

ANCHORAGE

CENTRAL BUSINESS DISTRICT



URBAN DESIGN AMENITIES

PLANNING AND ZONING COMMISSION POLICY



**MUNICIPALITY OF ANCHORAGE
MAY, 1990**

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INTRODUCTION

In the Central Business Districts (zoning districts B-2A, B-2B and B-2C) there is a requirement that any building which is to be constructed over nine stories must earn bonus points. For each bonus point acquired, an additional amount of building is allowed. Bonus points are acquired by providing site and design amenities. Additionally, all new development in the Central Business District must accumulate bonus points from among those design amenities designated "streetscape."

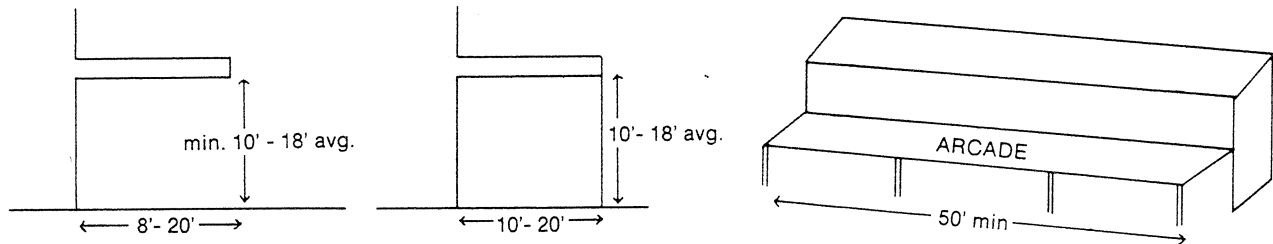
Site and design amenities are given for such things as providing street trees or textured sidewalks or roof-top viewing areas, among others.

The purpose of this booklet is to define and give standards for each site or design amenity. For example, the definition of a "street tree" is "any evergreen or deciduous tree located within 15 feet of the nearest curb face, be one of at least three street trees located within 60 feet of each other, and meet the street tree design standards." Design standards for street trees include such things as requiring tree grates and tree guards and the street tree be located no further than 100 feet from a source of water.

The definitions and standards contained in this booklet give predictability to the community that the downtown amenities will improve and enhance the downtown to the benefit of all.



arcade, covered



1 pt. per 100 sq. ft. in B-2A; 1 pt. per 115 sq. ft. in B-2B; 1 pt. per 180 sq. ft. in B-2C.

INTENT:

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

DEFINITION:

An arcade shall be a permanent, weather-protected, semi-enclosed, and publicly accessible space within or attached to the principal building. It shall be located adjacent to, but outside of, that portion of the sidewalk area which is required by the use district sidewalk standards. The arcade shall be continuous along the entire project property/street frontage and meet the arcade design standards.

DESIGN STANDARDS:

1. The arcade shall provide a minimum interior width (the dimension between the interior arcade/building face and the inside face of outer support elements or outer overhead arcade building face) of 10 feet with support elements, and 8 feet without support elements and a maximum interior width of 20 feet.
2. Eight feet of unobstructed accessible walkway shall be provided within the arcade. This dimension shall exist for pedestrian travel within the arcade and between the arcade support elements and the adjacent sidewalk.
3. The interior height of the arcade and outer arcade portal heights shall not be lower than 10 feet nor exceed an average of 18 feet.
4. The arcade shall be continuous in length for at least 50 feet.
5. An arcade lighting system shall be provided which illuminates the arcade's paved pedestrian areas. The minimum average illumination reaching the paved area shall not be less than five foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. Additional light sources (shop window illumination, street lighting, sidewalk pole, or bollard lighting) can be utilized in combination with arcade lighting to achieve light intensity standards. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

Arcades can be designed in a variety of architecturally interesting ways. The arcade should be compatible in design with the building facade and fenestration as well as urban design amenity elements. Consideration should be given to matching the arcade's finish paving texture to that of the adjacent sidewalk.



bike racks, open and covered

1 pt./1 covd. unit, 3 pts. max., and 1 pt./3 open units, 3 pts. max.

INTENT:

Bike racks provide convenient service as well as incentive to bicycle users in the downtown area. They encourage and support forms of community access other than by automobiles.

DEFINITION:

A bike rack is a facility capable of supporting and securing bicycles stored on a transient basis. The facility shall be located on a sidewalk, plaza, or landscaped pathway and shall meet bicycle rack design standards provided herein. A covered bike rack can take the form of a stand-alone overhead canopy with the bike rack underneath or the bike rack can be located under an overhead canopy which is an integral element of the building architecture. An open bike rack does not incorporate any form of shelter over it. A bike rack unit shall have the capacity to store at least five bikes simultaneously.

