

## DT Code Update Subcommittee – White Paper #5

Meeting 3/14/22 at 3p.m.

### Overview

At the March 14, 2022 meeting, the group finished discussing all primary and accessory uses and some of the use-specific standards. The next step will be to finish up discussion of any use-specific standards and address dimensional standards for sites and buildings.

### Current Task

Presented with this white paper are:

1. The remaining use-specific standards we did not address last time (DTWP\_5a.docx)
2. The dimensional standards table (DTWP\_5b.docx)

### Specific Items

Some notes related to the dimensional standards tables:

- Is there a compelling reason to include minimum lot sizes?
- Many setbacks have been eliminated, but landscaping or articulation rules may create de-facto setbacks anyway
- Max lot coverage is listed as Unrestricted, but other restrictions may create lot-coverage restrictions anyway.
- Heights listed in feet instead of stories. Maximum heights are based on architectural principles of interaction with the public realm next to the building. Heights also potentially limited by Merrill field restrictions and Peratrovich park restrictions.
- For standards which do not have a specific restriction, we want emphasize that the absence of a particular standard doesn't necessarily mean that the problem previously addressed by that standard will not be addressed in some other way. It might be worth discussing the difference usage of "Unrestricted" and "N/A".

The Downtown Plan can be found here for reference: [About, Documents, & FAQs | Our Downtown Anchorage](#)

Please review the attached table and make your notes and comments in preparation for our meeting on March 29, 2022.

Questions: [Kristine.bunnell@anchorageak.gov](mailto:Kristine.bunnell@anchorageak.gov)

Or [Daniel.mckenna-foster@anchorageak.gov](mailto:Daniel.mckenna-foster@anchorageak.gov) while Kristine is on vacation

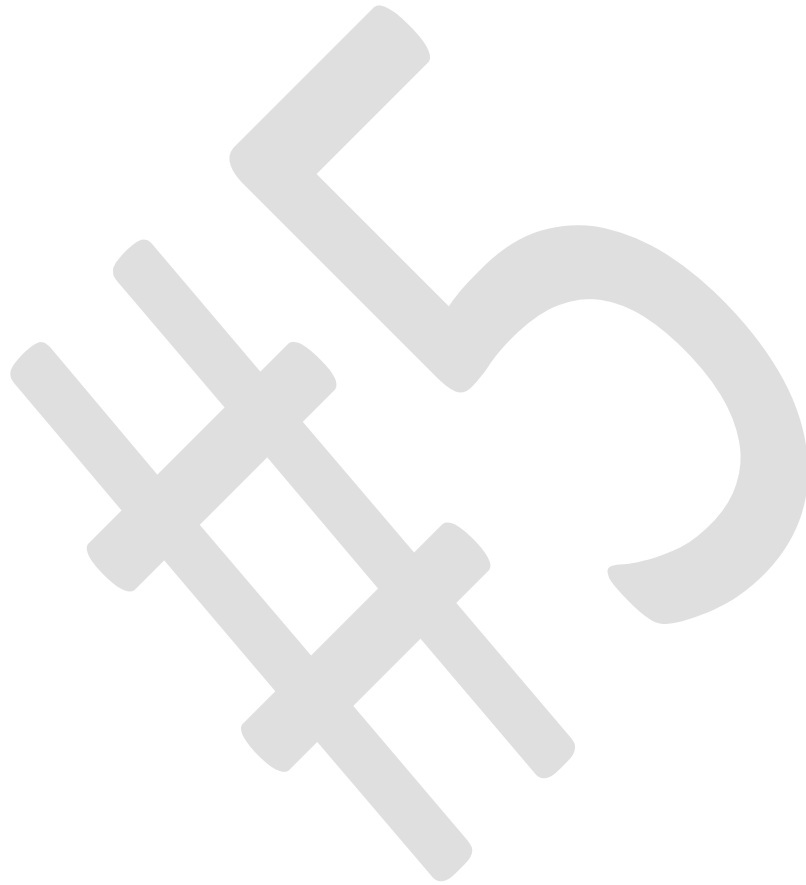
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ANC Downtown Code Working Group

Monday, March 29, 2022 3:00 PM-4:30 PM

Microsoft Teams meeting

[Click here to join the meeting](#)



## 21.11.050 Use Regulations

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### F. Accessory Uses and Use-Specific Standards

#### 1. Generally Applicable Accessory Use Standards

See section 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.
- 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 standards

i. There shall be at least 17.5 feet of clearance between the bottom of the skywalk and the highest elevation of the street surface below it, unless otherwise authorized by the government agency charged with administration of that street.

ii. There shall be at least 14.5 feet of clearance between the bottom of the skywalk and the highest elevation of the sidewalk surface below it.

