



April 19, 2006  
W.O. D59430

Mr. Jim Fergusson  
Associated General Contractors of Alaska  
8005 Schoon Street  
Anchorage, Alaska 99518

Subject: Land Use Analysis Implementing Draft No. 2 Title 21 Re-write  
Alaska USA Federal Credit Union  
Tract D, Modern Age Estates located at 500 West 36th Avenue

Dear Mr. Fergusson:

Thank you again for giving DOWL Engineers (DOWL) the opportunity to update the land use zoning analysis for the above referenced site, based on the updated Draft No. 2 Title 21 Re-write dated January 2006. The purpose of this analysis is to gain an understanding of the changes that impact site development, from the current adopted Title 21 to the proposed Title 21 Re-write Draft No. 2.

The existing development is in the B-3 (General business) district and has an area of 144,535 square feet (sf) (3.3 acres). The building on the site is used for financial-office/storage, which is a principal permitted use in the B-3 district. The development restrictions for this district are:

- Unrestricted lot coverage of structures;
- Unrestricted height limitation;
- Minimum lot area of 6,000 sf and minimum lot width of fifty feet; and
- Yard setback widths are 10 feet for the primary front yard (north property line), 5 feet for the secondary front yard (east property line), and none in the side yards (south and west property lines).

In regards to off-street parking, the requirement is one parking space per 300 sf (1/300) of office space and 1/1000 for warehouse space. Landscaping requirements include perimeter landscaping (8 foot wide planting beds) for the parking lot, arterial landscaping (6-8 feet wide beds) along 36th Avenue and Centerpoint Drive, five percent interior landscaping, and visual enhancement landscaping (eight foot wide planting bed) for all other areas not devoted to driveways, parking, buildings, and walkways.

The existing building contains 92,275 sf, of which 66,850 sf is used for office (assuming no drive-up tellers), and 25,425 sf is used for storage/mechanical space. The off-street parking requirement is 248 parking spaces and there are currently 249 parking spaces provided on-site. The building meets all current permitting requirements for yard setbacks, parking, landscaping, sidewalks, and snow storage. See Exhibit 1 for the existing site plan.

The same building and site were then analyzed, using Draft No. 2 the proposed new zoning designation for this area, in trying to keep with the current prevailing pattern of development, refers to this area as a Major City Center. This particular site, including the adjacent parcels are referred to as the Midtown Mixed-Use (MMU) district. Financial institutions are a permitted use in this district. The MMU district is intended to facilitate the development of a high-intensity mix of uses in the Midtown area, which is the area of the highest employment densities and tallest building heights outside of downtown. Transit, bicycle, and pedestrian facilities are important components of development in this district. Building frontages should be built and oriented to the

street, close to public sidewalks, with at least one primary entrance oriented towards an abutting street that is not separated from the building by on-site parking. There are a number of pedestrian amenities required depending on the size of building. A 50,000 or greater sf building will require four amenities. The choices for amenities include heated sidewalks, pocket parks, public art, sidewalk planters between sidewalks and buildings, outdoor plazas, or textured sidewalks that are 50 percent wider than required. Cost implication for one of these amenities, such as textured sidewalks, is approximately \$75 per square yard.

Dimensional standards for the MMU District include a minimum district size of fifty acres; it does not specify a minimum lot size for each lot or tract. Maximum lot coverage is 35 percent and maximum height for buildings is 180 feet. The maximum Floor Area Ratio (FAR) is 10:1. The requirement for front yard setbacks has been revised to orient buildings closer to the street frontages. Therefore, the maximum front setback for the building is 20 feet, with a minimum of fifty percent of the front building façade being within the maximum front setback. The setback area between the lot line and the front of the building shall be designed for pedestrian use or landscaping and shall be free of motor vehicles at all times. Furthermore, corner lots with two or more frontages, as in this site, shall have one front setback the full depth required and the other one no less than half the depth of the primary front setback. The planning director will determine if the secondary front yard will be given the half-depth front yard setback relief. One of the options in Draft No. 2 under the Design Standard for Building Orientation to frame an intersection corner (36th Avenue and Centerpoint Drive) by locating the first and second floor building front within 20 feet of the front lot line on both street frontages. For purposes of this review we have chosen to position the building's primary frontage within twenty feet of property line along 36th Avenue and not shift it east towards Centerpoint Drive, as that would leave a "sea" of parking on the remainder of the lot. See Exhibit 2.

