

Municipality of Anchorage

Title 21 Rewrite

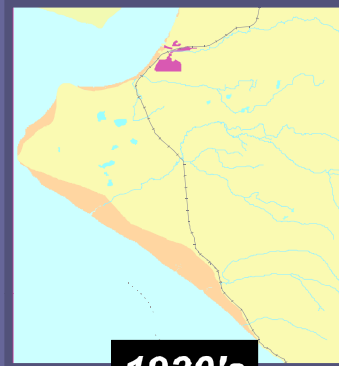
- Zoning
- Subdivisions
- Development Regulations



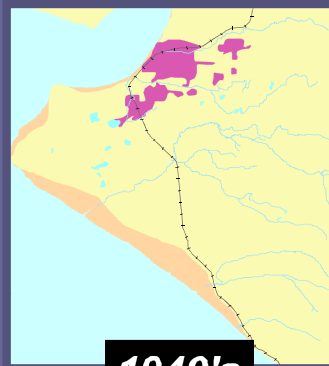
MOA Planning
March 16, 2011

Federation of Community Councils

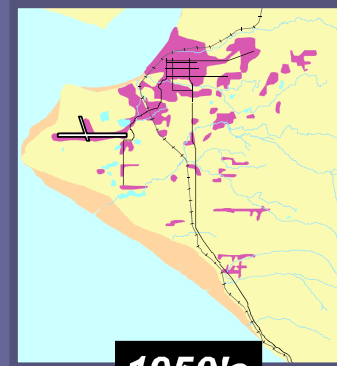
Why Revise Title 21? Our Community Has Changed...



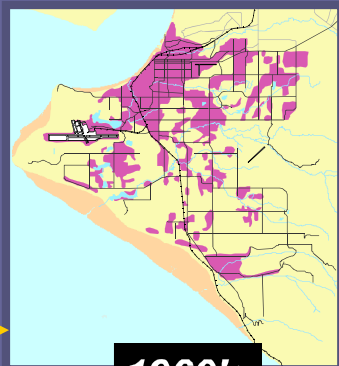
1920's



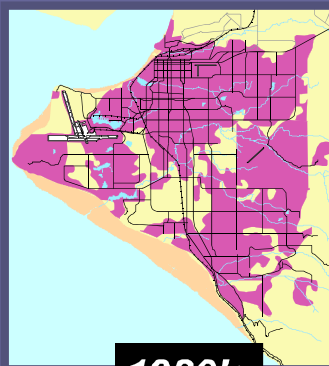
1940's



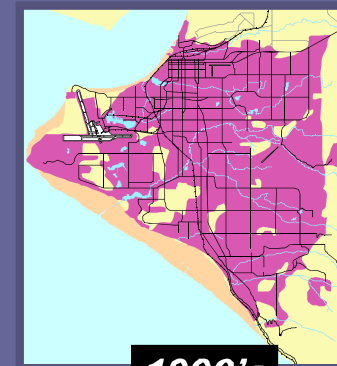
1950's



1960's



1980's



1990's

Current
Code
Established →

→ Anchorage 2020
Comprehensive
Plan in 2001

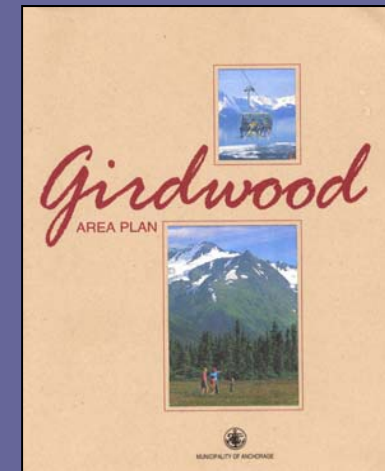
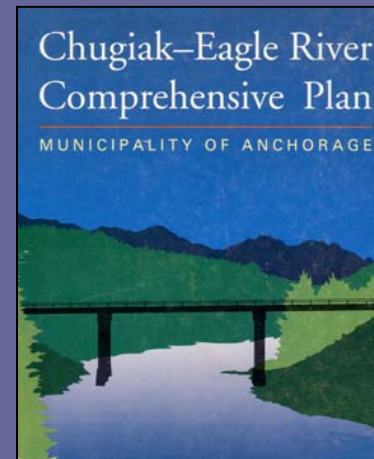
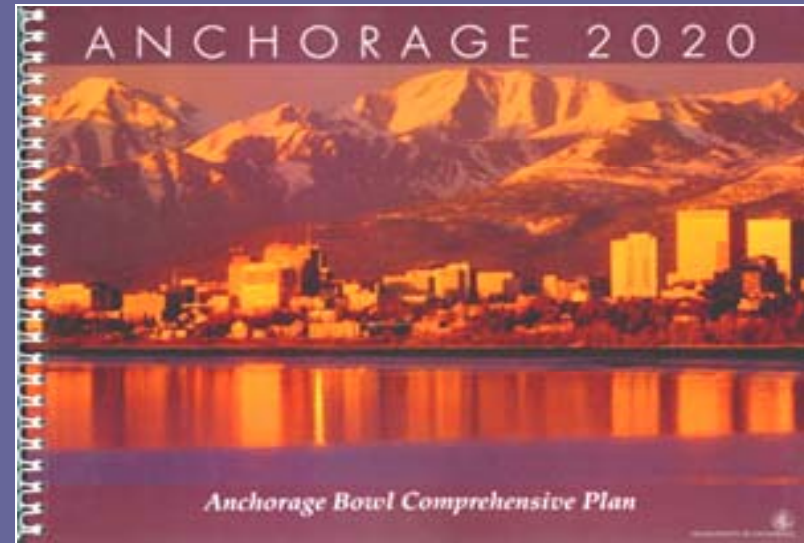
Why Revise Title 21?

