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1 **21.07.120 PUBLIC/ INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS**

2 **A. Purpose**

3 This section is intended to promote high-quality building design that actively considers the
4 surrounding context in nonresidential and mixed-use areas, encourages visual variety in such
5 areas, promotes [ENSURES] building layout and design suitable for the municipality's northern
6 climate, fosters a human scale, promotes [AND] accessible and attractive street fronts, projects a
7 positive image to encourage economic development in the municipality, and protects property
8 values of both the subject property and surrounding development. It is also the intent of this
9 section to provide flexible standards that allow for creativity and innovation, and to differentiate
10 between different commercial areas.

11 **B. Applicability**

12 Development of any use categorized in table 21.05-1 or table 21.05-2, *Tables of Allowed Uses*,
13 as a public/institutional or commercial use shall comply with the standards of this section
14 21.07.120[110], except as follows:.

- 15 1. [HOWEVER, S]Special-purpose public facilities such as schools, airports, and fire
16 stations with highly unique design and functionality requirements shall be granted specific
17 exemptions [SHALL BE EXEMPT] from this section, if [APPROVED BY] the director finds
18 substantial public benefit and adequate mitigation of impacts to the immediate
19 neighborhood.
- 20 2. Developments that meet the applicability threshold of section 21.07.130A. are exempt
21 from this section.
- 22 3. In the case of a mixed-use residential building, these standards shall apply to the
23 nonresidential portion of the structure and the standards of section 21.07.110[100],
24 *Residential Design Standards*, shall apply to the residential portion of the structure. In
25 case of overlap and/or conflict, the more stringent standard shall apply.

26 **C. Alternative Equivalent Compliance**

27 The alternative equivalent compliance procedure in subsection 21.07.010D. may be used to
28 propose alternative means of complying with the intent of this section. Applicants for alternative
29 equivalent compliance shall demonstrate design strategies that address each of the core subject
30 areas set forth below in subsection E.

31 **D. Prohibitions and Requirements**

- 32 1. **Fabric Structures [INFLATABLE DOMES]**
33 Frame-supported, arch-supported, or inflated tension fabric or membrane structures
34 [INFLATABLE DOMES] are prohibited in all commercial and mixed-use districts, except
35 that a portion of a structure's roof or wall membrane may consist of non-inflated tension
36 fabric based on a site-specific architectural design, subject to an administrative site plan
37 review.
- 38 2. **[ROOFTOP] Mechanical and Electrical Equipment**
39 Mechanical and electrical equipment serving a single building shall be screened from
40 view as provided below. This requirement applies to heating, ventilation, and cooling
41 equipment; pumps; generators; and groups of four or more utility meters. The screening
42 requirement does not apply to telecommunications equipment, chimneys, minor vent
43 pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and
44 reflectors. Screening shall comply with AMC title 23 and the access and safety
45 requirements of utilities.

1 **a. Rooftop Mechanical and Electrical Equipment**

2 Rooftop mechanical and electrical equipment[, INCLUDING HVAC EQUIPMENT
3 AND UTILITY EQUIPMENT THAT SERVES THE STRUCTURE, BUT NOT
4 INCLUDING TELECOMMUNICATIONS EQUIPMENT OR SOLAR
5 COLLECTORS,] shall be screened from view of abutting streets and the ground
6 level of residentially zoned lots using the menu choices provided in subsection
7 2.b. below. If menu choice b.iii. is the only choice selected, then the roof
8 mounted equipment shall also be set back from the roof edge (where the roof
9 meets the façade wall) at least three feet for each foot of height of the equipment.
10 [THROUGH THE USE OF PARAPET WALLS OR A SIGHT-OBSCURING
11 ENCLOSURE AROUND THE EQUIPMENT. THE SCREENING SHALL BE
12 CONSTRUCTED OF ONE OF THE PRIMARY MATERIALS USED ON THE
13 PRIMARY FACADES OF THE STRUCTURE, AND BE AN INTEGRAL PART OF
14 THE BUILDING'S ARCHITECTURAL DESIGN.]

15 **b. Mechanical and Electrical Equipment – Other**

16 All other mechanical and electrical equipment shall be screened from view from
17 abutting streets, except where located more than 40 feet from the street or right-
18 of-way, using one of the following choices:

19 i. Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or
20 hardscape materials. Other landscaping required by this title, such as
21 perimeter landscaping, may be used if it meets this standard.

22 ii. A sight-obscuring fence, wall, or structure that is adequate in height to
23 screen the equipment.

24 iii. Wall-mounted utility meter bases and CT cabinets finished in a color that
25 is consistent with other areas of the building façade, unless an
26 alternative color or design is approved by the director.

27 iv. Equipment that is disguised, camouflaged, or hidden so that its function
28 as mechanical or electrical equipment is imperceptible to an uneducated
29 eye.

30 **3. [TALL BUILDINGS]**

31 THE FOLLOWING PROVISIONS ARE INTENDED TO MITIGATE UNDESIRABLE
32 IMPACTS OF PROPOSED TOWER DEVELOPMENT IN ALASKA'S NORTHERN
33 CLIMATE, INCLUDING WIND IMPACTS ON PEDESTRIANS AT THE GROUND LEVEL
34 AND SHADOWING AND TEMPERATURE IMPACTS ON THE DEVELOPMENT SITE
35 AND SURROUNDING COMMUNITY. THESE PROVISIONS ALSO ENCOURAGE HIGH
36 RISE DESIGN OF THE HIGHEST QUALITY TO ENHANCE THE IMAGE OF THE
37 COMMUNITY THROUGH MODULATED OR ARTICULATED TOWER MASSING, AND
38 FACADES WITH WINDOWS.

39 **a. WIND IMPACT STUDY AND MITIGATION.**

40 BUILDINGS OVER 120 FEET IN HEIGHT SHALL PROVIDE A WIND STUDY
41 CONDUCTED BY A LICENSED DESIGN OR ENGINEERING PROFESSIONAL
42 THAT EVALUATES THE WIND IMPACT OF A PROPOSED DEVELOPMENT,
43 AND IMPLEMENT THE APPROPRIATE DESIGN MEASURES TO REDUCE OR
44 MITIGATE UNDESIRABLE WIND CONDITIONS ON STREETS, OPEN SPACES
45 AND OTHER PEDESTRIAN AREAS. SUBJECT TO APPROVAL BY THE
46 DIRECTOR.

47 **b. SHADOW IMPACT STUDY AND MITIGATION.**

1 BUILDINGS OVER 75 FEET IN HEIGHT SHALL PROVIDE A SHADOW
2 IMPACT STUDY BY A LICENSED ARCHITECT TO EVALUATE THE IMPACT
3 OF SHADOWS POTENTIALLY CAST, AND IMPLEMENT APPROPRIATE
4 DESIGN MEASURES TO REDUCE OR MITIGATE UNDESIRABLE SHADOW
5 CONDITIONS. MEASURES MAY INCLUDE REPOSITIONING THE TOWER
6 ON THE LOT, INCREASING SETBACKS, REDUCING OR SHIFTING A
7 BUILDING'S HEIGHT OR MASS, REDESIGNING A BUILDING'S SHAPE
8 USING A NARROW EAST-WEST PROFILE, OR ANGLED OR TERRACED
9 ROOF FORMS. SUBJECT TO APPROVAL BY THE DIRECTOR.