Draft No. 2 off-street parking requirements for financial and office uses are less than the current Title 21 standards. For office or financial use without drive-up teller activity, the requirement is 1 space for 350 sf. For warehouse use with an area of 10,000 – 50,000 sf, the parking requirement is 1/1250. This decreases the off-street parking requirement significantly, from 248 spaces to 212. This is further reduced in the MMU District by 5 percent for non-residential uses, leaving a parking requirement of only 201. The overall parking reduction for office use was determined by the MOA Planning Department after studying national and local parking usage associated with office buildings.

There also is a maximum number of parking spaces allowed on-site. In the MMU District, the maximum number of spaces allowed is 125 percent of the minimum-parking requirement. Therefore, if you are required to provide 201 parking spaces, only 50 more spaces would be allowed on-site.

Snow storage for all zoning districts listed in Draft No. 2 is the same. No snow is allowed to be stored in required site perimeter landscaping or parking lot landscaping, or on pedestrian walkways. If snow is stored on-site it must be removed within 21 days.

All parking lots with more than 40 spaces need to provide at least one bicycle rack with a minimum of four spaces for bikes. Also in parking lots this size or greater, there must be pedestrian connections provided between the public right-of-way and building entrances when buildings are not located directly adjacent to the sidewalk.

There are also landscaping changes in Draft No. 2 that have implications on the site. Just as in the current Title 21, landscaping can be based on the zoning/use in the adjacent parcels. For this site, the parcel to the west is "general commercial," therefore the landscape requirement along that property line is "Site perimeter L2 Buffer" landscaping and requires an eight-foot wide planting bed. The parcel to the east is within the MMU District and has no site perimeter landscaping requirement. Parking lot perimeter landscaping is required and is also an eight-foot wide planting bed. The parcel to the south is in the MMU District as well, but because it is an interior lot line, and not along a frontage the requirement is for "Site perimeter L1 Edge Treatment" landscaping, which is a three-foot wide planting bed. The landscape requirement along the north property line

is also L2 Buffer, an eight-foot wide planting bed. There is also a 10 percent interior parking lot landscape requirement for lots containing 40 or more parking spaces. The minimum size of any interior planting area is eight feet wide with an area of 200 sf. All other areas not devoted to buildings, parking, drive aisles, and walks require "Site enhancement" landscaping.

A detailed cost comparison between the current Title 21 and Draft No. 2 for installed plant material is attached. Below in Table 1 is an abbreviated comparison of those costs.

**Table 1: Landscape Cost Comparison**

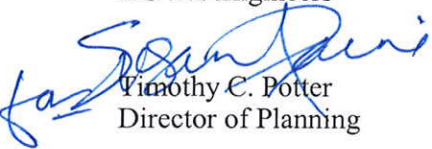
AREA AFFECTED	CURRENT TITLE 21	DRAFT NO. 2 TITLE 21
North Perimeter	\$19,460	\$18,065
East Perimeter	\$10,015	\$7,665
West Perimeter	\$8,340	\$7,665
South Perimeter	\$22,240	\$23,775
<b>TOTAL</b>	<b>\$60,055</b>	<b>\$57,170</b>
Ornamental Fencing	None	\$16,000 to \$160,000

Landscape beds cannot encroach into the utility easements by more than 50 percent. The existing site has a ten-foot utility easement along both the west and south property lines and a five-foot telephone easement along the north property line. Therefore the easement width along each property line is greater than would be if landscaping could be encompassed within the utility easements. Please see Exhibit 2 for easement widths containing both the utility and landscaping requirement.

In summary, the existing building floor area would comply with the standards written in Draft No. 2. Less parking is required, but there is an increase in landscaping and pedestrian walkways that are required. The revised site plan (Exhibit 2) provides 233 parking spaces. Only 201 parking spaces are required, therefore, the building area could potentially increase to account for those extra 32 spaces. This could amount to an additional gross floor area of 11,200 sf, a 12 percent increase. Incorporating commercial development design standards from the proposed re-write may impact the design and orientation of the buildings.

