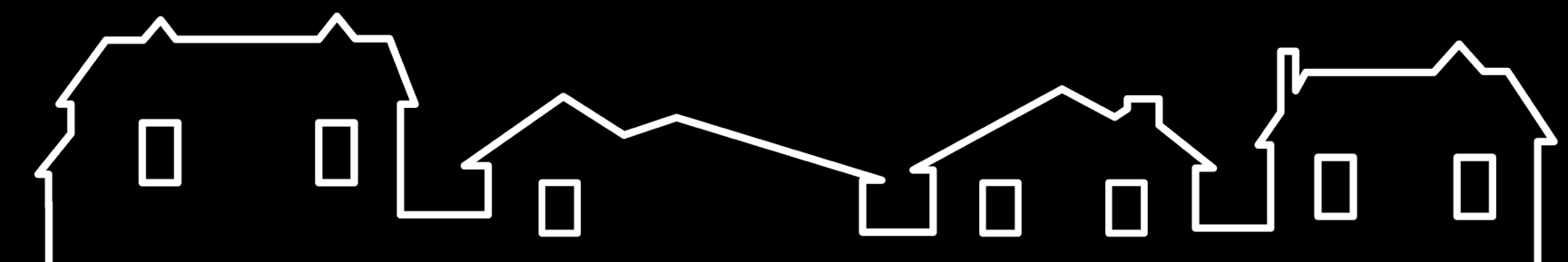


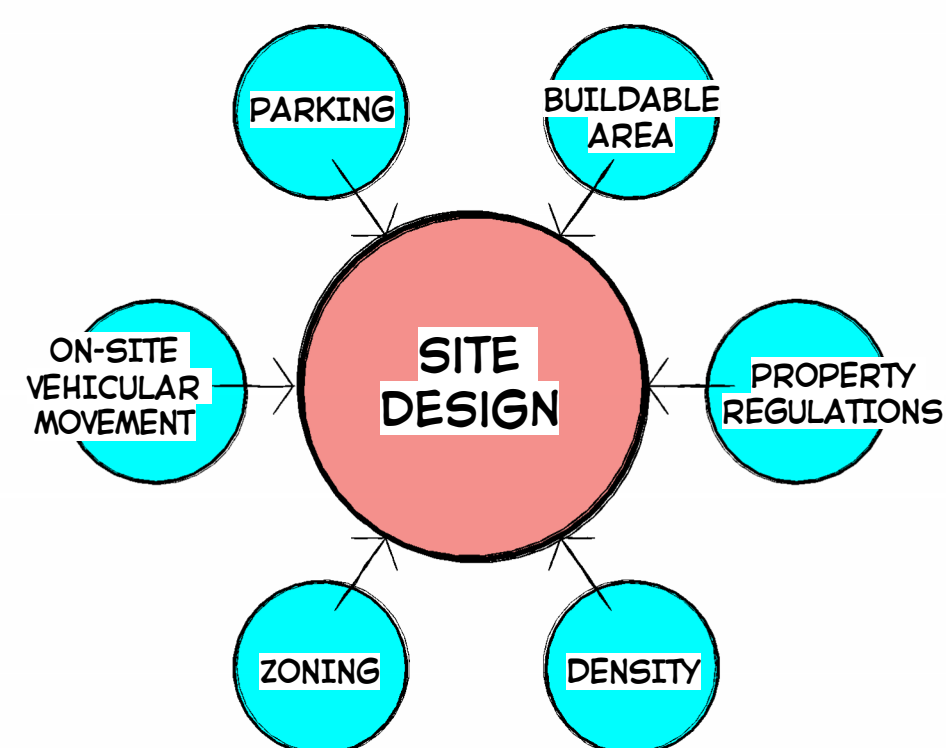
RESEARCH



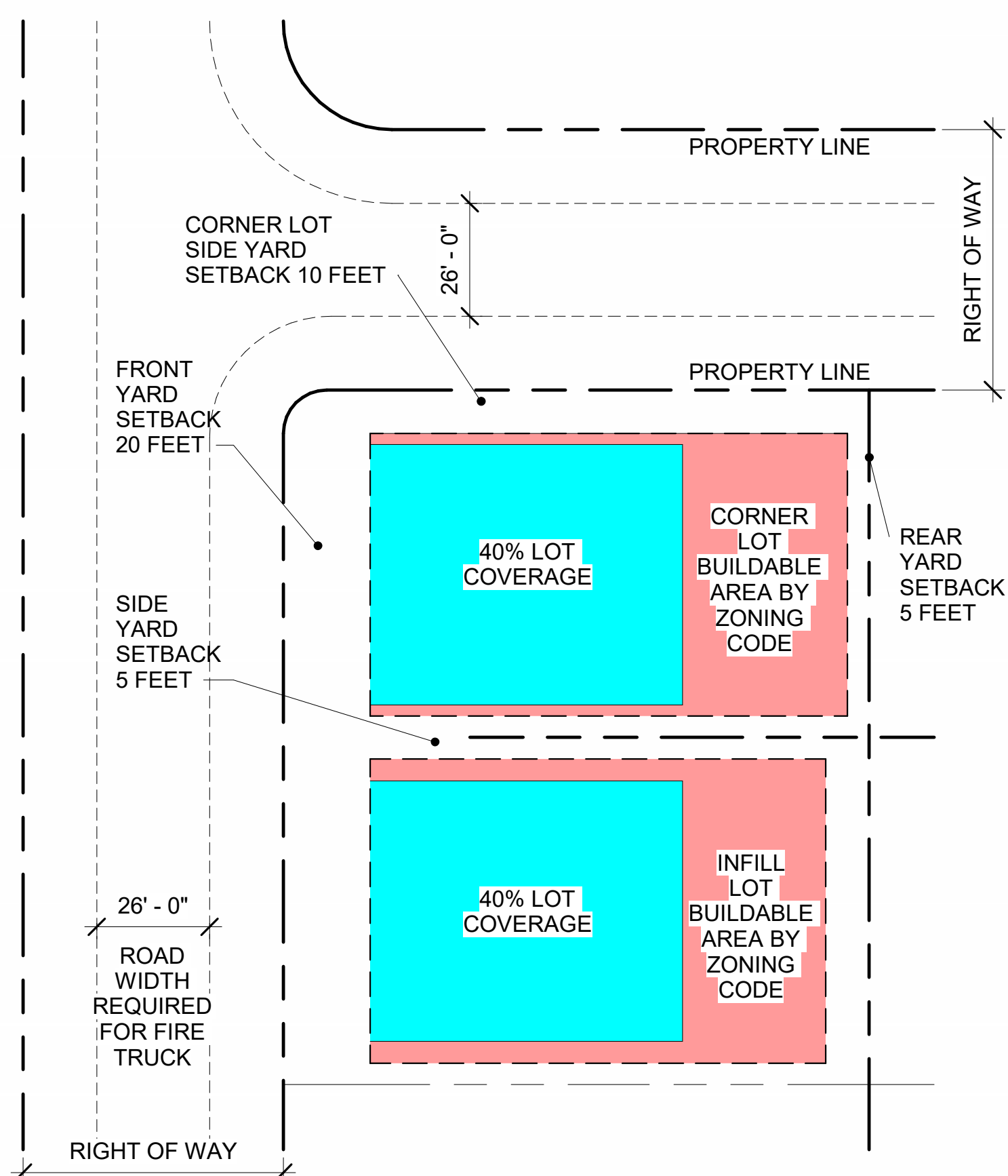
WHY DO ANCHORAGE NEIGHBORHOODS LOOK LIKE THEY DO?

SITE DESIGN REGULATIONS FROM MOA

SITE DESIGN IS DRIVEN BY MUNICIPALITY OF ANCHORAGE'S TITLE 21. IT SETS HOW HIGH AND HOW MUCH OF YOUR PROPERTY YOU CAN DEVELOP. ALL THIS IS WHAT SHAPES NEIGHBORHOOD DESIGN.

