

1972
URBAN RENEWAL
PLAN

URBAN RENEWAL PLAN
DOWNTOWN AREA
PROJECT ALASKA R-19
KODIAK, ALASKA

APRIL, 1964
REVISED-JUNE, 1964
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ALASKA STATE HOUSING AUTHORITY
BOX 80
ANCHORAGE, ALASKA

SECTION A

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Maps: The following maps are attached hereto and incorporated herein:

- Map C-213-1 - Project Boundary Map
- Map C-213-2 - Project Area Map
- Map C-213-3 - Land Use Plan
- Map C-213-4 - Land Acquisition
- Map C-213-5 - Proposed Zoning

Exhibits:

- Exhibit "A" - Boundary Description
- Exhibit "B" - Architectural Controls

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SECTION B

DESCRIPTION OF PROJECT

1. Boundary Description of the Project, Downtown Kodiak, Alaska R-19

The Project Boundary is described in Exhibit "A", attached hereto and made a part hereof, and is also shown on Map C-213-1, "Project Boundary Map".

2. Urban Renewal Plan Objectives

- a. Because this is a disaster project, the major objective is to overcome the disadvantage of subsidence caused by the earthquake. The lower areas of the central business district are being raised to a safe and more usable level.
- b. Rebuilding of virtually the entire commercial center of Kodiak, which was destroyed by the earthquake, according to a plan which will provide the best possible use of the land and will encourage and enhance a cohesive design for the urban core.
- c. The removal of substandard buildings which are a blight to the community, a fire hazard and a deterrent to development.
- d. The rearrangement of land uses and development parcels in order to provide streets and parking areas adequate to serve the area.
- e. The removal of the impediment to development in the downtown area caused by the ownership of small but strategically located parcels under original Russian land grants, and the securing of clear title to land which must be released by the Bureau of Indian Affairs from old orders of guardianship.
- f. The achievement of land use changes which will provide a better climate for commercial development by removing the industrial uses and residences from the commercial center.
- g. The making available of a historic site for the development of a suitable historic park reserve in an area where the original Russian settlers built a dock and a substantial residence in the early 1700's. This residence still stands.

3. Types of Proposed Renewal Actions

- a. Acquisition of real property by purchase, grant, devise, exchange or by the exercise of the power of eminent domain, where necessary, to carry out the Urban Renewal Plan.
- b. Relocation of occupants of structures acquired who are displaced because of the Urban Renewal Plan.
- c. Demolition or removal of existing structures on land acquired by the Alaska State Housing Authority.
- d. The vacation or closing to vehicular traffic of certain streets and alleys and the dedication of, or provision for, areas for public street purposes, including a Federal Aid Highway.

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- e. The preparation, by the Alaska State Housing Authority, of land for proposed re-use and building sites. In connection therewith, the Alaska State Housing Authority may cause streets to be designed, graded and paved, sidewalks, curbs and gutters and utilities to be constructed and installed, and covered walkways to be designed and constructed.

Also in connection therewith, the Alaska State Housing Authority will cause land areas to be filled to a safe and usable level, water, sewer and storm water lines will be relocated, renewed or installed, and underground electrical and telephone lines will be placed in the central core area.

- f. The sale or lease of land at its fair market value for re-use in accordance with the Urban Renewal Plan and under all conditions which may be imposed as covenants running with the land. The Urban Renewal Plan provides for owner participation in the redevelopment of property in conformity with the Urban Renewal Plan.
- g. The sale or lease of land to the National Park Service or to other interested persons or groups for the development of an Historical Site including the Baranof Mansion and grounds surrounding the building.

SECTION C

LAND USE PLAN

1. Land Use Plan Showing:

a. Thoroughfare and street rights-of-way

Rights-of-way are as shown on Map C-213-3, "Land Use Plan".

b. All other public uses, and, as required, special purpose uses

Public and special purpose uses and easements are as shown on Map C-213-3, "Land Use Plan".

c. Land uses not covered by C 1.a. and C 1.b.

Additional permitted land uses for the Urban Renewal Area are shown on Map C-213-3, "Land Use Plan".

2. Land Use Provisions and Building Requirements

a. Permitted land uses

1) Central Commercial

The objective is to develop an integrated community wide shopping center with stores oriented to pedestrian travel with as complete a variety of retail establishments as possible in a community of this size, and further to develop adequate off-street parking to serve the area.

- a) Retail sales and service establishments serving the entire community. Incidental manufacturing or processing of goods which are sold at retail on the premises is permitted as an accessory use.
- b) Business, professional and governmental offices.

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- c) Commercial recreational facilities
- d) Personal and business services
- e) Hotels.
- f) Apartments, provided they are not located on the ground floor, and meeting FHA Standard No. 2600
- g) Clubs and fraternal organizations.

Industrial uses, automobile repair and service uses are prohibited.

2) General Commercial

The objective is to develop an area for retail and wholesale trade, repair, service and limited manufacturing.

- a) Retail and wholesale establishments to serve the entire community, provided all storage and activities carried on are in an enclosed building.
- b) Business, professional and governmental offices.
- c) Personal and business services
- d) Hotels and motels
- e) Automobile service stations and garages
- f) Apartment buildings, meeting FHA Standard No. 2600
- g) Clubs and fraternal organization buildings.

3) Marine Commercial

The objective is to develop an integrated area for marine related uses which will service and support a fishing fleet.

- a) Boat repair shops, marine suppliers, electronic shops, welding shops, cafes, bars and other uses compatible with or related to fishing fleet maintenance and service.
- b) Wholesaling and warehousing (enclosed storage only)
- c) Apartments, provided they are not located on the ground floor, and meeting FHA Standard No. 2600.

4) Residential

The objective is to develop an area for medium density residential use.

- a) Single family and two family dwelling meeting FHA Standard No. 300 and multiple family dwelling meeting FHA Standard No. 2600.
- b) Churches
- c) Professional offices, governmental offices, and clinics
- d) Clubs and fraternal organizations buildings

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- a) Home occupations in connection with a residence and not of a commercial or industrial nature, and conducted entirely within the dwelling.

b) Public

The objective is to provide public parking lots, to develop an area of historic significance, and to provide places for public use.

