

DT Code Update Subcommittee – White Paper #6

Meeting 3/29/22 at 3p.m.

Overview

White Paper #5 covers the dimensional standards table. This white paper covers the remainder of the chapter, including how buildings should look and interact with the street below.

Current Task

Presented with this email are:

1. Deleted Dimensional Standards (included in the previous section/white paper)
2. Design standards and Requirements
3. Skywalks

Specific Items

In working on this section, the project team considered:

- interior requirements, which would apply internally to properties
- external requirements, which would apply to the public areas around properties, and
- The various heights at which different types of requirements might be required.

This approach moves away from a bonus system, instead offering more flexibility by-right but also requiring certain amenities important to the community.

The group also proposed setting different levels of standards based on the quality of the adjacent right-of-way, assuming that if the Muni promises to develop higher quality rights-of-way it can fairly require property owners to add additional amenities in kind.

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

Or Daniel.mckenna-foster@anchorageak.gov while Kristine is on vacation

ANC Downtown Code Working Group

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

Microsoft Teams meeting

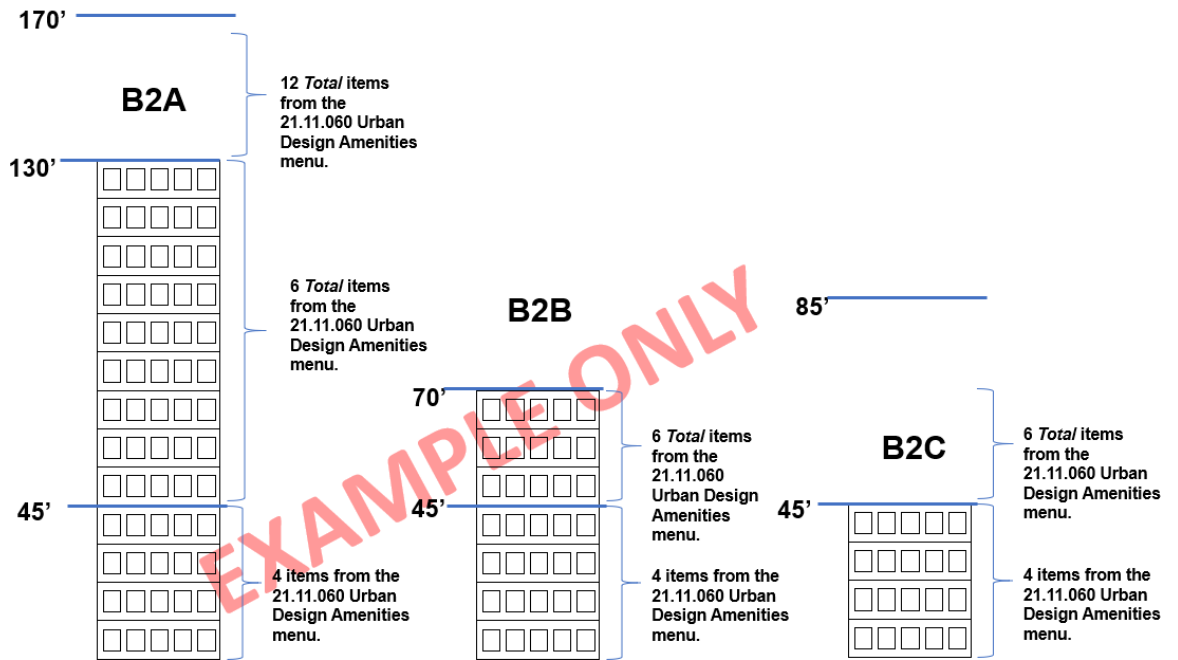
[Click here to join the meeting](#)

21.11.060 DIMENSIONAL STANDARDS FOR SITES AND BUILDINGS

C. Urban Design Amenities

1. Buildings and building additions constructed shall be subject to the urban design amenities requirements of Table 21.11-6. Urban Design Amenities shall be reviewed as part of the Title 21 review and approval procedure that applies to the development. This may be the land use permit in 21.03.100, unless a higher level of review is prescribed for the development under Title 21.
2. Section 21.11.070G. provides applicable standards for urban design amenities. Departures from applicable standards may be approved through the Alternative Equivalent Compliance procedure set forth in subsection 21.07.010D., or through a higher level of review such as site plan review if such a review is required of the development under this title. The review authority has the discretion to ensure that proposed departures from applicable standards protect and enhance the environment of the zoning district and the street frontage, and meet the amenity’s own functional objectives.

Table 21.11-6: Urban Design Amenities		
District	Building Height	Amenity Requirement*
B2-A	Minimum requirement for all buildings.	<ul style="list-style-type: none"> • Four items from the 21.11.060 Urban Design Amenities menu.
	Additional requirements for buildings over 45’ and up to 130’	<ul style="list-style-type: none"> • Two additional menu items from the Urban Design Amenities menu
	Additional requirements for buildings over 130’	<ul style="list-style-type: none"> • Six additional menu items from the Urban Design Amenities menu
B-2B	Minimum requirement for all buildings.	<ul style="list-style-type: none"> • Four items from the 21.11.060 Urban Design Amenities menu.
	Additional requirements for buildings over 45’ and up to 70’	<ul style="list-style-type: none"> • Two additional menu items from the Urban Design Amenities menu
	Additional requirements for buildings over 70’	<ul style="list-style-type: none"> • Four additional menu items from the Urban Design Amenities menu
B2-C	Minimum requirement for all buildings	<ul style="list-style-type: none"> • Four items from the 21.11.060 Urban Design Amenities menu.
	Additional requirements for buildings over 45’	<ul style="list-style-type: none"> • Two additional menu items from the Urban Design Amenities menu
* Amenity Requirements shall apply to all floors.		



3. Urban Design Amenities Menu

Urban Design Amenities Menu	Notes
Street Trees or site landscaping beyond that required by 21.11.030.C. (21.11.070G.22 and 21.11.070G.20.) To count as a design amenity, the total number of additional trees provided shall be of minimum 25% of the total number of required trees.	
Sidewalk Landscaping beyond that required by 21.11.030.C.	
Seating or Street Furniture (21.11.070G.18.)	
Decorative Street Lighting (21.11.070G.8.)	
Additional Sidewalk, provided on the site between the projected right-of-way setback established by 21.06.030C.7., and the building. (21.11.070G.19.) beyond that required by 21.11.070.C.1. To count as a design amenity, the total area of additional sidewalk provided shall be minimum 10% of the total area of required sidewalk.	
Sidewalk Texture (21.11.070G.21.)	
Bicycle Parking, open (21.11.070G.6.)	
Bicycle Parking, sheltered (21.11.070G.6.)	
Bicycle Parking, enclosed (21.11.070G.6.)	
Informational Kiosk (21.11.070G.10.)	