The results of this analysis are quite different from the results obtained in comparing the existing Title 21 with Public Draft June 2004. Overall, the analysis of the 2004 draft reduced the gross floor area by 22.3 percent. This was most notably due to the requirement for on-site snow storage that impacted the site plan. Also in that draft, no landscaping was allowed in utility easements, that has decreased to 50 percent of landscaping allowed in those easements. Please see the attached Public Draft June 2004 analysis dated November 1, 2004.

Sincerely,  
DOWL Engineers

  
Timothy C. Potter  
Director of Planning

Attachments: As stated



MEMORANDUM

TO: Timothy C. Potter
Director of Planning

W.O. D59430

FROM: Kevin Doniere
Landscape Architect [Handwritten signature]

DATE: April 19, 2006

SUBJECT: Title 21, Draft No. 2 Review of Alaska USA Federal Credit Union
35th Avenue and Centerpoint Drive

The landscape cost implications are as shown below. The L2 Buffer landscape requirement in the Draft No. 2 of Title 21 is similar to the Visual Enhancement landscaping requirement in the Current Title 21 version. The requirements in each are similar enough in planting and cost requirements that it will not have any significant implications. The largest implication with regards to cost will be the ornamental fencing that is required around the parking lot perimeter. The costs are not clear, since this revised draft of Title 21 does not specify if the fence needs to be continuous along the entire parking lot perimeter. If that were the case, the cost implications would be significant. The following landscaping costs are generalized for simplicity. The first series of requirements relate to the Current Title 21, with the second series of requirements related to Draft No. 2 of the Title 21 Rewrite.

REQUIRED LANDSCAPING ALONG PERIMETER OF SITE (CURRENT TITLE 21):

- North property boundary requires Arterial Landscaping:
- Hedges (1/3 evergreen and 2/3 deciduous) which attain a mature height of at least 4 feet, or;
- Hedges using all deciduous plant material plus an opaque screening structure of at least 4 feet in height, or;
- Combination of trees and shrubs which attain a mature height of at least 4 feet; and
- Minimum planting bed width of 6 feet (or 8 feet if vehicle overhang).

- Summary (shown on approved plan):
- 28 trees @ \$500 ea. .... \$14,000
- 342 shrubs
- (84 shrubs required) @\$65 ea. .... \$5,460
Total..... \$19,460

- East property boundary requires arterial landscaping:
  - ▶ Hedges (1/3 evergreen and 2/3 deciduous) which attain a mature height of at least 4 feet, or;
  - ▶ Hedges using all deciduous plant material plus an opaque screening structure of at least 4 feet in height, or;
  - ▶ Combination of trees and shrubs which attain a mature height of at least 4 feet; and
  - ▶ Minimum planting bed width of 6 feet (or 8 feet if vehicle overhang).
  - ▶ Summary (shown on approved plan):
    - **16 trees @ \$500 ea. .... \$8,000**
    - **31 shrubs @ \$65 ea. .... \$2,015**
    - **Total..... \$10,015**
  
- West property boundary requires Visual Enhancement Landscaping:
  - **12 trees @ \$500 ea. .... \$6,000**
  - **36 shrubs @ \$65 ea. .... \$2,340**
  - **Total..... \$8,340**
  - ▶ Average minimum planting bed with shall be 8 feet
  - ▶ Summary (shown on approved plan):
    - **13 trees**
    - **57 shrubs**
  
- South property boundary requires Visual Enhancement Landscaping:
  - **32 trees @ \$500 ea. .... \$16,000**
  - **96 shrubs @ \$65 ea. .... \$6,240**
  - **Total..... \$22,240**
  - ▶ Average minimum planting bed with shall be 8 feet
  - ▶ Summary (shown on approved plan):
    - **29 trees**
    - **141 shrubs**

**LANDSCAPE REQUIREMENTS BASED ON DRAFT NO. 2 TITLE 21 REWRITE**

- North property boundary requires 248 Landscape Units (LU)-possible alternative:

- ▶ 155 LU are required to be trees:
  - 22 trees at 2.5 inch to 4 inch caliper (154 LU; L2 Buffer, Table 21.07-3)
  - 1 tree at 1.5 inch to 2.5 inch caliper (4 LU)
- ▶ 31 LU are required to be shrubs:
  - 38 shrubs at 24 inches high (30.4 LU)
  - 2 shrubs at 18 inches high (1 LU)
- ▶ 62 LU remaining
  - Mulch bed 620 feet x 8 feet wide (10 LU)
  - 61 shrubs at 24 inches high (48.8 LU)
- ▶ Total Landscape Units Achieved = 248.2
- ▶ Summary
  - **23 trees @ \$500 ea. .... \$11,500**
  - **101 shrubs @ \$65 ea. .... \$6,565**
  - **Total..... \$ 18,065**

- East property boundary requires 92 LU – possible alternative:

- ▶ 57.5 LU are required to be trees:
  - 8 trees at 2.5 inch to 4 inch caliper (56 LU)
  - 1 tree at 1.5 inch to 2.5 inch caliper (4 LU)
- ▶ 11.5 LU are required to be shrubs:
  - 15 shrubs at 24 inches high (12 LU)
- ▶ 23 LU remaining
  - Mulch bed at 230 feet x 8 feet wide (3.7 LU)
  - 26 shrubs at 18 inches high (13 LU)
  - 1 tree at 1.5 inch to 2.5 inch caliper (4 LU)

- ▶ Total Landscape Units Achieved = 92.7
- ▶ Summary
  - 10 trees @ \$500 ea. .... \$5,000
  - 41 shrubs @ \$65 ea. .... \$2,665
  - Total..... \$7,665**
- West property boundary requires 92 LU – possible alternative:
  - ▶ 57.5 LU are required to be trees:
    - 8 trees at 2.5 inch to 4 inch caliper (56 LU)
    - 1 tree at 1.5 inch to 2.5 inch caliper (4 LU)
  - ▶ 11.5 LU are required to be shrubs:
    - 15 shrubs at 24 inches high (12 LU)
  - ▶ 23 LU remaining
    - Mulch bed at 230 feet x 8 feet wide (3.7 LU)
    - 26 shrubs at 18 inches high (13 LU)
    - 1 tree at 1.5 inch to 2.5 inch caliper (4 LU)
  - ▶ Total Landscape Units Achieved = 92.7
  - ▶ Summary
    - 10 trees @ \$500 ea. .... \$5,000
    - 41 shrubs @ \$65 ea. .... \$2,665
    - Total..... \$7,665**
- South property boundary requires 187.5 LU – possible alternative:
  - ▶ No requirement on amount of trees and shrubs for this L1 Edge Treatments
    - 135 shrubs at 18 inches high (67.5 LU)
    - 30 trees at 1.5 inch to 2.5 inch caliper (120 LU)
    - Mulch bed at 625 feet x 3 feet wide (3 LU)
  - ▶ Total Landscape Units Achieved = 190.5

► Summary

- 30 trees @ \$500 ea. .... \$15,000
- 135 shrubs @ \$65 ea. .... \$8,775
- Total..... \$ 23,775**

**PARKING LOT PERIMETER LANDSCAPING (AMC 21.07.080.F.6.c.i.(C)):**

**Ornamental fencing** - is required around parking lots abutting public streets. As previously stated, design standards for ornamental fencing are not clearly defined, other than fences have a maximum height of three feet along front yards in the MMU District. The definition given for ornamental fencing is an artificially constructed barrier of any material or combination of materials erected primarily for its beauty or decorative purposes rather than for enclosure or screening.

**Potential Costs** - costs could be diverse as the materials used. For example, a wood fence, three feet tall may cost approximately \$20 per lineal foot (lf), installed, while a more custom designed, steel fence with a powder coated finish could cost as much as \$200/lf. The distance along the frontages of this site total approximately 800 lf. Therefore the cost of ornamental fencing could range anywhere from \$16,000 to \$160,000.