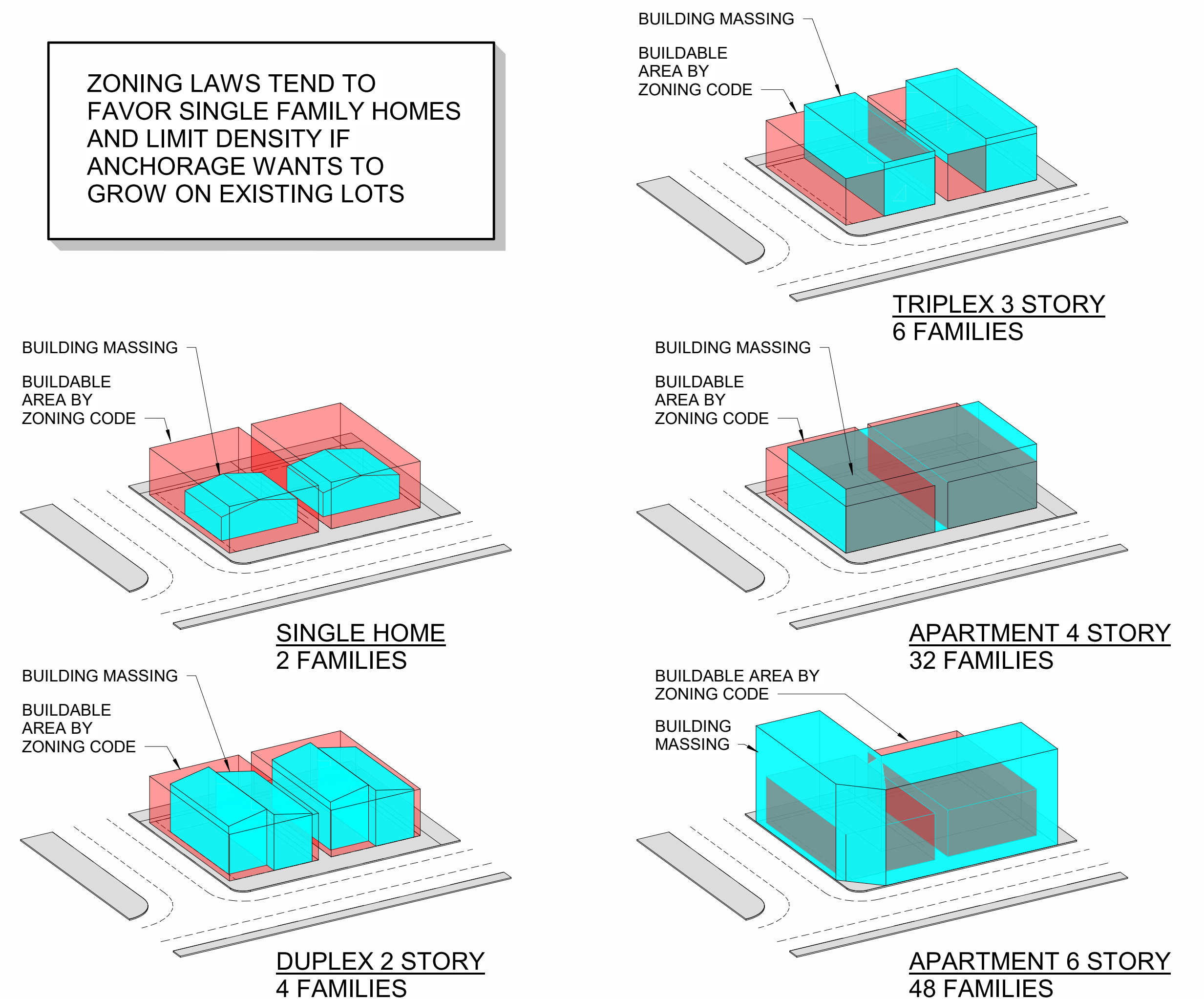


UNTIL RECENTLY THE ZONING CODES MANDATED SINGLE FAMILY HOMES FOR MOST OF ANCHORAGE



HOUSING TYPES VERSUS ZONING REGULATIONS

ZONING LAWS TEND TO FAVOR SINGLE FAMILY HOMES AND LIMIT DENSITY IF ANCHORAGE WANTS TO GROW ON EXISTING LOTS

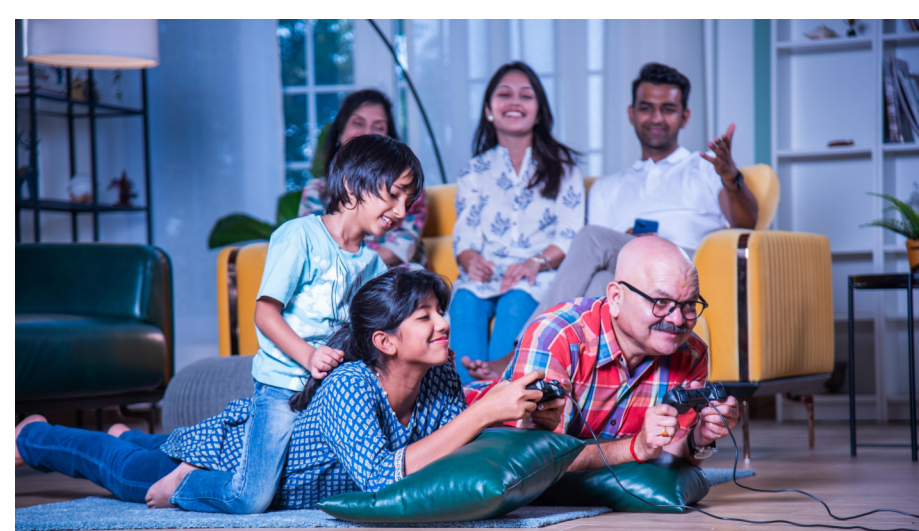


MULTIGENERATIONAL HOUSING

MULTIGENERATIONAL HOUSING REFERS TO PEOPLE OF DIFFERENT GENERATIONS, WHETHER RELATED OR NOT, LIVING TOGETHER IN THE SAME HOUSE OR IN CLOSE PROXIMITY IN THE SAME RESIDENTIAL BUILDING OR NEIGHBORHOOD.

