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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, ensures building layout and design suitable for the municipality's northern climate, fosters  
6 a human scale, promotes [AND] accessible and attractive street fronts, projects a positive image  
7 to encourage economic development in the municipality, and protects property values of both the  
8 subject property and surrounding development. It is also the intent of this section to provide  
9 flexible standards that allow for creativity and innovation.

10 **B. Applicability**

11 Development of any use categorized in table 21.05-1 or table 21.05-2, *Tables of Allowed Uses*,  
12 as a public/institutional or commercial use shall comply with the standards of this section  
13 21.07.120[110]. However, special-purpose public facilities such as schools, airports, and fire  
14 stations with highly unique design and functionality requirements may be granted specific  
15 exemptions [SHALL BE EXEMPT] from this section, if [APPROVED BY] the director finds  
16 substantial public benefit and adequate mitigation of impacts to the immediate neighborhood. In  
17 the case of a mixed-use residential building, these standards shall apply to the nonresidential  
18 portion of the structure and the standards of section 21.07.110[100], *Residential Design*  
19 *Standards*, shall apply to the residential portion of the structure. In case of overlap and/or  
20 conflict, the more stringent standard shall apply.

21 **C. Alternative Equivalent Compliance**

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

26 **D. Prohibitions and Requirements**

27 **1. Fabric Structures [INFLATABLE DOMES]**  
28 Frame-supported, arch-supported, or inflated tension fabric or membrane structures  
29 [INFLATABLE DOMES] are prohibited in all commercial and mixed-use districts.

30 **2. Rooftop Mechanical Equipment**  
31 Rooftop mechanical equipment, including HVAC equipment and utility equipment that  
32 serves the structure, but not including telecommunications equipment or solar collectors,  
33 shall be screened through the use of parapet walls or a sight-obscuring enclosure around  
34 the equipment. The screening shall be constructed of one of the primary materials used  
35 on the primary facades of the structure, have a minimum height not less than the height  
36 of the mechanical equipment, and be an integral part of the building's architectural  
37 design.

38 **3. Wall Mounted Mechanical Equipment**  
39 **a.** Wall mounted mechanical equipment, including HVAC equipment and groups of  
40 four or more utility meters, that extends more than six inches from the outer  
41 building wall shall be screened from view from abutting streets, private common  
42 open space, or primary entrance areas. Screening shall be provided by trees or  
43 shrubs at maturity, a sight-obscuring fence, or an enclosure constructed with one  
44 of the primary siding materials used on the façade of the building.

1 **b.** Wall mounted mechanical equipment that extends six inches or less from the  
2 outer building wall shall be designed to blend in with the color and architectural  
3 design of the subject building.

4 **c.** All screening shall comply with the utility's access and safety requirements.

5 **4. Tall Buildings**

6 The following provisions are intended to mitigate potentially undesirable impacts of  
7 proposed tower development in Alaska's northern climate, including wind impacts on  
8 pedestrians at the ground level and shadowing and temperature impacts on the  
9 development site and surrounding community. These provisions also encourage high  
10 rise design of the highest quality to enhance the image of the community through  
11 modulated or articulated tower massing, and facades with windows.

12 **a. Wind Impact Study and Mitigation.**

13 Buildings over 120 feet in height shall provide a wind study conducted by a  
14 licensed design or engineering professional that evaluates the wind impact of a  
15 proposed development, AND IMPLEMENT THE A]Appropriate design  
16 measures to reduce or mitigate undesirable wind conditions on streets, open  
17 spaces, and other pedestrian areas shall be implemented. The design measures  
18 are s[S]ubject to approval by the director to ensure effectiveness.

19 **b. Shadow Impact Study and Mitigation.**

20 Buildings over 75 feet in height shall provide a shadow impact study by a  
21 licensed architect to evaluate the impact of shadows potentially cast, AND  
22 IMPLEMENT A]Appropriate design measures to reduce or mitigate undesirable  
23 shadow conditions shall be implemented. Measures may include repositioning  
24 the tower on the lot, increasing setbacks, reducing or shifting a building's height  
25 or mass, redesigning a building's shape using a narrow east-west profile,  
26 installing winter space enhancements, or providing angled or terraced roof forms.  
27 The design measures are s[S]ubject to approval by the director to ensure  
28 effectiveness.

29 **c. Tall Buildings in R-4A District**

30 **i. Access to Sunlight in Residential Areas**

31 Any portion of a building above a building height of 60 feet in the R-4A  
32 district shall be subject to the shadow impact study provisions of 4[7].b.  
33 above for the purposes of protecting residential neighborhoods and living  
34 areas. Subject to the results of the study, mitigation may be required in  
35 addition to the minimum provisions established in subsections c.i. and  
36 c.ii. below.