10 **c. TALL BUILDINGS IN R-4A DISTRICT**

11 **i. ACCESS TO SUNLIGHT IN RESIDENTIAL AREAS**

12 ANY PORTION OF A BUILDING ABOVE A BUILDING HEIGHT OF 60
13 FEET IN THE R-4A DISTRICT SHALL BE SUBJECT TO THE SHADOW
14 IMPACT STUDY PROVISIONS OF 7.B. ABOVE FOR THE PURPOSES
15 OF PROTECTING RESIDENTIAL NEIGHBORHOODS AND LIVING
16 AREAS. SUBJECT TO THE RESULTS OF THE STUDY, MITIGATION
17 MAY BE REQUIRED IN ADDITION TO THE MINIMUM PROVISIONS
18 ESTABLISHED IN SUBSECTIONS C.I. AND C.II. BELOW.

19 **ii. SLENDER RESIDENTIAL TOWERS**

20 THIS PROVISION ENCOURAGES SLENDER TOWERS THAT ARE
21 VISUALLY LIGHTER AND MORE ELEGANT THAN WIDER AND
22 BULKIER TOWERS, AND THAT REDUCE WIND, SHADOW, AND
23 VIEWSHED IMPACTS. THE MAXIMUM PLAN DIMENSION FOR THE
24 PORTION OF A BUILDING ABOVE 60 FEET IN HEIGHT IN THE R-4A
25 DISTRICT SHALL BE 100 FEET, AND THE MAXIMUM AVERAGE
26 FLOOR AREA SHALL BE 8,000 SQUARE FEET.

27 **iii. MINIMUM TOWER STEP BACKS FROM RESIDENTIAL STREETS AND
28 OPEN SPACES**

29 THERE SHALL BE AN UPPER FLOOR STEP BACK ON BUILDING
30 ELEVATIONS ABUTTING A STREET OR PUBLIC PARK. THE STEP
31 BACK SHALL BE SUCH THAT THE BUILDING ELEVATION DOES
32 NOT PENETRATE A DAYLIGHT PLAN THAT RISES INWARD OVER
33 THE BUILDING AT AN ANGLE OF ONE FOOT OF RUN FOR EVERY
34 TWO FEET OF RISE, AND STARTING AT A HEIGHT OF 60 FEET AT
35 THE BUILDING WALL.

36 **iv. INCENTIVE FOR LOWER STEP BACKS**

37 IF THE STEP BACK OCCURS AT A LOWER BUILDING HEIGHT THAN
38 60 FEET, THE APPLICANT MAY ADD ONE FOOT OF RISE TO THE
39 ANGLE OF THE DAYLIGHT PLANE FOR EVERY 10 FEET IN
40 BUILDING HEIGHT BELOW 60 FEET. IN NO CASE SHALL THE
41 ANGLE BE LESS THAN ONE FOOT OF RUN FOR EVERY FIVE FEET
42 OF RISE.]

43 **E. Menu of Design Choices**

44 To provide for flexibility [AND ALLOW DESIGN CREATIVITY], the standards of this section
45 21.07.120[110] are arranged into menus of design feature choices. The applicant shall select a
46 minimum number of design features from each menu. The menus are organized into two
47 [THREE] subject areas that affect the community/public realm: (a) building orientation and (b)
48 wind protection and sunlight. [MASSING AND ARTICULATION, AND (C) NORTHERN CLIMATE
49 RESPONSE.]

1 **1. Minimum Number of Design Features**

2 The minimum number of design feature choices required from each menu is provided in
 3 Table 21.07-13. [DEPENDING ON BUILDING SIZE, THE APPLICANT SHALL ALSO
 4 PROVIDE BETWEEN ONE AND THREE ADDITIONAL DESIGN FEATURES, WHICH
 5 THE APPLICANT MAY SELECT FROM ANY OF THE MENUS.]

6 **2. Shared Credit Among Menu Choices**

7 Unless otherwise indicated, a [A]chievement of a design feature choice in a menu may
 8 count toward other design features in the same menu or other menus if the feature also
 9 achieves the requirements of the other design feature choice(s).

10 **3. Design Innovation Credit**

11 The decision-making body may approve a design innovation that is not covered by the
 12 menu choices to be used as credit for up to one design feature in this section. The
 13 applicant shall demonstrate a specific design quality that realizes the intent of the
 14 subsection, and

15 a. Achieves an equal or better design solution for the development than would
 16 result from application of a [THE] basic menu choice[S]; and

17 b. Does not adversely [MATERIALLY] affect adjacent properties or streets.

18 [A DESIGN INNOVATION SHALL NOT BE USED TO SATISFY THE MINIMUM
 19 REQUIRED NUMBER OF DESIGN FEATURES IN A MENU IF THE MINIMUM
 20 REQUIREMENT IS ONE DESIGN FEATURE.]

TABLE 21.07-13: BUILDING SIZE AND MINIMUM NUMBER OF DESIGN FEATURES			
Design Feature Menus	Less than or equal to 12,000 square feet of gross floor area	7,000 to 25,000 square feet of gross floor area	Greater than 12,000 to 25,000 square feet of gross floor area
Building Orientation Choices	2	[3]	3
[BUILDING MASSING CHOICES]	[0]	[1]	[2]
[FAÇADE ARTICULATION CHOICES]	[2]	[3]	[3]
[WEATHER PROTECTION CHOICES]	[2]	[2]	[2]
Wind Protection And Sunlight Choices [AND WIND MITIGATION]	2 [0]	[1]	2
[ADDITIONAL CHOICES (ANY MENU)]	[1]	[2]	[3]
[TOTAL NUMBER REQUIRED:]	[7]	[12]	[15]

21 **4. Building Orientation**

22 a. **Purpose**

23 The design choices for building orientation address the building's relationship to
 24 surrounding streets, walkways, and parking[, AND THE OVERALL PUBLIC
 25 REALM]. Building orientation features are to [SHOULD] encourage pedestrian
 26 accessibility and views to indoor activity, enhance public street safety and natural
 27 surveillance opportunities, and [PROVIDE A COMFORTABLE STREET
 28 ENVIRONMENT USING WINDOWS, ENTRANCES AND] promote active uses at
 29 or near the ground-level.
 30

1 **b. *Orientation Design Choices***

2 [WINDOWS ON THE GROUND-LEVEL THAT ARE USED TO ACHIEVE THE
3 CHOICES BELOW SHALL BE WINDOWS PROVIDING VISUAL ACCESS. THE
4 SILLS OF QUALIFYING WINDOWS ON GROUND-LEVEL WALLS SHALL BE
5 NO MORE THAN FOUR FEET ABOVE THE ADJACENT EXTERIOR GRADE.
6 GROUND-LEVEL WALL AREAS ARE DEFINED AS EXTERIOR WALL AREAS
7 UP TO NINE FEET ABOVE FINISHED GRADE.]