THINGS WE CONSIDER OR MULTIGENERATIONAL HOUSING:

- UNIVERSAL DESIGN - DESIGNING ENVIRONMENTS TO BE USED BY EVERYONE REGARDLESS OF AGE, SIZE, OR ABILITIES TO AVOID SPECIALIZED DESIGN OR ADAPTATION. IT ALSO FACILITATES AGING IN PLACE.
- COMMUNAL AND PRIVATE SPACES
- WALKABLE NEIGHBORHOOD TO PROMOTE ACTIVITY
- COMMUNITY AREAS FOR RESIDENT EVENTS
- PROTECTED AREAS FROM WINTER WEATHER FOR SAFETY



ANCHORAGE CHANGES OVER TIME



VIEW OF ANCHORAGE SOUTH OF 9TH AVENUE
CIRCA 1940s, FROM THE ALASKA DIGITAL ARCHIVES



HILLSIDE APARTMENTS BUILDING AT 16TH AND H STREET
CIRCA 1964, FROM THE ALASKA DIGITAL ARCHIVES



STREET SCENE ON 4TH AVENUE
CIRCA 1949, FROM THE ALASKA DIGITAL ARCHIVES

DEVELOP

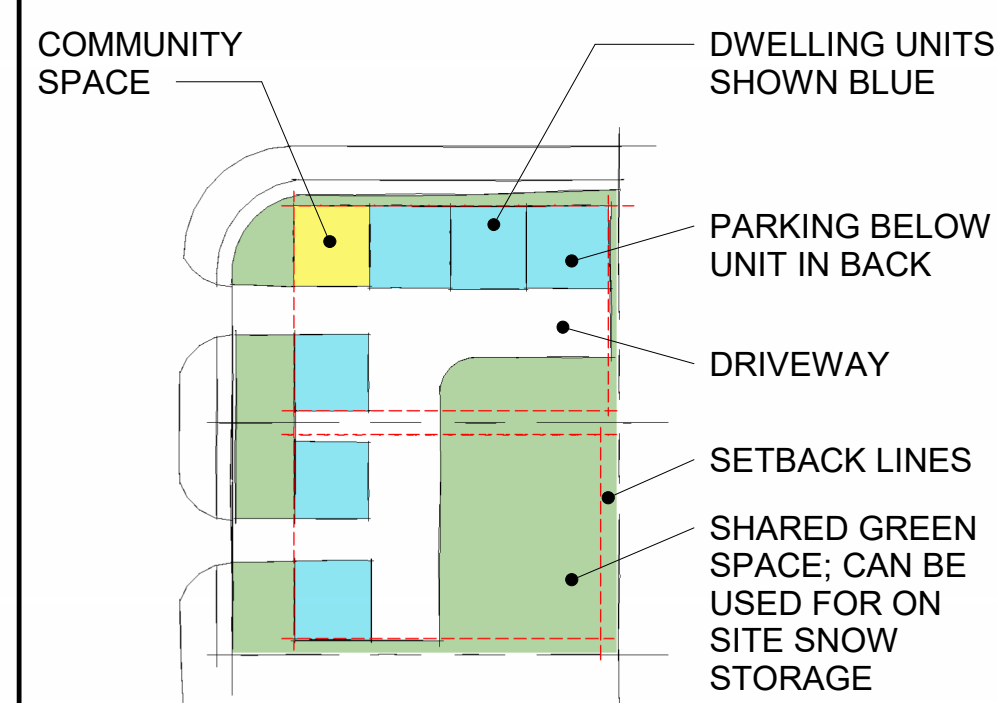


WALKABLE NEIGHBORHOODS WITH MULTIGENERATIONAL HOUSING

SITE PLAN CONFORMING AND NONCONFORMING

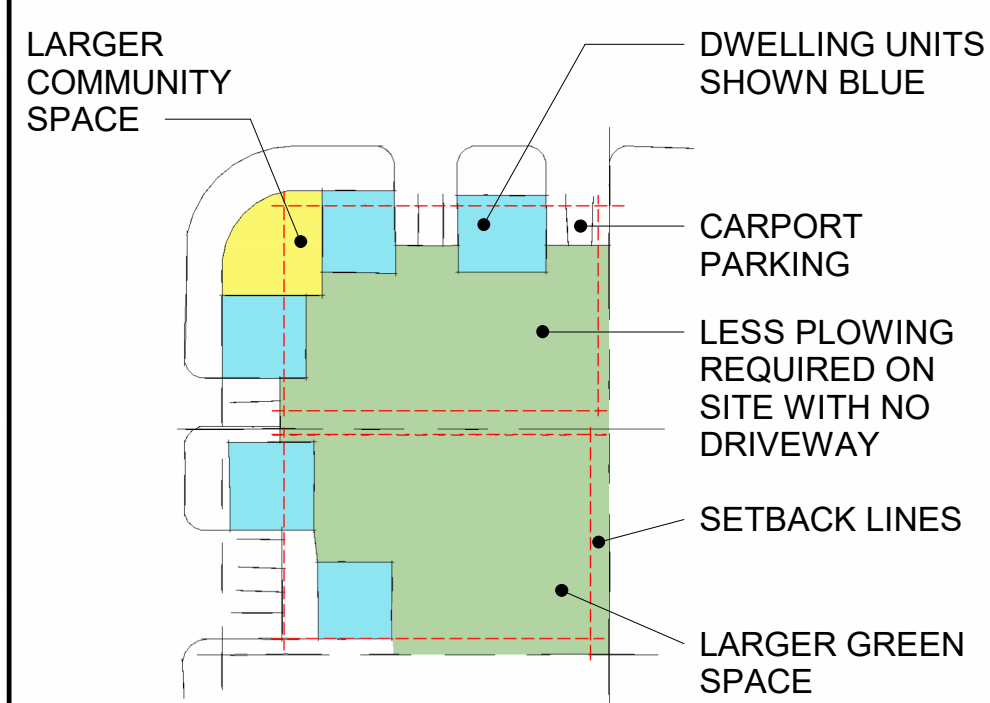
CONFORMING TO SETBACKS

BUILDINGS SIT ON EDGE OF SETBACKS



NONCONFORMING TO SETBACKS

BUILDINGS SIT ON EDGE OF PROPERTY LINES



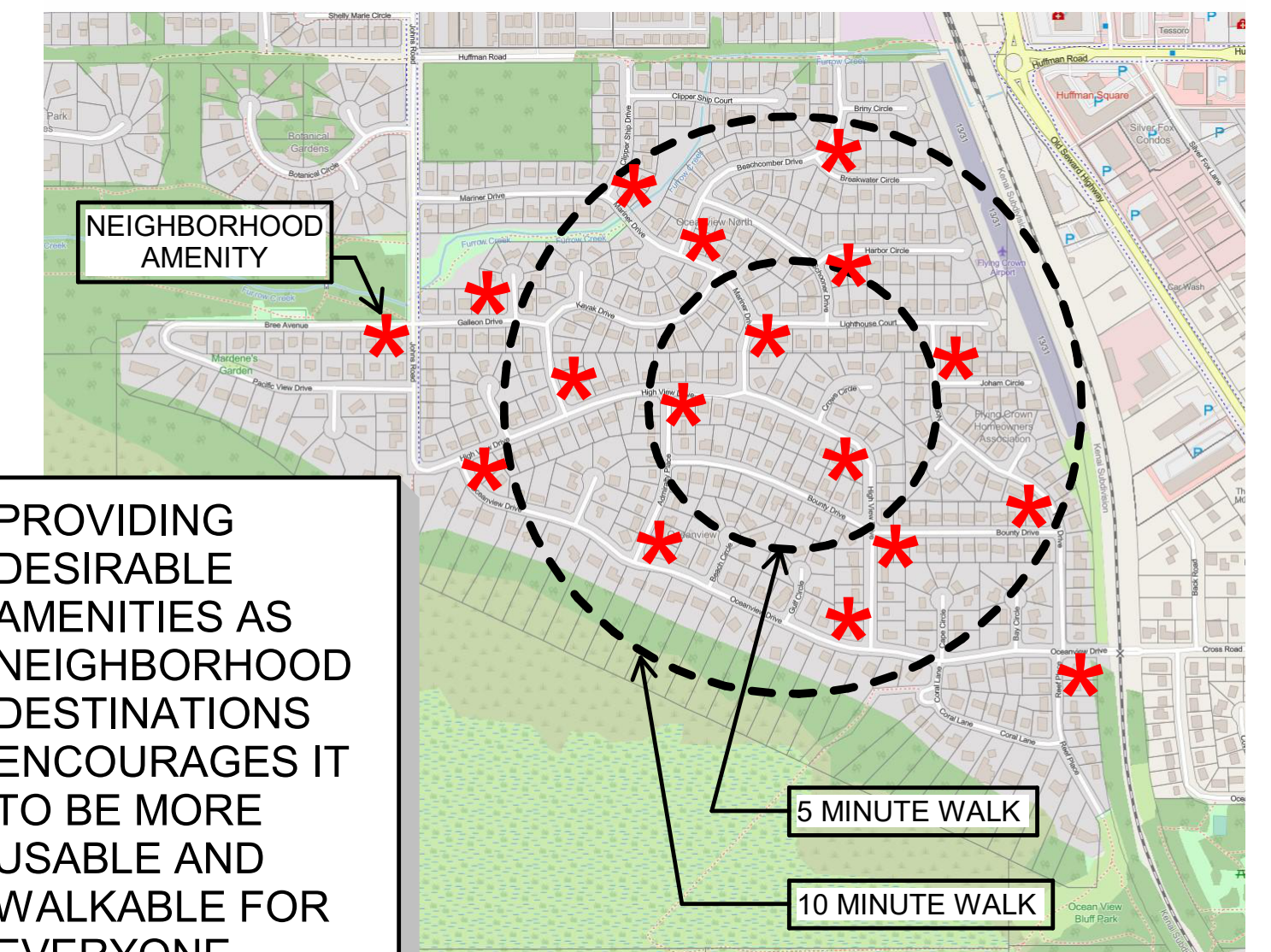
NEIGHBORHOOD DESTINATIONS



NEIGHBORHOOD AMENITY EXAMPLE:
RUSTIC GOAT IN TURNAGAIN ARM NEIGHBORHOOD



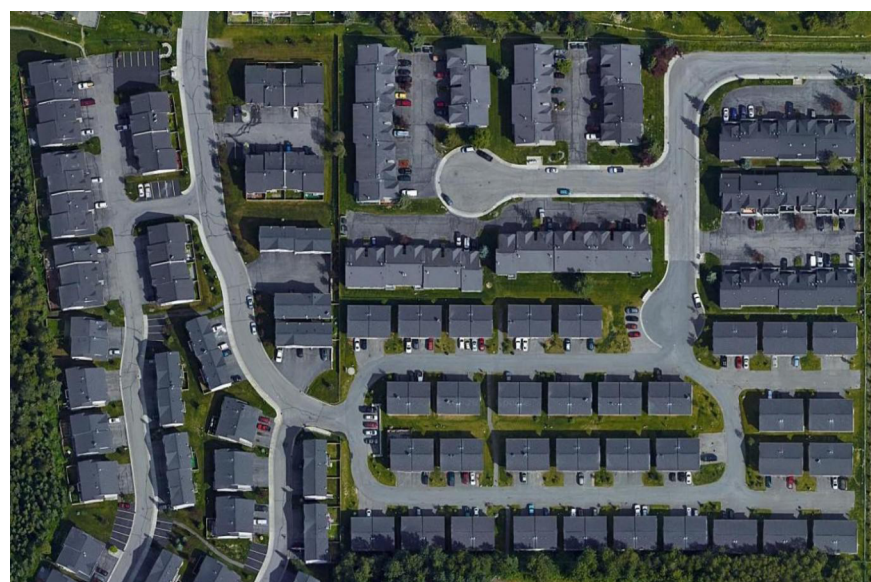
NEIGHBORHOOD AMENITY EXAMPLE:
FORMER FIRE ISLAND IN SOUTH ADDITION NEIGHBORHOOD



PROVIDING DESIRABLE AMENITIES AS NEIGHBORHOOD DESTINATIONS ENCOURAGES IT TO BE MORE USABLE AND WALKABLE FOR EVERYONE.