37 **ii. Slender Residential Towers**

38 This provision encourages slender towers that are visually lighter and  
39 more elegant than wider and bulkier towers, and that reduce wind,  
40 shadow, and viewshed impacts. For the portion of a building above 60  
41 feet in height in the R-4A district, t[T]he maximum plan dimension [FOR  
42 THE PORTION OF A BUILDING ABOVE 60 FEET IN HEIGHT IN THE  
43 R-4A DISTRICT] shall be 100 feet[,] and the maximum average floor  
44 area shall be 8,000 square feet.

45 **iii. Minimum Tower Step Backs from Residential Streets and Open Spaces**

46 There shall be an upper floor step back on building elevations abutting a  
47 street or public park. The step back shall be such that the building  
48 elevation does not penetrate a daylight plane e that rises inward over the

1 building at an angle of one foot of run for every two feet of rise, and  
2 starting at a height of 60 feet at the building wall.

3 **iv. Incentive for Lower Step Backs**

4 If the step back occurs at a lower building height than 60 feet, the  
5 applicant may add one foot of rise to the angle of the daylight plane for  
6 every 10 feet in building height below 60 feet. In no case shall the angle  
7 be less than one foot of run for every five feet of rise.

8 **[Illustration to be added]**

9 **E. Menu of Design Choices**

10 To provide for flexibility and allow design creativity, the standards of this section 21.07.120[110]  
11 are arranged into menus of design feature choices. The applicant shall select a minimum number  
12 of design features from each menu. The menus are organized into three subject areas that affect  
13 the community/public realm: (a) building orientation (b) massing and articulation, and (c) northern  
14 climate design [RESPONSE].

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

16 The minimum number of design feature choices required from each menu is provided in  
17 Table 21.07-13. Depending on building size, the applicant shall also provide between  
18 one and three additional design features, which the applicant may select from any of the  
19 menus.

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

21 Achievement of a design feature choice in a menu may count toward other design  
22 features in the same menu or other menus if the feature also achieves the requirements  
23 of the other design feature choice(s).

24 **3. Design Innovation Credit**

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

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

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

32 A design innovation shall not be used to satisfy the minimum required number of design  
33 features in a menu if the minimum requirement is one design feature.

**TABLE 21.07-13: BUILDING SIZE AND MINIMUM NUMBER OF DESIGN FEATURES**

<b>Design Feature Menus</b>	<b>Less than 7,000 square feet of gross floor area</b>	<b>7,000 to 25,000 square feet of gross floor area</b>	<b>Greater than 25,000 square feet of gross floor area</b>
Building Orientation Choices	2	3	3
Building Massing Choices	0	1	2
Façade Articulation Choices	2	3	3
Weather Protection Choices	2	2	2
Sunlight and Wind Mitigation	0	1	2

Additional Choices (any menu)	1	2	3
<b>Total Number Required:</b>	7	12	15

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4. **Building Orientation**

a. **Purpose**

The design choices for building orientation address the building’s relationship to surrounding streets, walkways, and parking, and the overall public realm. Building orientation features should encourage pedestrian accessibility and views to indoor activity, enhance public street safety and natural surveillance opportunities, and provide a comfortable street environment using windows, entrances, and active uses at or near the ground-level.

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b. **Orientation Design Choices**

Windows on the ground floor[-LEVEL] that are used to achieve the choices below shall be windows providing visual access. The top surface of the sills of qualifying windows [ON GROUND-LEVEL WALLS] shall be no more than three [FOUR] feet above the adjacent exterior finished grade. [GROUND-LEVEL WALL AREAS ARE DEFINED AS EXTERIOR WALL AREAS UP TO NINE FEET ABOVE FINISHED GRADE.]

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i. **Windows and Entrances**

Provide windows and/or primary entrances on street-facing building elevations on the ground floor for at least 35 percent[%] of the length and 25[15] percent[%] of the ground floor[-LEVEL] wall area. In mixed-use and R-4A districts, the minimum percentage is increased to at least 50 percent[%] of the length and 35[25] percent[%] of the ground floor[-LEVEL] wall area for that portion of the building elevation within the maximum front setback established for the development [THAT IS 20 FEET OR CLOSER TO THE STREET LOT LINE].

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

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

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iii. **Corner Building**

Frame a[N] street [INTERSECTION] corner with a pedestrian-friendly orientation by providing items b.i. and b.ii. above on both street-facing building elevations of a corner building. [BY LOCATING THE FIRST AND SECOND FLOOR BUILDING FACADE WITHIN 20 FEET OF THE FRONT LOT LINE ON BOTH STREET FRONTAGES, WITH BOTH GROUND-LEVEL WALL AREAS ACHIEVING ITEM B.I. ABOVE AND INCLUDING WINDOWS AND ONE OR MORE PRIMARY ENTRANCES WITHIN 25 FEET OF THE LOT CORNER. ] Vehicle parking and driveways shall be at least 40 feet from the lot corner.

