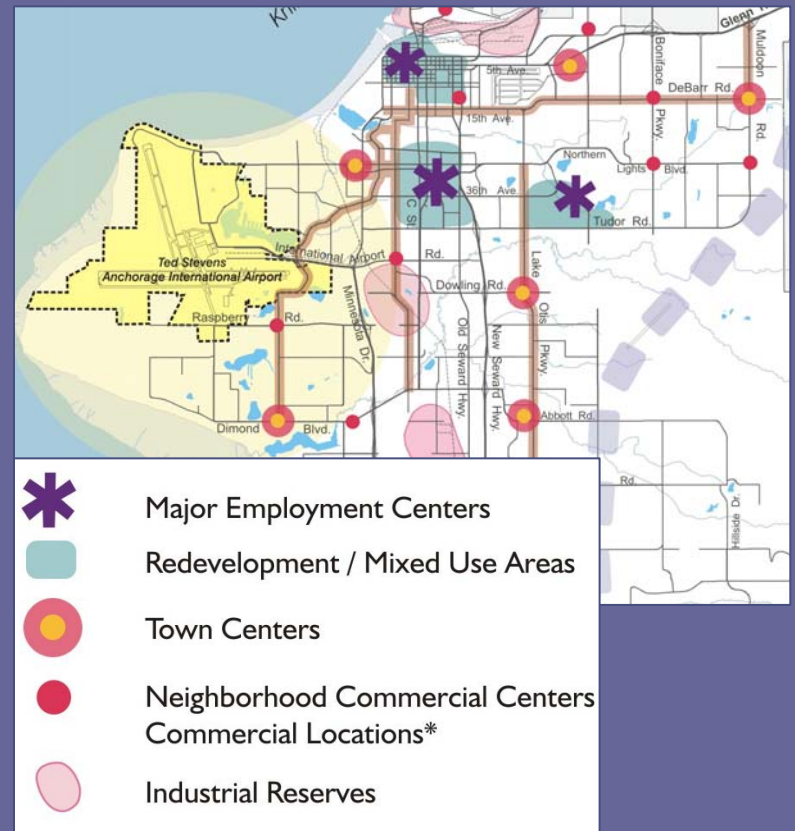
- More Development in Mixed-use Centers

Major Employment Centers

Outlying Centers at Appropriate Neighborhood Scale

- Efficient, Cost Effective Transportation and Services
- More Housing Near Jobs and Services
- Industrial Land Reserved for Compatible Use
- Build on Existing Trends, Projected Growth, and Local Conditions

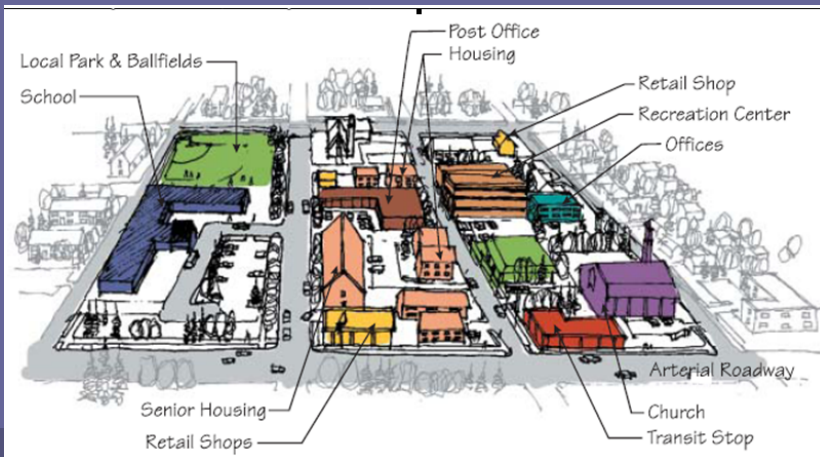
Comprehensive Plan: Land Use Policy Map



# Supporting Infill / Redevelopment in Mixed-use Centers

## More Activity / Mix of Uses, by design:

- Connectivity and Compatibility of Uses
- Buildings Closer to Sidewalk
- Ground Floor Activity and Openings
- Mixed-use Zoning