8 **i. *Windows and Entrances***

9 Provide **visual access** windows and/or primary entrances on street-facing
10 building elevations **(up to a maximum of two elevations)** on the ground
11 floor for at least 35 **percent**[%] of the length and 15 **percent**[%] of the
12 ground **floor**[-LEVEL] wall area. **An elevation that is more than 150 feet**
13 **away from the facing street shall be exempt, unless it is the only**
14 **applicable elevation. Qualifying windows shall be no more than four feet**
15 **above finished grade.** [IN MIXED-USE DISTRICTS, THE MINIMUM
16 PERCENTAGE IS INCREASED TO AT LEAST 50% OF THE LENGTH
17 AND 25% OF THE GROUND-LEVEL WALL AREA FOR THAT
18 PORTION OF THE BUILDING THAT IS 20 FEET OR CLOSER TO THE
19 STREET LOT LINE.]

20 **ii. *Building Placement Closer to the Street***

21 A building that achieves item b.i. above may receive credit for an
22 additional orientation feature if at least **40 [50] percent**[%] of the length of
23 at least one ground **floor**[-LEVEL] street-facing building elevation
24 **complies with the maximum setback standards of subsection**
25 **21.06.030C.5.** [IS WITHIN A 20 FOOT MAXIMUM SETBACK AREA
26 THAT IS TO BE FREE OF MOTOR VEHICLES.] In mixed-use districts,
27 **the percentage is increased to** at least **60 [75] percent**[%] of the building
28 elevation length [SHALL BE WITHIN A 20 FOOT MAXIMUM SETBACK].

29 **iii. *Corner Building***

30 [FRAME AN] **At a street [INTERSECTION] corner provide items b.i. and**
31 **b.ii. above on both street-facing building elevations of a corner building.**
32 [BY LOCATING THE FIRST AND SECOND FLOOR BUILDING
33 FACADE WITHIN 20 FEET OF THE FRONT LOT LINE ON BOTH
34 STREET FRONTAGES, WITH BOTH GROUND-LEVEL WALL AREAS
35 ACHIEVING ITEM B.I. ABOVE AND INCLUDING WINDOWS AND ONE
36 OR MORE PRIMARY ENTRANCES WITHIN 25 FEET OF THE LOT
37 CORNER. VEHICLE PARKING AND DRIVEWAYS SHALL BE AT
38 LEAST 40 FEET FROM THE LOT CORNER.]

39 **iv. *Street Oriented Entrances***

40 Provide at least one primary entrance within 60 feet of a street sidewalk,
41 or 90 feet for buildings over 25,000 square feet of gross floor area, **and**
42 **connected to the street by a clear and direct walkway.** [THE ENTRANCE
43 FACES AND OPENS ONTO A CLEAR AND DIRECT CONNECTING
44 WALKWAY TO THE STREET SIDEWALK, AND IS CLEARLY VISIBLE
45 FROM THE STREET AND PRINCIPAL WALKWAY AND VEHICULAR
46 APPROACHES. TWO SUCH PRIMARY ENTRANCES ON SEPARATE
47 BUILDING ELEVATIONS AND AT LEAST 30 FEET APART MAY
48 COUNT AS TWO ORIENTATION FEATURES.]

49 **v. *Primary Pedestrian Walkway***

50 Provide a primary pedestrian walkway that meets the requirements of
51 **21.07.060F.4., Primary Pedestrian Walkway** (except that when the

1 building is within 50 feet of the street, the walkway may be shorter than
2 50 feet), between a primary entrance and the abutting street. This choice,
3 while offered in both menus, shall only count as a choice for one menu.

4 vi. *Upper Level Windows*

5 Provide windows or spandrel glass (fake windows) on each [A
6 COMBINATION OF WINDOWS OR OPENINGS AND FAÇADE
7 ARTICULATION THAT VISUALLY DEMARCATES EACH FLOOR ON
8 EVERY] building elevation facing an abutting street or having a primary
9 entrance for customers or visitors. Windows shall comprise an average
10 of 35 percent[%] or more of the length and 15 percent of the area of each
11 [ALL] upper floor building elevation[S WITH NONRESIDENTIAL USES,
12 AND 20% WITH RESIDENTIAL USES]. Exterior wall areas of building
13 mechanical rooms are exempt.

14 vii. *Additional Window Area*

15 Achieve menu choice b.i., *Windows and Entrances*, and increase the
16 coverage to 67 percent of the ground floor wall area. If there is more
17 than one story, also achieve b.vi., *Upper Level Windows*, and increase
18 the coverage to 34 percent of the upper floor wall area.

19 viii. *Screening Vegetation*

20 In areas not zoned for mixed-use, L4 screening landscaping along
21 abutting streets may count as an orientation feature.

22 ix. *Prominent Entrance Feature*

23 Provide a prominent and inviting primary entrance that is visible from the
24 street, connected by a direct walkway to the street, and highlighted by
25 two of the following:

26 (A) Portico, overhang, canopy, or similar permanent feature
27 projecting from the wall;

28 (B) Recessed and/or projected entrance that covers at least 80
29 square feet;

30 (C) Arches, peaked roof forms, terracing parapets, or other change
31 of building roofline;

32 (D) Changes in siding material, or detail features such as tilework, to
33 signify the entrance;

34 (E) Entrance plaza, patio, or similar common private open space.

35 5. [BUILDING MASSING AND ARTICULATION

36 a. *PURPOSE*

37 THE DESIGN CHOICES FOR BUILDING MASSING / ARTICULATION ARE
38 INTENDED TO REDUCE THE APPARENT BULK OF LARGE BUILDINGS,
39 ENCOURAGE COMPATIBLE BUILDING SCALE WITH SURROUNDING
40 COMMUNITY AND ACHIEVE A COMFORTABLE HUMAN SCALE BY
41 PROVIDING VARIATION IN LARGE BUILDING VOLUMES AND VISUAL
42 VARIETY ON FAÇADE SURFACES, ESPECIALLY AT OR NEAR GROUND
43 LEVEL. ARTICULATION SHOULD EXPRESS ELEMENTS SUCH AS FLOOR
44 AND CEILING LEVELS, WINDOW HEIGHTS, STRUCTURAL COLUMN
45 SPACING, OR INTERNAL DIVISIONS.

1 **b. BUILDING MASSING CHOICES**

2 **i. UPPER STORY**

3 BUILDINGS WITH A MAXIMUM FOOTPRINT OF 7,000 SQUARE FEET
4 GROSS FLOOR AREA, THAT DO NOT EXCEED 14,000 SQUARE
5 FEET GROSS FLOOR AREA, MAY COUNT USE OF A SECOND
6 STORY AS A BUILDING MASSING FEATURE. THE GROSS FLOOR
7 AREA OF THE SECOND FLOOR SHALL BE A MINIMUM OF 65% OF
8 THE FIRST FLOOR.