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iv. **Street Oriented Entrances**

Provide at least one primary entrance within 40[60] feet of a street sidewalk, or 65[90] feet for buildings over 25,000 square feet of gross floor area, and connected to the street by a direct walkway. [THE

ENTRANCE FACES AND OPENS ONTO A CLEAR AND DIRECT CONNECTING WALKWAY TO THE STREET SIDEWALK, AND IS CLEARLY VISIBLE FROM THE STREET AND PRINCIPAL WALKWAY AND VEHICULAR APPROACHES. TWO SUCH PRIMARY ENTRANCES ON SEPARATE BUILDING ELEVATIONS AND AT LEAST 30 FEET APART MAY COUNT AS TWO ORIENTATION FEATURES.]

v. *Upper Level Windows*

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

vi. *Additional Window Area*

Provide windows and/or primary entrance doors comprising at least 75 percent of the ground floor wall area and 50 percent of the wall area of the upper floors of street-facing building elevations. (This option is also offered under the façade articulation menu, but if used, shall only count as a design feature choice for one menu.)

vii. *Screening Vegetation*

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

5. **Building Massing and Articulation**

a. **Purpose**

The design choices for building massing **and**[/] articulation are intended to reduce the apparent bulk of large buildings, encourage compatible building scale with **the** surrounding community, and achieve a comfortable human scale by providing variation in large building volumes and visual variety on façade surfaces, especially at or near ground level. Articulation should express elements such as floor and ceiling levels, window heights, structural column spacing, or internal divisions.

b. **Building Massing Choices**

i. *Upper Story*

Buildings with a maximum footprint of 7,000 square feet gross floor area, that do not exceed 14,000 square feet gross floor area, may count use of a second story as a building massing feature. The gross floor area of the second floor shall be a minimum of 65 **percent**[%] of the first floor.

ii. *Wall Modulation*

**Modulate the length of each building elevation facing a street or residentially-zoned lot by providing wall plane projections or recesses at least eight feet wide, with a change in plane of at least four feet, spaced at intervals of no more than 32 feet, except:**

**(A) The maximum interval may be increased by two and one half feet for each foot of additional change in wall plane of the projection or recess—up to a maximum interval of 60 feet.**

1 (B) The depth of the modulation may be reduced by two feet where  
2 the wall modulation is tied to a change in siding material,  
3 balcony, bay window, or roofline modulation, as defined below.

4 (C) The standard applies on a minimum of two-thirds of the height of  
5 the building wall.

6 **iii. Wall Modulation—Overall Building Massing**

7 Modulate the length of each building elevation abutting a street, a PR  
8 zone, or a residentially zoned lot[S]. Offset the wall and foundation line  
9 at intervals so that there is at least one offset every 140 feet of wall  
10 length that varies the depth of the building wall by a minimum of 12 feet.  
11 Offsets shall comprise at least 20 percent[%] of the length of the building  
12 elevation, for at least 60 percent[%] of the building height.

13 **iv. Roof Forms**

14 (A) Option A: Provide a modulated roof on each street-facing  
15 building elevation [FACING A STREET] or building wall abutting  
16 residentially zoned lots, using features such as a terracing  
17 parapet, multiple peaks, jogged ridge lines and dormers, with a  
18 maximum of 140 feet uninterrupted roofline between roof  
19 modulation elements. Each such element shall provide  
20 [PROVIDING] a minimum three foot vertical change in roofline,  
21 and [WITH] modulation elements equaling at least 20 percent[%]  
22 of the roofline on each building elevation.

23 (B) Option B: A sloped roof with a pitch no less than 4/12 and no  
24 greater than 12/12. Rounded, gambrel, mansard and irregular  
25 roof forms shall be averaged.

26 **v. Height Transition with Upper Story Step Back**

27 Provide a building form that is terraced down using a building wall step  
28 back above the first, second, or third floor along the full length of at least  
29 one of its elevations facing abutting streets, public parks, or shorter  
30 buildings on abutting lots. The building mass shall not penetrate a  
31 daylight plane that rises inward over the building at an angle [ABLE] of  
32 one foot of run for every two feet of rise, and starting at the building wall  
33 at the height at which the step back begins [BEINGS]. The high rise  
34 portion of a building is exempt.

35 **vi. Upper Story Step Back—Corner Building**

36 A building that achieves item 5.b.iv. above on two building elevations that  
37 meet at the corner of two streets or of a street and an open space may  
38 receive credit for an additional building massing feature.

39 **vii. Plaza or Courtyard**

40 Provide a publicly accessible plaza or courtyard of at least 2,000 square  
41 feet in [OF GROSS FLOOR] area and a minimum inside dimension [IN  
42 LENGTH OR WIDTH] of 40 feet. The plaza shall be located along [IN A  
43 COURTYARD OR] a walkway connection between the street and a  
44 primary entrance of the use, within 50 feet of and visible to the entrance.