- a) Public parks and related facilities
- b) Public services such as library or health center
- c) Governmental offices
- d) Parking.

b. Additional regulations, controls or restrictions to be imposed by the Plan on the sale, lease or retention of all real property acquired.

The following regulations, controls and restrictions shall be met by all redevelopers.

Where compliance with any of those regulations, controls or restrictions necessitates interpretation and judgment, the Alaska State Housing Authority shall so interpret and judge.

In addition, all Codes and Ordinances of the City of Kodiak and of the Kodiak Island Borough, in effect at the time of redevelopment, and as from time to time amended, shall be adhered to. Where these regulations and the Codes and Ordinances in effect are at variance, the most restrictive shall apply.

1) Central Commercial

- a) Minimum Lot Area: 1,200 sq. ft.
- b) Minimum Lot Width: 20 feet
- c) Maximum Lot Coverage: Buildings shall occupy 100% of the lot area, except, when in consideration of special functional requirements or for purposes of architectural treatment, the Authority may reduce this requirement to not less than 70% coverage.
- d) Building Setback: None
- e) Side and Rear Yards: None
- f) Maximum Building Height: Two stories or 35 feet
- g) Off-Street Parking: Parking will be provided in public parking lots conveniently located to all development parcels. No public parking shall be used on a reserved or continual basis by or for the benefit of anyone or any use.

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- h) **Off-Street Loading:** Off-street loading in public ownership will be provided near each parcel requiring receiving and distribution of merchandise by vehicle. Where provided by a developer, a berth shall be at least 15 x 25 with a vertical clearance of 14 feet.
- i) **Structural Requirements:** All buildings will comply with the requirements of Fire Zone 2 of the UBC, 1964 Ed., and Seismic Zone 3.
- j) **Signs:** The location, number, size and design of signs must be approved by the Authority and must be in conformity with the sign regulations of the Kodiak Island Borough. No sign of the flashing or animated variety shall be allowed.

2) General Commercial

- a) **Minimum Lot Area:** 5,000 sq. ft.
- b) **Minimum Lot Width:** 50 feet
- c) **Maximum Lot Coverage:** No limitation
- d) **Building Setback:** 15 feet from any street
- e) **Side and Rear Yards:** None required except for multiple residential buildings, in which case, requirements under Residential shall be followed.
- f) **Maximum Boulding Height:** Five stories
- g) **Off-Street Parking:** There shall be provided on the same parcel with the use which requires it, off-street parking to the extent of one space for each 500 sq. ft. of gross floor area. A motel, hotel or apartment building shall provide one space for each living or sleeping unit. Each parking space shall be at least 8 x 18 feet, adequate space shall be provided for aisles and access, and no public street shall be used for maneuvering. Number, location and width of entrances and exits shall be approved by the Authority.
- h) **Off-Street Loading:** There shall be provided for each building having a gross floor area of 10,000 sq. ft. or more, at least one off-street loading berth. A required loading berth shall be 15 x 25 feet with a vertical clearance of 14 feet. No public street may be used for maneuvering.
- i) **Structural Requirements:** All buildings will comply with the requirements of Fire Zone 2 of the UBC, 1964 Ed., and Seismic Zone 3.
- j) **Signs:** The number, size, location and design of signs must be approved by the Authority as being in conformance with the overall design plan and with the sign regulations of the Kodiak Island Borough. No signs of the flashing or animated type shall be allowed.

3) Marine Commercial

- a) **Minimum Lot Area:** 3,000 sq. ft.
- b) **Minimum Lot Width:** 45 feet

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- c) Maximum Lot Coverage: No limitation
- d) Building Setback: For Block 3, 20 feet on Marine Way and 10 feet on Shelikof. In Block 18, 10' along Marine Way.
- e) Side and Rear Yards: None required
- f) Orientation: In Block 3, buildings shall be oriented toward the Boat Harbor.
- g) Maximum Building Height: 20 feet above the average finished grade of the State Highway nearest the property, in Block 3. Two stories or 30 feet in Block 18.
- h) Off-Street Parking: There shall be provided on the same lot, one off-street parking space for each 500 sq. ft. of gross retail floor area. Each parking space shall be at least 8 x 18 feet with additional space for aisles and access.
- i) Off-Street Loading: There shall be provided at each building having a gross floor area of 10,000 sq. ft. or more, at least one off-street loading space, plus one additional space for each 20,000 sq. ft. or major fraction thereof in excess of 10,000 sq. ft. A required berth shall be at least 15 x 25 with a vertical clearance of 14 feet.
- j) Structural Requirements: Buildings shall comply with the requirements of Fire Zone 2 of the UBC, 1964 Ed., and Seismic Zone 3.
- k) Signs: The number, size location and design of signs must be approved by the Authority as being in conformance with the overall design plan and with the sign regulations of the Kodiak Island Borough. No signs of the flashing or animated type shall be allowed.

4) Residential - Multi-Family

- a) Minimum Lot Area:

Housing Type	Min. Lot Area	Min. Lot Area Per Unit
Single Family	5,500 sq. ft.	5,500 sq. ft.
Two Family	6,000 sq. ft.	3,000 sq. ft.
Multi-Family	6,000 sq. ft.	1,500 sq. ft.
Offices	6,000 sq. ft.	---

- b) Minimum Lot Width: 50 feet
- c) Maximum Lot Coverage: 30%
- d) Building Setback: 25 feet from any street
- e) Side and Rear Yards:

Stories	Min. Side Width	Min. Rear
1	5' each - 15' total	15 feet
2	8 feet	20 feet
3	10 feet	25 feet

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- f) Maximum Building Height: 3 stories or 50 feet.
- g) Off-Street Parking: There shall be provided on the same site that it is required to serve, one parking space for each living unit. Maneuvering shall not be permitted on a public street except at a single or two family dwelling. Offices shall provide parking at the rate of one space for each 500 sq. ft. of gross area.
- h) Structural Requirements: Buildings shall comply with the requirements of Fire Zone 2 of the UBC, 1964 Ed., and Seismic Zone 3.
- i) Signs: Identification signs only shall be permitted.

