



# OPEN HOUSE #2

May 17, 2016

6 – 9 PM

## Plan Objective



- Provide the City of Kodiak a plan that encourages revenue generation while balancing development and land conservation
- Allow the City of Kodiak to anticipate and plan for the future development of Near Island
  - Development Plans include areas of development and non-development
- Develop a plan with goals, policies, and recommendations that can be implemented
  - Identify required steps to implement recommended goals and policies
  - Identify responsible parties for implementation
  - Identify potential funding sources and any intergovernmental coordination required for successful implementation



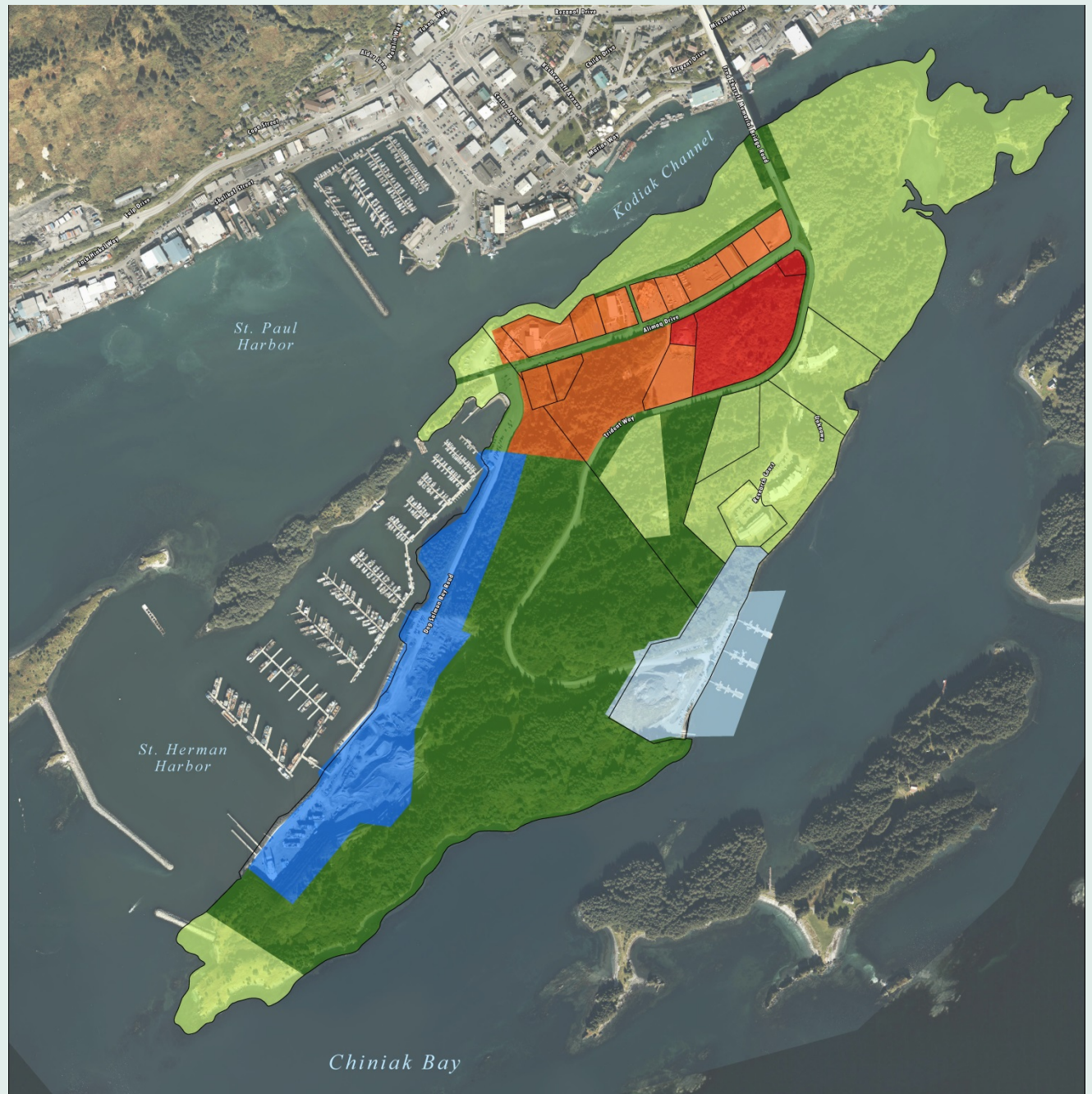
## What Has Been Done to Date

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

# Existing Zoning Map

## LEGEND

-  Business District
-  Conservation District
-  Industrial
-  Light Industrial
-  Public Use Lands
-  Retail Business