45 **viii. Housing**

46 Provide upper story residential dwelling units, with upper story residential  
47 uses comprising at least 35 percent[%] of the total gross floor area of the  
48 building.

1           **c.      *Façade Articulation Choices***

2           **i.      *Façade Surface Articulation***

3           Incorporate two or more of the following detail elements at least every 50  
4           feet in wall length on each **street-facing** building elevation [FACING A  
5           STREET] or **building wall** abutting residentially zoned lots:

6           **(A)**      Changes in **siding** color, texture, and/or material;

7           **(B)**      **Wall plane p[P]**rojections, recesses, **or [AND]** reveals,  
8           expressing structural bays or other aspects of the architecture  
9           with a minimum change of plane of 12 inches;

10          **(C)**      Windows and primary entrances;

11          **(D)**      Projections or breaks in the vertical rise of the building elevation.

12          **ii.     *Entrance Feature***

13          Incorporate changes in architectural mass, surface, or finish to provide a  
14          clearly defined primary entrance that is [EASILY] visible from **the street[S**  
15          **AND SIDEWALKS]**, **and connected to the street by a direct walkway.**  
16          Feature at least three of the following elements:

17          **(A)**      Permanent canopies, porticos, overhangs, arcades, or similar  
18          permanent pedestrian shelter;

19          **(B)**      Recessed or projected entrance;

20          **(C)**      Arches;

21          **(D)**      Peaked roof forms;

22          **(E)**      Outdoor patios or plazas;

23          **(F)**      Transom or sidelight windows;

24          **(G)**      Architectural tilework or moldings integrated into the building  
25          design; or

26          **(H)**      Integrated planters or wing walls that incorporate landscaped  
27          areas or seating areas.

28          **iii.    *Base, Middle, and Top***

29          At least two building elevations consist of a recognizable base, middle  
30          and top. The base portion rises to at least two feet above grade and is  
31          distinguished from the rest of the building **by** such elements as a **change**  
32          [CORNICE, AN ARCADE, CLERESTORY-LEVEL WINDOWS, OR  
33          OTHER DIFFERENCES] in **plane,** color, texture, and/or material[,  
34          CHANGES IN MATERIAL OR TEXTURE]. The top **may** consist[S] of  
35          cornice treatments with integrally textured materials such as masonry or  
36          differently colored materials (more than color painted stripes or bands), a  
37          sloping roof with overhangs, or stepped parapets.

38          **iv.    *Ground Level Expression***

39          The objective of this design choice is to create the greatest amount of  
40          visual interest at the pedestrian level and reinforce the character of the



streetscape through use of familiar-sized, human-scale design elements. Provide at least three of the following on ground floor[-LEVEL], street-facing building elevations [FACADES]:

- (A) Individual primary entrances and windows providing visual access for two or more uses [ON ANY GROUND FLOOR STREET FACING BUILDING ELEVATION];
- (B) Kickplates for windows and/or projecting window sills,
- (C) Architectural bays and mullions dividing windows;
- (D) Pedestrian scale [BUILDING SIGNS AND/OR] building lighting;
- (E) Canopies or similar pedestrian shelter;
- (F) Accent tilework, continuous or at regular intervals;
- (G) Belt courses or masonry strips of distinct color or texture;
- (H) Plinths for columns; or
- (I) Ornamental details integrated into the façade design.

v. *Ground Level Transparency and Activity*  
Achievement of both 4.b.i., *Windows and Entrances* and 4.b.iv., *Street Oriented Entrances* from the building orientation menu may be used as credit for one articulation feature.

vi. *Additional Window Area*  
Provide windows and/or primary entrance doors comprising at least 75 percent of the ground floor wall area and 50 percent of the wall area of the upper floors of street-facing building elevations. (This option is also offered under the orientation design choices menu, but if used, shall only count as a design feature choice for one menu.)

vii. *Four-Sided Design*  
Architectural features and treatments are not restricted to a single façade of any primary structure. All sides display the same level of quality and architectural interest, by including the same varieties of materials, trim, and horizontal and vertical articulation. This choice is only available if two other choices from this menu have been achieved.

## 6. Northern Climate Design

### a. Purpose

The design choices for northern climate address the combined effects of Alaska's northern climate, including snow, ice, rain, temperature, wind exposure, long and dark winters, and the low and seasonal sunlight conditions. Building design should maximize the use, comfort, convenience, and accessibility of public spaces and walkways, optimize relationships to sunlight and wind, and provide beneficial [CONSIDER] microclimatic impacts on the site and surrounding community.

### b. Weather Protection Design Choices

#### i. Weather Protected Entrance

1 Provide outdoor pedestrian shelter that covers at least 60 square feet for  
2 **each** [ANY] primary entrance [THAT SERVES A BUILDING LESS THAN  
3 7,000 SQUARE FEET GROSS FLOOR AREA], **and** at least 120 square  
4 feet for **at least one** [ANY] primary entrance that serves a building 7,000  
5 to 25,000 gross floor area, and at least 200 square feet for **at least one**  
6 [ANY] primary entrance that serves a building greater than 25,000  
7 square feet gross floor area.