5) Public

- a) Minimum Lot Area: 5,000 sq. ft.
- b) Minimum Lot Width: 50 feet
- c) Maximum Lot Coverage: 30%
- d) Building Setback: 20 feet from any street
- e) Side and Rear Yards: 10 feet
- f) Maximum Building Height: 3 stories or 35 feet
- g) Off-Street Parking: There shall be provided at least one parking space for each 500 sq. ft. of gross floor area.
- h) Off-Street Loading: Off-street loading shall be provided as required.
- i) Structural Requirements: Buildings shall comply with the requirements of Fire Zone 2 of the UBC, 1964 Ed., and Seismic Zone 3.
- j) Signs: Identification signs only shall be permitted.

6) Special Controls

No construction shall be undertaken in the project area unless and until site development and architectural plans for such construction shall have been submitted to the Alaska State Housing Authority and to the City of Kodiak for review and shall have been approved in writing by said Authority.

Development plans for all uses shall include, where appropriate, but shall not necessarily be limited to the following:

- a) A Site Plan Showing:
 - i. Public rights-of-way, easements and private drives.
 - ii. Off-street parking and loading area.
 - iii. Building orientation.
 - iv. Entrances and exits to parking and loading area.
 - v. Arrangement of any outdoor living area.
 - vi. Landscaping plan.
- b) An Architectural Plan Showing
 - i. Floor plans and elevations.
 - ii. Proposed exterior treatment of each structure as to materials or any other architectural features.
 - iii. Any proposed signs.

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7) Special Architectural Controls

A set of Architectural Controls for the Central Commercial Area has been prepared for the guidance of developers. A copy of these Architectural Controls is attached as Exhibit "B".

c. Time that provisions will be in effect and duration of controls.

This Urban Renewal Plan and any modifications thereof shall be in full force and effect for a period of thirty years from the date of approval by the City Council of the City of Kodiak.

The termination of the Urban Renewal Plan shall in no way permit any project land to be restricted in the sale, lease, use or occupancy on the basis of sex, race, creed, color or national origin.

d. Applicability of provisions and requirements under C 2.a. and C 2.b. to real property not to be acquired

The land use provisions and building requirements set forth in C 2.a. and C 2.b. above will be applicable to all real property included within the project area regardless of whether such real property is to be acquired or not. Exceptions to these requirements may be granted by the Alaska State Housing Authority where strict application of these regulations would impose an undue hardship on the property owner. In the event any such exception should be made, the Alaska State Housing Authority shall find that such exception will not adversely affect the Urban Renewal Plan.

SECTION D

PROJECT PROPOSALS

1. Land Acquisition

a. Identification of real property to be acquired for:

1) Clearance and Redevelopment

Real property which is to be acquired for clearance and redevelopment is shown on Map C-213-4, "Land Acquisition".

2) Public Facilities

Real property which is to be acquired for public facilities will be resold for re-use for public buildings, public parks and public parking lots. Public street areas will be dedicated to the public as an area for a ferry dock. These public facilities are shown on Map C-213-4, "Land Acquisition".

3) Rehabilitation

No properties are to be acquired by the Alaska State Housing Authority for rehabilitation and conservation.

- b. Special conditions under which properties not designated for acquisition may be acquired:

If acquisition is the only means of insuring compliance with the Plan and if funds are available for acquisition, properties not designated for acquisition may be acquired.

- c. Special conditions under which properties identified to be acquired may be exempted from acquisition:

Property occupied by a use conforming to the Plan, but in a substandard structure, which the owner agrees to redevelop in a manner and at a time agreed to by the Authority, may not be acquired.

- d. Extent to which it is planned to clear and relocate dwellings in the area subject to recurring disaster:

The waterfront was subject to flooding due to subsidence of the land mass as a result of the March 27, 1964 earthquake. All structures, including dwellings, which were below the high tide line were removed. The land is being raised by filling, and redevelopment will be in no danger from tidal action. In addition, land use regulations do not permit residential use of the ground floor area of any buildings to be built at the lowest elevations in the final Plan.

2. Rehabilitation and Conservation

Not applicable.

3. Redevelopers' Obligations

For purposes of this section, any purchaser of land or any owner participant shall be considered a redeveloper.

The regulations and controls in Section C above will be implemented, where applicable, by appropriate covenants in the agreements for land disposition.

- a. The following items shall be included in the agreement:

- 1) The redeveloper shall devote the land only to the uses specified in the Plan.
- 2) The redeveloper shall begin and complete the development of the land for the uses required in the Plan within a reasonable time, to be agreed upon in the disposition contract. The redeveloper shall not be allowed to defer the start of construction for a period longer than that required for preparation of necessary redevelopment plans and review and approval of such plans by the Alaska State Housing Authority.
- 3) The redeveloper will submit to the Alaska State Housing Authority a plan and schedule for the proposed development.
- 4) A statement that purchase of the land is for development and not for speculation.

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5) A statement that the redeveloper of the project land shall not sell, lease or otherwise transfer such land at any time prior to completion of the redevelopment thereof without prior written consent of, and approval of, the deeds, leases or contracts by the Alaska State Housing Authority.

6) A statement that the redevelopers, their successors or assigns agree that there will be no discrimination against any person, or group of persons, on account of race, creed, color, sex, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises therein conveyed, or improvements constructed thereon, nor will the redeveloper himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees or vendees in the premises therein conveyed or improvements constructed or to be constructed thereon. The above provisions will be perpetual and will run with the land disposed of within the Urban Renewal Area by the Alaska State Housing Authority.

b. Purchasers of land in the project area, lessees and owner participants will be obligated by means of appropriate covenants running with the land to devote the land to the uses specified in the Urban Renewal Plan, and to refrain from affecting or executing any agreement, lease, conveyance or other instrument whereby any parcels in the project area owned by them are restricted on the basis of race, sex, religion, color or national origin in the sale, lease or occupancy thereof.

