

MUNICIPALITY OF ANCHORAGE



Planning Department

Phone: 907-343-7943

Fax: 907-343-7927

Mayor Suzanne LaFrance

Director's Interpretation Memo 2024-02

DATE: July 10, 2024
TO: Planning Department
FROM: Craig H. Lyon, Planning Director
SUBJECT: Title 21 Pedestrian Frontage Standards for Private Streets

Question: Does AMC 21.07.060F, Pedestrian Frontage Standards, apply to private streets?

Short Answer: No. This provision applies only to lot frontages abutting dedicated public streets within rights-of-way.

Interpretation:

AMC 21.07.060F.1 provides the purpose statement for Pedestrian Frontage Standards which requires site planning and building orientation towards neighborhood streets and sidewalks to facilitate pedestrian access and reduce parking congestion. Objectives include to “organize and orient buildings around **public streets and associated frontages** in a way that frames streets as positive public space, promotes pedestrian activity, and connects multiple modes of transportation.”

AMC 21.15.040 provides the following definitions:

Frontage, Lot: All property abutting a street or road easement, measured as the uninterrupted length of the lot line along the right-of-way between the side lot lines of a lot. The measurement of lot frontage in the case of a corner lot shall extend to the point of intersection of the front lot lines abutting the **rights-of-way**. In no case shall the line along an alley be considered as frontage.

Right-of-Way: A defined area of land, reserved or dedicated for a street, alley, walkway, trail, utility, or other **public** purpose.

Streets, Private: A street located on privately owned real property, whether owned by an individual or subject to Horizontal Property Regimes and Common Ownership Acts, and absent dedication of an overlapping public use easement. A private street is often memorialized by plat note.

The intent of the Pedestrian Frontage Standards is to improve the pedestrian interface with public streets.

Private streets interior to large development sites are considered streets per the definition above; however, developments along interior private streets do not interface with public space in the same manner that development along a public street within the right-of-way does. The purpose statement for this standard clearly indicates the intent for the site and building orientation to be towards the public neighborhood streets and sidewalks.

Conclusion:

The requirements of AMC 21.07.060F, Pedestrian Frontage Standards, Tables 21.07-2 and 21.07-3 do not apply to private streets. Lot frontages along public streets shall be subject to the requirements of section AMC 21.07.060F, Tables 21.07-2 and 21.07-3.