

## Land Use Goal

Guide the orderly and efficient use of private and public land in a manner that:

1. Fosters economic opportunity,
2. Maintains Sitka's small-town atmosphere and rural lifestyle,
3. Recognizes the natural environment, and
4. Enhances the quality of life for present and future generations.

## LAND USE OBJECTIVES

### Objective 1 – Strategic Management of Municipal Land

1. Municipal Land Management Plan
  - a) Consider social, cultural, environmental, and economic factors to support decisions to retain or dispose of land.
  - b) Provide for an adequate supply of land to meet community needs.
  - c) Prioritize acquisition of state lands adjacent to road system, such as Millersville on Japonski Island, North Indian River area, Starrigavan/Katlian Bay, and Seward Avenue.
  - d) Include an inventory of all municipally owned lands and recommendations for retention or disposal.
  - e) Outline a process for the annual selection of parcels available for sale and lease. Disposal methods may include competitive bid, lottery, and donation for causes to benefit the public at large.
  - f) Protect and retains tidelands and prime waterfront locations in municipal ownership.
  - g) Require dedication of land for conservation, public and community facilities, and recreational and open space opportunities in new development areas.

### Objective 2 – Vibrant Downtown

1. Develop and Sustain an Active and Vibrant Town Center
  - a) Promote the central business district with retail and commercial use on lower floors and residential or other uses upstairs.
  - b) Promote place making that encourages light commercial use, dining, accommodations, public open space, nightlife, and other community events.
  - c) Promotes a vibrant year-round downtown through the development of private and public partnerships, financial incentives such as community block grants, rehabilitation grants, tax credits or abatements for certain periods of time, reduction in permit fees, and postponement of tax reevaluations.
  - d) Promote multi-family, higher density residential use along Marine Street and multi-family higher density mixed use along Seward Street.
  - e) Develop an integrated Master Plan and Neighborhood Specific Plans for Katlian/Kogwanton, Lincoln, Marine/Seward, Swan Lake frontage closer to downtown, Sheldon Jackson Campus, and surrounding residential neighborhoods.

### Objective 3 - Promote Social Interaction

1. Promote social connectedness through activities in public spaces, development of a series of small destinations connected by a network of quality sidewalks, bike lanes, multi-use paths, meeting places and social nooks along paths, and playgrounds.
2. Expand the Seawalk through Katlian Avenue.

3. Identify all existing multi-modal transportation options, and plan for connection of gaps between key segments and centrally located districts/areas.
4. Coordinate with public and private groups to leverage community assets and promote community connections through downtown events, art and cultural events, Sheldon Jackson Campus, and historical assets.
5. Develop a multi-group partnership project along Katlian with STA, ANB, and ANS focusing on projects to highlight Alaska native culture; such as a boat haul out, historical signage, cooperation to seek rehabilitation for existing historical structures, and a Seawalk expansion.
6. Land use planning and actions will consider and help implement the aspects of other approved plans that promote social interaction and community connectivity.

#### **Objective 4 - Environmental Quality**

1. Maintain clean air, water, and soil to support healthy flora and fauna populations.
2. Create design and development standards that incentivize green building materials and techniques, and other low impact design features such as LEED.
3. Preserve natural resources through conservation easements, conditions placed on developments, and designation of open space districts.
4. Zone land for open space, limited horticulture, and temporary recreational uses such as recreational cabins.
5. Protect scenic resources including view sheds.
6. Develop and enforce standards that protect watersheds.

#### **Objective 5 - Incompatible Land Use**

1. Develop Master and Neighborhoods Plans that preserve the majority existing land use, promote a transition towards harmonious use, and feasibly mitigate impacts to sensitive uses that utilize zoning map amendments, the use of buffers, screening, setbacks, density, and intensity transitional zoning, while attempting to remove spot zoning. Such areas should include:
  - a) Master Plan for Price/Smith Street Industrial and Heavy Commercial and Light Commercial Zone and Smith Street Mixed use, Light commercial, and Residential Zone
  - b) Downtown to include sub specific plans for Lincoln, Upper Lincoln, Sheldon Jackson Campus, Katlian, Marine/Seward, and surrounding residential neighborhoods.
  - c) Granite Creek Area to promote Industrial, Heavy Commercial, and transition to light commercial and residential.
2. Develop neighborhood plans to protect neighborhood character.
3. Develop design guidelines that retain and protect neighborhood character.