The items in a. above, will be included in the agreement for sale.

3a. Participation by Former Owners and Business Occupants in Redevelopment

a. The Alaska State Housing Authority will encourage participation by former owners in redevelopment.

An owner of property in the project area may participate in the redevelopment of property in the project area in accordance with rules adopted by the Alaska State Housing Authority. In general, these rules permit owners to participate in redevelopment in either of the two conditions outlined below. In both instances, the owners shall submit proof to the Agency of their qualifications including financial responsibility to carry out their agreements with the Authority.

1) Opportunities for Former Owners to Re-Establish Themselves in the Project Area

Owners of property within the project area whose property is acquired by the Alaska State Housing Authority will be given preferential consideration as redevelopers in the project area, if the Alaska State Housing Authority determines that such owners' proposal for redevelopment is equal to, or superior to, proposals of other developers.

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2) Participation by Owners of Buildings to Remain

It is proposed that certain buildings in the project area be retained. These buildings are standard structures and their uses are in conformance with the Urban Renewal Plan.

An Owner Participation Agreement between each owner and the Alaska State Housing Authority may be executed if it is considered necessary for future enforcement of nondiscrimination requirements. In the event such owners fail or refuse to enter into such agreement, the real property may be acquired by the Alaska State Housing Authority, if considered advisable, and disposed of for development in accordance with the Plan.

- b. The Alaska State Housing Authority will encourage the participation of former business occupants. Reasonable preference will be extended to persons who are engaged in business in the project area to re-enter into business in the Urban Renewal Area if they otherwise meet the requirements prescribed by the Urban Renewal Plan.

4. Underground Utility Lines

Underground water distribution, sewage collection and storm water collection lines will be placed in connection with the development of land for re-use.

Telephone and electrical lines will be placed underground in the core area.

SECTION E

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The Redevelopment Area is coterminous with the Urban Renewal Area as defined in Section B of this Urban Renewal Plan. This Urban Renewal Plan is to be construed as the Redevelopment Plan for the Redevelopment Area.

1. The City Council of Kodiak has certified that the project area is in need of redevelopment as a result of the earthquake of March 27, 1964, respecting which the Governor of the State of Alaska has certified the need for disaster assistance under Federal law, thereby dispensing with the requirements of Alaska Statutes 18.55.530 (a), (c), and (e) through (j).
2. Concerning item (b) of ASL 18.55.530, the City Council of the City of Kodiak has, by Resolution No. 28-64, dated July 23, 1964, declared the area to be a slum or blighted area in need of redevelopment.
3. Concerning item (d) of ASL 18.55.530, the Alaska State Housing Authority has prepared a redevelopment plan which indicates a definite relationship to local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and including proposed land uses and building requirements in the redevelopment project area, which include:
 - a. The boundaries of the project area and the existing uses and conditions of the real property therein are shown on Map C-213-2, "Project Area Map".

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- b. A land use plan showing proposed uses of the area is shown on Map C-213-3, "Land Use Plan".
 - c. Information showing the standards of population densities, land coverages and building intensities in the area after redevelopment is included in Section C 2. of this Plan.
 - d. Proposed changes in zoning ordinances and maps are shown on Map C-213-5, "Proposed Zoning".
 - e. Street layout changes are shown on Map C-213-4, "Land Acquisition". Street levels and grades will be changed as necessary to accommodate changes in grades caused by filling to overcome disadvantages of the disaster.
 - f. Building Codes and Ordinances have been adopted by the City of Kodiak and will not be changed by the Plan.
 - g. A Site Plan of the area is included as Map C-213-3, "Land Use Plan".
 - h. The public facilities and utilities required to support the new land uses of the Urban Renewal Plan are provided for as part of the Plan.
4. All other provisions necessary to meet state and local requirements have been complied with in the Urban Renewal Plan.

SECTION F

PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the Alaska State Housing Authority provided such changes are not in conflict with the requirements of the Urban Renewal Administration, and provided that any such changes, amendments or additions made subsequent to the sale or lease of land in the project area by the Alaska State Housing Authority shall be concurred in by the owners or lessees of the land affected by such changes, amendments or additions.

Where the proposed modification, amendment or addition will substantially change the Urban Renewal Plan as previously approved by the City Council of the City of Kodiak, the modification, amendment or addition must similarly be approved by the City Council of the City of Kodiak and be made in accordance with applicable law.