The regulations are outdated...

- It was written in the 1960s with patchwork amendments over the past forty years.
- It is no longer meets Anchorage's needs as the city moves into second generation development / redevelopment.
- It is not aligned with our adopted comprehensive plans.
- It is hard to read, interpret, and use.
- Various user complaints that need to be addressed.

Why Revise Title 21? Objectives

- Implement the comprehensive plan
- Support innovative mixed-use, redevelopment, and quality infill projects
- Establish minimum standards for certain developments
- Respond to user frustration and complaints
- Make clear, predictable, flexible regulations and reviews
- Be more efficient and user-friendly



How has it occurred? Process Flow Chart

★ each star signifies a completed round of public input

COMPREHENSIVE PLAN
sets the **DIRECTION**



TITLE 21 DIAGNOSIS (2002) ★



ANNOTATED OUTLINE (2003) ★



DRAFT CODE Modules
for Discussion (2003-4) ★



•Boards & Commissions Cmte.
•Citizens Coalition Workshops

Public Review Draft #1 (2005) ★



• Real Estate Task Force Testing
• Boards & Commissions Advis. Cmte.

Public Review Draft #2 (2006) ★

Public Hearing Draft (2007) ★



•Economic Impact Analysis★

Planning and Zoning Commission
Public Hearings / Deliberations ★
PZC Amended Chapters (2007- 2010)



Assembly Title 21 Committee
Amendments (2005 – 2010) ★



ASSEMBLY HEARINGS, DELIBERATION,
PROVISIONAL ADOPTION ★
October 2007- April 2010



Follow-up Review and Clean-up
Amendments (2010)

WE
ARE
HERE

Assembly Hearings, Deliberation and
ADOPTION

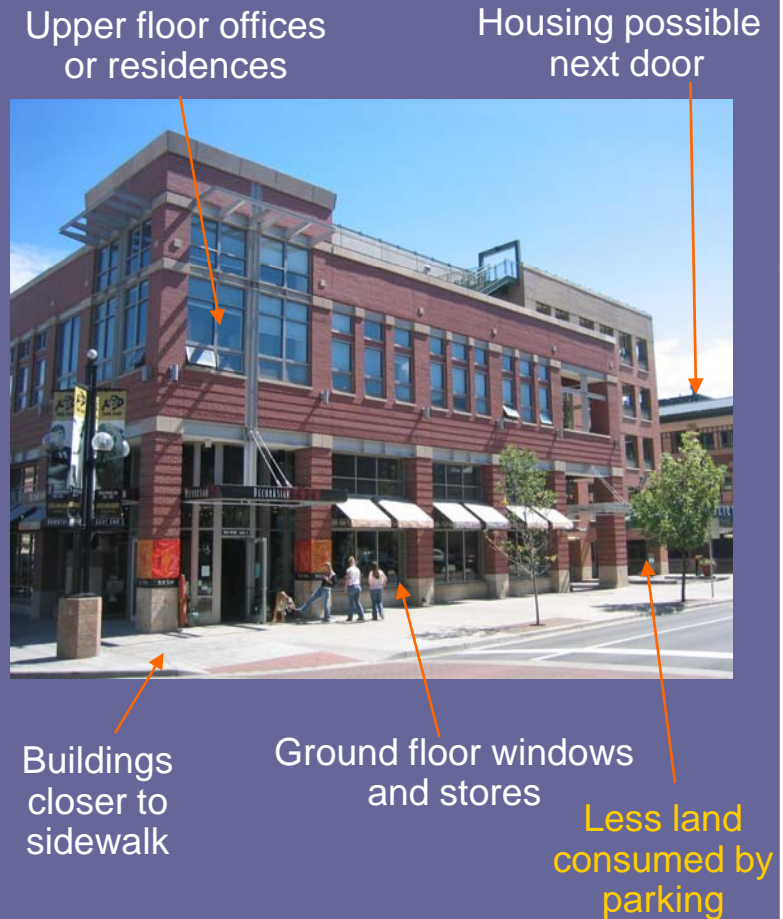
New Zoning Strategies to Support Infill / Redevelopment