PUSHING BOUNDARIES FOR BETTER SPACE

TYPICAL EXAMPLES IN ANCHORAGE COMPLYING WITH SETBACKS



PUSHING SETBACK BOUNDARIES ALLOWS FOR BETTER SPACES FOR PEOPLE TO THRIVE

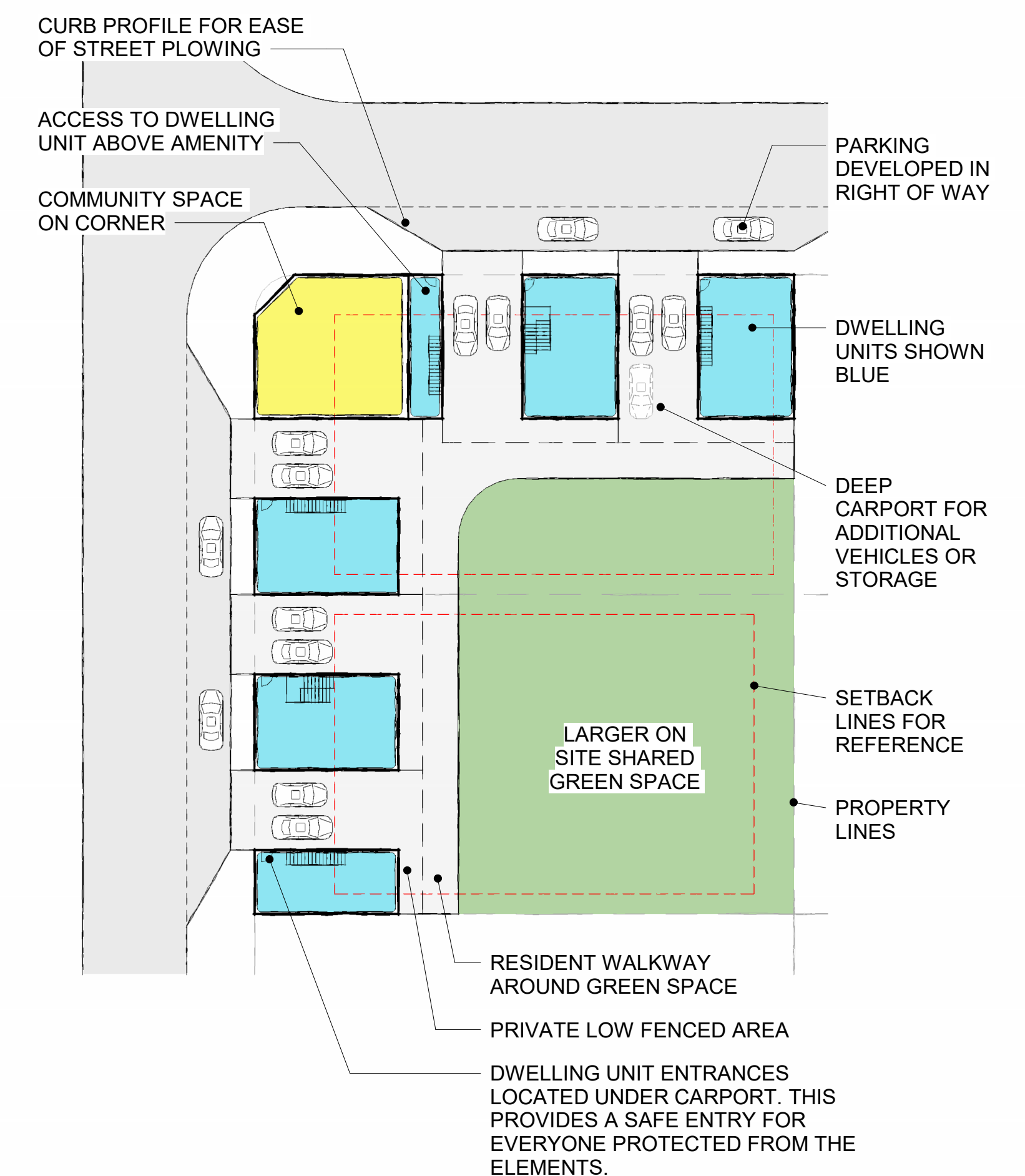