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BOUNDARY DESCRIPTION

Beginning at a point where an extension of the westerly lot line of Parcel 18, Block 3 intersects the northerly right-of-way line of Shelikof Street (Point A); thence in a generally northeasterly direction along the north right-of-way line of Shelikof Street and continuing across an alley to a point of intersection with the east right-of-way line of Alaska Street and a northwest corner of Parcel 11, Block 2 (Point B); thence northeasterly along a northwesterly lot line of the aforesaid parcel to a southwest corner of said Parcel 11, Block 2 (Point C); thence northwesterly to the most northwest corner of said Parcel 11, Block 2 (Point D); thence northerly along the northwesterly lot lines of Parcels 11 and 10 to the common corners of Parcel 10, 24 and 23, Block 2 (Point E); thence northwesterly to the northwest corner of Parcel 23, Block 2 (Point F); thence northeasterly to the northeast corner of Parcel 23, Block 2 (Point G); thence southeasterly to the northwest corner of Parcel 22, Block 2 (Point H); thence northeasterly to the northeast corner of said Parcel 22, Block 2 (Point I); thence southeasterly to a point of intersection with the northwest lot line of Parcel 6b, Block 2, (Point J); thence northeasterly along the aforesaid lot line of Parcel 6b and extending to a point of intersection with the northeast lot line of Parcel 21, Block 2 (Point K); thence southeasterly to the northwest corner of Parcel 20, Block 2 (Point L); thence northeasterly to the northeast corner of said Parcel 20, Block 2 (Point M); thence southeasterly along the lot line common to Parcels 20 and 19, Block 2 a distance of 9.37 feet (Point N); thence northeasterly along a line of partial taking of Parcels 19 and 18, Block 2 to a point of intersection with the southwesterly lot line of Parcel 17, said point of intersection being 9.03 feet from the southwest corner of Parcel 17, Block 2 (Point O); thence northwesterly to the northwest corner of Parcel 17, Block 2 (Point P); thence northeasterly to the northeast corner of Parcel 17, Block 2 (Point Q); thence southeasterly along the northeast lot line of Parcel 17, Block 2 and continuing in the same direction along the northerly right-of-way line of a 10 foot walkway and extending to a point of intersection with the center line of Rezanoff Drive extended (Point R); thence easterly along the aforesaid centerline of Rezanoff Drive to a point of intersection with an extension of the easterly lot line of Parcel 9, Block 10 (Point S); thence southerly along the aforesaid line of extension and the easterly lot line of Parcel 9 to the southeast corner of Parcel 9, Block 10 (Point T); thence easterly along the northerly lot lines of Parcel 42, Block 10 and continuing along the north terminal line of an alley to the southeasterly right-of-way line of said alley (Point U); thence southwesterly along said southeasterly right-of-way line of the alley to a point of intersection with the northeasterly lot line of Parcel 35, Block 10 (Point V); thence southeasterly to the northernmost corner of Parcel 36, Block 10 (Point W); thence southeasterly to the easternmost corner of said Parcel 36, Block 10 (Point X); thence northeasterly along the westerly right-of-way line of Hill Bay Road to a point of intersection with an extension of the northeasterly lot line of Parcel 1, Block 9 (Point Y); thence southeasterly across Hill Bay Road along the aforesaid line of extension and the northeasterly lot line of Parcel 1, Block 9 to a northeast corner on the aforesaid lot line (Point Z); thence northerly to a northwest corner of said Parcel 1, Block 9 (Point AA); thence southeasterly along the northeasterly lot line of said Parcel 1, Block 9 to a northeast corner and extending across an alley to a point of intersection with the southeasterly right-of-way line of said alley (Point BB); thence southwesterly along the aforesaid southeasterly right-of-way line of the alley to a point of intersection with the northeast lot line of Parcel 5, Block 9 (Point CC); thence southeasterly along the northeast lot lines of Parcel 5 and 6b, Block 9 and extending across Mission Road to a point of intersection with the southeast right-of-way line of Mission Road (Point DD); thence southwesterly along the southeast right-of-way line of Mission Road through two angle points on said right-of-way line to a point of intersection with the northeast right-of-way

line of Kashevaroff Street (Point EE); thence southeasterly along said northeast right-of-way line of Kashevaroff Street to the terminal line (Point FF); thence southwesterly along the terminal line of Kashevaroff Street to a point of intersection with the southwest right-of-way line of said street (Point GG); thence southeasterly to a southeast corner of Parcel 11, Block 7 (Point HH); thence southwesterly to the northernmost corner of Parcel 15, Block 7 (Point II); thence southeasterly to the easternmost corner of said Parcel 15, Block 7 (Point JJ); thence southwesterly along the southeasterly lot lines of Parcels 15, 11 and 9, Block 7 to the point of intersection with the northeast corner of Parcel 14, Block 7 (Point KK); thence southwesterly to the southernmost corner of said Parcel 14, Block 7 (Point LL); thence northwesterly along the southwest lot lines of Parcels 14 and 9, Block 7 to a northwest corner of said Parcel 9 (Point MM); thence northerly through two angle points on the lot line and continuing in a northwesterly direction along the southwest lot lines of Parcels 9 and 11 to the easternmost corner of Parcel 13, Block 7 (Point NN); thence southwesterly to the southwest corner of Parcel 13 and common to Parcels 8 and 6, Block 7 (Point OO); thence southwesterly along a curve to the southernmost corner of Parcel 8 and common to Parcels 6 and 5, Block 7 (Point PP); thence northwesterly along a curve to a point of intersection with an angle point on the southerly right-of-way line of Marine Way (Point QQ); thence northwesterly along the southwesterly right-of-way line of Marine Way and extending to a point of intersection with the southerly right-of-way line of Marine Way and a northeasterly extension of the southeast lot line of Parcel 2b, Block 11 (Point RR); thence southwesterly along the aforesaid line of extension and lot line to the southernmost corner of said Parcel 2b, Block 11 (Point SS); thence continuing in a southwesterly direction for a distance of approximately 651 feet along a line parallel to and 45 feet from the proposed southerly right-of-way line of Shelikof Street to the point of intersection with the centerline of the West Breakwater (Point TT); thence northwesterly approximately 47 feet along the centerline of the West Breakwater (Point UU); thence southwesterly to a point of intersection with a southerly extension of the westerly lot line of Parcel 18, Block 3 (Point WV); said point of intersection being 30 feet southeast of the southernmost right-of-way line of Brooklyn Avenue, said right-of-way line also being the centerline of the proposed Shelikof Street right-of-way; thence northwesterly along the aforesaid line of extension and the westerly lot line of Parcel 18, Block 3 and extending across Shelikof Street to a point of intersection with the northerly right-of-way line of Shelikof Street (Point A), the Point of Beginning.

ALASKA STATE HOUSING AUTHORITY

ARCHITECTURAL CONTROLS

Kodiak R-19
May, 1965
Revised January, 1966

Purpose: These controls are intended as guides to the architect and the redeveloper in preparing designs and specifications for buildings to be erected in Block 5, 6, 8, 9, 11, 12, and 13 of the Downtown Kodiak Urban Renewal Project. These controls are deemed necessary in order to create a dominant character which will prevail over several separately constructed buildings in order to achieve an overall pleasing and harmonious grouping. In addition, these controls are a means of protecting each redeveloper from possible detrimental effects of adjacent or surrounding buildings as a result of different methods of structural or architectural design.