Urban Design Amenities Menu	Notes
Canopy or Other Pedestrian Shelter, over sidewalk (21.11.070G.7.)	
Arcade (21.11.070G.4.)	
Publicly accessible Plaza at building main entry or Courtyard, (21.11.070G.12.)	This item shall count as two menu items.
Atrium, Galleria, or Winter Garden (21.11.070G.5.)	This item shall count as two menu items
Retail Sales or General Personal Services use on ground floor. (21.11.070G.17.)	
Heated (Snow Melting) Walkway or Plaza	
Housing Courtyard (21.07.060F.7)	
Retail Sales or General Personal Services uses on second floor. (21.11.070G.17.)	
Retail sales or General Personal Services uses on third floor or in story below grade (21.11.070G.17.)	
Movie theater, Theater Company or Dinner Theater uses (21.11.070G.11.)	
Additional building step back minimum four floors above required stepback.	
Terraced building step back immediately adjacent to required step back.	
Structured Parking (21.11.070G.23.)	
Public Transit Amenities (21.11.070G.15.)	
Adaptive Reuse (New! Will require a definition and new design standards)	
Historic Preservation of a Landmark (21.11.070G.9.)	This item shall count as two menu items
Skywalks (21.11.080.)	
Child Care Center use	This item shall count as two menu items
Shower Facilities, with changing area and lockers, accessible to bicycle parking, and available to building occupants and employees.	




C. Solar Access Protection Standards

- a. **Town Square Park and Peratrovich Park:** In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 41 through 43 and Blocks 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-7.

Table 21.11-7: Max. Height Near Town Square Park and Peratrovich Park	
Block 41	Southwest quarter: 115 ft. Southeast quarter: 85 ft.
Block 42	South half: 55 ft.
Block 43	Southwest quarter: 85 ft. Southeast quarter: 115 ft.
Block 69	Northwest quarter: 115 ft. Northeast quarter: 85 ft. South half: 200 ft.
Block 70	North half: 55 ft. South half: 230 ft.
Block 71	Northwest quarter: 85 ft. Northeast quarter: 115 ft. South half: 200 ft.

- b. The director may waive the height limit for a structure that will not cast a shadow on Town Square Park (Block 51, Anchorage Original Townsite) or Peratrovich Park (Block 42, Anchorage Original Townsite) that is greater than that cast by existing structures from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.
- c. Maximum heights outlined in Table 21.11-4 are subject to the maximum heights in Table 21.11-7.
- d. With the concurrence of the director, an owner of a lot in Blocks 41 through 43 and Blocks 69 through 71, Anchorage Original Townsite, may transfer the amount of building floor area allowed on that lot under subsections B., C., and D. of this section, less the amount allowed under this subsection E., to one or more lots in the DT districts not subject to this subsection E. Such a transfer is subject to the height limits in 21.06.030D.9., Airport Height Regulations.

-  **i.** Applicant(s) for a floor area transfer under this subsection shall provide the documentation necessary to determine the impacts of such a transfer, as required on a form provided by the department.
- ii.** The owner of the sending and receiving properties shall enter into a written agreement with the Municipality documenting the amount of floor area entitlement transferred. The Municipality shall record the agreement at the district recorder's office as a covenant that runs with the land for both the sending and receiving properties. Recordation of the agreement shall take place prior to the issuance of any entitlement for a development on the sending and receiving properties.

2. Elsewhere in Downtown:

[new standards may be added here]

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

21.11.070 DEVELOPMENT AND DESIGN STANDARDS

A. Purpose

The development and design standards set forth in section 21.11.070 apply to the physical layout and design of development within the Downtown (DT) districts. These provisions govern the physical characteristics of a development and its relationship with adjacent properties and surrounding downtown environment in order to implement the Anchorage Downtown Comprehensive Plan, avoid potential impacts on neighboring properties and the downtown environment, and enhance the appearance, character, activity, and economic vitality of downtown.

B. Applicability

This section is applicable to all development in the DT districts. The generally applicable provisions of chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall govern in cases of conflict.

C. Building Step-backs and Towers

1. General

- a.** The purpose of the building step-back in the DT districts is to reduce the adverse environmental impacts of tall buildings on the downtown streetscape. Building step-backs provide street-level protection from wind downwashing while also providing more opportunities for solar access at the ground level and in the outdoor area on the rooftop at the set-back:

2. Step back standards


a. Minimum step back requirements:


i. If the building height exceeds the following height maximums, the building step back shall start at that height and the remainder of the building above that height shall be subject to 21.11.070C.3 Tower Standards.


a. B2-A: 130 feet

b. B2-B: 85 feet

c. B2-C: 45 feet

ii.  The building exterior envelope shall step back a minimum of 20' from the building edge at the heights noted in 21.11.070C.2a. No part of the building envelope shall protrude into or over the stepped back area except balconies which may protrude over the stepped back area a maximum of 50% of the step back distance from the building edge.

iii.  The building step back shall occur on all building edges adjacent to a street, alley, or exterior public space such as a park or plaza.

iv.  For any additional building step back beyond that required in 21.11.070C.2a, the building exterior envelope shall step back a minimum of 20' from the building edge for a minimum of 50% of the building edge. No part of the building envelope shall protrude into or over the stepped back area except balconies which may protrude over the stepped back area a maximum of 50% of the step back distance from the building edge.

v. At least 60% of all building step backs shall be accessible to building occupants as outdoor space designed to meet the needs of the building occupants with paving, seating, and landscaping.

3. Tower standards

a. In the case of a development with multiple towers on one property, towers shall be located a minimum of 40 feet from each other.

b. Where a new tower is proposed adjacent to an existing structure that is taller than the height at which a minimum step back is required, the new tower shall be located a minimum of 40 feet from the existing adjacent structure.

D. Building Articulation

1. General

The purpose of the building articulation in the DT districts is to reduce the adverse environmental impacts of tall buildings on the downtown streetscape and to provide visual interest and variety in the building façade. Building articulation helps reduce velocity of street level winds while also providing more opportunities for solar access at the ground level and in the outdoor area on the rooftop at the step back.

2. Minimum standards

- a. Main Entryways shall be recessed a minimum of 6 feet at a minimum width that is equal to 20 percent of the building's street frontage.



- b. Wall modulation. Each building elevation that faces a street or public space shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 40 feet of wall length that varies the depth of the building wall by a minimum of 3 feet. Offsets shall comprise at least 20 percent of the length of the elevation, for at least 60 percent of the building height up to the minimum step back height.