DESIGN STANDARDS:

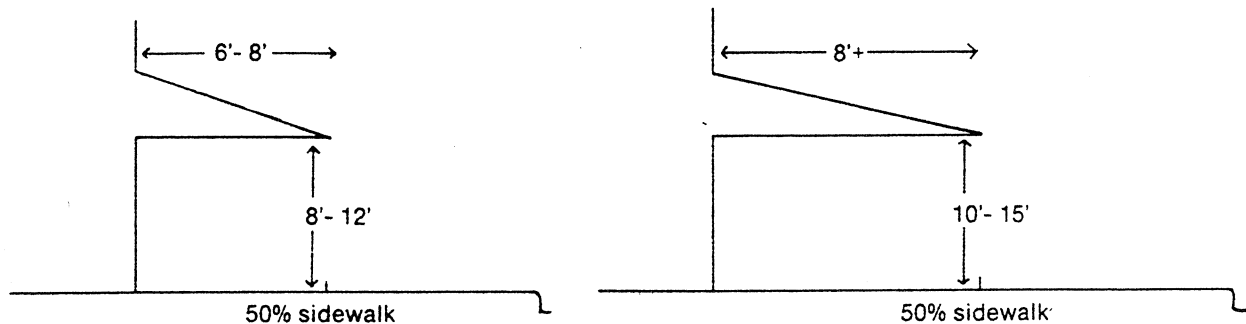
1. In sidewalk areas, a bike rack (including stored bikes) shall be located and positioned to provide at least eight feet of unobstructed accessible walkway within the sidewalk area and at least three feet of distance between the rack (including stored bikes) and street curb face.
2. In non-sidewalk areas, a rack (including stored bikes) shall be located to provide at least six feet of unobstructed accessible walkway area and located no closer than four feet to any designated seat unit.
3. No part of the covering structure (excluding supports) shall be within eight feet of the finished ground elevation below the structure.
4. The bike rack and covering shall be designed to be compatible with respect to their mutual design character and material(s) composition. This design compatibility must also extend to other principal site building(s) and urban design amenities.
5. The bike rack and any covering shall be structurally stable, durable and easy to maintain.

DESIGN OPPORTUNITIES:

Bike racks can be located near entryways, parks or plaza areas providing convenient storage for building and plaza users. Portions of the building structure can be utilized as covers for the bike rack areas, which can further integrate building and site design elements.



canopy over sidewalk



1 pt. per 200 sq. ft. in B-2A; 1 pt. per 240 sq. ft. in B-2B; 1 pt. per 290 sq. ft. in B-2C

INTENT:

Sidewalk canopies are intended to further improve downtown pedestrian comfort and safety, especially during winter months and inclement weather. In addition to weather protection, canopies provide increased street and building design continuity and support a wider range of pedestrian corridor activities (including unloading and loading of passengers, transit waiting areas, and window shopping).

DEFINITION:

A sidewalk canopy is a permanent, weatherproof, non-retractable structure located over 50% of the sidewalk area (this area may have a maximum dimension of 15 feet from the curb face), which meets the sidewalk canopy design standards. The bonusable area for a sidewalk canopy is that portion of accessible sidewalk area directly covered by the canopy structure.

DESIGN STANDARDS:

1. The accumulation length of single or multiple canopies shall extend along at least 50% of the project's sidewalk/street frontage. All canopies shall be continuous (uninterrupted) in structure and coverage for at least 15 feet in length.
2. No part of a canopy shall come within three feet of the centerline of a street tree nor within two feet of the vertical plane extending from the street curb line.
3. The canopy projecting 6-8 feet over the sidewalk area shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk elevation. The canopy projecting more than 8 feet over the sidewalk area shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk elevation.
4. The canopy shall be constructed to control and reduce the potential of snow and ice glaciation onto the sidewalk area.
5. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

A canopy may be constructed of continuous bands of similar transparent, translucent, or opaque materials. The canopy can be designed in continuous bands or alternating segments of different dimension and character. The canopy can be designed to accentuate entry points or provide increased cohesion in a building facade. The canopy should be compatible in design with the building facade and fenestration as well as other urban design amenity elements.



galleria

1 pt. per 50 sq. ft.

INTENT:

Galleries are intended to provide interior public spaces that are suited for public gatherings and events where people can relax and enjoy the surrounding space and its associated activities.

DEFINITION:

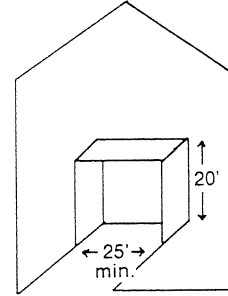
A galleria is a publicly accessible, climate-controlled public space located within a building which receives substantial amounts of natural light.

DESIGN GUIDELINES:

1. A galleria shall be both accessible to the public during normal business hours and adjacent to a public pedestrian way.
2. A galleria shall be a minimum of 2,000 square feet of floor area with a minimum dimension in length or width of 25 feet.
3. A galleria shall have a clear height of two stories for 75% of its area.
4. Fifty percent of a galleria's ceiling area shall consist of clear glazed skylights.
5. A galleria shall have one lineal foot of seating for every 60 square feet of area.
6. A galleria shall be a finished space.

DESIGN OPPORTUNITIES:

A galleria may contain extensive landscaping and fountains. It may have retail spaces at its perimeter, and adjacent food services are recommended. It should have access to south light, and it should be adjacent to public restroom facilities. The galleria should have utilities necessary for various public events.



historic preservation

1 pt. per 200 sq. ft. of area devoted to a retained historic structure in B-2A, B-2B and B-2C.

INTENT:

The retention of cultural, architectural or architecturally significant buildings, sites, and structures in the downtown area is intended to encourage the preservation, rehabilitation, or restoration of those properties that contribute to Anchorage's heritage.