## Zoning Versus Land Use

- Zoning designations are regulated by the Kodiak Island Borough
  - Dictate allowed uses on a property
- Land Use Plan narrows down allowed uses preferred for a location
  - The Near Island Development Plan Update will not rezone property

## 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

## What We Heard

- Preserve Light Industrial zoned area bordering the Harbor for water “dependent” and “related” businesses and tenants
- Consider “hierarchy” zoning adjacent to port facility
  - Water Dependent
  - Water related
  - Water enhanced
- Provide amenities for smaller watercraft
- Create parking
- Ensure any new retail/commercial does not conflict with existing downtown retail
- Development Plan should consider both near and distant future of Kodiak
- Preserve South End Park and restore social trail that was lost due to quarry expansion
- Minimize and/or mitigate tree loss due to wind and erosion
- Achieve balance between property development and trails
- Establish Trident Basin Road right-of-way as well as along the harbor
- Wrap up public process by third week in May or will lose a lot of the community as they start to prepare for start of fishing season (first week of June)



## What Has Been Done to Date

- Public Meeting #1
  - February 4, 2016
  - Objectives:
    - Gather firsthand knowledge of opportunities, challenges, and needs on Near Island
    - Develop vision for what Near Island user groups and landowners want to see for future growth
    - Receive and review feedback from the public and agencies on whether proposed ideas are desirable and achievable





## What We Heard

- Limited land left to develop and/or protect so we need to get this plan right
- The City should retain ownership of lands on Near Island and lease land for commercial and industrial uses
- Value in setting aside natural areas for residents and visitors
- Trident Float Plane Facility is an important asset for Near Island
- Development on Near Island should generate revenues for the City
- Land zoned Conservation Area should be rezoned to Natural Use (Public Use)
- The area known as South End Park should be dedicated as park
- Preserve greenbelt connecting South End to North End
- Trail system should be completed and should be protected
- There should be balanced growth on Near Island
- Existing gravel extraction boundary should be limited to what is approved and not expanded
- Land zoned commercial should be limited to existing area and no more
- Consider the potential for creating conflicting uses prior to new residential development



## Objective of This Meeting

- Get feedback on proposed Conceptual Land Use Plans that can be incorporated into one proposed Land Use Plan that moves forward
- Get feedback/comments that can be used to develop goals, polies, and recommendations