Comprehensive Plan: Mixed-use Center



# Encouraging Infill and Redevelopment

- Minimum Standards Improve Neighborhood Acceptance
- Efficient Parking Requirements
- Incentives for Affordable Housing
- Small Lot Infill Techniques
- Mixed-use Development Provisions

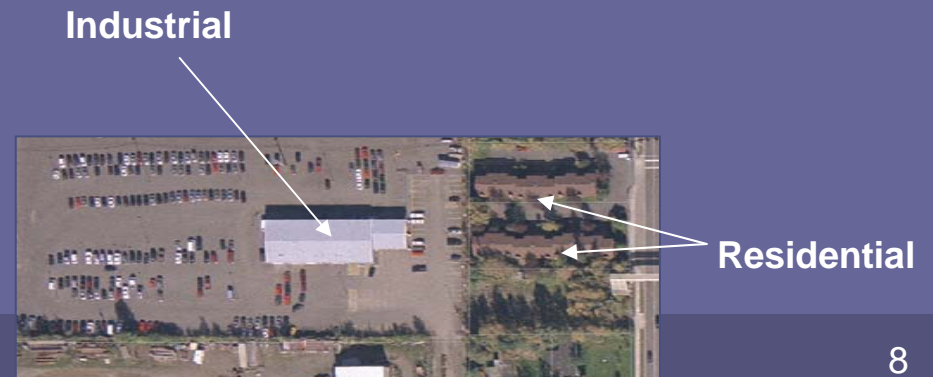
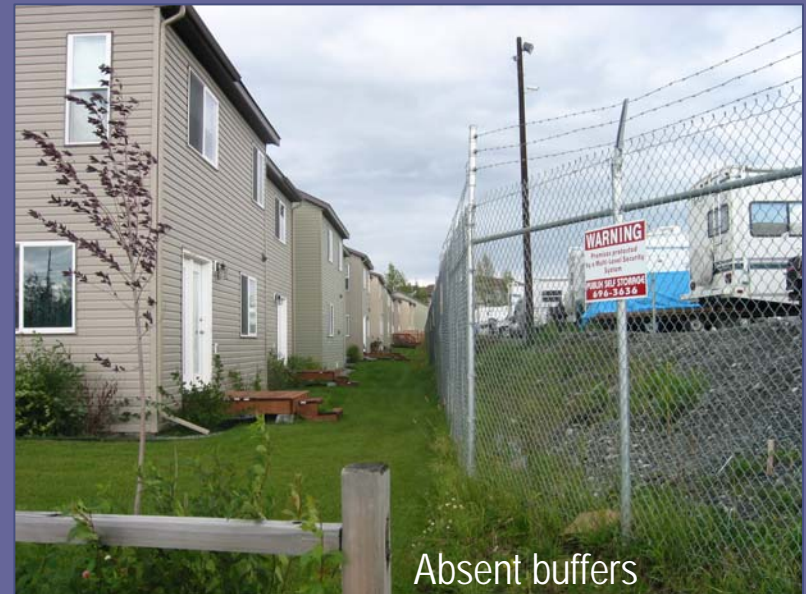


# Choices in Housing and Transportation



# Neighborhood Protection

- Buffers
- Height Transitions
- Use-specific Standards
- Neighborhood Protection Reviews



# Neighborhood Protection - Multifamily Infill

- Landscaped Parking Areas
- Walkways and Entry Features
- Windows Facing the Street
- Breaking up Long Blank Walls
- Site Plan for Dumpsters and Snow