DEFINITION:

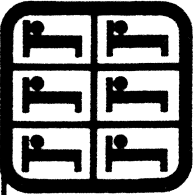
To be considered for historic preservation status, a building, site or structure must be certified by Anchorage Historic Properties, Inc.; or be listed on or eligible for listing on the National Register of Historic Places; or be listed on or eligible for listing on the Anchorage Heritage Resources survey; or lie within an identified historic survey boundary; or be identified in **Patterns of the Past**. Yard space associated with the structure is included in the bonus point calculation.

DESIGN STANDARDS:

1. The designated structure, site, or building shall be located on-site.
2. Adequate maintenance shall be applied to preserve the property.
3. Trees and other landscapes which are of historic significance shall be preserved.
4. Any proposed alteration of the designated structure shall be subject to provisions established by Anchorage Historic Properties, Inc., or the State Historic Preservation Office.

DESIGN OPPORTUNITIES:

Preservation, restoration, rehabilitation, or adaptive reuse of architecturally or historically significant buildings, sites, structures, or objects can enhance the Central Business District and improve its economic viability through the attraction of new businesses, residents, and tourists.



hotel

In B-2A and B-2B, 1 pt. per 200 sq. ft. of area devoted to hotel rooms. In B-2C, 1 pt. per 300 sq. ft. of area devoted to hotel rooms

INTENT:

Hotel development is intended to occur in clustered development areas where interaction with other downtown attractions will be stimulated. A hotel's proximity to visitor and cultural facilities will encourage nighttime and weekend activity in the downtown area. Hotel development should be discouraged in the outlying areas of the CBD and where land use activity tends to be more fragmented and random.

DEFINITION:

A hotel shall be defined as a building with six or more guest rooms which are intended or designed to be used as living and/or sleeping accommodations that can be rented on a daily occupancy basis.

DESIGN OPPORTUNITIES:

Hotel rooms may occupy a portion of a building which contains other hotel-related spaces such as restaurants, cocktail lounges, banquet halls, ballrooms, and meeting rooms. Spaces for retail, office, and parking use may also be included within the building. Location of retail space at street level is recommended.



housing

In B-2A, 1 pt. per 140 sq. ft. In B-2B and B-2C, 1 pt. per 80 sq. ft.

INTENT:

Housing in the downtown area is intended to provide an attractive place to live, particularly for people who work downtown and for those who enjoy an urban lifestyle with close accessibility to cultural, entertainment, and government facilities. It is also intended to increase the vitality of the downtown area during times other than normal business hours.

DEFINITION:

Housing shall be residential units provided as a part of the project seeking bonus points.

DESIGN STANDARDS:

1. A minimum of three residential units shall be provided.
2. Units shall be accessible to handicapped persons.

DESIGN OPPORTUNITIES:

Mixed-office and residential developments are encouraged because they help to extend the hours of activity in the downtown area.



decorative street illumination

2 pts. per 1 unit

INTENT:

Decorative street illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors, and provide additional levels of illumination for increased pedestrian safety and comfort. The benefits of decorative street illumination are especially important during Anchorage's winter season.

DEFINITION:

A decorative street illumination (D.S.I.) shall be defined as any pole-, wall/soffit-, ground-, or bollard-mounted light fixture assembly directly illuminating sidewalk, plaza, or landscaped park areas which meets decorative street illumination design standards. The bonusable unit of each decorative street illumination type is described in the following schedule:

Type of Illumination Element and the Number of Elements Needed to Comprise a Bonusable Unit

Type of D.S.I. Element	Number of Elements For Bonusable Unit
Pole-Mounted Fixture Assembly	1
Wall/Soffit-Mounted Fixture Assembly	2
Bollard-Mounted Fixture Assembly	2
Ground-Mounted Fixture Assembly	3

DESIGN STANDARDS:

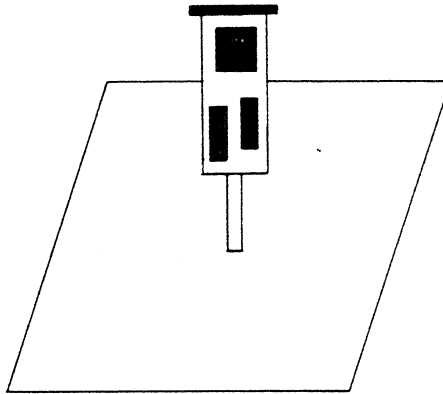
1. Decorative street illumination shall be centered no more than 30 feet apart.
2. Decorative street illumination shall be centered no closer than three feet from the face of any street curb.
3. Decorative street illumination shall be located so as to provide at least eight feet of accessible unobstructed walkway area, measured radially from the D.S.I.
4. Pole- and wall-mounted decorative street illumination shall not exceed 15 feet in height above the immediate ground surface elevation.
5. Decorative street illumination fixture assembly design shall be compatible in style, fixture color, and lamp color with other principal decorative street illumination fixture assemblies which may exist within the project street corridor (including the project block/street front(s) and the block/street front(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available.
6. Decorative street illumination fixture assemblies shall be durable and have the capacity to be maintained economically.
7. Decorative street illumination assemblies shall be repaired or replaced if the assemblies are in any way damaged, disfigured, or otherwise lose their functional or aesthetic utility.