**Commented [MDR1]:** Note from Tom Davis, Long Range: Should live-work units be included?

**Commented [MDR2]:** Need to update or delete this section as needed

**Commented [MDR3]:** Note from Tom Davis, Long Range Planning: "DTWP #5a: I am interested in the new skywalk standards that are being added to use-specific standard. If those are replacing the skywalk design standards and conditional uses standards that exist later in Chapter 21.11, I want to understand what is changing and why. Also, my understanding from last work group meeting is that we were leaning toward keeping the conditional use requirement, not allowing these by-right with design standards."

iii. The above-grade structural supports of a skywalk shall neither be located within the public right-of-way nor obstruct any required clear vision triangle.

iv. Controls for icicle accumulation and glaciation shall be included in the design.

v. A skywalk shall:

(A) Be ADA accessible;

(B) Be an enclosed and climate-controlled structure;

(C) Be limited to one story in height unless the planning and zoning commission finds by clear and convincing evidence that a two-story skywalk is essential to the function of the structures which it will connect;

(D) Have an exterior width no less than 12 feet and no greater than 20 feet;

(E) Have side wall facades of the interior pedestrian space composed of glazing material with 70 percent or greater transparency;

(F) Be level (zero degrees of slope) except for internal sloping ramps which are permitted under the building code and which are not visible from the exterior of the skywalk;

(G) Provide lighting on the underside of the skywalk to adequately illuminate all pedestrian circulation systems that the skywalk spans; and

(H) Include orientation signage and locational guides to the areas in the buildings connected by the skywalk.

vi. Skywalks shall not adversely affect or obstruct roadway safety functions or operations, such as clear vision triangles required by this title, traffic signals, signs or roadway maintenance.

vii. A clearly identified access route shall be designed between the skywalk and a pedestrian way or sidewalk which it spans. 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.
  - 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.

**Commented [MDR4]:** Worth discussing with the group, especially relating to Merrill field.

**Commented [MDR5R4]:** MB: Maybe we just put in a note somewhere anywhere there is a mention of height to impose airport limits

(AO 2020-38, 4-28-20)

**21.11.060 DIMENSIONAL STANDARDS FOR SITES AND BUILDINGS**

**21.11.060 DIMENSIONAL STANDARDS FOR SITES AND BUILDINGS**

**A. Purpose and Applicability**

This section sets forth the dimensional standards for lot size, setbacks, and building dimensions for all development including primary and accessory structures in the DT districts. The general rules for measurement and exceptions set forth in section 21.06.030 apply unless specifically modified or exempted in this chapter. The dimensional standards of this section may be further limited or modified by other applicable sections of this title.

**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. Setbacks may also be modified by the minimum sidewalk width requirements of this chapter in section 21.11.070C.1.;
  - d. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and
  - e. Buildings located near Town Square Park in Blocks 41 through 43 and 69 through 71 of the Anchorage Original 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-2A: Central Business District Core							
All Uses	6,000	50	10	N/A	10	Unrestricted	280
			N/A	N/A	N/A		
B-2B: Central Business District, Intermediate							

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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)
All Uses	6,000	50	N/A	N/A	N/A	Unrestricted	170
B-2C: Central Business District, Periphery							
All Uses	6,000	50	N/A	10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 0 or min. 5	10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 0 or min. 5	Unrestricted	85
<sup>1</sup> For other lot dimensional standards, see section 21.08.030K. <sup>2</sup> See section 21.11.070C for building step back requirements. <sup>3</sup> Due to proximity to Town Square Park and Peratrovich Park, maximum height is limited for Blocks 41 through 43 and 69 through 71, Anchorage Original Townsite. See section 21.11.060E. for explanation of limitations.							