Lack of walkways or landscaping



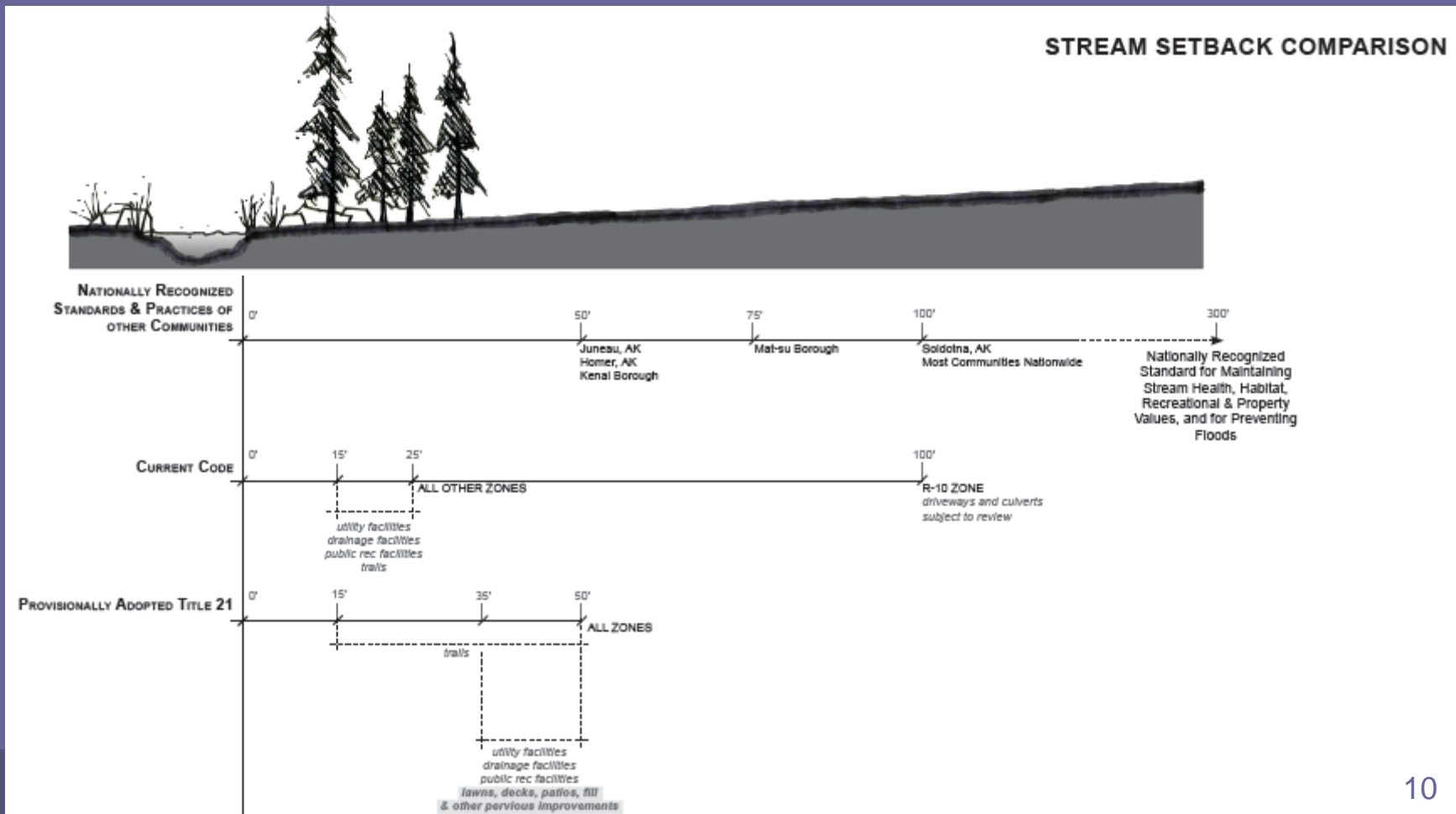
Absence of landscaping between driveways



Large blank walls facing street

# Natural Resource Protection

- Steep Slope Development Standards
- Stream, Wetland, and Lake Setbacks



# Connectivity and Traffic Flow

- Traffic Impact Mitigation
- More Complete Street Network
- Sidewalks on Both Sides of Street



Existing Conditions

# Walkways

- Walkway to Building Entrance
- Width and Separation from Vehicles
- Bicycles, Transit and Weather Protection