DESIGN OPPORTUNITIES:

As there are a number of decorative street illumination types (pole, wall/soffit, bollard and ground), a wide range of design objectives can be achieved. Decorative street illumination can accentuate building entries, provide for strengthened street corridor/block cohesion and enhance gathering places, and enliven the image of downtown streets and pedestrian ways (especially during the winter season).



kiosk



1 pt. per unit

INTENT:

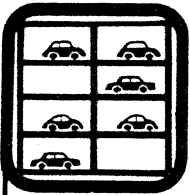
A kiosk is intended to provide a pedestrian-oriented physical space for the dissemination of information, both public and private.

DEFINITION:

A kiosk is a free-standing structure upon which temporary information and/or posters, notices, and announcements are posted.

DESIGN STANDARDS:

1. Kiosks shall be permanent structures, accessible from all sides by pedestrians.
2. Kiosks shall be constructed of materials that can withstand the extremes of outdoor environment.
3. Kiosks shall be designed to enhance the visual environment.
4. Kiosks shall not be within 11.5 feet of the curb face of a street.
5. The size, height, finish, area, and location of each kiosk (no more than two are allowed per project) shall be identified in a site development plan submitted to the Department of Economic Development and Planning.



parking, enclosed

In B-2B, 11 pts. per space above or on grade, 13 pts. per space below grade. In B-2C, 10 pts. per space above or on grade, 14 pts. per space below grade. None in B-2A.

INTENT:

The availability of enclosed parking is intended to help satisfy parking demands downtown and to provide a convenience for the occupants and users of the primary building on site. Provision of this parking feature can also stimulate use of the particular development activity.

DEFINITION:

Enclosed parking is an enclosed covered space in which vehicles are not visible from the street and which provides parking for the occupants and users of the primary development only. Additional parking spaces may be included but will not be eligible for bonus points.

DESIGN STANDARDS:

1. The design of enclosed parking shall conform to "Standards for Off-Street Parking Spaces and Structures" in 21.45.080 of the Anchorage Municipal Code.
2. For a separate parking structure, the exterior surface shall be compatible with the materials used on the principal structure and harmonious with surrounding buildings.
3. For a separate parking structure, retail shopping space shall be incorporated at ground level whenever practical and appropriate.

DESIGN OPPORTUNITIES:

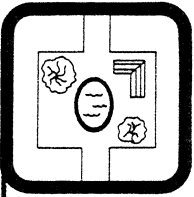
Enclosed parking may be located in a separate structure or within the primary building itself. Parking may be located at, above, or below grade.

Separate parking structures should be visually enhanced through design application that improves their appearance. Structures should be compatible with surrounding buildings as well as the building(s) they are built to serve.

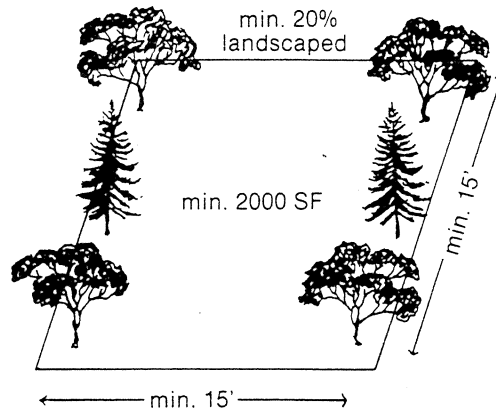
Roofs of parking structures may be used for public open space, recreation, or landscaped areas as an alternative to parking spaces. Planting on the top level softens a structure's top edge as seen from the street and improves the view of the top parking level as seen from above. Bonus points may be received for rooftop facilities (q.v.).

Structures can be oriented to be responsive to the unique solar conditions affecting the quality of space on all sides.

Widened sidewalk areas and other pedestrian amenities can be used to advantage with separate structures.



plaza



1 pt. per 70 sq. ft. for corner plazas and 1 pt. per 80 sq. ft. for others

INTENT:

Plazas visually emphasize important pedestrian thoroughfares and provide increased light and openness at street level. Plazas humanize the urban environment by responding to the needs of pedestrians.

DEFINITION:

A plaza is a continuous open space which is readily accessible to the public at all times and which is designed for use by the public for relaxation, conversation, eating, or other outdoor activities.

DESIGN STANDARDS:

1. Bonusable plaza areas shall not include the area of sidewalks, vehicular lanes, parking areas, loading areas, or drives.
2. A plaza shall be a minimum of 2,000 square feet in floor area. Length or width shall be a minimum dimension of 15 feet.
3. A plaza shall be adjacent to a public pedestrian way.
4. A plaza shall have one lineal foot of seating for every 60 square feet of area.
5. Twenty percent of the plaza area shall be landscaped. Landscaping may consist of plants, water features, and/or sculpture.
6. Paving of a plaza shall have a textured or decorative surface.
7. A plaza shall be exposed to the sun for a minimum of four hours each day from May to September.
8. A plaza shall be accessible to handicapped persons.
9. A project may not be granted more than 180 bonus points for plaza(s).

DESIGN OPPORTUNITIES:

Topographic variety with integrated seating is recommended, as is compatibility with adjacent sidewalk finishes. Consideration should be given to the character and uses of the plaza during the winter months. Site-specific wind conditions should be considered.



public restrooms at ground level

In B-2A and B-2B, 1 pt. per 35 sq. ft. In B-2C, 1 pt. per 100 sq. ft.

INTENT:

Public restrooms located at street level are intended to provide a convenience for pedestrians and to enhance the desirability of frequenting the downtown area.

