



City Council Update

August 9, 2016

Plan Objective



- Encourage revenue generation while balancing development and land conservation
- Anticipate and plan for the future development of Near Island
 - Development Plans include areas of development and non-development
- Provide goals, policies, and recommendations that can be implemented

What Has Been Done to Date

- Initial Research
 - Site Investigation
 - Research
 - Existing conditions
 - Existing plans and zoning regulations
 - Interviews
 - Business owners
 - User groups





What Has Been Done to Date

- Technical Advisory Committee Meeting #1
 - February 4, 2016
 - Representatives from:
 - Kodiak Island Borough, Community Development Department
 - Alaska Fish & Game
 - City of Kodiak Public Works Department
 - City of Kodiak City Council
 - City of Kodiak Parks & Recreation
 - Island Trails Network
 - Ports & Harbor Advisory Board
- Open House #1
 - February 4, 2016
 - Objectives:
 - Gather knowledge
 - Develop vision
 - Receive and review feedback





What We Heard



- Limited land left - we need to get this plan right
 - Balanced growth
 - Consider near and distant future
- Development on Near Island should generate revenues for the City
- Trident Float Plane Facility is an important asset for Near Island
- Limit existing industrial and commercial lands to current extents.
- Industrial lands to support small boat harbor are limited
- Protect greenbelt, parks and trails

Existing Zoning Map



	LEGEND		 Parcels	 	EXISTING ZONING MAP NEAR ISLAND KODIAK, ALASKA AUGUST 2016
	Business District Conservation District Industrial	Light Industrial Public Use Lands Retail Business			

Conceptual Land Use Plans



DOWL	LEGEND	<ul style="list-style-type: none"> Future Reserve General Commercial General Commercial/Tourism Related Institutional Open Space & Recreation Seaplane Base & Support Services Water Dependent Marine Industrial Vegetated Buffer Existing Trail Trail (Under Construction) Proposed Trail, Trail Linkages Possible Coastal Trail Gate On Trail (Seasonal Closure) 	<p>CONCEPTUAL LAND USE PLAN CONCEPT A NEAR ISLAND KODIAK, ALASKA AUGUST 2016</p>
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CONCEPT A: MINIMIZED DEVELOPMENT



DOWL	LEGEND	<ul style="list-style-type: none"> Future Reserve General Commercial General Commercial/Tourism Related Institutional Conservation District Open Space & Recreation Seaplane Base & Support Services Water Dependent Marine Industrial Vegetated Buffer Existing Trail Trail (Under Construction) Proposed Trail, Trail Linkages Possible Coastal Trail Gate On Trail (Seasonal Closure) 	<p>CONCEPTUAL LAND USE PLAN CONCEPT B NEAR ISLAND KODIAK, ALASKA AUGUST 2016</p>
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CONCEPT B: MODERATE DEVELOPMENT



DOWL	LEGEND	<ul style="list-style-type: none"> Future Reserve General Commercial General Commercial/Tourism Related Institutional Public Use Lands Conservation District Open Space & Recreation Seaplane Base & Support Services Water Dependent Marine Industrial Marine Related Marine Industrial Vegetated Buffer Existing Trail Trail (Under Construction) Proposed Trail, Trail Linkages Possible Coastal Trail Gate On Trail (Seasonal Closure) 	<p>CONCEPTUAL LAND USE PLAN CONCEPT C NEAR ISLAND KODIAK, ALASKA AUGUST 2016</p>
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CONCEPT C: MAXIMUM DEVELOPMENT

What We Heard


















- Provide facilities for small watercraft
- Each plan identified as the best by different user groups
- General support for providing more business opportunities
- General support for preserving green space and trails

Recommendations

Proposed Land Use Plan Map: **BALANCED GROWTH**

- Takes advantage of existing infrastructure.
- Provides additional industrial lands to support harbor
- Provides public use lands for open space/recreational resources
- Provides trail system
- Provides opportunities for tourism related business



	LEGEND		PROPOSED LAND USE PLAN	
	 Future Reserve  General Commercial  General Commercial Tourism Related  Institutional  Open Space & Recreation	 Seaplane Base & Support Services  Water-Dependent Marine Industrial  Water-Related Marine Industrial  Vegetated Buffer	 Existing Trail  Trail (Under Construction)  Proposed Trail, Trail Linkages  Possible Coastal Trail  Gate On Trail (Seasonal Closure)	NEAR ISLAND KODIAK, ALASKA AUGUST 2016

Recommendations



	LEGEND			PROPOSED ZONING MAP NEAR ISLAND KODIAK, ALASKA AUGUST 2016
	Business District Conservation District Industrial	Light Industrial Public Use Lands Retail Business		



Recommendations

- Adopt the plan
- Replat
- Rezone
- Enhanced entrance
- Evaluate highest return of investment
- Formalize relationship with Island Trails Network
- Revenue stream for trails
- Storm drain master plan
- Road improvement standards
- Small boat amenities
- Analyze lighting levels
- Managed parking and/or dry storage plan



Next Steps

- Draft Near Island Development Plan Update (early-October)
- Update City Council & Post Draft Plan for Public Review (mid-October)
- Collect Feedback (through November)
- Final Near Island Development Plan to Present to City Council (December)



Questions / Comments

For more information or to provide comments, please contact:

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