WALKABLE NEIGHBORHOODS



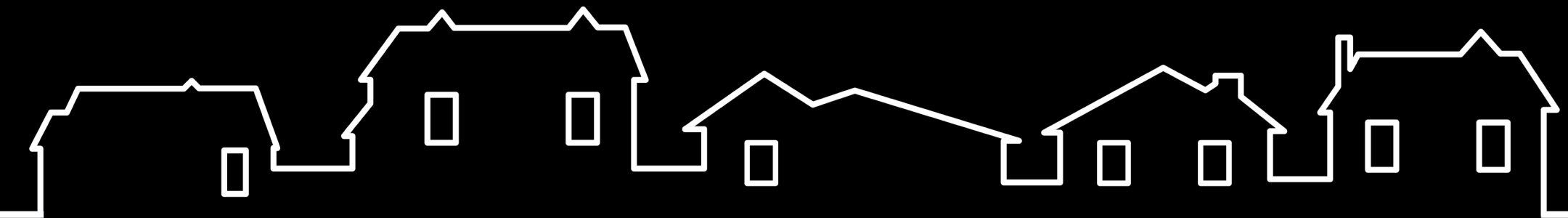
MULTIGENERATIONAL



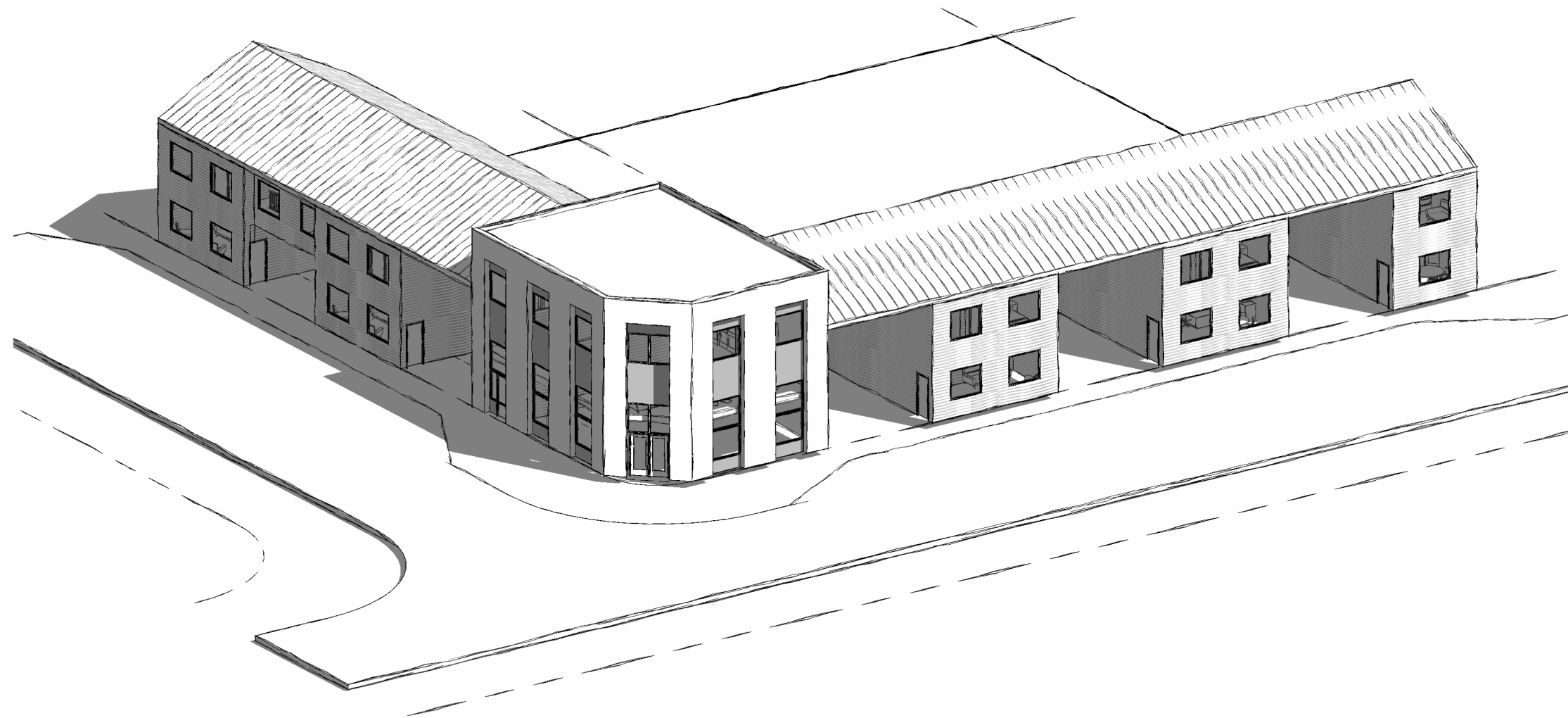
SHARED GREEN SPACE