DEFINITION:

Public restrooms shall be defined as facilities containing toilets and lavatories for the use of the general public at ground level.

DESIGN STANDARDS:

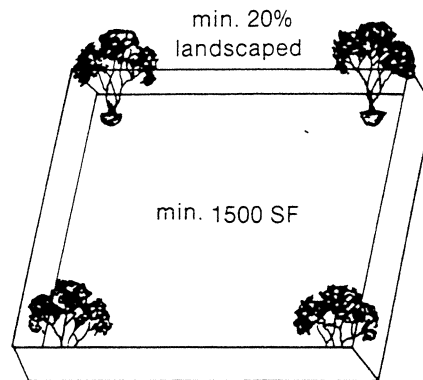
1. Restrooms shall be located on the ground floor of the building.
2. Restrooms shall be open for use during normal business hours.
3. Restrooms shall be provided for both men and women.
4. Restrooms shall be handicapped accessible and equipped with fixtures that are usable by both children and handicapped people.
5. The location of the public restroom shall be readily discernible from the building entrance's lobby or foyer through the use of text and/or graphic symbol signage.

DESIGN OPPORTUNITIES:

Any configuration of space may be used as long as consideration is given to the privacy of the users. It is recommended that interior signs utilize international graphic symbols with text. Consideration should be given in locating exterior signs indicating public restrooms within the building. To promote Anchorage as an international city, consideration should be given to utilizing foreign language text in addition to English for exterior signage.



rooftop facilities



In B-2A and B-2B, 1 pt. per 100 sq. ft. In B-2C, 1 pt. per 200 sq. ft.

INTENT:

Rooftop facilities are intended to provide easily accessible, alternative opportunities for the general public to take advantage of natural light and vista attractions combined with other uses at the rooftop level.

DEFINITION:

Rooftop facilities are recreation facilities open to the public, such as tennis courts, handball courts and health clubs; community facilities, such as public meeting rooms, lounges and libraries; commercial facilities, such as restaurants and art galleries; and/or open space areas available to the public, such as viewing decks and gardens.

DESIGN STANDARDS:

1. A rooftop facility shall devote 10% of its total square footage to a space that allows the general public to take advantage of natural light and vista attractions.
2. Access to the rooftop facility shall be apparent and easily accessible from the street and shall be designed to communicate to pedestrians that the space is available for public use.
3. Minimum size of a rooftop facility shall be 1,500 square feet.
4. A minimum of 20% of a viewing deck or garden shall be landscaped.

DESIGN OPPORTUNITIES:

Rooftop facilities may be entirely enclosed, partially enclosed, or entirely open as part of the permanent construction of the building.

Covering over the enclosed portions of the facilities may be designed to be retractable or removable during periods of good weather.

Landscaping of rooftop facilities can provide for the comfort and enjoyment of people in the space by providing seating units and areas for community gardens. They may also create a visual amenity for pedestrians and occupants of surrounding buildings.



seating units and street furniture

1 pt. per 2 units, 6 pts. max for each - seating or furniture.

INTENT:

Seating units and street furniture are intended to provide downtown pedestrians with increased comfort, utility and sense of conviviality. In this way, streetscape facilities promote and enliven the use of Anchorage's CBD - its streets, businesses and civic institutions.

DEFINITION:

- * Seating Units - a seating unit shall be defined as any permanent facility capable of being used as a seat within sidewalk, plaza, landscaped park, or rooftop garden areas and which meet seating unit design standards.
- * Street Furniture - street furniture shall be defined as any permanent facility capable of supporting pedestrian comfort and utility (such as trash receptacles) in sidewalk, plaza, or landscaped park areas and which meet street furniture design standards.

DESIGN STANDARDS:

1. A seat unit shall be no less than 5 feet in length nor less than 18 inches in width.
2. Seat units shall be continuously level along the length of the seating units' surface, with the seat surface elevation set at an average of 18 inches above the finished grade of ground level (located immediately beneath and/or surround the seating unit). Minimum seat height shall be 12 inches. Maximum seat height shall be 24 inches.
3. In sidewalk areas, no part of the seat unit shall be placed closer than four feet from the face of the curb and the seat unit shall be located so as to provide at least eight feet of accessible walkway (a dimension established along a line aligned perpendicular to the curb face).
4. At least 50% of all seating units proposed as bonusable amenities shall be placed within the area located within 11.5 feet of the street curb face.
5. All seating units shall be located, designed and installed in such a manner so as to provide access to and use of each seating unit by the handicapped, the elderly and other pedestrian users.
6. At least 50% of all seating units proposed as bonusable amenities shall incorporate a permanent facility for back support.
7. The surface of the seat shall be designed to shed, drain, or otherwise quickly dissipate standing water.
8. Seating units shall be durable and have the capacity to be maintained economically.
9. Seating units shall be replaced or repaired immediately if the unit(s) are damaged, disfigured, or otherwise lose their functional or aesthetic utility.
10. Street furniture shall be selected, designed, sited, and installed to compliment and enhance the operational and aesthetic functions of sidewalk, plaza and landscaped park areas, other amenities, and associated building architecture.
11. Street furniture shall be replaced or repaired immediately if the furniture is damaged, disfigured, or otherwise loses its functional or aesthetic utility.