9 **ii. WALL MODULATION**

10 MODULATE THE LENGTH OF EACH BUILDING ELEVATION
11 ABUTTING A STREET, A PR ZONE, OR RESIDENTIALLY ZONED
12 LOTS. OFFSET THE WALL AND FOUNDATION LINE AT INTERVALS
13 SO THAT THERE IS AT LEAST ONE OFFSET EVERY 140 FEET OF
14 WALL LENGTH THAT VARIES THE DEPTH OF THE BUILDING WALL
15 BY A MINIMUM OF 12 FEET. OFFSETS SHALL COMPRISE AT
16 LEAST 20% OF THE LENGTH OF THE BUILDING ELEVATION, FOR
17 AT LEAST 60% OF THE BUILDING HEIGHT.

18 **iii. ROOF FORMS**

19 **(A)** OPTION A: PROVIDE A MODULATED ROOF ON EACH
20 BUILDING ELEVATION FACING A STREET OR ABUTTING
21 RESIDENTIALLY ZONED LOTS, USING FEATURES SUCH AS
22 A TERRACING PARAPET, MULTIPLE PEAKS, JOGGED
23 RIDGE LINES AND DORMERS, WITH A MAXIMUM OF 140
24 FEET UNINTERRUPTED ROOFLINE BETWEEN ROOF
25 MODULATION ELEMENTS, EACH SUCH ELEMENT
26 PROVIDING A MINIMUM THREE FOOT VERTICAL CHANGE
27 IN ROOFLINE, AND WITH MODULATION ELEMENTS
28 EQUALING AT LEAST 20% OF THE ROOFLINE ON EACH
29 BUILDING ELEVATION.

30 **(B)** OPTION B: A SLOPED ROOF WITH A PITCH NO LESS THAN
31 4/12 AND NO GREATER THAN 12/12. ROUNDED, GAMBREL,
32 MANSARD AND IRREGULAR ROOF FORMS SHALL BE
33 AVERAGED.

34 **iv. HEIGHT TRANSITION WITH UPPER STORY STEP BACK**

35 PROVIDE A BUILDING FORM THAT IS TERRACED DOWN USING A
36 BUILDING WALL STEP BACK ABOVE THE FIRST, SECOND, OR
37 THIRD FLOOR ALONG THE FULL LENGTH OF AT LEAST ONE OF
38 ITS ELEVATIONS FACING ABUTTING STREETS, PUBLIC PARKS, OR
39 SHORTER BUILDINGS ON ABUTTING LOTS. THE BUILDING MASS
40 SHALL NOT PENETRATE A DAYLIGHT PLANE THAT RISES INWARD
41 OVER THE BUILDING AT AN ABLE OF ONE FOOT OF RUN FOR
42 EVERY TWO FEET OF RISE, AND STARTING AT THE BUILDING
43 WALL AT THE HEIGHT AT WHICH THE STEP BACK BEINGS. THE
44 HIGH RISE PORTION OF A BUILDING IS EXEMPT.

45 **v. UPPER STORY STEP BACK—CORNER BUILDING**

46 A BUILDING THAT ACHIEVES ITEM 5.B.IV. ABOVE ON TWO
47 BUILDING ELEVATIONS THAT MEET AT THE CORNER OF TWO
48 STREETS OR OF A STREET AND AN OPEN SPACE MAY RECEIVE
49 CREDIT FOR AN ADDITIONAL BUILDING MASSING FEATURE.

50 **vi. PLAZA OR COURTYARD**

1 PROVIDE A PUBLICLY ACCESSIBLE PLAZA OR COURTYARD OF AT
2 LEAST 2,000 SQUARE FEET OF GROSS FLOOR AREA AND A
3 MINIMUM DIMENSION IN LENGTH OR WIDTH OF 40 FEET. THE
4 PLAZA SHALL BE LOCATED IN A COURTYARD OR A WALKWAY
5 CONNECTION BETWEEN THE STREET AND A PRIMARY ENTRANCE
6 OF THE USE, WITHIN 50 FEET OF AND VISIBLE TO THE
7 ENTRANCE.

8 **vii. HOUSING**

9 PROVIDE UPPER STORY RESIDENTIAL DWELLING UNITS, WITH
10 UPPER STORY RESIDENTIAL USES COMPRISING AT LEAST 35%
11 OF THE TOTAL GROSS FLOOR AREA OF THE BUILDING.

12 **c. FAÇADE ARTICULATION CHOICES**

13 **i. FAÇADE SURFACE ARTICULATION**

14 INCORPORATE TWO OR MORE OF THE FOLLOWING DETAIL
15 ELEMENTS AT LEAST EVERY 50 FEET IN WALL LENGTH ON EACH
16 BUILDING ELEVATION FACING A STREET OR ABUTTING
17 RESIDENTIALLY ZONED LOTS:

18 **(A) CHANGES IN COLOR, TEXTURE, AND/OR MATERIAL;**

19 **(B) PROJECTIONS, RECESSES, AND REVEALS, EXPRESSING**
20 **STRUCTURAL BAYS OR OTHER ASPECTS OF THE**
21 **ARCHITECTURE WITH A MINIMUM CHANGE OF PLANE OF**
22 **12 INCHES;**

23 **(C) WINDOWS AND PRIMARY ENTRANCES;**

24 **(D) PROJECTIONS OR BREAKS IN THE VERTICAL RISE OF THE**
25 **BUILDING ELEVATION**

26 **ii. ENTRANCE FEATURE**

27 INCORPORATE CHANGES IN ARCHITECTURAL MASS, SURFACE
28 OR FINISH TO PROVIDE A CLEARLY DEFINED PRIMARY
29 ENTRANCE THAT IS EASILY VISIBLE FROM STREETS AND
30 SIDEWALKS. FEATURE AT LEAST THREE OF THE FOLLOWING
31 ELEMENTS:

32 **(A) PERMANENT CANOPIES, PORTICOS, OVERHANGS,**
33 **ARCADES OR SIMILAR PERMANENT PEDESTRIAN**
34 **SHELTER;**

35 **(B) RECESSED OR PROJECTED ENTRANCE;**

36 **(C) ARCHES;**

37 **(D) PEAKED ROOF FORMS;**

38 **(E) OUTDOOR PATIOS OR PLAZAS;**

39 **(F) TRANSOM OR SIDELIGHT WINDOWS;**

40 **(G) ARCHITECTURAL TILEWORK OR MOLDINGS INTEGRATED**
41 **INTO THE BUILDING DESIGN; OR**

- 1 (H) INTEGRATED PLANTERS OR WING WALLS THAT
2 INCORPORATE LANDSCAPED AREAS OR SEATING AREAS.
- 3 iii. *BASE, MIDDLE, AND TOP*
4 AT LEAST TWO BUILDING ELEVATIONS CONSIST OF A
5 RECOGNIZABLE BASE, MIDDLE AND TOP. THE BASE PORTION
6 RISES TO AT LEAST TWO FEET ABOVE GRADE AND IS
7 DISTINGUISHED FROM THE REST OF THE BUILDING SUCH
8 ELEMENTS AS A CORNICE, AN ARCADE, CLERESTORY-LEVEL
9 WINDOWS, OR OTHER DIFFERENCES IN COLOR, TEXTURE
10 AND/OR MATERIAL, CHANGES IN MATERIAL OR TEXTURE. THE
11 TOP CONSISTS OF CORNICE TREATMENTS WITH INTEGRALLY
12 TEXTURED MATERIALS SUCH AS MASONRY OR DIFFERENTLY
13 COLORED MATERIALS (MORE THAN COLOR PAINTED STRIPES OR
14 BANDS), A SLOPING ROOF WITH OVERHANGS, OR STEPPED
15 PARAPETS.
- 16 iv. *GROUND LEVEL EXPRESSION*
17 THE OBJECTIVE OF THIS DESIGN CHOICE IS TO CREATE THE
18 GREATEST AMOUNT OF VISUAL INTEREST AT THE PEDESTRIAN
19 LEVEL AND REINFORCE THE CHARACTER OF THE STREETScape
20 THROUGH USE OF FAMILIAR-SIZED, HUMAN-SCALE DESIGN
21 ELEMENTS. PROVIDE AT LEAST THREE OF THE FOLLOWING ON
22 GROUND-LEVEL, STREET-FACING FACADES:
- 23 (A) INDIVIDUAL PRIMARY ENTRANCES AND WINDOWS
24 PROVIDING VISUAL ACCESS FOR TWO OR MORE USES ON
25 ANY GROUND FLOOR STREET FACING BUILDING
26 ELEVATION;
- 27 (B) KICKPLATES FOR WINDOWS AND/OR PROJECTING
28 WINDOW SILLS,
- 29 (C) ARCHITECTURAL BAYS AND MULLIONS DIVIDING
30 WINDOWS;
- 31 (D) PEDESTRIAN SCALE BUILDING SIGNS AND/OR BUILDING
32 LIGHTING;
- 33 (E) CANOPIES OR SIMILAR PEDESTRIAN SHELTER;
- 34 (F) TILEWORK;
- 35 (G) BELT COURSES OR MASONRY STRIPS OF DISTINCT
36 COLOR OR TEXTURE;
- 37 (H) PLINTHS FOR COLUMNS; OR
- 38 (I) ORNAMENTAL DETAILS INTEGRATED INTO THE FAÇADE
39 DESIGN.
- 40 v. *GROUND LEVEL TRANSPARENCY AND ACTIVITY*
41 ACHIEVEMENT OF BOTH 4.B.I., *WINDOWS AND ENTRANCES* AND
42 4.B.IV., *STREET ORIENTED ENTRANCES* FROM THE BUILDING
43 ORIENTATION MENU MAY BE USED AS CREDIT FOR ONE
44 ARTICULATION FEATURE.

1 vi. **FOUR-SIDED DESIGN**

2 ARCHITECTURAL FEATURES AND TREATMENTS ARE NOT
3 RESTRICTED TO A SINGLE FAÇADE OF ANY PRIMARY
4 STRUCTURE. ALL SIDES DISPLAY THE SAME LEVEL OF QUALITY
5 AND ARCHITECTURAL INTEREST, BY INCLUDING THE SAME
6 VARIETIES OF MATERIALS, TRIM, AND HORIZONTAL AND
7 VERTICAL ARTICULATION.]

8 6. **Wind Protection and Sunlight [NORTHERN CLIMATE DESIGN]**

9 a. **Purpose**

10 The design choices for **wind protection and sunlight [NORTHERN CLIMATE]**
11 address the combined effects of Alaska's northern climate, including snow, ice,
12 rain, temperature, wind exposure, long and dark winters, and the low and
13 seasonal sunlight conditions. Building design should maximize the use, comfort,
14 convenience, and accessibility of public spaces and walkways;[,] optimize
15 relationships to sunlight and wind;[,] and **give consideration to [CONSIDER]**
16 microclimatic impacts on the site and surrounding community.

17 b. **Weather Protection Design Choices**

18 i. **Weather Protected Entrance**

19 Provide **either an** outdoor pedestrian shelter **(entry canopy) or a**
20 **recessed protected area** that covers at least **80 [60]** square feet for
21 **[ANY] primary entrances (up to a maximum of two entrances)** that
22 serve[S] a building less than **or equal to 12,000 gross [7,000]** square feet
23 **[GROSS FLOOR AREA], and** at least 120 square feet for **[ANY] primary**
24 **entrances (up to a maximum of two)** that serve[S] a building **[7,000 TO**
25 **25,000 GROSS FLOOR AREA, AND AT LEAST 200 SQUARE FEET**
26 **FOR ANY PRIMARY ENTRANCE THAT SERVES A BUILDING]** greater
27 than **12,000 gross [25,000]** square feet **[GROSS FLOOR AREA].**

28 ii. **Weather Protected Passenger Loading Zone, Bicycle Parking, or Transit**
29 **Shelter**

30 Provide a pedestrian shelter **[ALONG A PORTION OF BUILDING**
31 **FAÇADE]** over a taxi **[CAB]** stand, valet or passenger loading zone,
32 bicycle parking, or transit stop.

33 iii. **Sheltered Façade Walkway**

34 Provide pedestrian shelter **meeting the requirements of subsection**
35 **21.07.060F.9., Pedestrian Shelter such as a Canopy, Awning, or**
36 **Marquee** or a pedestrian arcade **meeting the requirements of subsection**
37 **21.07.060F.10., Arcade (or Building Recess).** The shelter shall extend
38 over a minimum of **35 percent[%]** of the length of **one** ground
39 **floor[LEVEL]** building **elevation [FACADES]** that contains a primary
40 entrance or abuts a **[STREET]** sidewalk or **[PEDESTRIAN]** walkway.
41 **[THE MINIMUM PERCENTAGE IS 50% IN MIXED-USE DISTRICTS.]**

42 iv. **Primary Pedestrian Walkway**

43 Provide a primary pedestrian walkway that meets the requirements of
44 **21.07.060F.4., Primary Pedestrian Walkway (except that when the**
45 **building is within 50 feet of the street, the walkway may be shorter than**
46 **50 feet), between a primary entrance and the abutting street. This**
47 **choice, while offered in both menus, shall only count as a choice for one**
48 **menu.**

1 v. *Ice-free Walkway*
2 Provide an ice-free (heated) walkway meeting the requirements of
3 subsection 21.07.060F.5., *Ice-Free (Heated) Walkway*, for a required
4 walkway connection to a primary entrance or for the sidewalk passenger
5 loading zone at the primary entrance, extending at least the full length of
6 the passenger loading zone, but not required to exceed more than three
7 loading spaces.