November 1, 2004  
W.O. D58954

Mr. Jim Fergusson  
Associated General Contractors Of Alaska  
8005 Schoon Street  
Anchorage, Alaska 99518

Subject: Analysis of Implementing Title 21 Rewrite on an Existing Site  
Alaska USA Federal Credit Union at 36th And Eureka Street

Dear Mr. Fergusson:

Thank you for allowing DOWL Engineers (DOWL) the opportunity to review the above described site with regards to the proposed revisions to Title 21 (Anchorage Municipal Code for Land Use Development). The purpose of the preliminary analysis is to test what the potential impacts would be to this specific project if it was designed using the proposed Title 21 rewrite (Public Draft June 2004).

#### **EXISTING DEVELOPMENT**

The site meets the current Title 21 requirements for land use development. It is zoned B-3 in which office use is a permitted principal use. The building has a total area of 92,275 square feet (s.f.), 66,850 s.f. is used for office space and 25,425 s.f. is used for storage/mechanical space. There are 249 parking spaces provided on the site plan, which is one more than required. The parking requirement for office use is one space per 300 s.f. (223 spaces) and the requirement for storage is one space per 1,000 s.f. (25 spaces). The landscaping, snow storage, and pedestrian walkways have all been approved and permitted.

#### **KEY ASSUMPTIONS THAT PERTAIN TO THIS ANALYSIS**

This site meets the definition of a "Commercial Greenfield." This is a new term used in the proposed draft of Title 21 that refers to land not previously developed. This site would be subjected to design standards that are applicable for Greenfields (section 21.07.090.G1a).

Measurement of any resulting building square footage reduction will be in the same ratio of office/storage as is in the current building (66,850/25,425 s.f.).

Parking requirements for the building would be based upon the new schedule "A" for office, which is one space /300 s.f. and schedule "B" for indoor storage at 1/1250.

#### **DESIGN STANDARD THAT IMPACT SITE UTILIZATION**

- Required landscaping cannot be located in utility easements. Since, as with most parcels, the utility easements are on the perimeter of the site, the required perimeter landscaping must move inboard to the site.
- Required landscaping beds need to be a minimum of ten feet wide in order to be counted towards the interior landscaping requirement.
- Parking lot interior landscaping requirement has increased from an area of five percent to ten percent, and as stated above, the landscaped areas need to be a minimum of ten feet wide.
- Required pedestrian walkways from the main entrance of the building to the primary street will require the parking lot bulb noses and planting areas be expanded to incorporate the pathway.

- Space for required snow storage will probably have the most significant impact to site development. The proposed requirement is for 20 percent of the area devoted to uncovered surface parking and driveways be used for snow storage. This space cannot occupy any of the required parking or landscaping area, unless the landscape bed is a minimum of 20 feet wide.

## RESULTS

The amount of parking area governs the size of the building that can be developed on that site. Based upon our evaluation, the following results are:

Total uncovered surface parking and driveways	84,550 s.f.
Snow storage area	16,910 s.f.
Total parking spaces (excluding snow storage)	182
Landscaping area	8,720 s.f. (10.3%)

The parking area will allow for a building with the following area:

Total building square footage	71,700 s.f.
Office	49,200 s.f.
Storage/mechanical	22,500 s.f.
Total square footage reduction (92,275 – 71,700)	20,575 s.f.
Office (66,850 – 49,200)	17,650 s.f.
Storage/mechanical (25,425 – 22,500)	2,925 s.f.
Percent reduction from current development	22.3 percent

Additionally, there is some question as to whether this structure/use would fall under the proposed “21.07.120, Public/Institutional and Commercial building standards.”

If this use were classified a “financial institution” in Table 21.05-1, then there are additional building design issues that you may need to have the building architect review.

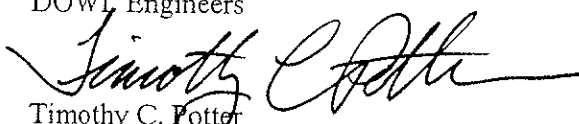
Two apparent options to attempt in recapturing some of the lost square footage would be to reduce the building footprint and increase the number of floors to accommodate some increase in parking. Another option is to raise the building up, leaving just the lobby core on the ground floor and parking under the lifted building footprint.

Both of these options have obvious cost implications. Additional options may include acquiring adjacent land to expand the site or incorporate a parking structure into the building or onto the site.

Under the proposed analyzed scenario, the owner should be able to provide a relative pro-forma showing the economics of the project as currently designed versus as impacted by the new code requirements.