DESIGN OPPORTUNITIES:

Seating units may be low walls, seat ledges, premanufactured benches, seat bollards, or other similar design elements. Seating units may be sited in a variety of ways, including long rows, "conversation" groupings, or single units. It is recommended that as much seating as possible be located and oriented to the sun and under shelter.

Street furniture is a "catch all" category for those streetscape amenities not specifically delineated under design amenities and bonus points, which would otherwise not be provided by the project. Street furniture encompasses important amenities such as a trash receptacles, drinking fountains, telephone booths, and pedestrian bollards. Street furniture facilities can aid in controlling pedestrian circulation and litter and in accenting sidewalk, plaza, and landscaped park areas.



shops

In B-2A (21.40.150) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 100 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 140 sq. ft.; second-floor shops, 1 pt. per 140 sq. ft.; and third-floor or basement-level shops, 1 pt. per 305 sq. ft.

In B-2B (21.40.160) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 130 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 225 sq. ft.; second floor shops, 1 pt. per 225 per sq. ft.

In B-2C (21.40.170) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 200 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 160 sq. ft.; second floor shops, 1 pt. per 160 sq. ft.

INTENT:

Retail shops are intended to contribute to high intensity pedestrian use and activity in the downtown area. Street-level and/or skywalk-level retail shops are a key to the downtown's vitality and status as a center of shopping activity.

DEFINITION:

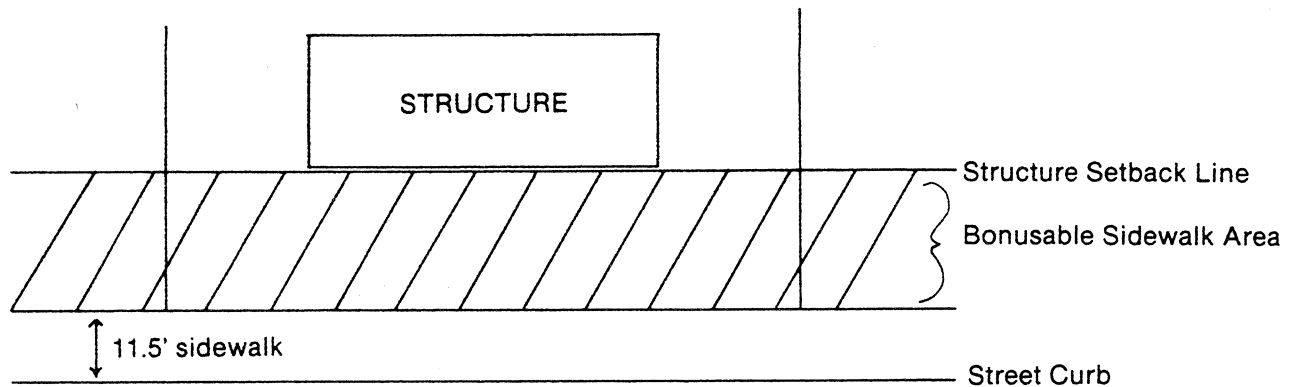
Shops are those establishments with retail uses permitted under the Central Business District Core (B-2A) zoning district of Title 21 of the Anchorage Municipal Code, except that hotels and motion picture theaters shall be excluded from these bonus point calculations. Shops in hotels are eligible for bonus points.

DESIGN STANDARDS:

1. Shops shall be visible from street or skywalk.
2. Shops shall be accessible from street, arcade, galleria, or public skywalk system.
3. No bonus points shall be awarded for second-floor, third-floor or basement-level shops if ground-floor shops are not also provided.



sidewalks



1 pt. per 300 sq. ft. in B-2A and B-2B. 1 pt per 400 sq. ft. in B-2C.

INTENT:

Broad pedestrian ways increase the hospitableness and effectiveness of downtown streetscapes. Widened sidewalks permit space for window shopping, placement of street furniture and trees and more efficient and safe pedestrian movement.

DEFINITION:

A sidewalk is eligible for bonus points if it is a paved, surfaced or leveled area, paralleling and usually separate from the street, used as a pedestrian walkway and which either is provided in the area between the structure setback line established by §1.45.140 and a sidewalk width of 11.5 feet.

DESIGN STANDARDS:

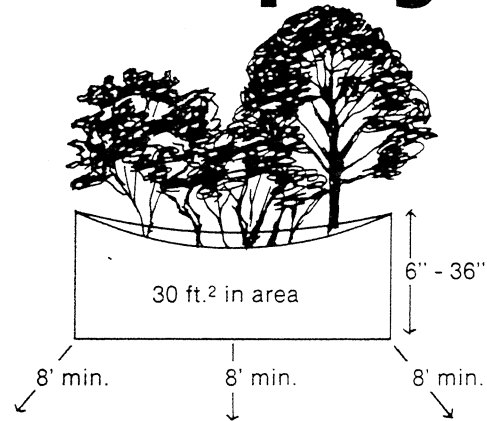
1. Sidewalk shall be designed and installed to permit adequate surface drainage, comfortable and safe pedestrian movement.
2. No part of the designated sidewalk area shall be stepped or terraced above or below other portions of the sidewalk areas.
3. Sidewalks shall be structurally stable, durable and easily maintained.
4. Sidewalks shall be compatible with surrounding textures and designs.
5. Sidewalks shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its functional utility.
6. Sidewalks shall be maintained by the owner or his designee, to include sweeping, and snow removal.

