

Submitted by:
Prepared by:
For reading:

**ANCHORAGE, ALASKA
AO NO. 2019-XXX**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE 21.09.070 TO
PROVIDE GIRDWOOD-SPECIFIC PARKING STANDARDS.**

WHEREAS, title 21, chapter 9 (21.09) of the Anchorage Municipal Code provide specific standards and regulations for land use in Girdwood, recognizing the need to preserve and enhance the distinctive mountain-resort character and natural environment of the Girdwood area; and

WHEREAS, 21.09 defers to the municipal-wide code of 21.07 for commercial parking standards, despite the very different geography, land use regulations and transportation usage patterns of Girdwood; and

WHEREAS, meeting the current parking standards has been an insurmountable hurdle for almost all commercial development or redevelopment in Girdwood since the new Title 21 adoption, and almost all current commercial uses in Girdwood rely on grandfathered parking rights; and

WHEREAS, ...; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.09.070 L is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.09.070 - Site development and design standards

...

L. Off-street parking standards

1. **General.** Required parking shall be provided in accordance with Section 21.07.090, except as specified in this section. The **Planning Director or Traffic Engineer** may waive an off-street parking requirement if sufficient public parking in the district satisfies off-street parking requirements.
2. **For all land use zones except gC-1 and gC-2, the following adjustments shall apply to the calculations made in 21.07.090 E.1 (referencing Table 21.07-4).**

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- a. For the Use Category of Food and Beverage Service, outdoor seating areas shall be calculated at 1 parking space per 250 sf.
- b. After calculating the parking count for each use type, including application of 21.09.070 L.2.a above, and before applying any other reductions, the scaling factor from Table 21.09-XX below shall be applied (multiplied with the parking count) based on Use Category. (As an example, if applying 21.07.090 E.1 gives an initial parking count of 7 for a retail sales use category, it would be multiplied by 70% to yield 4.9 required parking spaces.) Scaling also applies to loading and drop off calculations.

<u>Use Category</u>	<u>Scaling Factor</u>
RESIDENTIAL USES	
Household Living	100%
Group Living	100%
COMMUNITY USES	
Adult Care	50%
Child Care	50%
Community Service	70%
Cultural Facility	70%
Educational Facility	70%
Health Care Facility	70%
Park and Open Area	70%
Public Safety Facility	100%
Transportation Facility	100%
Utility Facility	100%
Communication Structures	100%
COMMERCIAL USES	
Agricultural Uses	70%
Animal Sales, Service & Care	70%
Assembly	70%
Entertainment and Recreation	70%
Food and Beverage Service	70%
Office	50%
Personal Service, Repair, and Rental	70%
Retail Sales	70%

<u>Vehicles and Equipment</u>	<u>100%</u>
<u>Visitor Accommodations</u>	<u>100%</u>
<u>MARIJUANA USES</u>	
<u>Marijuana Uses</u>	<u>70%</u>
<u>INDUSTRIAL USES</u>	
<u>Industrial Service</u>	<u>70%</u>
<u>Manufacturing and Production</u>	<u>70%</u>
<u>Marine Facility</u>	<u>70%</u>
<u>Warehouse and Freight Movement</u>	<u>100%</u>
<u>Waste and Salvage</u>	<u>100%</u>

Table 21.09-XX

c. **Parking reductions and alternatives as described in 21.07.090 F may be applied except for 21.07.090 F.8 (Uses adjacent to transit service), and 21.07.090 F.10 (Transit pass benefits).**

d. **After calculation of parking counts through steps L.2.a through L.2.c above, there remains a minimum count of three parking spaces as defined in 21.07.090 E.2, but subject to L.1 above.**

3. *gC-5, gC-8, and gC-9 districts.* Required parking for any non-residential use in the gC-5, gC-8 or gC-9 districts may be located off-site within the adjoining right-of-way or within 600 feet of the site in community parking facilities under a municipal parking agreement. Properties may also use the reduced parking requirements and parking reductions provided in Section 21.07.090. (RESERVED: Tailored parking requirements and reductions for the new townsite area will be further developed in coordination with the update to the Girdwood Area Plan and adopted as an amendment to this section.)

4. *gC-7 district.* In the gC-7 district, on-site parking for new commercial development is prohibited. Parking for new commercial development shall be located within the adjoining right-of-way, or in community parking lots under a municipal parking agreement. Required parking for upstairs dwelling units in the gC-7 district may also be located off-site. Any on-site parking for residential units shall be located on the side or rear of the principal building and enclosed within a garage architecturally compatible with the principal building and no closer to the street than the building's primary front façade. On-site parking in the rear setback is prohibited.

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- 1 **5. *Parking lot location—Residential.*** Parking for multifamily dwellings or
 2 multiple residential dwelling structure projects is prohibited in any required
 3 **front setback or the first 10' of any required side or rear setback.** All
 4 surface parking lots shall be screened from adjacent streets, properties, and
 5 public trails through the use of retained vegetation and/or landscaping
 6 encompassing the front setback, with breaks for driveways and walkway
 7 access.
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- 9 **6. *Parking lot location—Nonresidential.*** Parking is prohibited in any required
 10 **front setback, and the first 10' of any required side or rear setback,**
 11 **except in the gC-3 district as provided in subsection 21.09.040 C.2.c.iii.(B).**
 12 **Any required front, side, or rear setback may be used for loading**
 13 **unless otherwise prohibited by this title.**
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- 15 [6. PARKING LOT LANDSCAPING. PUBLIC AND PRIVATE PARKING LOTS
 16 SHALL HAVE A 20-FOOT LANDSCAPED BREAK IN ANY LINE OF
 17 PARKING SPACES OVER 20 CARS LONG AND A MINIMUM 15-FOOT
 18 LANDSCAPED STRIP BETWEEN EVERY OTHER DOUBLE-LOADED
 19 BAY OF CARS.]
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- 21 **7. *Parking within multifamily and non-residential structures.*** Parking structures
 22 for more than two cars within multifamily and nonresidential structures, shall
 23 be constructed at least half a level below grade or, if constructed at grade,
 24 shall be earth covered using berming at least a half level on all sides.
 25 Vegetative and/or architectural screening of multiple level parking
 26 structures is required. The mechanical equipment required to vent enclosed
 27 parking shall be located away from outdoor play areas or entries, public
 28 rights-of-way and pedestrian spaces, and shall be completely screened
 29 from view.
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- 31 **8. *Parking surfacing materials.***
 32 **a. On commercial lots, the first 20 feet of a driveway, as measured**
 33 **from the edge of the street travelled way, shall be paved if**
 34 **connecting to a paved public street.**
 35 **b. Notwithstanding ADA requirements, i[~~l~~]nterior roads, driveways, and**
 36 **parking lots [SHALL] may be paved, or surfaced with a layer of**
 37 **crushed rock, or any other surface consistent with the paving**
 38 **alternatives defined in 21.07.090 H.12.b.**
 39 **c. On lots greater than 0.5 acre, parking lots shall not be paved within**
 40 **20' of lot lines in order to maintain a permeable surface**
 41 **d. [EXCEPT] Paving of driveways and surface parking lots for single-family**
 42 **and two-family residences is not required.**
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44 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
 45 _____, 2019.
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Chair of the Assembly

ATTEST:

Municipal Clerk

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