GENERAL

a. All building plans must bear the stamp of an architect or a civil engineer registered in the State of Alaska. (See Section 08.48.150, Alaska Statutes).

b. All plans must be approved by the Building Official (City Engineer) of the City of Kodiak and the Alaska State Housing Authority.

BUILDING MASS

Buildings shall occupy 100 percent of the lot area; except when in consideration of special functional requirements or for purposes of architectural treatment, the Agency may reduce this requirement by not more than 30 percent.

DESIGN REQUIREMENTS

a. All buildings shall comply with Fire Zone No. 2 specifications as found in the 1964 edition of the Uniform Building Code. The following codes and standards shall be followed:

1. FHA No. 1600, Minimum Property Standards for Multi-family Housing.
2. Uniform Housing Code, 1964 edition.
3. National Plumbing Code, 1955 edition.
4. National Electric Code, latest edition.

b. No portion of the structure shall project beyond the property line except as allowed herein.

c. Structures shall be designed for a wind load of 50 psf and a live load as recommended by the Uniform Building Code.

d. Basements shall be allowed provided adequate provision is made for possible infiltration and uplift protection.

e. Positive control of settlement must be provided to insure protection of adjacent buildings.

f. One-story buildings may be designed so that a second floor may be added.

g. Out-swinging windows shall be prohibited on the first floor.

h. All exterior doors shall swing outward; however, no door swing shall project more than 1 foot beyond the property line or in any way present a hazard to pedestrian or vehicular traffic.

- i. No loading dock may permanently project more than one foot beyond the property line.
- j. All trash storage shall be totally screened from view.
- k. Oil tanks shall be buried and on the property served where possible.
- l. All storm water drainage shall be into the storm sewer system.

COVERED WALKWAY

Purpose: It is the intent of the Urban Renewal Plan to provide an attractive, pleasant and comfortable shopping environment. This is to be accomplished, in part, by the provision of public walkways which are to be covered and otherwise protected from the elements. It shall be the responsibility of the redeveloper to provide the covered portion of the walkway. In order to achieve a continuity of design and treatment, the following criteria shall be adhered to:

- a. The overhead of the covered walkway shall be attached to the building and project outward 10' from the property line, the "free end" being supported by columns.
- b. There shall be approximately 9'7" clearance from finished sidewalk grade to the "Q" decking. Individual variations may be allowable to suit the architecture of buildings.
- c. The redeveloper shall be responsible for illumination of the walkways by providing lighting fixtures, affixed to the overhead, which shall provide a minimum of eight tenths (0.8) foot candles of illumination at the walking surface.
- d. Proposed plans of the covered walkway are available for guidance in the offices of the Alaska State Housing Authority and the Kodiak Project Manager. These plans show graphically the required locations of the walkways.

EXTERIOR TREATMENT

The use of wood and masonry in the treatment of exterior surfaces is encouraged. Other materials may be acceptable when they are compatible with other buildings within the same block. If strikingly different treatment of buildings within the same block is apparent, then the Alaska State Housing Authority shall call together the various architects, engineers, and redevelopers in order to seek a more harmonious solution.

SIGNS

Placement:

- No sign may project above the roof line of the building.
- No sign may project outward from the building more than one foot.
- No sign may be placed on any surface above the first story.
- Signs may be hung from the overhead provided they do not project more than seven feet (7') outward from the property line and overhead clearance of eight and one-half feet (8 1/2') is maintained.

A flush mounted, non-illuminated sign narrower than 15 inches may be placed on the fascia of the walkway.

NUMBER

Not more than one (1) sign on each side of a building shall be allowed each separate business.

SIZE

The total area of all signs on any one face of a building shall not exceed 20% of the total area of that portion of the building to which the sign(s) is (are) attached.

ILLUMINATION

No flashing or animated signs shall be allowed without specific approval of the City Council.

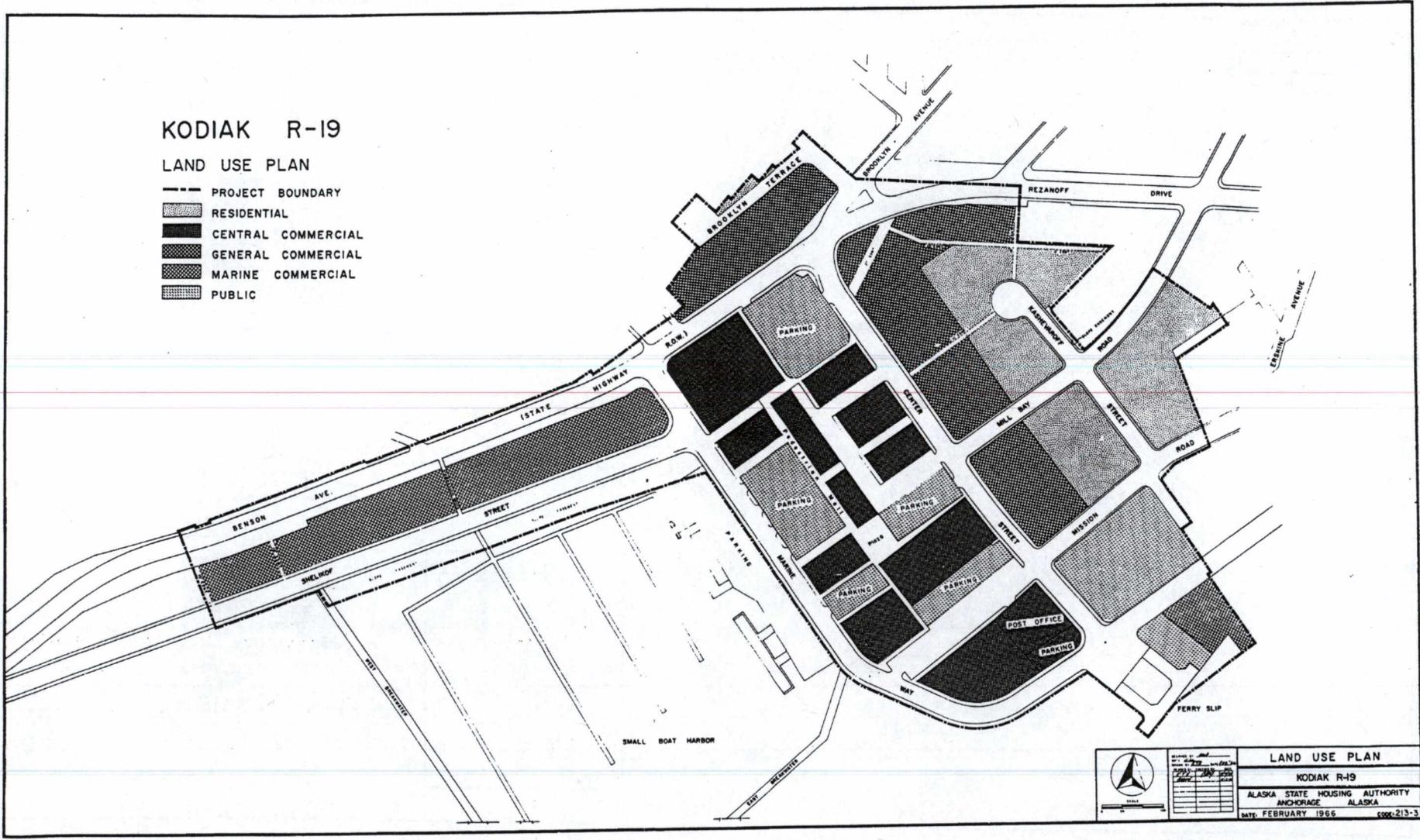
Signs may be back lighted or spotlighted so long as such lighting is shielded from adjacent properties, and pedestrian walks, parking area, streets and driveways.