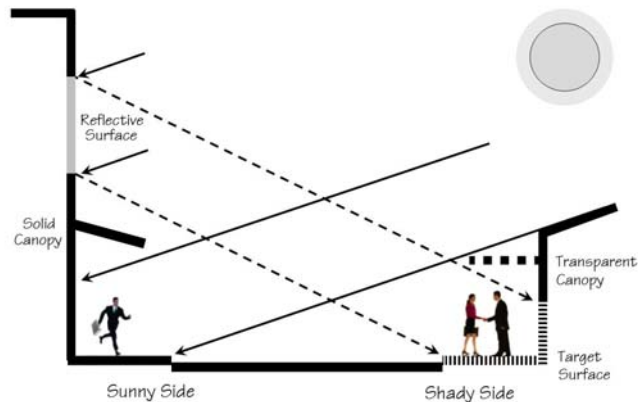
8 vi. *Weather Protected Transition Space*
9 Provide an outdoor, publicly accessible sheltered transition space
10 meeting the requirements of subsection 21.07.060F.14., *Sheltered*
11 *Transition Space*, such as [CAFÉ] seating along a building façade that
12 faces the street or publicly accessible open space, as a transition
13 between indoor areas and unsheltered outdoor spaces.

14 c. **[SUNLIGHT AND WIND MITIGATION CHOICES]**

15 vii. *Sunlight Access for Neighbors*
16 [THE OBJECTIVE OF THIS CHOICE IS TO ALLOW CREDIT FOR
17 PRESERVING DIRECT SUNLIGHT ACCESS TO NEIGHBORING
18 AREAS.] Preserve [OR MAXIMIZE] sunlight access to adjacent public
19 parks, sidewalks across the street, and neighboring properties through
20 building placement, height, and/or massing. The building placement,
21 massing, and height shall be such that at least two-thirds of the[SE]
22 neighboring area[S] receives at least four hours of sunlight access on
23 March/[21 AND]September 21.

24 viii. *Sun Trap*
25 Preserve or create a publicly accessible sun trap or “sun pocket” meeting
26 the requirements of subsection 21.07.060F.12., *Sun Pocket*, that
27 captures direct and/or reflected sunlight, as part of a public space or
28 common private open space.

29 ix. *Reflected Sunlight as an Amenity*
30 [THE OBJECTIVE OF THIS CHOICE IS TO ALLOW CREDIT FOR THE
31 USE OF REFLECTED SUNLIGHT RADIATION.] Provide reflected
32 sunlight as described in subsection 21.07.060F.13., *Reflected Sunlight*,
33 into publicly accessible pedestrian spaces and walkways, and/or any
34 ground floor[LEVEL] wall areas abutting such public spaces, to brighten
35 or increase the microclimatic comfort of those spaces.



36
37

1 x. *Transparent or Translucent Sheltering Roof*
2 Provide a transparent or translucent roof on one of the design choices
3 from the weather protection menu above if the roof covers more than 60
4 square feet, has no dimension shorter than 6 feet or clearance height
5 less than 12 feet. The transparent or translucent roof shall allow sunlight
6 to penetrate through to the sheltered pedestrian area.

7 xi. *Atrium*
8 Provide a publicly accessible atrium, galleria, or similar kind of sunlit
9 interior space meeting the requirements of subsection 21.07.060F.11.,
10 *Atrium, Galleria, or Winter Garden*, which takes advantage of direct
11 and/or reflected sunlight to provide brightness and[,] orientation, and
12 reduce the need for artificial lighting.

13 **[PROTECTIVE WALL PROJECTIONS**

14 PROVIDE BALCONIES, MARQUEES OR SIMILAR FEATURES THAT
15 PROJECT OUT AT LEAST FOUR FEET OR 10% OF THE BUILDING
16 HEIGHT, WHICHEVER IS GREATER, TO PROTECT PUBLIC SPACES
17 AND BUILDING ENTRANCES ON BUILDING FACADES THAT
18 CONTAIN A PRIMARY ENTRANCE OR THAT ABUT A STREET
19 SIDEWALK OR PEDESTRIAN WALKWAY. THE SUM OF THE
20 HORIZONTAL LENGTH OF ALL PROJECTIONS ON THE BUILDING
21 FACADE SHALL EQUAL OR EXCEED THE TOTAL LENGTH OF THE
22 BUILDING ELEVATION AT THE GROUND LEVEL.]

23 xii. *Height Transition*
24 Provide a building form that is terraced down using a building wall step
25 back above the first, second, or third floor along the full length of at least
26 one of its elevations facing abutting streets, public parks, or shorter
27 buildings on abutting lots. The building mass shall not penetrate a
28 daylight plane that rises inward over the building at an angle of one foot
29 of run for every two feet of rise, and starting at the building wall at the
30 height at which the step back begins. For buildings greater than 60 feet
31 in height, the high rise portion is exempt. [PROVIDE BUILDING
32 MASSING MENU FEATURE V. WITH THE ADDITION THAT THERE BE
33 A STEP BACK FROM THE LOWER FAÇADE WALL TO THE HIGH
34 RISE TOWER PORTION OF THE BUILDING OF AT LEAST 20 FEET
35 FOR EFFECTIVE WIND DOWNDRAFT MITIGATION AT THE GROUND
36 LEVEL.]

37 xiii. *Plaza or Courtyard*
38 Provide a publicly accessible plaza or courtyard of at least 1,200 square
39 feet in area with a minimum dimension of 30 feet. The plaza shall be
40 located along a walkway connection between the street and a primary
41 entrance of use or between the parking lot and a primary entrance.

42 **21.07.130 LARGE [COMMERCIAL] ESTABLISHMENTS**

43 **A. Large Commercial Establishments [PURPOSE]**

44 Large commercial establishments often have high visibility from major public streets, [A LARGE
45 PHYSICAL SCALE,] and a great volume of use by many residents and visitors. As a
46 consequence, their design determines much of the character, function, and image of this
47 community and its streetscapes and commercial areas. The purpose of this section is to
48 encourage major commercial developments to contribute to and respect the municipality as a
49 unique place and to physically integrate with the community in a positive and architectural and
50 site design sensitive manner. The standards of this section augment existing basic standards for

1 development found elsewhere in this chapter with more specific interpretations that apply to large
2 commercial establishments. These standards promote: a basic level of architectural variety and
3 interest; a compatible appearance and scale; pedestrian and parking lot access; orientation of
4 buildings and entrances in relation to surrounding streets; provisions for adaptive reuse of
5 prominent vacant buildings; and mitigation of negative impacts of large scale commercial
6 developments.

7 **1. Applicability**

8 The standards of this section 21.07.130[120] shall apply to any use in the Retail Sales;
9 [PERSONAL SERVICE, REPAIR, AND RENTAL; VEHICLES AND EQUIPMENT;] Animal
10 Sales, Service, and Care; Food and Beverage Services; or Entertainment and Recreation
11 use categories, or any combination thereof, occupying more than 20,000 [25,000] gross
12 square feet of floor area, provided the following limitations: [BUT NOT INCLUDING ANY
13 SECONDARY BUILDINGS OR PAD LOTS AS PART OF THE SAME DEVELOPMENT
14 SITE THAT ARE LESS THAN 25,000 GROSS SQUARE FEET OF FLOOR AREA.]