E. Frontage Standards

1. Sidewalks

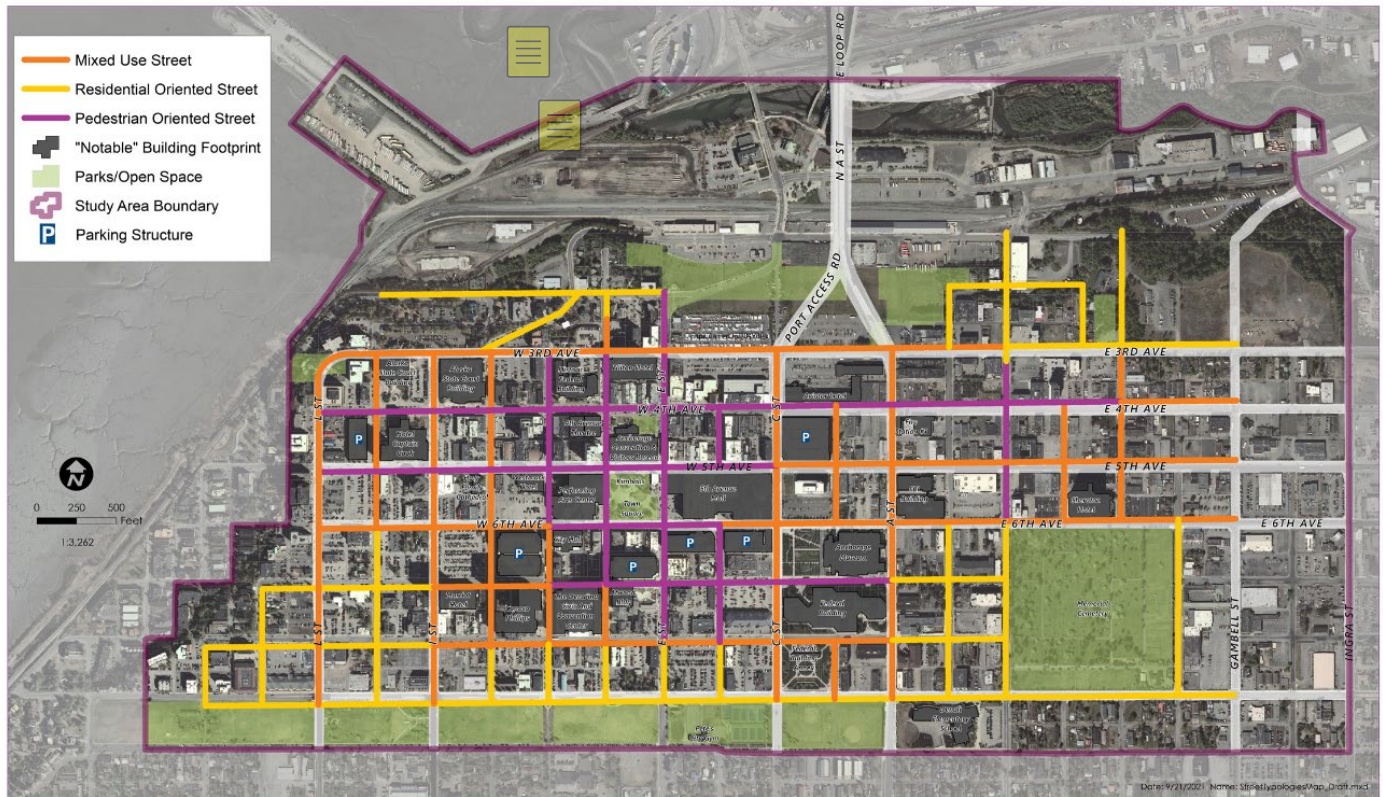
- a. Minimum sidewalk widths in the DT zoning districts shall be as follows:
 - i. Pedestrian Oriented Street: Sidewalks shall be no less than 14 feet wide.
 - ii. Mixed Use Street: Sidewalks shall be no less than 12 feet wide.
 - iii. Residential Oriented Street: Sidewalks shall be no less than 10 feet wide. Where 10 feet is required, that width may be decreased by one foot where the adjoining structure does not contain retail space with street-facing windows on the ground floor.
 - iv. All other Streets: Sidewalks shall be no less than 8 feet wide.
- b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.

2. Street-level design continuity

For lots fronting on priority streets in Map 21.11-1, buildings or other amenities, including landscaping or street furniture, shall extend the full

width of the lot frontage, except for at driveway and pedestrian access points.

Map 21.11-1: Street Typology Map



3. **Ground-Floor Windows**

a. **Intent**

Blank walls on the street-facing ground floor of buildings are limited as follows, in order to provide connection between activities occurring inside the structure to an adjacent sidewalk.



b. **Standard**

Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW shall meet the window standards in table 21.11-8. Windows shall provide visual access to interior activity or circulation spaces. Display windows with opaque back walls will not be counted toward the visual access requirements. Walls of parking structures are exempt.

Table 21.11-8: Window Standards – Downtown Zoning Districts				
	Frontage on Pedestrian Oriented Street	Frontage on Mixed Use Street	Frontage on Residential Oriented Street	All other street or alley frontages ¹
A. Minimum percentage of the length of street-facing ground-floor wall to consist of visual access windows:	70%	50%	30%	25%
B. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:	60%	40%	20%	12%
C. Minimum percentage of wall area above ground-floor to consist of visual access windows:	30%	25%	25%	12%
D. Required ground floor windows shall be no more than four (4) feet above the adjacent exterior finished grade.				

F. Landscaping and Screening

1. Downtown Street Landscaping

a. Street trees and associated landscaping to meet Table 21.11-9 Landscape Specifications for Downtown Districts shall be provided where the sidewalk is a minimum of 14 feet wide and where the building or site street frontage consists of greater than 10 linear feet of blank wall, parking, or utilities.

b (?) Where downtown street landscaping is provided, it shall comply with all general landscaping requirements and standards in section 21.07.080F, except that:

- i. Trees should be set back a minimum of 3.5 feet from the back of curb to reduce the possibility of damage from car doors and splash from cars. Tree guards may be considered for protection of trees where large numbers of people may gather.
- ii. A sloping six-inch minimum (12-inch preferred) wide apron (1V:12H) around tree grates may be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations of melting agents. Tree grates must be designed to recognize the need for accessibility for all.
- iii. Trees specified for the downtown districts should be species that branch (or can be successfully trimmed at maturity) at eight feet.