RECORDED - FILED	4100
<u>Kodiak</u>	REC. DIST.
DATE <u>3/22</u>	, 19 <u>73</u>
TIME <u>3.30</u>	<u>P</u>
Requested by <u>ATG</u>	
Address <u>506th Ave</u>	

KODIAK R-19

LAND USE PLAN

-  PROJECT BOUNDARY
-  RESIDENTIAL
-  CENTRAL COMMERCIAL
-  GENERAL COMMERCIAL
-  MARINE COMMERCIAL
-  PUBLIC



 	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____	LAND USE PLAN KODIAK R-19 ALASKA STATE HOUSING AUTHORITY ANCHORAGE ALASKA DATE: FEBRUARY 1966 688-213-3
	SHEET NO. _____ TOTAL SHEETS _____ PROJECT NO. _____	
	TITLE: _____ LOCATION: _____	
	SCALE: _____ DATE: _____	

KODIAK R-19

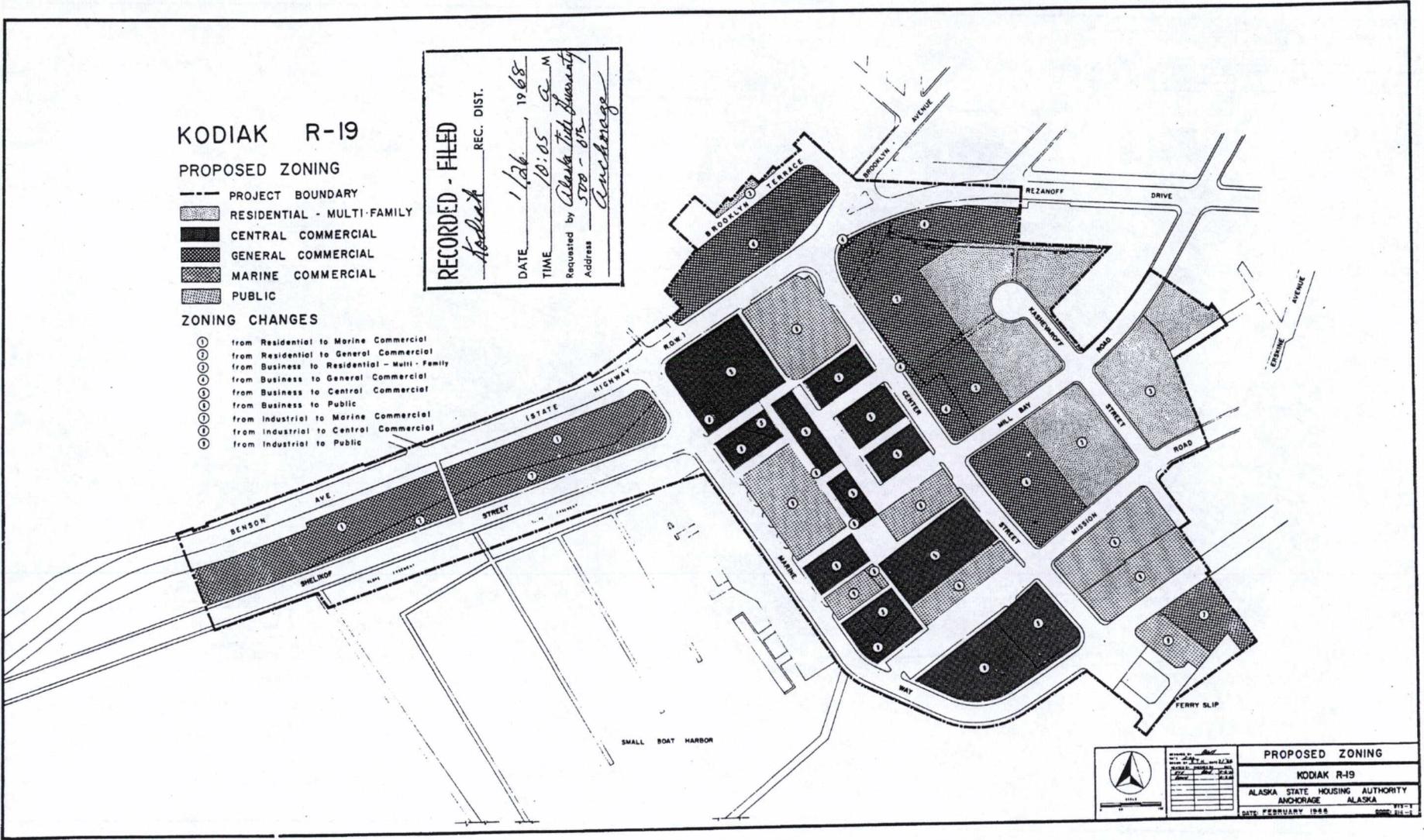
PROPOSED ZONING

- PROJECT BOUNDARY
- RESIDENTIAL - MULTI-FAMILY
- CENTRAL COMMERCIAL
- GENERAL COMMERCIAL
- MARINE COMMERCIAL
- PUBLIC

ZONING CHANGES

- from Residential to Marine Commercial
- from Residential to General Commercial
- from Business to Residential - Multi-Family