DESIGN OPPORTUNITIES:

Sidewalk design can be used to mark entry points and dramatize special focal or display areas.



sidewalk landscaping



1 pt. per 30 sq. ft. of private land and
1 pt. per 425 ft. of public land.

INTENT:

By providing plant material within sidewalk areas, the street/pedestrian corridor is further enriched. These plant materials may include shrubs, trees, groundcovers, annual, and perennial flowers. Sidewalk landscaping complements street tree development, provides visual/sensory focal points, and further enhances gathering, entry and seating spaces.

DEFINITION:

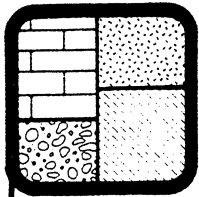
Sidewalk landscaping is any permanent plant material (exclusive of street trees) and associated planter area(s) located within 15 feet of the street curb face. The cumulative square footage of landscaping shall be at least 300 square feet for private sidewalk areas and at least 425 square feet for public sidewalk areas and shall meet the sidewalk landscaping design standards.

DESIGN STANDARDS:

1. Sidewalk landscaping areas shall be located so as to provide at least eight feet of accessible, unobstructed walkway area, measured radially from the edge(s) of the plant area(s).
2. Individual sidewalk landscaping areas shall be no smaller than 30 square feet in combined plant material and associated planter area.
3. Sidewalk landscaping shall be installed in protective planter areas. Planter areas are to be a minimum of six inches high to prevent drainage into planter areas, but not more than three feet above the finished grade of the surrounding sidewalk area.
4. The Department of Economic Development and Planning shall review and approve all sidewalk landscaping with respect to plant material species, size, source, density, spacing, and overall design impacts.
5. All of the sidewalk landscaping planter areas shall contain at least a combination of tree and shrub, or tree and groundcover, or tree and annual/perennial plant materials. Shrub, groundcover, and flower plant materials, in combination or separately, must demonstrate a three-year capability to cover at least 75% of the sidewalk landscaping planter area.
6. Plant material shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bibb, quick coupler, or automatic irrigation system).
7. Planter area not covered by groundcover plant material shall be covered with a protective plant mulch material.
8. Plant material shall be replaced or repaired immediately if damaged or disfigured or, if it otherwise loses its functional or aesthetic utility.
9. Sidewalk landscaping shall be regularly maintained by the owner or his designee.

DESIGN OPPORTUNITIES:

Sidewalk landscaping can be located near the street curblines or adjacent to buildings and open space. Planter area design is flexible and can be developed to support a range of pedestrian activities and needs. Sidewalk landscaping will be most successful when combined with other urban design amenity elements, such as seating areas, street trees, bike racks, and kiosks.



sidewalk texture

B-2A, 1 pt. per 200 sq. ft.; B-2B, 1 pt. per 250 sq. ft.; B-2C, 1 pt. per 300 sq. ft.

INTENT:

Decorative pedestrian ways increase the hospitableness and aesthetic quality of the downtown streetscape.

DEFINITION:

Sidewalk texture is that area of the sidewalk with a decorative surface finish which meets sidewalk texture standards.

DESIGN STANDARDS:

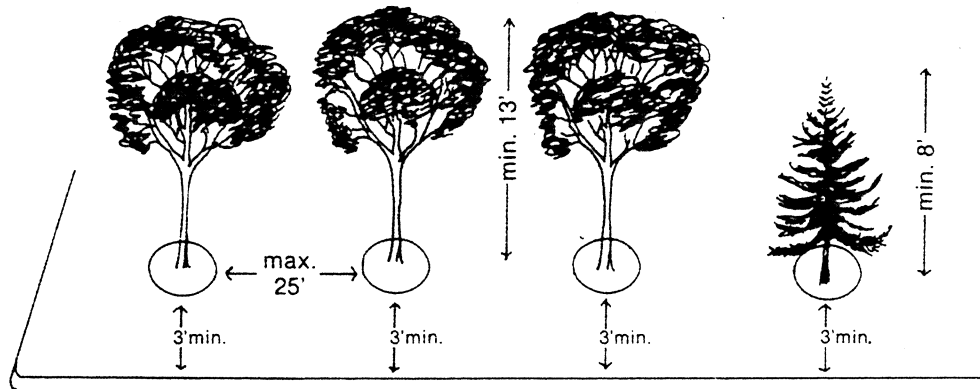
1. At least 50% of the sidewalk finish texture shall match the exposed aggregate finish texture where existing on CBD pedestrian sidewalk improvements.
2. The textured sidewalk area shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its aesthetic utility, or becomes unsafe.

DESIGN OPPORTUNITIES::

Sidewalk texture can be used to mark entry points, to dramatize special focal or display areas, to create a dynamic sidewalk pattern which strengthens building or block identity, and to enhance other design amenities.



street trees



1 pt. per tree

INTENT:

The provision of street trees within the Anchorage CBD is intended to promote the development of "living" amenities within downtown pedestrian and vehicle corridors. Street trees offer seasonal variety, strengthen district identity, represent physical symbols of Alaska's natural heritage, soften the "hard" edges of the city, and aid in the reduction of air pollution.