*...Reduces Costs of Parking*



Disconnection



Connection

# Buildings Facing the Street

- Windows and Storefronts
- Approachable Entries
- Less Parking in Front



entry walkway from sidewalk

Active street walls



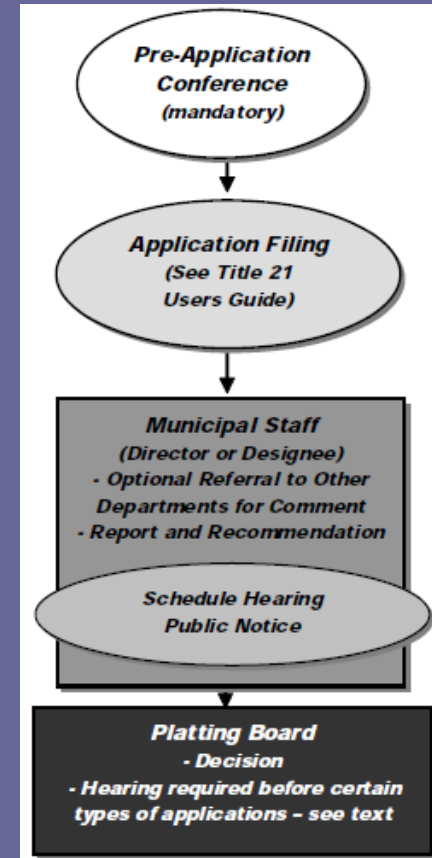
Blank street walls



# Clarity and Predictability

- **Reformatted and Organized Code**  
Land Uses Streamlined and Defined
- **Specific and Consistent Language**  
Non-discretionary by-right standards
- **Standardized Review Processes**  
Expectations Communicated Earlier  
More Approvals at Administrative Level

*“Just tell me what the rules are”*



Visualizing a Review Process

# Flexibility | Administrative Relief

- Menus / Options
- Reward - Based Incentives
- Regulations that Respond to Location or Situation
- “Minor Modifications”
- Administrative Variances and Exceptions
- Alternative Compliance

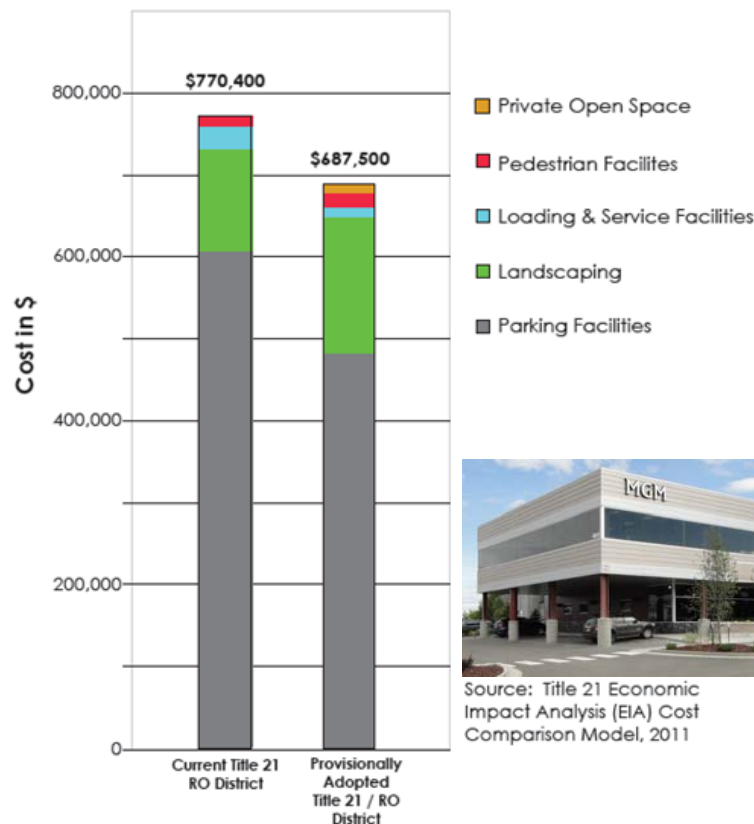
*“I’d like to propose a different solution”*

# Economic Impact Analysis

(2008 – 2009; Updates in 2012)

- Costs of development generally fall or remain same
- Land area requirements generally fall or remain same
- In general, similar or larger size buildings can be built
- In general, same range of uses allowed as before (except in industrial zones)
- Impacts vary by use, site and zoning