- iv. Landscape beds, planters, and tree grates should remain a minimum of 2 feet clear of the back of curb.
- v. Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the building shall be minimum 6 feet clear.
- vi. Plants species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface.
- vii. Minimum size of shrubs may be reduced from 18 inches in height to 6 inches in height when planted in a raised planter that raises the surface of the planting bed a minimum of 18 inches.
- viii. Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.

Table 21.11-9: Landscape Specifications for the Downtown Districts

Type of Landscaping	Bed Dimensions	Plant Materials Required	Optional design standards
Downtown Street Landscaping	Minimum planting bed width: 4 feet. Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth). Techniques for achieving this may include raised planters, or modular suspended pavement systems.	One tree and 6 shrubs per 200 cubic feet of soil volume. All areas within the planting bed shall be covered with living ground cover or mulch. All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.	Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs. Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.

2. Parking lot landscaping requirements

- a. The perimeter of a parking area abutting a lot in a residential district shall utilize the following schedule.
 - i. Institutional, commercial or industrial uses adjoining a residential use: Visual enhancement landscaping and a screening fence.

- ii. Residential uses adjoining a residential district: Visual enhancement landscaping, or a screening fence and an area landscaped with parking lot interior landscaping equal to five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.
- iii. a parking area serving only a single-family, two-family, or three-family dwelling is exempt.

b. *Parking lot landscaping for parking lots with 15 or more spaces*

- i. Visual enhancement landscaping shall be planted on the perimeter of the parking area abutting a lot line, or a screening fence shall be placed on the perimeter of the parking area abutting a lot line and an area equal to at least five percent of the paved surface of the parking area, including parking circulation aisles and appurtenant driveways, shall be devoted to parking lot interior landscaping. Exceptions are:
 - (A) At approved points of pedestrian and vehicle access; and
 - (B) Adjacent to lots being developed under a common development plan, where the director waives the requirement.
- ii. A foundation planting bed or walkway, or both, at least four feet wide shall separate the parking area, including circulation aisles and appurtenant driveways, from any building on the same lot.
- iii. In addition to the landscaping required under subsections i. and ii. Of this subsection, parking lot interior landscaping shall be planted within the interior of a parking lot containing more than 60 spaces. The area devoted to parking lot interior landscaping shall equal at least five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.
- iv. The vehicle overhang allowance area of parking spaces may extend into required landscaping areas by up to two feet, provided the planting bed beyond the overhang is at least six feet wide.

3. Screening

- a. Loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall take the form of a fence, wall or vegetation, or a combination of these.

- b. Rooftop mechanical equipment shall be screened as provided in subsection 21.07.080G.4.c.
- c. Outdoor refuse collection receptacles shall be screened as provided in subsection 21.07.080G.2.

G. Private Open Space

All Residential – Household Living Uses in the downtown districts shall provide private open space as established in Section 21.07.030.

For townhouse-style structures, the required open space may be provided as either individual or common private open space, except where common open space is required in subsection 21.07.110F.2. For multifamily-style and mixed use construction, at least half the required open space shall be provided as common private open space, and no individual private open space is required. Required open space for residential uses shall not be combined with required open space for nonresidential uses.

Development shall be required to set aside private open space according to the following minimum requirements: 100 square feet of private open space per dwelling unit, with exceptions from dimensional and development standards as outlined below.

Exemptions from the Section 21.07.030 standards:

1. The minimum inside dimension of ground-level individual private open space is reduced from 15 feet to 10 feet. The minimum inside dimension of common private open space is reduced from 18 feet to 10 feet. The 10-foot dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.
2. Common open space on balconies, roofs, decks, stoops, and unenclosed porches that have no less than two 20-foot inside dimension may count toward the open space requirement
2. Individual private open space on balconies, roofs, decks, stoops, and unenclosed porches that have no less than one 10-foot inside dimension may count toward the open space requirement, except that balconies, decks, stoops, and unenclosed porches with dimensions of less than 10 feet and containing at least 20 square feet may be counted for up to 50 percent of the required private open space area. These standards replace the requirements of 21.07.030D.1.ii. and iii. for these spaces.
3. Multifamily and mixed-use development in the DT districts is exempt from the requirement in subsection 21.07.030B.1. for at least half of the required open space to be provided as common private open space. Required private open space in the DT districts may be any mix of common and/or individual private open space.

4. Multifamily and mixed-use development in the DT districts is exempt from the prohibition in subsection 21.07.030D.1.a. against counting setbacks with slopes over 10 percent towards required private open space.
5. Multifamily and mixed-use development in the DT districts is exempt from the requirement in subsection 21.07.030D.2.b.i. for at least half of the required common private open space to be contiguous.
6. Multifamily and mixed-use development in the DT districts is exempt from the limitation in subsection 21.07.030D.2.b.iv. that no more than 25 percent of the total required open space area may be developed for active recreation.

H. Off-Street Parking and Loading

1. Amount of parking

No off-street parking is required for any development in the DT districts.

2. Landscaping

Parking that is provided shall be landscaped in accordance with 21.11.070D.1.a. and 21.11.070D.1.b.

3. Off-street parking and loading design standards

If off-street parking and/or loading is provided, it shall comply with all standards for off-street parking and loading in section 21.07.090, except that:

- a. Permanent parking not located within a setback from projected rights of way may utilize the alternative parking angle, stall, and aisle dimensions outlined in Table 21.11-10. An alternative parking site plan shall be submitted and approved as part of the applicable land use permit process.
- b. Permanent parking not located within a setback from projected rights of way may utilize the compact parking angle, stall, and aisle dimensions outlined in Table 21.11-11, provided the parking area is used exclusively for employee parking for periods in excess of four consecutive hours, and no more than 30 percent of the total number of spaces is designed for compact cars. An alternative parking site plan shall be submitted and approved as part of the applicable land use permit process.