We hope this preliminary review is helpful in your considerations of the proposed Title 21 revisions.

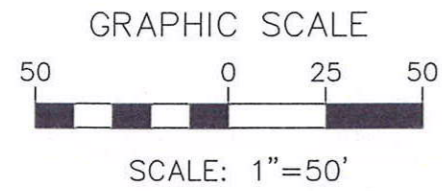
Sincerely,  
DOWL Engineers



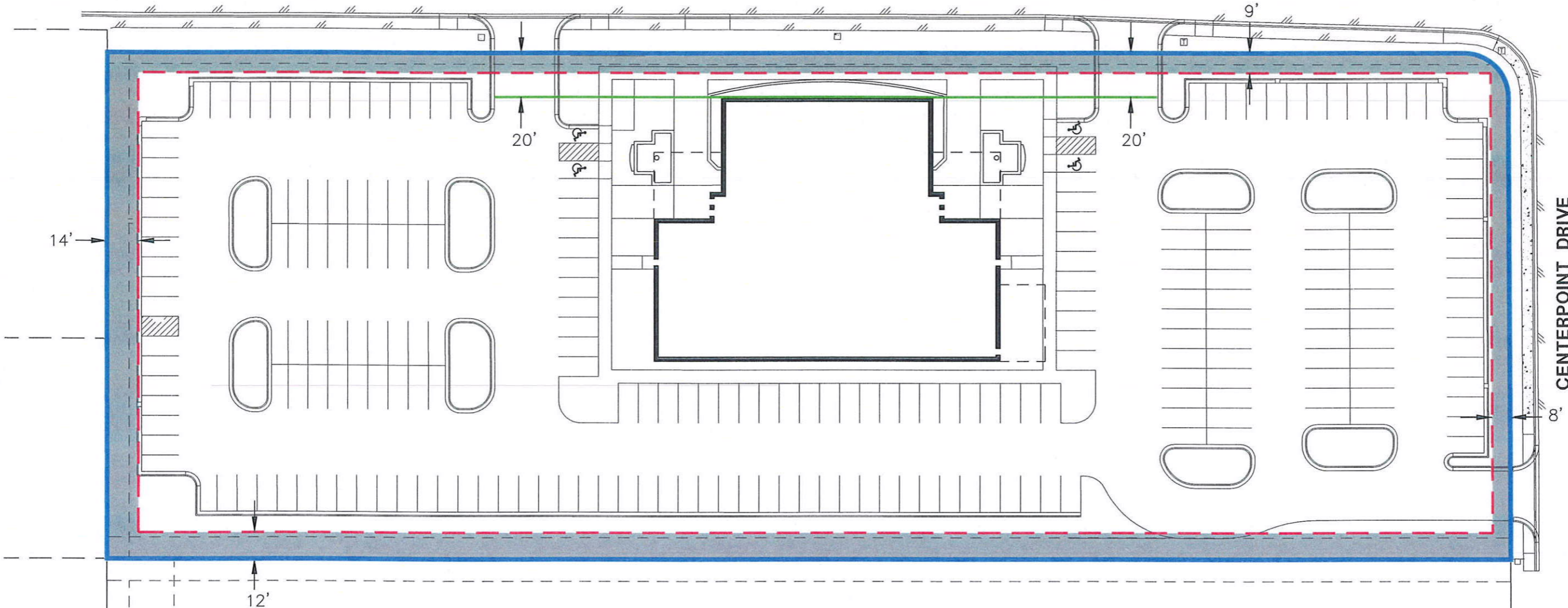
Timothy C. Potter  
Director of Planning

Attachment: Site Plan





THIRTY SIXTH AVENUE



PARKING AND LANDSCAPE ANALYSIS

PARKING AND DRIVES	= 85,087 S.F.
INTERIOR LANDSCAPING PROVIDED	= 10,764 S.F.
REQUIRED (10%)	= 8,509 S.F.
PARKING	
PARKING REQUIRED	= 201 SPACES
PARKING PROVIDED	= 233 SPACES

KEY

- 20' MAXIMUM BUILDING SETBACK
- LANDSCAPE/UTILITY EASEMENTS
- PROPERTY LINE

TR