15 **a.** The standards of this section shall apply only to buildings which are intended
16 exclusively or principally for the uses listed above, such as a general
17 merchandise retail store, grocery store, or multi-tenant retail building.

18 **b.** This section shall not apply to mixed-use buildings with upper stories or distinct
19 sections designed specifically for residential, office, or other uses not listed
20 above.

21 **c.** [RESERVED—POTENTIAL AMENDMENTS TO SELF-STORAGE FACILITIES
22 IN 21.05 TO ADDRESS MULTI-STORY FACILITIES]

23 **2. Relationship to Other Standards**

24 The provisions of this section shall replace the provisions of section 21.07.120[110],
25 *Public/Institutional and Commercial Building Standards*, but shall apply in addition to all
26 other generally applicable standards found elsewhere in this chapter and title. Where
27 there is a conflict with generally applicable standards in this chapter, the standards of this
28 section shall apply. Where there is a conflict with district-specific standards in chapter
29 21.04 of this title, the district-specific standards shall apply.

30 **3. Alternative Equivalent Compliance**

31 The alternative equivalent compliance procedure in subsection 21.07.010D. may be used
32 to propose alternative means of complying with the intent of this section. Applicants for
33 alternative equivalent compliance shall demonstrate design strategies that address each
34 of the mandatory standards set forth below in subsection E.

35 **4. Major Site Plan Review**

36 All applicable large commercial establishments shall be approved by major site plan
37 review in accordance with section 21.03.180. The urban design commission shall ensure
38 that the site plan provides architectural variety, compatible scale, access amenities,
39 mitigation of negative impacts, and convenience and safety of patrons.

40 **5. Mandatory Standards**

41 **a. Vehicular Access**

42 Primary vehicular access shall be from a street designated collector or greater on
43 the *Official Streets and Highways Plan*. Secondary vehicular access may be
44 from a street designated less than a collector, provided the applicant
45 demonstrates that any traffic and visual impacts on adjacent residential and
46 commercial areas are sufficiently minimized.

1 **b. Parking**

2 Aesthetic features, landscaping, and the design of parking areas shall reduce the
3 appearance of large expanses of parking from neighboring streets, and enhance
4 the view of the establishment from its principal point(s) of access.

5 **c. Weather Protection for Pedestrians**

6 i. Buildings and roofs shall be designed so that drainage from the roof shall
7 not fall on sidewalks, walkways, or building entrances.

8 ii. All primary entrances shall have a roof, canopy, arcade, overhang, or
9 similar **effective** weather protection [THAT IS A MINIMUM OF EIGHT
10 FEET AND A MAXIMUM OF 16 FEET ABOVE THE GROUND
11 SURFACE].

12 iii. Building elevations that face public streets or customer parking areas
13 and that have a walkway along the façade shall provide **weather**
14 **protection meeting the standards of subsection 21.07.060F.9.,**
15 **Pedestrian Shelter such as a Canopy, Awning, or Marquee, or**
16 **subsection 21.07.060F.10., Arcade (or Building Recess).** [A CANOPY,
17 ARCADE, OVERHANG, OR SIMILAR WEATHER PROTECTION] along
18 at least 60 **percent[%]** of such building elevation. **This standard is**
19 **intended to apply to up to two elevations, but the urban design**
20 **commission may increase or reduce the requirement.**

21 **d. Adjacent Residential Development**

22 Level 4 screening landscaping shall be provided along property lines that are
23 adjacent to a residential district. The landscaping shall allow for any pedestrian
24 connections provided by this section.

25 **e. Community Space**

26 The establishment shall provide at least one public space, such as a plaza, patio,
27 courtyard, or atrium, either indoors or outdoors, at or near the principal customer
28 building entrance. Each public space shall be no less than 2,000 square feet in
29 gross floor area and no dimension shall be less than 40 feet. The public space
30 shall meet the standard for plaza or courtyard in section 21.07.060F. Common
31 spaces are encouraged to have good solar access and/or provide views of the
32 Chugach mountains or other major landmark(s).

33 **f. Wall Modulation**

34 Each building elevation that faces a street[,] **or** a customer parking area[, OR A
35 RESIDENTIALLY-ZONED LOT] shall be modulated. The wall and foundation
36 line shall be offset at intervals so that there is at least one offset every 140 feet of
37 wall length that varies the depth of the building wall by a minimum of 12 feet.
38 Offsets shall comprise at least 20 **percent[%]** of the length of the elevation, for at
39 least 60 **percent[%]** of the building height.

40 **g. Ground Level Expression**

41 Each building elevation that faces a public street shall provide, along at least 60
42 **percent[%]** of the building length, three of the following features:

43 i. Windows with kickplates or projecting sills;

44 ii. Architectural bays and mullions dividing windows;

45 iii. Pedestrian scale ornamental lighting;

- 1 iv. Tilework, masonry or stone veneer, glass block, or other similar accent
2 materials;
- 3 v. Belt courses or masonry strips of distinct color or texture;
- 4 vi. Columns with plinths; [PLINTHS FOR COLUMNS;] or
- 5 vii. Ornamental details integrated into the façade design.
- 6 **h. Materials and Colors**
- 7 The buildings shall have exterior building materials and colors which are
8 aesthetically pleasing and compatible with the overall site plan. Construction
9 material shall provide color, texture, and scale.
- 10 i. **Roofs**
- 11 Provide a modulated roof on each elevation facing a street or residentially zoned
12 lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines
13 and dormers, with a maximum of 140 feet of uninterrupted roofline between roof
14 modulation elements. Each modulation element shall provide a minimum of
15 three feet of vertical change in the roofline for at least 20 percent of the
16 roofline.
- 17 j. **Entryways**
- 18 Primary entrances [ENTRYWAYS] shall incorporate changes in architectural
19 mass, surface, or finish to provide a clearly defined primary entrance that is
20 easily visible from streets and sidewalks. At least two of the following features
21 shall be provided:
- 22 i. Recessed or projected entrance;
- 23 ii. Peaked roof form;
- 24 iii. Transom or sidelight windows;
- 25 iv. Ornamental architectural features such as tilework, moldings, or lighting;
26 or
- 27 v. Integrated planters or wing walls that incorporate landscaped and/or
28 seating areas.
- 29 k. **Prohibited Materials**
- 30 Exterior building materials shall not include the following as a general field
31 material:
- 32 i. Plywood;
- 33 ii. Unstained or untreated wood, except for cedar or redwood; and
- 34 iii. T-111 siding.
- 35 [NEON TUBING SHALL NOT BE AN ACCEPTABLE BUILDING/ROOFLINE
36 OUTLINE FEATURE.]
- 37 l. **[ROOFTOP] Mechanical and Electrical Equipment Screening**
- 38 Large commercial establishments shall comply with the mechanical and electrical
39 equipment screening provisions of subsection 21.07.120D.2.