TABLE 21.11-10: ALTERNATIVE PARKING ANGLE, STALL, AND AISLE DIMENSIONS

Parking Angle (degrees)	Space Width	Space Depth (Vehicle Projection)	Aisle Width 1-way	Typical Parking Bay Width (Module)	Interlock Reduction	Overhang Allowance
45	8' 4"	17' 4"	12' 3"	46' 11"	2' 0"	2' 0"
50	8' 4"	18' 0"	12' 9"	48' 9"	1' 10"	2' 1"
60	8' 4"	18' 10"	14' 3"	51' 11"	1' 4"	2' 3"
70	8' 4"	19' 2"	16' 1"	54' 5"	0' 10"	2' 5"
75	8' 4"	19' 0"	17' 6"	55' 6"	0' 8"	2' 6"
90*	8' 4"	18' 0"	22' 6"	58' 6"	N/A	2' 8"

*The 90-degree parking angle dimensions assume a two-way traffic flow

TABLE 21.11-111: COMPACT PARKING ANGLE, STALL, AND AISLE DIMENSIONS

Parking Angle (degrees)	Space Type	Space Width	Space Depth (Vehicle Projection)	Aisle Width 1-way	Typical Parking Bay Width (Module)	Interlock Reduction	Overhang Allowance
45	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 6"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
50	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	19' 2"	13' 6"	51' 0"	2' 0"	2' 4"
60	CO	7' 7"	16' 4"	12' 6"	45' 2"	1' 0"	1' 8"
	STD	8' 4"	20' 0"	15' 0"	55' 0"	1' 6"	2' 6"
70	CO	7' 7"	16' 5"	14' 1"	46' 11"	0' 8"	1' 10"
	STD	8' 4"	20' 4"	17' 0"	57' 8"	1' 0"	2' 8"
75	CO	7' 7"	16' 6"	16' 4"	49' 11"	0' 6"	1' 10"
	STD	8' 4"	20' 2"	18' 0"	58' 4"	0' 9"	2' 9"
90*	CO	7' 7"	15' 6"	19' 0"	50' 0"	N/A	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	N/A	3' 0"

CO: Compact car.

STD: Standard car.

* The 90-degree parking angle dimensions assume a two-way traffic flow.

I. Standards for Urban Design Amenities

1. Purpose

This section provides standards for urban design amenities listed in Table 21.11-6. The standards in this section represent minimum expectations. Applicants are encouraged to exceed minimum standards and have latitude to propose design innovations and alternatives that meet the intent of the standards to the same degree or better, as provided in section 21.11.060D.2. The standards of this section are intended to meet the following objectives:

- a. To provide predictability for development applicants, property owners, and the public;
- b. To ensure that the amenity's proposed placement and characteristics meet the amenity's functional objectives and intent as stated in this section; and
- c. To ensure that the amenities protect and enhance the environment of the zoning district, street frontage, and downtown generally, for the benefit of all.

2. Applicability

- a. This section applies to urban design amenities pursuant to section 21.11.060D., including amenities placed within public ROW, except where departures and alternatives from these standards are approved per section 21.07.010D.2.
- b. The provisions of this section modify other provisions of title 21 that apply to the uses and amenities listed in this section. To the extent any provisions in this section conflict with other provisions of title 21, the provisions of this section shall govern. If certain provisions overlap but are not in conflict, then the provisions of this section supplement the other title 21 requirements and are additional standards. Where not modified or exempted by this section, the other provisions of title 21 apply.
- c. Intent statements provided under each amenity are not substantive standards but rather guide interpretation and understanding of the amenity's standards, as set forth in section 21.15.020B.

3. General or shared standards

- a. The owner of the development site shall be responsible for regularly maintaining all elements of the amenity in good condition. All elements shall be repaired and replaced as necessary to maintain them in a structurally sound condition, maintain their functional utility, and meet the standards of this title.
- b. Amenities located outdoors shall be constructed of durable materials that can withstand the outdoor environment.
- c. For amenities that require lighting, required illumination levels shall be maintained at all times.
- d. Seating amenities, plazas or courtyards, public restrooms, and residential household use dwelling units shall be ADA accessible.

4. Arcade

For the purposes of this section 21.11.070G., the following provisions replace the arcade design standards of 21.07.060F.10. The definition of arcade provided at the beginning of 21.07.060F.10. applies, except with the addition that for the purposes of this section 21.11.070G. arcades may include covered passageways attached to (and extending from) the building facade.

a. *Intent*

Arcades provide increased opportunities for pedestrian comfort, street-level retail enhancement and an appropriately scaled and detailed integration of street, sidewalk, and building design elements. An arcade permits an extension of the streetscape space, sidewalk width, and additional pedestrian shelter areas, especially during cold, wet, or windy weather.

b. The arcade shall be located adjoining but outside of that portion of the sidewalk area which is required by the DT district-specific standards in 21.11.070C.1., *Sidewalks*.

c. The arcade shall provide a minimum interior width (the dimension between the interior arcade/building face and the inside face of outer support elements or outer overhead arcade building face) of 10 feet with support elements, and 8 feet without support elements, and a maximum interior width of 20 feet.



d. The arcade shall provide a minimum of eight feet of accessible walkway clear width. This dimension shall be provided within the arcade and between the arcade support elements and the adjoining sidewalk.

e. The interior height of the arcade and outer arcade portal heights shall have a minimum vertical clearance of 10 feet, and an average vertical clearance no greater than 18 feet.

f. The arcade shall be continuous in length along the street frontage for at least 50 feet.

g. An arcade lighting system shall be provided which illuminates the arcade's paved pedestrian areas. The minimum average illumination reaching the paved area shall not be less than five foot-candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. Additional light sources (shop window illumination, street lighting, sidewalk pole, or bollard lighting) can be utilized in combination with arcade lighting to achieve light intensity standards.

h. The arcade shall be publicly accessible at all times.

5. Atrium, galleria, or winter garden

For the purposes of this section 21.11.070G., the following provisions replace the atrium, galleria, or winter garden design standards of 21.07.060F.11. The atrium, galleria, or winter garden definition at the beginning of 21.07.060F.11. applies.

- a. *Intent*
Galleries are intended to provide interior public spaces that are suited for public gatherings and events where people can relax and enjoy the surrounding space and its associated activities.
 - b. The atrium, galleria, or winter garden shall be publicly accessible during normal business hours and adjacent to a public pedestrian walkway.
 - c. The atrium, galleria, or winter garden shall have a minimum of 2,000 square feet of floor area with a minimum inside dimension of 25 feet.
 - d. The atrium, galleria, or winter garden shall have a clear height of two stories for at least 75 percent of its floor area.
 - e. At least 50 percent of the atrium, galleria, or winter garden's ceiling area shall consist of transparent glazing.
 - f. The atrium, galleria, or winter garden shall have one lineal foot of seating for every 60 square feet of floor area.
 - g. The atrium, galleria, or winter garden shall be a finished, climate-controlled space.
6. Bicycle parking
- a. *Intent*
Bicycle parking provides convenient service as well as incentive to bicycle users in downtown. It encourages and supports forms of community access other than by automobiles.
 - b. In sidewalk areas, bicycle parking (including stored bicycles) shall be located and positioned to provide at least eight feet of unobstructed accessible walkway clear width within the sidewalk area, and at least three feet of distance between the bicycle parking (including stored bicycles) and street curb face.
 - c. In non-sidewalk areas, bicycle parking (including stored bicycles) shall be located to provide at least six feet of accessible walkway clear width and located no closer than four feet to any designated seating amenity.
 - d. For sheltered bicycle parking, any sheltering structure (excluding supports) shall have a maximum vertical clearance of eight feet above finished grade.
 - e. The standards for bicycle parking provided in section 21.07.060F.15. shall also apply.
7. Canopy or other pedestrian shelter, over sidewalk
For the purposes of this section 21.11.070G., the following provisions replace the pedestrian shelter including canopy design standards of 21.07.060F.9. The pedestrian shelter definition at the beginning of 21.07.060F.9. applies.
- a. *Intent*
Sidewalk canopies are intended to improve downtown pedestrian comfort and safety, especially during winter months and inclement weather.