# Conceptual Land Use Plan A



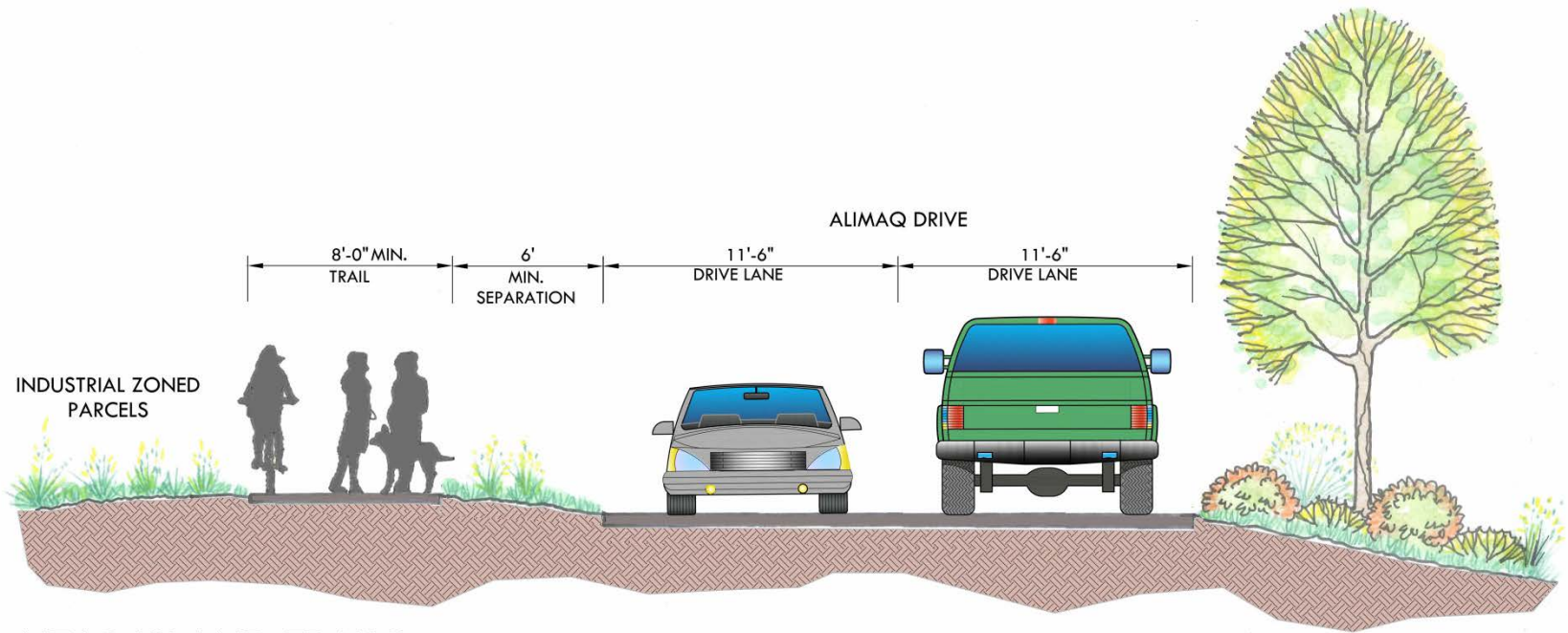
# Conceptual Land Use Plan B



# Conceptual Land Use Plan C

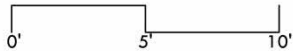


# Road Cross- Section

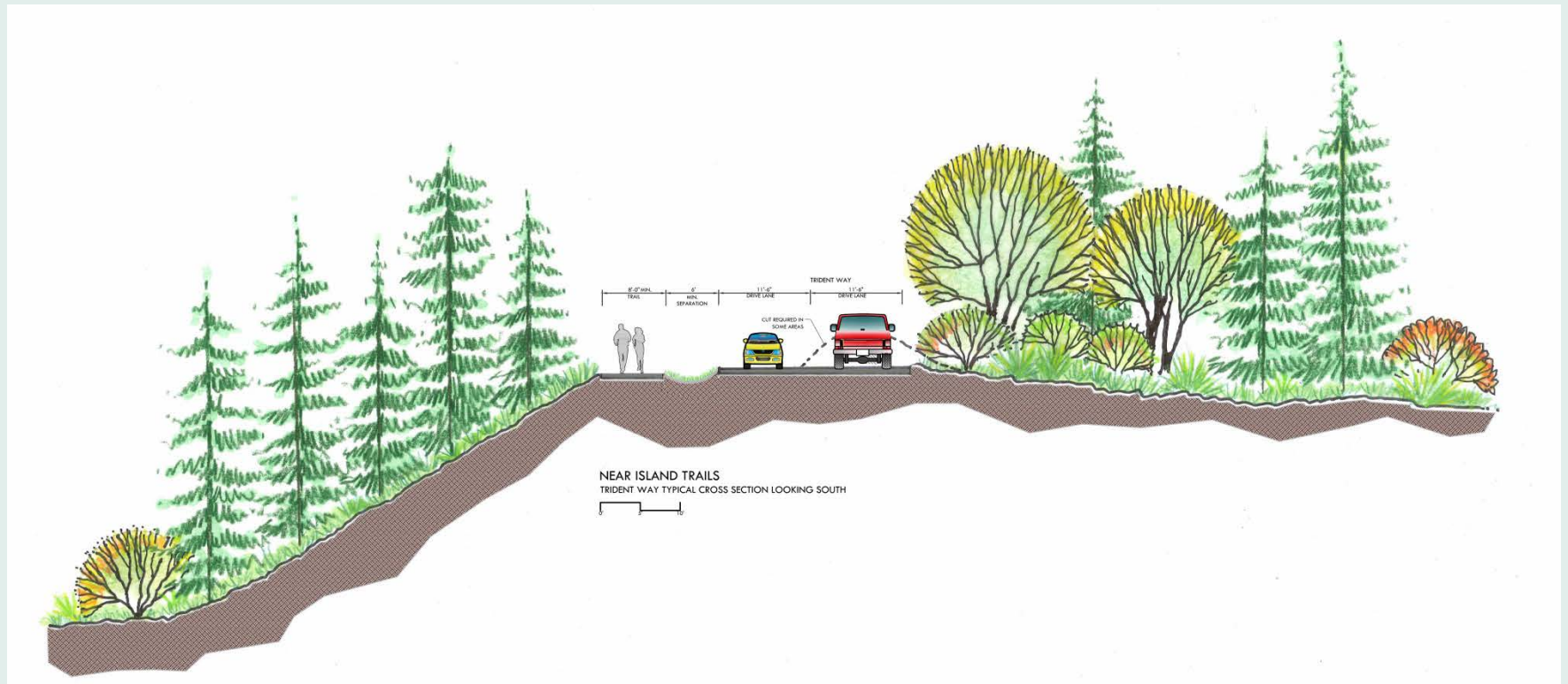


## NEAR ISLAND TRAILS

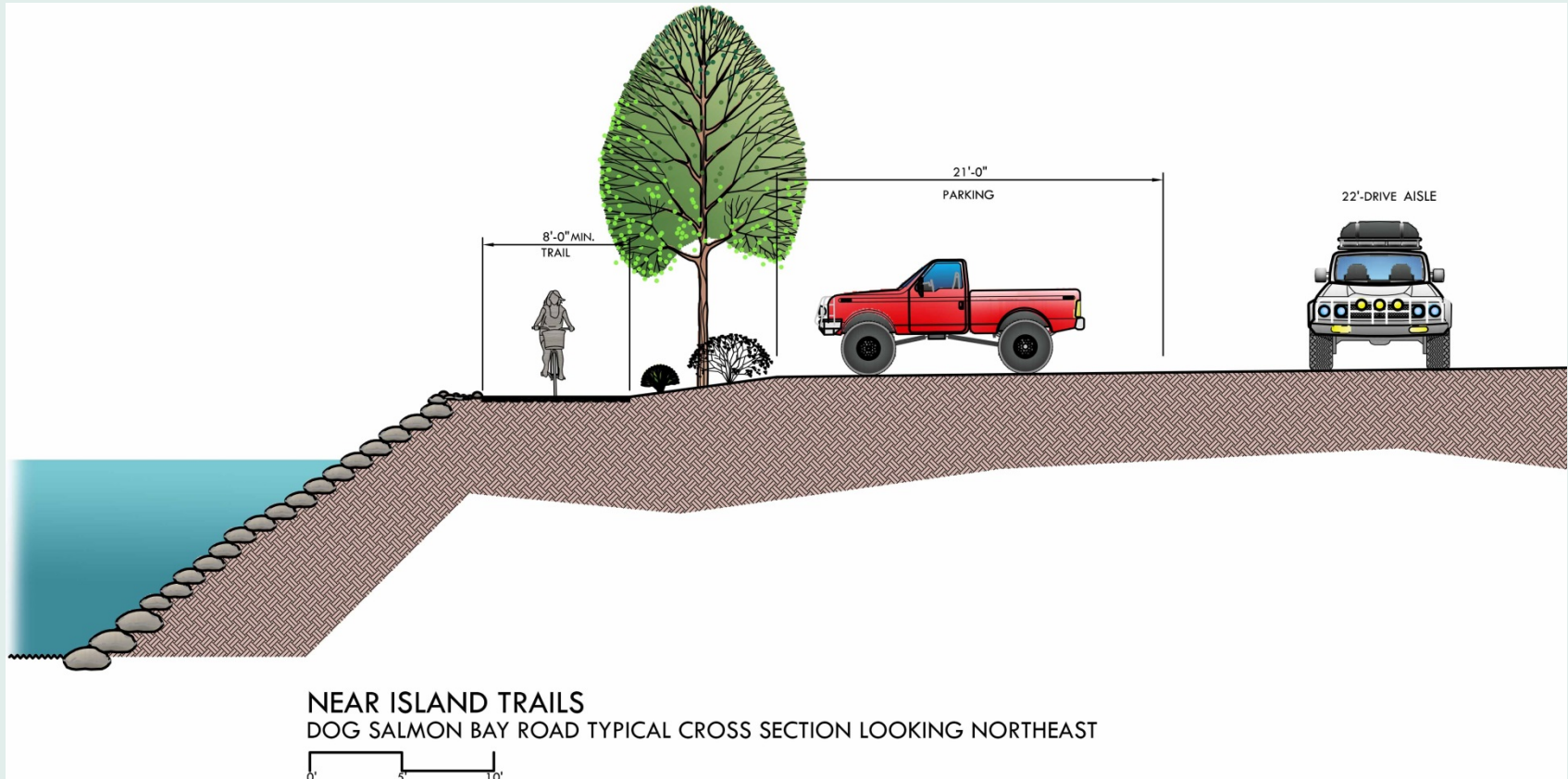
ALIMAQ DRIVE TYPICAL CROSS SECTION LOOKING NORTHEAST



# Road Cross- Section



# Coastal Trail Section







## Next Steps

- Collect initial feedback .....February through April 2016 **(Complete)**
- Draft Conceptual Plans for TAC Review .....Early May 2016 **(Complete)**
- Second Technical Advisory Committee (TAC) Meeting  
and Public Meeting.....May 17, 2016 **(We Are Here)**
- Collect feedback on Conceptual Plans .....Mid-May through Early June 2016
- Provide update to City Council.....June 2016
- Incorporate final feedback.....June through August 2016
- Final Development Plan.....September 2016



## Questions / Comments

For more information or to provide comments, please contact:

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## Other Considerations

Save the  
**DATE**™

Upcoming public  
Meeting May 23, 2016

- Downtown Kodiak Pedestrian Pathways Project