**Direct Monetary Costs of Compliance - MGM Medical Office**  
Comparison of Current and Provisionally Adopted Title 21



Source: Title 21 Economic Impact Analysis (EIA) Cost Comparison Model, 2011

Example Site Test – Comparison of Costs to Comply with Title 21

# Economic Impacts (hard to measure)

## Soft Costs

- Site Design Costs
- Administrative Costs

## Community Benefits

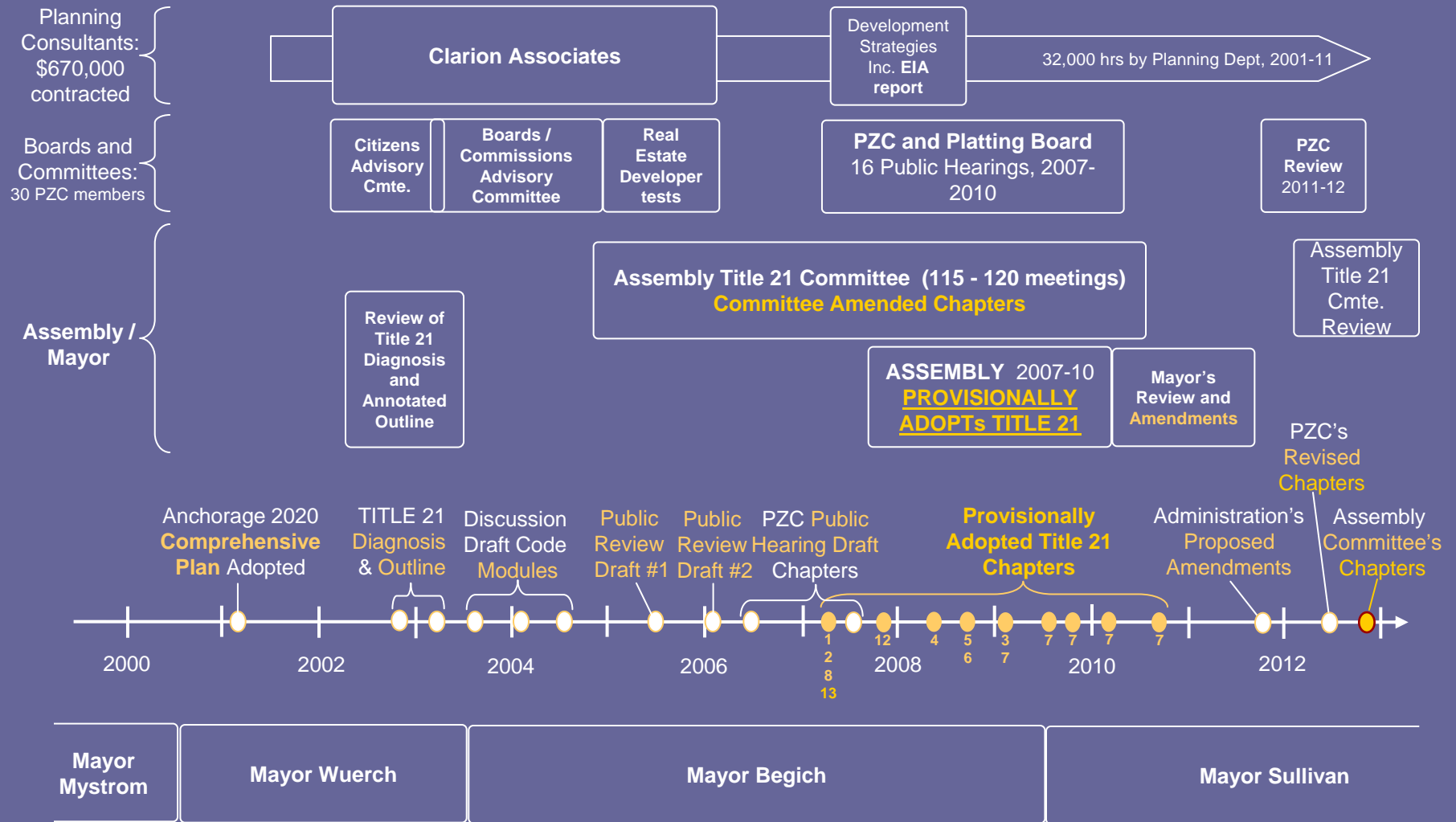
- Flexible and Efficient Reviews and Approvals
- Fewer Property-to-Property Conflicts
- Innovative Infill Projects
- Quality of Life
- Minimum standards yield:

**a community of lasting value**

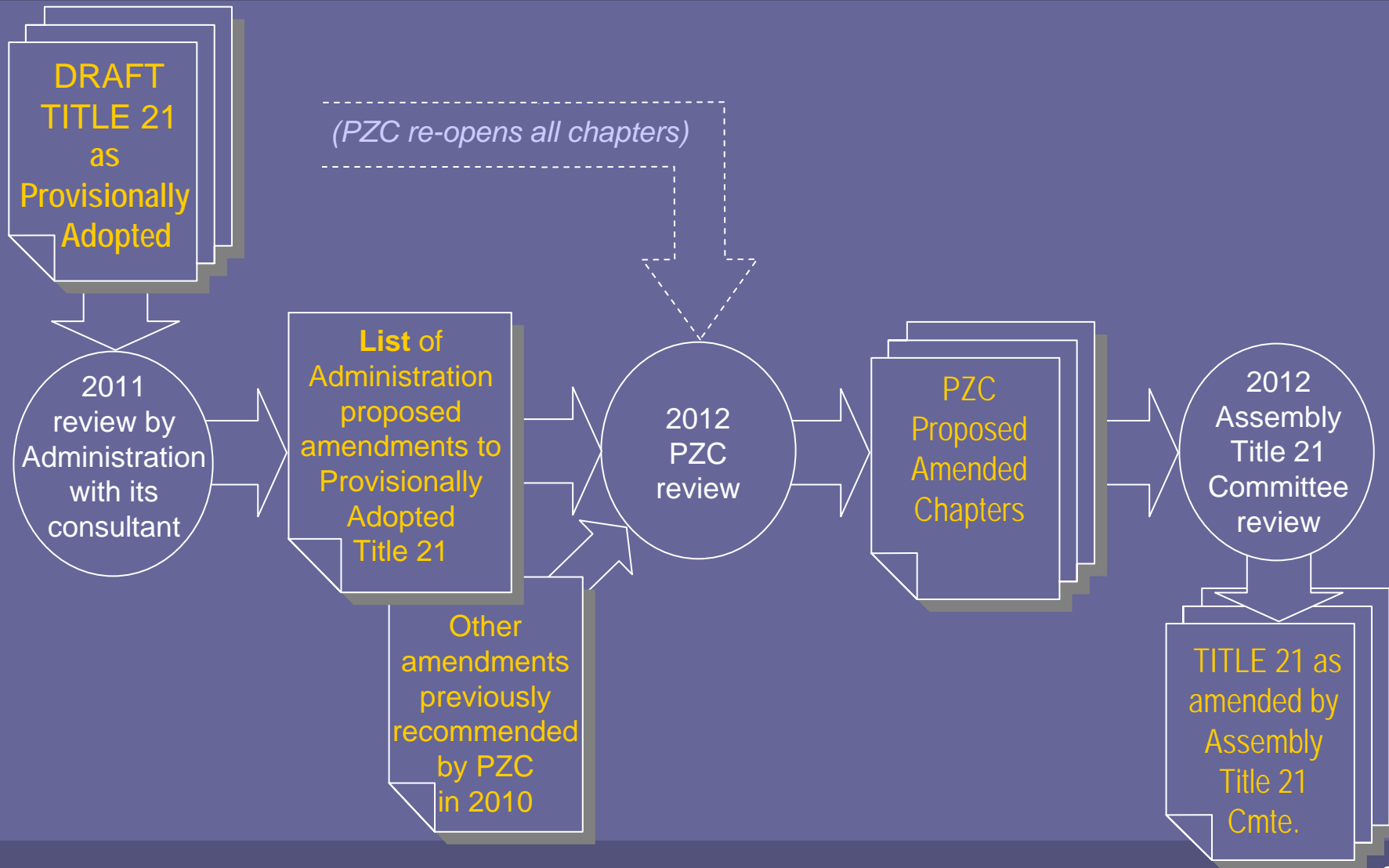
# Public Process



# Timeline of Participants | Products



# Process Since 2010 Provisional Adoption



# Assembly Title 21 Committee's Chapters

- Shows the changes from provisionally adopted chapters
- Color-codes the changes by who proposed them
- Explains substantive changes with annotation