Canopies also can provide increased street and building design continuity and support a wider range of pedestrian corridor activities.

- b. Canopies shall cumulatively extend along at least 50 percent of the development's street frontage. All individual canopies shall have a minimum uninterrupted length of 15 feet.
 - c. No part of a canopy shall come within three feet of the center of the main trunk of a street tree nor within two feet of the vertical plane extending from the street curb face.
 - d. The canopy shall extend a minimum of six feet horizontally over a sidewalk area, and shall be no further than 15 feet from the vertical plane extending from the back of the street curb.
 - e. The canopies projecting six to eight feet horizontally over the sidewalk area shall have a minimum vertical clearance of eight feet and a maximum vertical clearance of 12 feet above the sidewalk finished grade. The canopies projecting more than eight feet horizontally over the sidewalk area shall have a minimum vertical clearance of 10 feet and a maximum vertical clearance of 15 feet above the sidewalk finished grade.
 - f. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.
8. Decorative street lighting
- a. *Intent*
Decorative street illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors, and provide additional levels of illumination for increased pedestrian safety and comfort.
 - b. Decorative street lighting fixtures shall be centered no more than 30 feet apart.
 - c. Decorative street lighting fixtures shall be centered no closer than three feet from the face of any street curb.
 - d. Decorative street lighting shall be located so as to provide at least eight feet of accessible unobstructed walkway clear width, measured radially from the lighting fixture.
 - e. The mounting height of pole- and wall-mounted decorative street lighting shall not exceed 15 feet.
 - f. Decorative street lighting design shall be compatible in style, fixture color, and lamp color with other principal decorative street lighting fixture assemblies which may exist within the project street corridor (including the project block/street frontage(s) and the block/street frontage(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available

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9. Historic preservation of a landmark
- a. *Intent*
Historic preservation is intended to encourage the preservation, rehabilitation, or restoration of landmarks that contribute to Anchorage's heritage.
 - b. The landmark shall be listed or eligible for listing on the Anchorage Local Landmark Register.
 - c. The landmark shall be located on the development site.
 - d. Parking, loading, vehicle circulation, or utility areas shall not be included in the historic preservation site area that is eligible to generate bonus floor area or height.
 - e. Any proposed alteration of a listed landmark shall be subject to provisions established by the Anchorage Historic Preservation Commission.
10. Informational kiosk
- a. *Intent*
A kiosk is intended to provide a pedestrian-oriented physical space for dissemination of information, both public and private.
 - b. Informational kiosks shall be permanent structures, accessible from all sides by pedestrians.
 - c. Informational kiosks shall not be located within 11.5 feet of the curb face of a street.
11. Movie theater, theater company or dinner theater uses
- a. *Intent*
Theaters are intended to provide entertainment facilities in downtown and promote an enlivened atmosphere during the evening hours.
 - b. The theater shall have a minimum seating capacity of 150 seats.
 - c. The theater's main entrance shall be directly accessible from sidewalk grade level and highly visible from the street or public open space.
 - d. The theater lobby shall be located at ground-floor sidewalk level, and shall be enclosed and weather protected.
 - e. The theater shall have an illuminated sign displaying titles of current entertainment attractions located on at least one street frontage of the structure containing the theater.
12. Plaza or courtyard
- For the purposes of this section 21.11.070G., the following provisions replace the design standards of 21.07.060F.6.
- a. *Intent*
Plazas are intended to visually emphasize important pedestrian thoroughfares, provide increased light and openness at street level, and

humanize the urban environment by responding to the needs of pedestrians.

- b. Plaza areas shall not include the area of sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.
- c. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.
- d. The plaza shall be adjoining or have direct visual and physical access to a public pedestrian walkway via a sidewalk that is minimum 14 feet in width and maximum 20 feet in length. If the connecting sidewalk is bridged by a structural element of any kind, the structural element shall remain 10 feet minimum clear of the walking surface.
- e. The plaza shall have at least one lineal foot of seating per 60 square feet of area.
- f. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).
- g. Paving of the plaza shall have a textured or decorative surface.
- h. The plaza shall have sunlight (solar) access for at least four hours each day from May 1 to September 21.
- i. The plaza shall be publicly accessible at all times.

13. Public restrooms on ground floor

- a. *Intent*
Public restrooms on the ground floor are intended to provide a convenience for pedestrians and to enhance the desirability of frequenting the downtown area.
- b. Restrooms shall be publicly accessible during normal business hours.
- c. Restrooms shall be provided for both men and women.
- d. The location of the public restroom shall be readily discernible from the building entrance's lobby or foyer through the use of text and/or graphic symbol signage.

14. Public rooftop recreation areas or public viewing decks

- a. *Intent*
Rooftop facilities are intended to provide easily accessible, alternative opportunities for the general public to take advantage of natural light and vista attractions combined with other uses at the rooftop level.
- b. The rooftop facility shall be publicly accessible.
- c. The rooftop facility shall devote at least 10 percent of its area to a space that allows the general public to take advantage of natural light and vista attractions.