[ROOFTOP MECHANICAL EQUIPMENT, INCLUDING HVAC EQUIPMENT AND UTILITY EQUIPMENT THAT SERVES THE STRUCTURE, BUT NOT INCLUDING TELECOMMUNICATIONS EQUIPMENT OR SOLAR COLLECTORS, SHALL BE SCREENED THROUGH THE USE OF PARAPET WALLS OR A SIGHT-OBSCURING ENCLOSURE AROUND THE EQUIPMENT. THE SCREENING SHALL BE CONSTRUCTED OF ONE OF THE PRIMARY MATERIALS USED ON THE PRIMARY FACADES OF THE STRUCTURE, AND BE AN INTEGRAL PART OF THE BUILDING'S ARCHITECTURAL DESIGN.]

m. **Outdoor Sales, Display, and Storage**

i. *Intent Statement*

To screen storage and display areas of large commercial establishments from adjacent properties, public streets, and customer entrances, and to mitigate visual and noise impacts.

ii. *Permanent Outdoor Display, Sales, and Storage of Merchandise*

[THIS SUBSECTION E.10. SHALL NOT APPLY TO USES IN THE VEHICLES AND EQUIPMENT USE CATEGORY.]

(A) Any outdoor storage, display, or sales location shall be permanently defined on a site plan.

(B) The **maximum** size of permanent outdoor storage, display, and sales areas shall be 10 **percent**[%] of the footprint of the principal building, or 15,000 square feet, whichever is less.

(C) Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.

(D) All outdoor storage, display, and sales areas shall have permanent walls and/or screening fences, no more than 15 feet high, made of materials and colors designed to be complementary to those used as predominant materials and colors on the building. Merchandise shall not be stacked above the height of the screening wall or fence. [ANY CHAIN LINK FENCING USED SHALL BE DARK-COLORED AND COVERED WITH A WINDSCREEN, WHICH SHALL BE MAINTAINED IN GOOD REPAIR.]

(E) Outdoor storage, display, and sales areas shall be counted when calculating required parking.

iii. *Temporary Outdoor Display and Sales*

Temporary outdoor display and sales of merchandise shall not be located in required parking areas, on **required** pedestrian walkways or sidewalks, **in the required community space**, or in required landscaping.

n. **Master Site Plan and Secondary Buildings**

i. *Intent*

To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.

- 1 ii. *Master Site Plan*
2 Large commercial establishments on sites that include more than one
3 building, or that include multiple pad lots or platted lots for separate
4 commercial establishments, shall, at the time of plat review or major site
5 plan review, be required to establish a master site plan for the location,
6 design and orientation of principal and secondary buildings on site.
- 7 iii. *Applicability of Large Commercial Establishment Regulations*
8 Building and site design standards for large commercial establishments
9 in this section, unless stated to apply specifically to principal buildings,
10 apply to both principal and secondary buildings on any commercial tract
11 within a large commercial establishment site or site master plan area.
- 12 iv. *Usage of Public/Institutional and Commercial Design Standards*
13 As an alternative to meeting the building orientation requirements of
14 subsection o.v. below, and the requirements of *Mandatory Standards*
15 subsections 5.a. through 5.m., and subsection A.6., *Optional Standards*
16 *Menu*, the design of individual secondary buildings with less than 20,000
17 square feet of gross floor area may instead be approved through
18 compliance with the standards of subsection 21.07.120,
19 *Public/Institutional and Commercial Design Standards*.
- 20 v. *Secondary Building Orientation to Public Streets*
21 Peripheral secondary buildings located at the edge of the site next to a
22 public street or street corner shall provide windows on the street-facing
23 elevation as established in subsection 21.07.120E.4.b.i. [AT LEAST ONE
24 CUSTOMER ENTRANCE FACING EACH ABUTTING PUBLIC STREET.
25 A CORNER ENTRANCE FACING BOTH STREETS MAY MEET THIS
26 REQUIREMENT. IN SUCH A CASE, FOR PURPOSES OF DESIGN
27 REQUIREMENTS IN THIS SECTION FOR FACADES WITH
28 CUSTOMER ENTRANCES, THE ENTRANCE SHALL BE
29 CONSIDERED TO BE ON BOTH FACADES.]
- 30 6. **Optional Standards Menu**
31 In addition to the mandatory standards of subsection E. above, establishments shall
32 choose three features from the options below.
- 33 a. **Location of Parking Lots**
34 No more than 50 percent[%] of vehicle parking spaces provided shall be located
35 in the front parking area (defined in chapter 21.14).
- 36 b. **Building Placement Close to the Street**
37 A minimum of 30 percent of the front building elevation of the principal building
38 shall be within 20 feet of a property line abutting a street, and a customer
39 entrance shall be located in the 30 percent.
- 40 c. **Pedestrian-Friendly Entrance**
41 At least one customer entrance of the principal building is located within 90 [100]
42 feet of the property line abutting the street from which the main access to the site
43 is taken, and connected to the street by a direct walkway.
- 44 d. **Multiple Entrances**
45 The principal building(s) shall have customer entrances on at least two sides of
46 the building that face an abutting street from which access to the site is taken,
47 with at least one of the required entrances facing the street to which the building
48 is closest. A corner entrance shall be counted as an entrance on either façade.

- 1 e. **Building Façade Walkways**
2 Walkways a minimum of [AT LEAST] six feet unobstructed clear width, excluding
3 vehicular overhang. [WIDE (AT LEAST EIGHT FEET IF ABUTTING A PARKING
4 LOT WITHOUT WHEEL STOPS TO PREVENT VEHICLE OVERHANG INTO
5 THE WALKWAY)] shall be provided along the full length of every building façade
6 that has a customer entrance or abuts a customer parking lot. Vehicle overhang
7 shall not encroach into the minimum required walkway width or area.
- 8 f. **Upper Level Windows**
9 Elevations facing streets and residentially zoned lots shall provide windows along
10 35 percent[%] of each upper floor façade. For the purposes of this section only,
11 floors shall be considered 15 foot increments in height, and rooftop mechanical
12 penthouses are exempt.
- 13 g. **Screening Vegetation**
14 In areas not zoned mixed-use, L4 screening landscaping shall be provided along
15 [ONE] lot lines that abut[S A] public streets, totaling at least 25 percent of the site
16 perimeter.
- 17 h. **Foundation Landscaping**
18 Planting beds at least eight [SIX] feet wide with 1.0 landscaping units per linear
19 foot shall be provided along at least 50 percent[%] of each building elevation that
20 faces public streets and/or parking areas.
- 21 i. **Ice-free Walkway**
22 Provide an ice-free (heated) walkway along a minimum of 35 percent[%] of the
23 length of the building elevation that contains a primary entrance. The walkway
24 shall be a minimum of six feet unobstructed clear width, excluding vehicular
25 overhang [WIDE]. Vehicle overhang shall not encroach into the minimum
26 required walkway width or area. This feature is not applicable for credit where
27 the walkways and entrances are covered.

28 **B. Large Non-Residential Establishments in or Surrounded by Large Lot Residential Districts**

29 [RESERVED]

30 **C. Tall Buildings**

31 [RESERVED]