8 ii. *Weather Protected Passenger Loading Zone, Bicycle Parking, or Transit  
9 Shelter*

10 Provide a pedestrian shelter along a portion of building facade over a taxi  
11 [CAB] stand, valet or passenger loading zone, bicycle parking, or transit  
12 stop.

13 iii. *Sheltered Façade Walkway*

14 Provide pedestrian shelter or a pedestrian arcade over a minimum of 35  
15 **percent**[%] of the length of ground **floor**[LEVEL] building facades that  
16 contain a primary entrance or abut a [STREET] sidewalk or  
17 [PEDESTRIAN] walkway. The minimum percentage is 50 **percent**[%] in  
18 mixed-use districts.

19 iv. *Ice-free Walkway*

20 Provide an ice-free (heated) walkway **meeting the requirements of**  
21 **subsection 21.07.060F.5., Ice-Free (Heated) Walkway,** for a required  
22 walkway connection to a primary entrance.

23 v. *Weather Protected Transition Space*

24 Provide an outdoor, publicly accessible sheltered transition space  
25 **meeting the requirements of subsection 21.07.060F.14., Sheltered**  
26 **Transition Space,** such as café seating along a building façade that faces  
27 the street or publicly accessible open space, as a transition between  
28 indoor areas and unsheltered outdoor spaces.

29 c. **Sunlight and Wind Mitigation Choices**

30 i. *Sunlight Access for Neighbors*

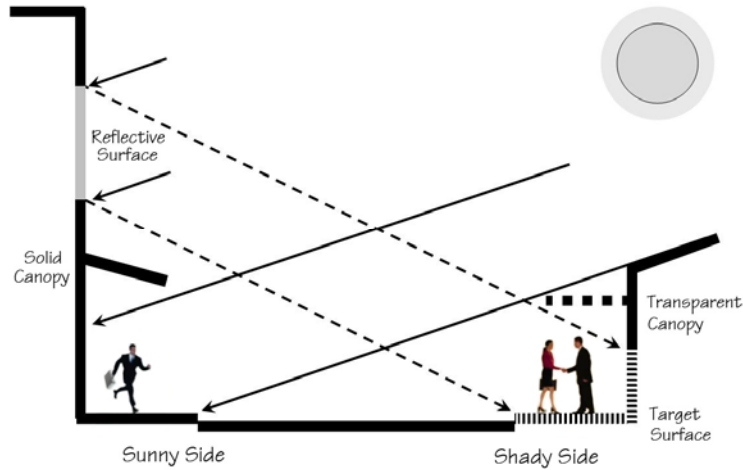
31 [THE OBJECTIVE OF THIS CHOICE IS TO ALLOW CREDIT FOR  
32 PRESERVING DIRECT SUNLIGHT ACCESS TO NEIGHBORING  
33 AREAS.] Preserve or maximize sunlight access to adjacent public parks,  
34 sidewalks across the street, and neighboring properties through building  
35 placement, height and/or massing. The building placement, massing  
36 and height shall be such that the[SE] **neighboring** area[S] receives **at**  
37 **least four hours of sunlight access on March/[ 21 AND ]September 21.**

38 ii. *Sun Trap*

39 Preserve or create a publicly accessible sun trap or “sun pocket” **meeting**  
40 **the requirements of subsection 21.07.060F.12., Sun Pocket,** that  
41 captures direct and reflected sunlight, **as part of a public space or**  
42 **common private open space.**

43 iii. *Reflected Sunlight as an Amenity*

44 [THE OBJECTIVE OF THIS CHOICE IS TO ALLOW CREDIT FOR THE  
45 USE OF REFLECTED SUNLIGHT RADIATION.] Provide reflected  
46 sunlight as described in subsection 21.07.060F.13., **Reflected Sunlight,**  
47 into publicly accessible pedestrian spaces and walkways, and/or any  
48 ground **floor**[LEVEL] wall areas abutting such public spaces, to brighten  
49 or increase the microclimatic comfort of those spaces.



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iv. *Transparent Sheltering Roof*  
Provide a transparent roof on one of the design choices from the weather protection menu above if the roof covers more than 60 square feet, has no dimension shorter than 10 feet or clearance height less than 12 feet. The transparent roof shall allow sunlight to penetrate through to the sheltered pedestrian area.

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

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vi. *Protective Wall Projections*  
Provide balconies, marquees or similar features that project out at least four feet or 10 percent of the building height, whichever is greater, to protect public spaces and building entrances on building facades that contain a primary entrance or that abut a street sidewalk or pedestrian walkway. The sum of the horizontal length of all projections on the building facade within the first 30 feet of height above finished grade shall equal or exceed the total width [LENGTH] of the building elevation at the ground level.