## 5. Notice and Frequency of Amendments

- [WRITTEN AND PUBLISHED N]Notice [OF PUBLIC HEARINGS ON TEXT AMENDMENTS] shall be provided in accordance with [PURSUANT TO THE GENERAL NOTICE PROVISIONS OF] section 21.03.020H.
- Title 21 text amendments to be considered by the planning and zoning commission shall be available for public review at least 21 days in advance of the public hearing.
- Starting on [three [TWO] years after the effective date], text amendments shall be considered no more than two times per year. However, where the assembly determines by a majority vote that the public health, safety, or welfare necessitates, text amendments may be considered at any regularly scheduled meeting of the assembly, provided that the assembly holds a public hearing on the proposed amendment and the planning and zoning commission holds a public hearing and provides a written report and recommendation on the proposed amendment prior to the assembly's decision.
- If, during the first three years after [effective date], the director determines that a technical amendment to title 21 is needed to address conflicting provisions, inconsistencies, or unintended consequences associated with the Title 21 Rewrite Project (2002-2012), the director may forward a corrective amendment to the assembly, which may adopt the amendment without planning and zoning commission review; provided, however, that the director shall notify the commission at the time the proposed amendment is submitted to the assembly, so that the commission can forward its opinion on the proposed change to the assembly for consideration. All other amendments shall be processed through the planning and zoning commission for review and recommendation to the assembly.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

Excerpt from Draft Chapter 3

# Title 21 Chapters

- Adopted and In Effect
- Provisionally Adopted
- Draft Reviewed by PZC

- Chapter 1 General Provisions
- Chapter 2 Boards and Commissions
- Chapter 3 Review and Approval Procedures

Introductory provisions and review procedures

- Chapter 4 Zoning Districts
- Chapter 5 Use Regulations
- Chapter 6 Dimensional Standards and Measurements

Districts and Allowed Uses, with District- and Use-specific Standards (e.g., setbacks)

- Chapter 7 Development and Design Standards
- Chapter 8 Subdivisions
- Chapter 11 Signs

Generally Applicable Development Standards

- Chapter 9 Girdwood
- Chapter 10 Chugiak - Eagle River

Specific to Girdwood and Chugiak - Eagle River

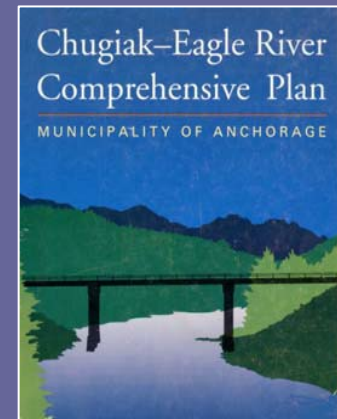
- Chapter 12 Nonconformities
- Chapter 13 Enforcement
- Chapter 14 Rules of Construction and Definitions

Assistance Applying and Interpreting Title 21

# Chugiak – Eagle River Chapter 10

## Implementing Chugiak – Eagle River Comprehensive Plan

- Provisions that Differ from Anchorage
- Prepared by Consortium of Community Councils
- PZC Review Complete
- Assembly Committee Review
- For Adoption with Title 21 Rewrite



# What Follows Adoption?

## Grace Period before Effective Date:

- MOA Staff Training
- Preparing Title 21 Users Guide
- Development Community Training
- Incorporating Recent Amendments to Title 21



# Conclusions

- Title 21 is modernized, updated, and tailored for the MOA

Potential economic impacts appear generally neutral or positive

The process and amount of work has been extensive

- Title 21 is moving toward adoption on the following schedule:

Assembly Introduction: December 18

Assembly Public Hearing: January 15

- Information and Documents are available at Title 21 main web page:

<http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>