■ New Mixed-use Districts:

- Higher densities and mix of uses in close proximity through better design
- Commercial Buildings Located Closer to Sidewalk
- Ground Floor Windows and Visible, Accessible Entrances



Transit accessible entrance



Upper floor offices or residences

Housing possible next door

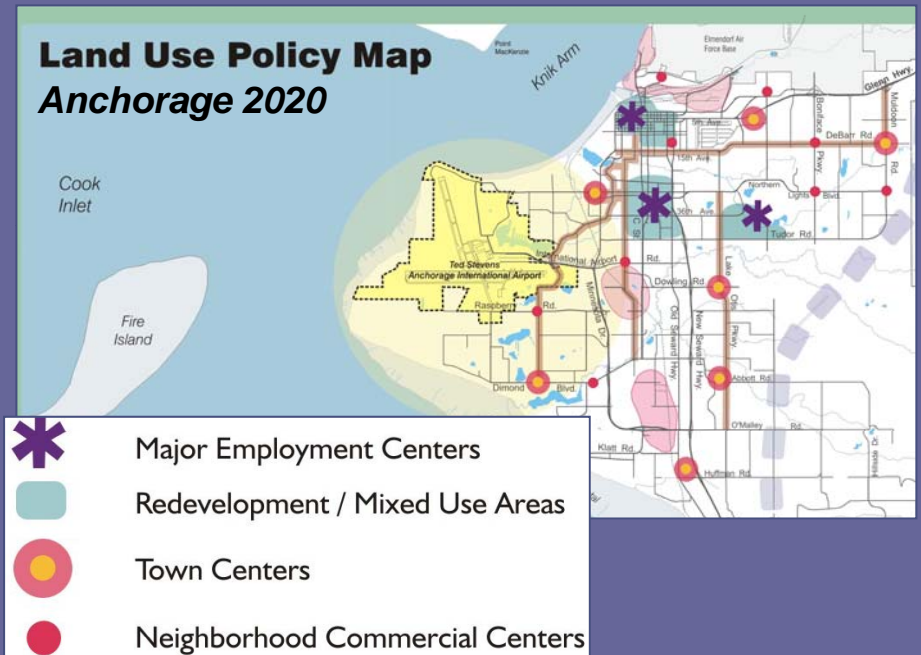
Buildings closer to sidewalk

Ground floor windows and stores

Less land consumed by parking

Efficient Use of Commercial Land

- Facilitate compact development within mixed-use centers
- Encourage hierarchy of regional and neighborhood scale districts
(ie., different commercial / mixed-use districts for different areas, just like residential)
- Limit the height of buildings in outlying B-3 commercial areas and neighborhood centers
- Protect residential lands and encourage housing near jobs and services



Neighborhood Protection

- Preserve Existing Residential Areas
- Improved Landscaping Buffers
- Height Transitions
- Increased Stream Setbacks

Industrial



Residential



Neighborhood Character: Multifamily Projects

- Minimum development standards
- Parking and driveway landscaping
- Orientation of buildings to street
- Articulation of blank building walls
- Dumpsters and Snow Storage



Walkable Northern City

- Walkway required to building entrance from street
- Minimum walkway standards
- Bicycling and transit accommodated
- Storefront windows and prominent main entrances
- Menu of weather protection features
- Sidewalks on both sides of streets

... Less Parking Needed

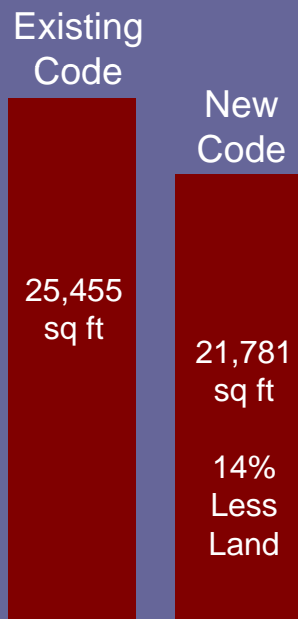


Economic Impact Analysis (2008 – 2009)



Sunbeam Apartments Site Example (2009)

Land Area Required (sq ft):



- Found that the same range of uses would be allowed as before, except that industrial zones will limit retail uses
- Found that direct costs of development would generally fall or remain same, except for some retail uses
- Found that, in general, similar sized or larger buildings could be built on a site
- Higher minimum standards for development could be expected to benefit all properties over the long term, however this is not quantified

Related to Title 21 Rewrite Project:

◆ Anchorage Bowl Land Use Plan Map

Housing Needs / Supply Study

Commercial Land Study

◆ Title 21:

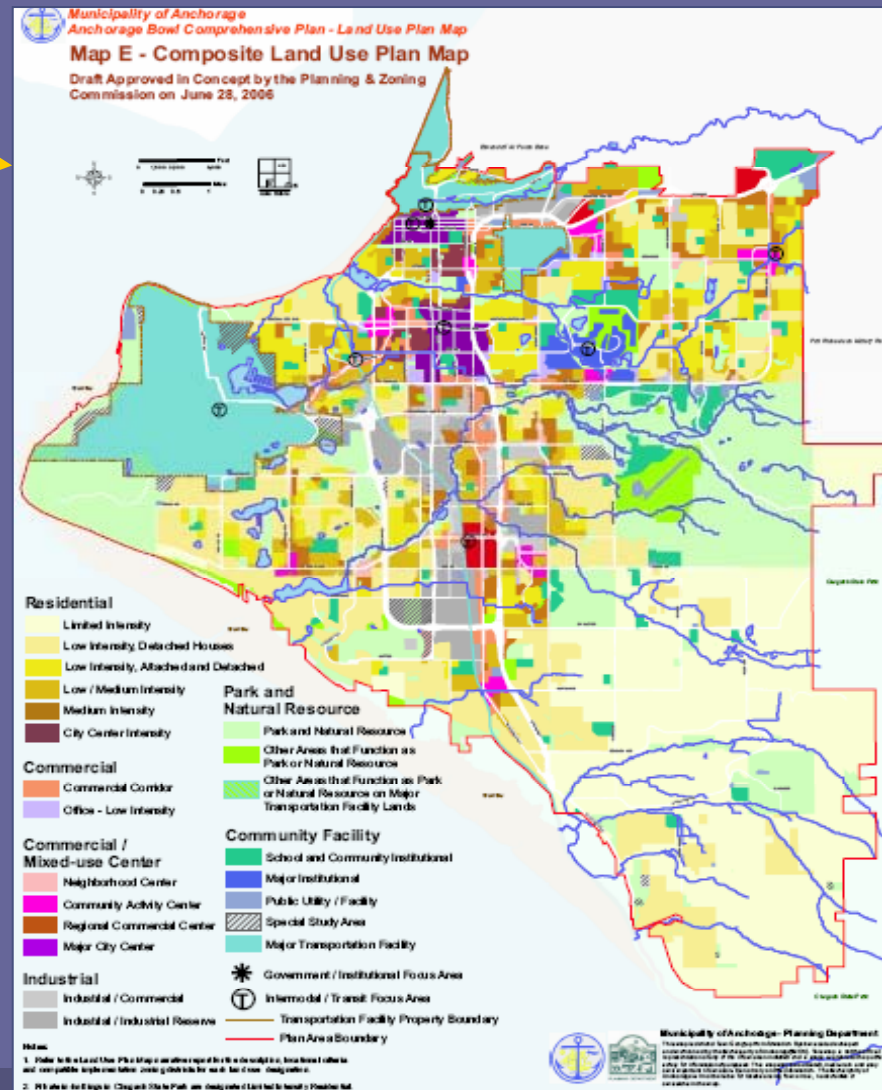
Title 21 Users' Guide

Training for staff and public

Downtown Title 21 regulations

Chugiak-Eagle River Chapter

Zoning Map Amendments



How do I get more information?

- Title 21 Rewrite

www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx

- Title 21 Rewrite – Current Draft

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

- Title 21 Rewrite – FAQs

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

- Title 21 Rewrite – Economic Impact Analysis (EIA)

<http://www.muni.org/Departments/OCPD/Planning/Projects/Pages/Title21EIA.aspx>

Community Development Department / Planning Division

4700 Elmore Road

343-7921

Email: Title21@muni.org

Other Planning Projects (page 1 of 2)

- **Hillside District Plan**
Available online. Hardcopy available in April.
- **West Anchorage District Plan**
Public Review Draft available online within the week.
- **Girdwood Area Plan (GAP) Update**
Project to resume with citizen working group in 2011.
- **Midtown District Plan**
The Department intends to resume this project after Title 21 Rewrite is completed.
- **Government Hill Neighborhood Plan**
Consultant selection and project to get underway in summer 2011.
- **Historic Preservation Plan:**
including Downtown, Government Hill, Fairview, and South Addition
A project to get underway by fall 2011.

Other Planning Projects (page 2 of 2)

- Wetlands Plan Update

A draft is intended to be available later this spring or in summer.

- Long Range Transportation Plan (4-Year Update to 2035)

The revision process is getting underway.

- Official Streets and Highways Plan (Update)

A draft to be available for public review this spring.

- *Annual Survey to the Community Councils*

Survey forms went out at the end of February. Responses requested by April 25th.