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vii. *Height Transition*  
Provide building massing menu feature 5.b.v., Upper Story Step Back – Corner Building, with the addition that there be a step back from the lower façade wall to the high rise tower portion of the building of at least 20 feet for effective wind downdraft mitigation at the ground level.

29 **21.07.130 LARGE [COMMERCIAL] ESTABLISHMENTS**

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

31 Large commercial establishments often have high visibility from major public streets, A LARGE  
32 PHYSICAL SCALE, and a great volume of use by many residents and visitors. As a  
33 consequence, their design determines much of the character, function, and image of this

1 community and its streetscapes and commercial areas. The purpose of this section is to  
2 encourage major commercial developments to contribute to and respect the municipality as a  
3 unique place and to physically integrate with the community in a positive and architectural and  
4 site design sensitive manner. The standards of this section augment existing basic standards for  
5 development found elsewhere in this chapter with more specific interpretations that apply to large  
6 commercial establishments. These standards promote: a basic level of architectural variety and  
7 interest; a compatible appearance and scale; pedestrian and parking lot access; orientation of  
8 buildings and entrances in relation to surrounding streets; provisions for adaptive reuse of  
9 prominent vacant buildings; and mitigation of negative impacts of large scale commercial  
10 developments.

11 **1. Applicability**

12 The standards of this section 21.07.130[120] shall apply to any use in the Retail Sales;  
13 Personal Service, Repair, and Rental; Vehicles and Equipment; Animal Sales, Service,  
14 and Care; Food and Beverage Services; or Entertainment and Recreation use  
15 categories, or any combination thereof, occupying more than 25,000 gross square feet of  
16 floor area[, BUT NOT INCLUDING ANY SECONDARY BUILDINGS OR PAD LOTS AS  
17 PART OF THE SAME DEVELOPMENT SITE THAT ARE LESS THAN 25,000 GROSS  
18 SQUARE FEET OF FLOOR AREA]. In the case of a mixed-use residential building,  
19 these standards shall apply to the nonresidential portion of the structure and the  
20 standards of section 21.07.110, Residential Design Standards, shall apply to the  
21 residential portion of the structure. In case of overlap and/or conflict, the more stringent  
22 standard shall apply.

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, convenience and safety of patrons, and the higher  
40 aesthetic aspirations of the community.

41 **5. Mandatory Standards**

42 **a. Vehicular Access**

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

48 **b. Parking**

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

**c. Weather Protection for Pedestrians**

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

ii. All primary entrances shall have a roof, canopy, arcade, overhang, or similar weather protection that is at least 200 square feet and a minimum of eight feet and a maximum of 16 feet above the ground surface.

iii. Building elevations that face public streets or customer parking areas and that have a walkway along the façade shall provide weather protection meeting the standards of subsection 21.07.060F.9., *Pedestrian Shelter such as a Canopy, Awning, or Marquee, or subsection 21.07.060F.10., Arcade (or Building Recess)*, [A CANOPY, ARCADE, OVERHANG, OR SIMILAR WEATHER PROTECTION] along at least 60 percent[%] of such building elevation.

**d. Adjacent Residential Development**

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

**e. Community Space**

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

**f. Wall Modulation**

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

**g. Ground Level Expression**

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

i. Windows with kickplates or projecting sills;

ii. Architectural bays and mullions dividing windows;

iii. Pedestrian scale ornamental lighting;

iv. Tilework, masonry or stone veneer, glass block, or other similar accent materials;

- 1 v. Belt courses or masonry strips of distinct color or texture;
- 2 vi. **Columns with plinths:** [PLINTHS FOR COLUMNS;] or
- 3 vii. Ornamental details integrated into the façade design.

4 **h. *Materials and Colors***

5 **The buildings shall have exterior building materials and colors which are**  
6 **aesthetically pleasing and compatible with the overall site plan. Construction**  
7 **material shall provide color, texture, and scale.**

8 **i. *Roofs***

9 Provide a modulated roof on each elevation facing a street or residentially zoned  
10 lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines  
11 and dormers, with a maximum of 140 feet of uninterrupted roofline between roof  
12 modulation elements. Each modulation element shall provide a minimum of  
13 three feet of vertical change in the roofline for at least 20 **percent[%]** of the  
14 roofline.

15 **j. *Entryways***

16 **Primary entrances** [ENTRYWAYS] shall incorporate changes in architectural  
17 mass, surface, or finish to provide a clearly defined primary entrance that is  
18 easily visible from streets and sidewalks. At least two of the following features  
19 shall be provided:

- 20 i. Recessed or projected entrance;
- 21 ii. Peaked roof form;
- 22 iii. Transom or sidelight windows;
- 23 iv. Ornamental architectural features such as tilework, moldings, or lighting;
- 24 or
- 25 v. Integrated planters or wing walls that incorporate landscaped and/or
- 26 seating areas.