- from Business to General Commercial
- from Business to Central Commercial
- from Business to Public
- from Industrial to Marine Commercial
- from Industrial to Central Commercial
- from Industrial to Public

RECORDED - FILED
Hodgett REC. DIST.
 DATE 1/26, 1968
 TIME 10:05 A.M.
 Requested by Alaska Tidewater
 Address 500 - 815 Anchorage



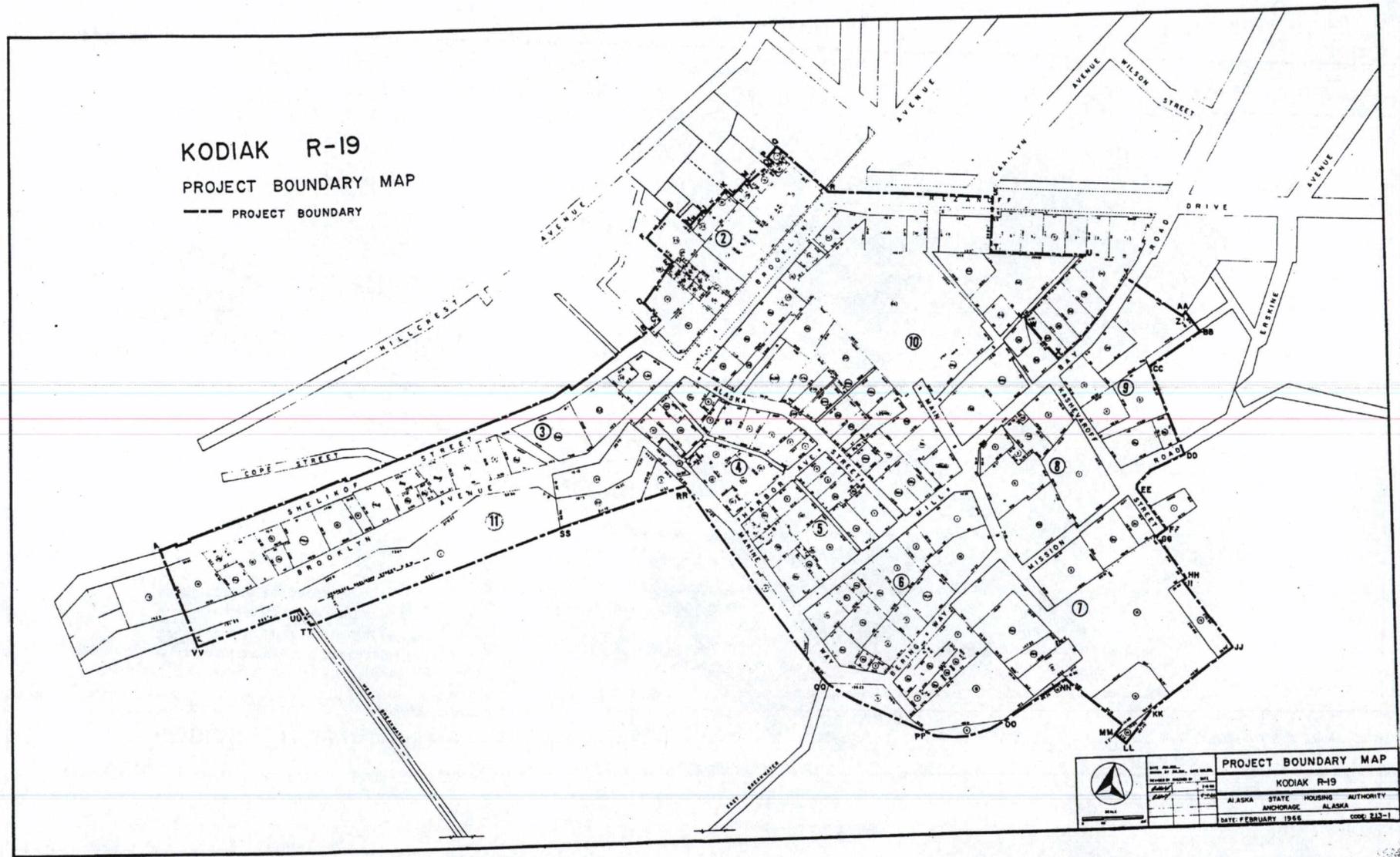
APPROVED	DATE

PROPOSED ZONING	
KODIAK R-19	
ALASKA STATE HOUSING AUTHORITY ANCHORAGE ALASKA	
DATE: FEBRUARY 1968	FORM 31-1

BOOK 21 Misc PAGE 230
Kodiak Recording District

KODIAK 69-121
serial No.

KODIAK R-19
PROJECT BOUNDARY MAP
--- PROJECT BOUNDARY



	DATE: FEBRUARY 1965 DRAWN BY: [Signature] CHECKED BY: [Signature]	PROJECT BOUNDARY MAP KODIAK R-19 ALASKA STATE HOUSING AUTHORITY ANCHORAGE ALASKA DATE: FEBRUARY 1965 CODE: 213-1
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