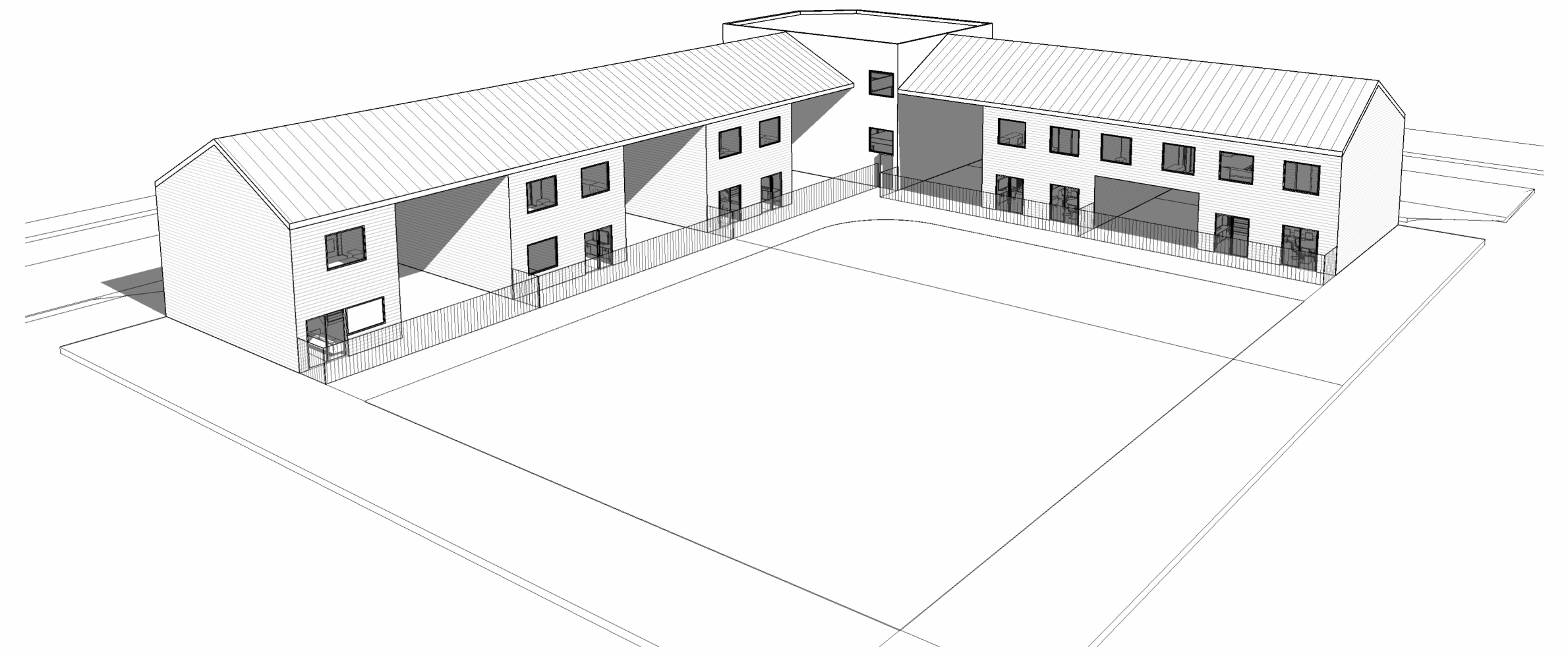
DESIGN



THE STARTER HOME AND MORE FOR MULTIGENERATIONAL COMMUNITIES



VIEW FROM STREET



VIEW FROM GREEN SPACE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