- d. Access to the rooftop facility shall be apparent and easily accessible from the street and shall be designed to communicate to pedestrians that the space is available for public use.
 - e. The minimum size of the rooftop facility shall be 1,500 square feet.
 - f. At least 20 percent of the viewing deck or garden shall be landscaped.
15. Public transit amenities
- a. *Intent*
Public transit amenities are intended to encourage the use of public transportation as a pleasant and appealing alternative choice to motor vehicles for trips within the downtown area.
 - b. The transit shelter shall be covered and enclosed on at least three sides.
 - c. Internal shelter placement shall be designed to complement the architectural theme of the building.
 - d. The transit shelter shall be illuminated.
 - e. A minimum of eight feet clear pedestrian space shall be provided adjacent to the transit shelter or transit vehicle pull-out.
 - f. Benches shall be provided for transit shelters and pull-outs.
 - g. Transit shelters and pull-outs shall be reviewed by the Municipality of Anchorage Public Transportation Department for location and compatibility with applicable transit facilities design guidelines.
 - h. The transit shelter standard provided in section 21.07.060F.8. shall also apply.
16. Residential household living uses
- a. *Intent*
Housing is intended to provide an attractive place to live with close accessibility to cultural, entertainment, and civic amenities. It is also intended to increase the vitality of the downtown area during times other than normal business hours.
 - b. At least three residential dwelling units shall be provided.
17. Retail sales or general personal services use
- a. *Intent.*
Retail sales and personal services are intended to contribute to the intensity of pedestrian use and activity in downtown, and increase downtown's vitality as a center of shopping activity.
 - b. Retail sales or general personal services uses eligible for generating bonus height or floor area shall be visible from a street or skywalk.
 - c. Retail sales or general personal service uses eligible for generating bonus height or floor area shall be accessible from a street, arcade, galleria, or publicly accessible skywalk.

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- d. Second-floor, third-floor, and basement-level retail sales and general personal service uses are eligible to earn bonus floor area only if ground-floor retail sales or general personal service uses eligible for generating bonus height or floor area are also provided.
18. Seating or street furniture
- a. *Intent*
Seating and street furniture are intended to provide downtown pedestrians with increased comfort, utility, and a sense of conviviality, and enliven the use of downtown streets, businesses, and civic institutions.
- b. The seating amenity shall be no less than five feet in length nor less than 18 inches in width.
- c. Seating shall be continuously level along the length of the seating surface, with the seat surface height set at an average of 18 inches above the finished grade. Minimum seat height shall be 12 inches. Maximum seat height shall be 24 inches.
- d. In sidewalk areas, no part of the seating amenity shall be placed closer than four feet from the face of the curb. The seating amenity shall be located so as to provide at least eight feet of accessible walkway (a dimension established along a line aligned perpendicular to the curb face).
- e. At least 50 percent of all seating proposed as amenities generating bonus height or floor area shall be placed within 11.5 feet of the street curb face.
- f. At least 50 percent of all seating proposed as amenities generating bonus height or floor area shall incorporate a permanent facility for back support.
- g. The surface of the seat shall be designed to shed, drain, or otherwise quickly dissipate standing water.
- h. Street furniture shall be selected, designed, sited, and installed to complement and enhance the operational and aesthetic functions of sidewalk, plaza, and landscaped park areas, other amenities, and associated building architecture.
19. Sidewalk
- a. *Intent*
Widened sidewalks are intended to increase the hospitableness and effectiveness of downtown streetscapes. Widened sidewalks permit space for window shopping, placement of street furniture and trees, and more efficient and safe pedestrian movement.
- b. No part of the designated sidewalk area shall be stepped or terraced above or below other portions of the sidewalk areas.
- c. Sidewalks shall be compatible with surrounding textures and designs.
20. Sidewalk landscaping (not otherwise credited)
- a. *Intent*

Sidewalk landscaping is intended to enrich the street pedestrian corridor. Sidewalk landscaping complements street tree development, provides visual/sensory focal points, and enhances gathering, entry, and seating spaces.

- b. Sidewalk landscaping may be any permanent plant material (exclusive of street trees earning bonus floor area per 21.11.070G.22.) and associated planter area(s) located within 15 feet of the street curb face. Planting materials may include shrubs, trees, and groundcovers including annual and perennial flowers.
- c. The cumulative square footage of sidewalk landscaping beds shall be at least 300 square feet for private sidewalk areas and at least 425 square feet for public sidewalk areas.
- d. Sidewalk landscaping areas shall be located so as to provide at least eight feet of accessible, unobstructed walkway clear width, measured radially from the edge(s) of the plant area(s).
- e. Individual sidewalk landscaping planting beds shall be no smaller than 30 square feet.
- f. Sidewalk landscaping shall be installed in protective planting beds raised at least six inches in height, but not more than three feet in height, above the finished grade of the surrounding sidewalk area.
- g. All sidewalk landscaping planting beds shall contain at least a combination of tree and shrub, tree and groundcover, or tree and annual/perennial plant materials. Shrub, groundcover, and flower plant materials, in combination or separately, shall demonstrate a 3-year capability to cover at least 75 percent of the sidewalk landscaping planting bed area.
- h. Plant material shall be located no further than 100 feet from a source of water for irrigation (such as an external hose bib, quick coupler, or automatic irrigation system).

21. Sidewalk texture

- a. *Intent*
Decorative sidewalks are intended to increase the hospitableness and aesthetic quality of the downtown streetscape.
- b. At least 50 percent of the sidewalk finish texture shall match the exposed aggregate finish texture where existing on downtown pedestrian sidewalk improvements.

22. Street trees

- a. *Intent*
Street trees are intended to promote the development of “living” amenities within downtown street corridors. Street trees are intended to offer seasonal variety, strengthen district identity, reflect Alaska’s natural heritage, soften the urban environment, and improve air quality.

- b. Street trees shall be centered a minimum of three feet and a maximum of 15 feet from the face of the street curb and be located so as to provide at least eight feet of unobstructed, accessible walkway clear width (a dimension established along a line aligned perpendicular to the curb face).
 - c. Street trees shall be located along either the curb line (in the street interface zone of the sidewalk), or the lot line (right-of-way line) side of the sidewalk at a distance from the back of curb that is equal to or greater than the required sidewalk width. The distance shall be measured from the center of the main tree trunk.
 - d. Street trees shall comprise at least three trees all within 60 feet of each other and centered not more than 25 feet apart.
 - e. Deciduous street trees shall be no less than 2.5 inches in caliper and be no less than 13 feet in height. Evergreen trees shall be no less than eight feet in height.
 - f. Street tree planting pits shall be a minimum inside dimension of five feet.
 - g. Street trees shall be protected with tree grates and tree guards.
 - h. Street trees shall be located no further than 100 feet from a source of water for irrigation (such as external hose bib, quick coupler, or irrigation system).
 - i. Except as modified by the design criteria for this section, street trees shall be installed, established, and maintained in accordance with municipal standard specifications for landscape improvements.
23. Structured parking, in story above grade
- a. *Intent*
Structured parking is intended to help satisfy parking demands downtown, provide convenience for occupants and users of the primary building on site, and stimulate usage of the development.
 - b. For a separate parking structure, floor space devoted to retail sales or general personal service uses shall be incorporated on the ground floor whenever practical and appropriate.