27 **k. *Prohibited Materials***

28 Exterior building materials shall not include the following as a general field  
29 material:

- 30 i. Plywood;
- 31 ii. Unstained or untreated wood, except for cedar or redwood; and
- 32 iii. T-111 siding.

33 **[NEON TUBING SHALL NOT BE AN ACCEPTABLE BUILDING/ROOFLINE**  
34 **OUTLINE FEATURE.]**

35 **l. *Rooftop Mechanical Equipment***

36 Rooftop mechanical equipment, including HVAC equipment and utility equipment  
37 that serves the structure, but not including telecommunications equipment or  
38 solar collectors, shall be screened through the use of parapet walls or a sight-  
39 obscuring enclosure around the equipment. The screening shall be constructed

1 of one of the primary materials used on the primary facades of the structure,  
2 have a minimum height not less than the height of the mechanical equipment,  
3 and be an integral part of the building's architectural design.

4 **m. Wall Mounted Mechanical Equipment**

5 i. Wall mounted mechanical equipment, including HVAC equipment and  
6 groups of four or more utility meters, that extends more than six inches  
7 from the outer building wall shall be screened from view from abutting  
8 streets, private common open space, or primary entrance areas.  
9 Screening shall be provided by trees or shrubs, a sight-obscuring fence,  
10 or an enclosure constructed with one of the primary siding materials  
11 used on the façade of the building.

12 ii. Wall mounted mechanical equipment that extends six inches or less from  
13 the outer building wall shall be designed to blend in with the color and  
14 architectural design of the subject building.

15 **n. Outdoor Sales, Display, and Storage**

16 i. *Intent Statement*

17 To screen storage and display areas of large commercial establishments  
18 from adjacent properties, public streets, and customer entrances, and to  
19 mitigate visual and noise impacts.  
20

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

22 (A) This subsection 5.n. [E.10.] shall not apply to uses in the  
23 Vehicles and Equipment use category.

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

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

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

32 (E) All outdoor storage, display, and sales areas shall have  
33 permanent walls and/or screening fences, no more than 15 feet  
34 high, made of materials and colors designed to be  
35 complementary to those used as predominant materials and  
36 colors on the building. Merchandise shall not be stacked above  
37 the height of the screening wall or fence. Fencing shall not be  
38 chain link nor incorporate any fabric covering. [ANY CHAIN LINK  
39 FENCING USED SHALL BE DARK-COLORED AND COVERED  
40 WITH A WINDSCREEN, WHICH SHALL BE MAINTAINED IN  
41 GOOD REPAIR.]

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

44 iii. *Temporary Outdoor Display and Sales*

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

4 **o. Master Site Plan and Secondary Buildings**

5 **i. Intent**

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

9 **ii. Master Site Plan**

10 Large commercial establishments on sites that include more than one  
11 building, or that include multiple pad lots or platted lots for separate  
12 commercial establishments, shall, at the time of plat review or major site  
13 plan review, be required to establish a master site plan for the location,  
14 design and orientation of principal and secondary buildings on site.

15 **iii. Applicability of Large Commercial Establishment Regulations**

16 Building and site design standards for large commercial establishments  
17 in this section, unless stated to apply specifically to principal buildings,  
18 apply to both principal and secondary buildings on any commercial tract  
19 within a large commercial establishment site or site master plan area.

20 **iv. 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 at least one customer entrance  
23 facing each abutting public street. A corner entrance facing both streets  
24 may meet this requirement. In such a case, for purposes of design  
25 requirements in this section for facades with customer entrances, the  
26 entrance shall be considered to be on both facades.

27 **6. Optional Standards Menu**

28 In addition to the mandatory standards of subsection E. above, establishments shall  
29 choose three features from the options below.

30 **a. Location of Parking Lots**

31 No more than 50 percent[%] of vehicle parking spaces provided shall be located  
32 in the front parking area (defined in chapter 21.14).

33 **b. Building Placement Close to the Street**

34 A minimum of 30 percent of the front building elevation of the principal building  
35 shall be within 20 feet of a property line abutting a street, and a customer  
36 entrance shall be located in the 30 percent.

37 **c. Pedestrian-Friendly Entrance**

38 At least one customer entrance of the principal building is located within 90 [100]  
39 feet of the property line abutting the street from which the main access to the site  
40 is taken, and connected to the street by a direct walkway.

41 **d. Multiple Entrances**

42 The principal building(s) shall have customer entrances on at least two sides of  
43 the building that face an abutting street from which access to the site is taken,  
44 with at least one of the required entrances facing the street to which the building  
45 is closest. A corner entrance shall be counted as an entrance on either façade.