DEFINITION:

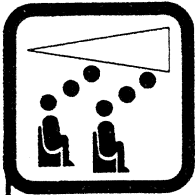
A street tree shall be defined as any evergreen or deciduous tree located within 15 feet of the nearest curb face, be 1 of at least 3 street trees located within 60 feet of each other, and meet the street tree design standards.

DESIGN STANDARDS:

1. Street trees shall be centered no closer than three feet from the face of the curb and be located so as to provide at least eight feet of unobstructed, accessible walkway area (a dimension established along a line aligned perpendicular to the curb face).
2. Street trees shall be located along either the curblines or lot line (right-of-way line) side of the sidewalk.
3. Street trees shall be centered not more than 25 feet apart.
4. Deciduous street trees shall be no less than 2 1/2 inches in caliper (measured 6 inches from the top of the rootball) and be no less than 13 feet in height. Evergreen trees shall be no less than eight feet in height.
5. Plant material shall be selected for its structure, color, and ultimate growth.
6. Planting pits shall be a minimum of five feet in diameter or square.
7. Street trees shall be protected with tree grates and tree guards.
8. Street trees shall be maintained by the owner or his designee.
9. Street trees shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bib, quick coupler, or irrigation system).
10. If a tree dies or is severely damaged or disfigured, it shall be replaced by the owner within one month of the same growing season. Should this timing be impractical to achieve, the tree shall be replaced by the owner within one month of the following growing season.
11. Except as modified by the design criteria for this section, street trees shall be installed, established, and maintained in accordance with municipal standard specifications for landscape improvements.

DESIGN OPPORTUNITIES:

Street trees may be arranged in a continuous row(s), in clusters, in raised planters, or wrapped around corners. Street trees can be located and selected to enhance pedestrian gathering places (such as, intersection corners), accentuate building entrances and facades, and amplify focal point design elements (such as, street art and display areas).



commercial theater

In B-2A only, 1 pt. per 200 sq. ft.

INTENT:

Commercial theaters are intended to provide public entertainment facilities in the downtown area as well as promote an enlivened atmosphere during the evening hours.

DEFINITION:

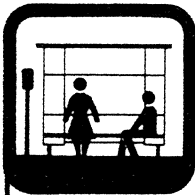
A commercial theater is a place for the exhibition of commercial films or theatrical performances as well as public lectures and presentations.

DESIGN STANDARDS:

1. The theater shall have a minimum seating capacity of 150 seats.
2. The theater's main entrance shall be directly accessible from sidewalk grade level and highly visible from the street or public open space.
3. The lobby area shall be located at sidewalk grade level and shall be enclosed and weather protected.
4. The theater shall have an illuminated sign displaying titles of current entertainment attractions located on at least one street frontage of the structure containing the theater.

DESIGN OPPORTUNITIES:

A theater should be designed to promote pedestrian interest and activity in the downtown area, especially during evening hours. A theater may be located either at, above, or below grade. More than one theater may be located in the same building.



transit amenities

3 pts. per covered shelter, 10 pts. per bus pullout.

INTENT:

Transit amenities are intended to encourage the use of public transit as an alternative to the automobile for trips to work, shopping, and recreation within the downtown area. These facilities should be designed to make transit usage a pleasant and appealing choice.

DEFINITION:

A covered bus shelter shall be defined as a semi-enclosed waiting area that provides protection from the elements for transit passengers. A bus shelter may be designed as an integral part of a building or as a self-contained unit. A bus pullout is a specially constructed area off the normal roadway section that is provided for bus loading and unloading.

DESIGN STANDARDS:

1. The bus shelter shall be covered and enclosed on at least three sides.
2. Internal shelter placement shall be designed to compliment the architectural theme of the building.
3. The self-contained bus shelter shall be designed to be compatible with the adjacent land use.
4. The bus shelter shall be illuminated.
5. A minimum of eight feet clear pedestrian space shall be provided adjacent to the bus shelter or the pullout.
6. Benches shall be provided for bus shelters and pullouts.
7. Pullouts and bus shelters shall be reviewed by the Municipality of Anchorage Transit Department for location and compatibility with Transit facilities design guidelines.

DESIGN OPPORTUNITIES:

Bus shelters need to blend in with their surrounding and be compatible with the prevailing land use. The design for shelters which are integrated into a building facade can vary considerably depending on the style of the primary development. The preferred location of passenger shelters is on sites that provide unobstructed pedestrian movement and that are near existing street lighting. The use of a bench design that complements the landscape and architectural style of the overall project is recommended.



other policy

Planning and Zoning Commission Policy Interpretation Relating to Bonus Points:

- 1) A surplus of bonus points accumulated on an existing building or interrelated building complex can be applied to any addition to that building or building complex even though the addition may be on a separate but adjoining lot. If the addition is across a street or alley, the surplus bonus points accumulated by the primary structure may be applied to the addition at the discretion of the Planning Commission. Generally speaking, some form of substantial connection across said street or alley will be considered essential before a favorable Commission interpretation can be obtained.

- 2) Any deficiency in bonus points on any existing building which exceeds the base height of the particular zone it is in must be made up by any addition to that building. This means that after the addition to such a building is complete, the entire structure, including the additions, must be in conformance with the bonus point requirements. Any addition to a building which is essentially a free-standing, separate structure can be treated on its own merits, however, even though the existing portion of the resulting building complex exceeds the base height of the zone and is deficient in bonus points.