(AO 2020-38, 4-28-20; AO 2020-93, 10-1-20)

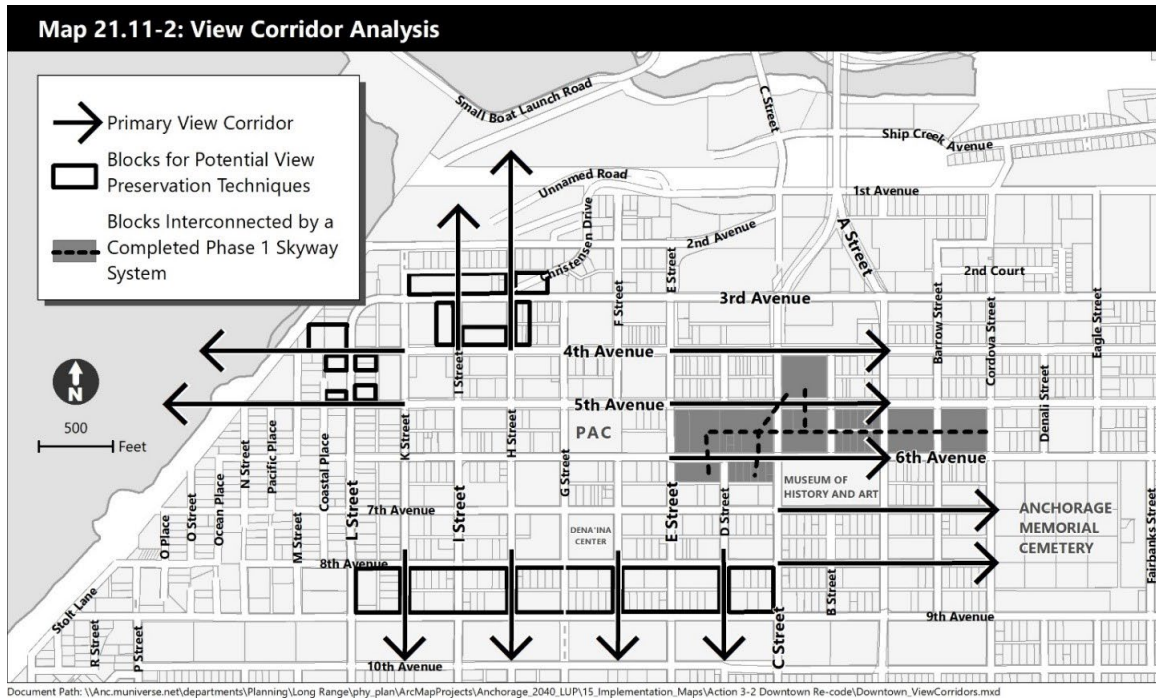
21.11.080 SKYWALKS

A. Supplemental Conditional Use Standards

Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D, the approval of a conditional use for a skywalk shall consider if:

1. The skywalk primarily functions to serve pedestrian circulation needs;

2. The skywalk minimizes adverse effects upon the pedestrian improvements shown on Map 21.11-1 in subsection 21.11.070C.2. and the view corridors shown on Map 21.11-2 below;
3. The public benefits of the skywalk exceed the advantages of the street level or underground pedestrian circulation systems that might otherwise exist or be designed to serve the development project; and
4. The skywalk design is compatible with the massing, style, façade, and finishes of the predominant existing, historic, or planned architectural patterns of the street block fronts on which the skywalk is proposed to be constructed.



B. Required Documentation

In addition to the relevant conditional use application requirements as determined on a form provided by the department, an applicant seeking a conditional use for a skywalk in the DT districts shall submit the following:

1. A report which discusses the functions, uses, and objectives that the skywalk is designed to serve, and estimates of expected daily pedestrian use of the skywalk for the first year following completion of each project phase, if any, and after final project completion.
2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the skywalk:
 - a. Pedestrian circulation systems.
 - b. Location and type of existing land uses and structures, including building height, ground floor dimensions and utilities.

- c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and reservations, and clear vision triangles.
 - d. Pedestrian improvements identified on Map 21.11-1 (in section 21.11.070C.2.) and the view corridors identified on Map 21.11-2 (in section 21.11.080A.).
 - e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.
3. A project facility plan, showing:
 - a. The configuration of the skywalk.
 - b. The vertical and horizontal cross-sections of the skywalk, with at least one cross-section which depicts adjoining structures and ground-floor facilities.
 - c. The reflected lighting plans for interior and exterior illumination elements.
 4. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk over which it is constructed, as bordered by the facades to the second story of the structures connected by the skywalk. The report shall also illustrate the impact of the skywalk on pedestrian circulation systems and view corridors, as identified on Map 21.11 - 1 (in section 21.11.070C.2.) and Map 21.11 - 2 (in section 21.11.080A.).
 5. A skywalk management agreement that includes a security, operations and maintenance plan, as well as the means by which the transparency standards for the skywalk as defined in subsection 21.11.080C.5.e. shall be maintained.
 6. For a skywalk located within seismic ground-failure hazard zone 5, an assessment of the effects of seismically induced relative displacement between the two supporting ends of the skywalk. This assessment may be combined with the seismic evaluation requirements of the Building Code for structures.

C. Design Criteria

The following design criteria shall apply to all skywalks in the DT districts, except when the applicant has persuaded the planning and zoning commission that an alternative design is equal or superior to such design criteria:

1. 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.
2. 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.
3. 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.
4. Controls for icicle accumulation and glaciation shall be included in the design.
5. 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.
6. 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.
 7. A clearly identified access route shall be designed between the skywalk and a pedestrian way or sidewalk which it spans.

D. Skywalks in the Phase 1 Skywalk System

A skywalk located within the blocks designated for a Phase 1 Skywalk System on Map 21.11-2 (in section 21.11.080A.), shall be designed in a manner consistent with the following standards:

1. Provide a linkage between first and second level retail uses at interior courts that provide a point of focus in the skywalk system, and where stairs and/or escalators may be provided in a context that attracts people.
2. Provide uniform graphics and minimize sharp angles within corridors. The second floor shall minimize changes in grade and include access with centrally located, publicly-accessible elevators.
3. Provide skywalk corridor widths based on accommodating projected pedestrian volumes.
4. Provide some uniformity in the design of skywalk structures. Skywalks should have an open feeling to allow views, assist in orientation, and relieve the enclosed feeling that may accompany internal corridors.
5. Any changes in floor level are better accommodated by an internal ramping system that does not produce a slope that is visible from outside of the bridge.

E. Authority to Impose Different Standards

Different location, design and operational standards from those recited in this section may be imposed by the planning and zoning commission as necessary to mitigate adverse impacts created by the skywalk.

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