46 **e. Building Façade Walkways**



1 Walkways a minimum of [AT LEAST] six feet unobstructed clear width, excluding  
2 vehicular overhang, [WIDE (AT LEAST EIGHT FEET IF ABUTTING A PARKING  
3 LOT WITHOUT WHEEL STOPS TO PREVENT VEHICLE OVERHANG INTO  
4 THE WALKWAY)] shall be provided along the full length of every building façade  
5 that has a customer entrance or abuts a customer parking lot. Vehicle overhang  
6 shall not encroach into the minimum required walkway width or area.

7 f. **Upper Level Windows**

8 Elevations facing streets and residentially zoned lots shall provide windows along  
9 35 percent[%] of each upper floor façade. For the purposes of this section only,  
10 floors shall be considered 15 foot increments in height, and rooftop mechanical  
11 penthouses are exempt.

12 g. **Screening Vegetation**

13 In areas not zoned mixed-use, L4 screening landscaping shall be provided along  
14 [ONE] lot lines that abut[S A] public streets, totaling at least 25 percent of the site  
15 perimeter.

16 h. **Foundation Landscaping**

17 Planting beds at least eight [SIX] feet wide with 1.0 landscaping units per linear  
18 foot shall be provided along at least 50 percent[%] of each building elevation that  
19 faces public streets and/or parking areas.

20 i. **Ice-free Walkway**

21 Provide an ice-free (heated) walkway along a minimum of 35 percent[%] of the  
22 length of the building elevation that contains a primary entrance. The walkway  
23 shall be a minimum of six feet unobstructed clear width, excluding vehicular  
24 overhang [WIDE]. Vehicle overhang shall not encroach into the minimum  
25 required walkway width or area. This feature is not applicable for credit where  
26 the walkways and entrances are covered.

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

28 Certain non-residential uses that are allowed in large lot residential districts have the potential to  
29 create negative impacts on large lot residential neighborhoods when the non-residential uses are  
30 significantly larger and more intensive than the typical development in large lot residential  
31 districts. This section provides consistent standards for such uses that meet the applicability  
32 threshold below.

33 **1. Applicability**

34 The standards of this section shall apply to any roominghouse, child care center,  
35 neighborhood recreation center, religious assembly, educational facility (elementary,  
36 middle, or high school, or instructional services), commercial horticulture, commercial  
37 kennel, veterinary clinic, or recreational or vacation camp use, cultural facility, large  
38 domestic animal facility (principal use), utility facility, or any combination thereof, where  
39 the sum of the gross floor area of all structures on the lot is more than 6,000 square feet  
40 or the parking is 10 or more spaces, and the use is on a lot zoned R-6, R-7, R-8, R-9, or  
41 R-10, or on a lot with R-6, R-7, R-8, R-9, and/or R-10 residential zoning abutting more  
42 than 50 percent of the lot boundary.

43 **2. Relationship to Other Standards**

44 The provisions of this section are in addition to other requirements of this title, and may  
45 be more stringent than other requirements of this title. Where there is a conflict with  
46 other applicable standards, the more stringent standard shall apply.

1 **3. Floor Area Ratio**

2 The maximum floor area ratio (FAR) of all buildings on the lot shall be 0.30.

3 **4. Setbacks**

4 a. Structures that are over 20 in height feet shall be setback beyond the underlying  
5 side or rear setbacks of the district by one foot per foot of height over 20 feet.

6 b. Structures that are over 45 feet in height shall have a solar access impact  
7 analysis, and the building mass or placement may be altered to ensure that  
8 existing solar access to adjacent lots is retained for at least four hours of sunlight  
9 on March and September 21.

10 **5. Parking**

11 a. Parking lots for 10 to 20 vehicles shall not be located within setbacks equal to  
12 those for the adjoining large lot residential district.

13 b. Parking lots for over 20 vehicles, queuing zones, passenger loading zones,  
14 and/or delivery zones, shall not be located in the setbacks equal to those for the  
15 adjoining large lot residential district and must be buffered by L4 screening  
16 landscaping.

17 c. Vehicle storage and fleet vehicle parking are not allowed within setbacks equal to  
18 those for the adjoining district.

19 **6. Buffers**

20 L3 buffer landscaping shall be provided along any lot boundary with R-6, R-7, R-8, R-9,  
21 or R-10 zoning, except as provided elsewhere in this section.

22 **7. Vegetated Open Space**

23 A minimum of 35 percent of the lot area shall remain as planted open area, landscaped  
24 area, or natural vegetation area, to exclude buildings, driveways, parking areas,  
25 sidewalks, etc., unless the decision-making body determines that retention of less than  
26 35 percent provides a development character in keeping with surrounding neighborhood.

27 **8. Architectural Features or Screening for Large Facades**

28 Facades longer than 100 feet that face residential lots or public streets shall have façade  
29 articulations at least every 50 feet as in section 21.07.120E.5.c.i., or eight feet of  
30 foundation landscaping with one unit per linear foot.

31  
32 New standard to be located elsewhere:

33 Frame-supported, arch-supported, or inflated tension fabric or membrane structures may  
34 not exceed 15 feet in height.