#### **Objective 6 - Future Growth**

1. Establish desired future growth patterns and zoning for all land in the borough.
2. Establish a purposeful holding zone with limited uses allowed.
3. Develop master plans for GPIIP, Katlian, Marine Street, Downtown, HPR (Mixed Use Area), Granite Creek, Indian River, Jamestown Bay, Price/Smith.
4. Integrate other plans with Comprehensive Plan.
5. Future growth should utilize existing inventory to avoid disharmony of uses, include efficient use of transportation systems, meet economic development goals, capitalize on efficient and sustainable use of utilities, facilities, and parks, while also protecting other critical assets such as environmental and socio-cultural assets.
6. Identify areas for infill, redevelopment, and rehabilitation.
7. Maintain an inventory of vacant land to assist private developers and private/public partnerships.

8. Seek funding, partnerships, financial incentives (grants, loans, rehabilitation tax credits, tax breaks) to rehabilitate and revitalize neighborhoods and key master plan areas.
9. Discourage land-locked parcels, substandard parcels, spot zoning, and variances for future land use.
10. Plan for technology-heavy industry and businesses.
11. Amend zoning code to allow agricultural use in specific agricultural zones and also in existing commercial or industrial zones.
12. Amend zoning assignments for 400-599 Lake Street and 400-999 Halibut Point Road to encourage mixed use and commercial use.

#### **Objective 7 - Efficiency and Cost Control**

1. Maximize development along existing roads and utility lines. Use Local Improvement Districts (LIDs) for new infrastructure.
2. Support high density residential and mixed use development along transit routes.
3. Amend development standards to promote affordable development. Amendments to include increasing height, decreasing minimum lot size and width, establishing lot and structure maximums in specific zones, and reducing parking requirements in appropriate.
4. Amend development standards to promote sustainable by requiring a fair share of costs to be incurred by developers for utility infrastructure, sidewalks, multi-use paths, public and community facilities, and open space.
5. Cluster and nodal zoning should be developed to make efficient use of existing infrastructure and reduce vehicle miles traveled.

#### **Objective 8 - Enhance Resilience**

1. Encourage “green” site and infrastructure design and development that minimizes wastewater volume by using natural systems for filtration and runoff, reduces erosion, and protects anadromous fish stream habitat.
2. Allow use of municipal land for neighborhood and community gardens (not for profit), including small parcels and spaces in rights-of-way and cul-de-sacs, as appropriate.
3. Recognize, value, and celebrate Sitka’s historic and cultural assets and properties.
4. Develop a Sitka Historic Preservation Plan, adopt, and implement.
5. Maintain and improve Sitka’s walking and biking transportation routes. Focus on those that connect residential areas with schools and employment centers.
6. Remove obstacles to accessibility through development of additional curb cuts and other accessibility features.
7. Anticipate and provide for changes in sea level along waterfront as well as increased frequency/severity of storms.
8. Create programs and partnerships to rehabilitate or replace existing substandard and unsafe housing stocks and provide creative solutions to existing substandard housing such as small homes for certain residential areas and tiny homes on wheels for mobile/mfg. home parks.
9. Create housing for the homeless through public-private partnerships.
10. Provide for a healthy resilient community by providing for complete streets that will provide safer and more useable streets, sidewalks, and multi-modal transportation options for all users such as drivers, bikers, and pedestrians of all abilities.
11. Develop a Hazard Mitigation Plan that identifies response plans for a variety of disasters and emergencies such as earthquake, tsunami, flood, landslide, and other emergencies.
12. Support geotechnical assessment and mapping of landslide and mass wasting hazards and determine whether this information should be included in GIS and other land management tools.

13. Consider how to best address development in moderately to high risk areas via means such as increased geotechnical analysis, mitigation, and other risk allocation or mitigation measures.
14. Use all existing information related to risk assessments to determine where to develop public facilities and public roads and access infrastructure.
15. Identify and disseminate public information resources to assist the public in knowing to the best degree possible the existing risks associated with potential hazards or events that may increase the probability of an occurrence.

**Objective 9 – Waterfront land use:**

1. Protect the working waterfront for marine-dependent industrial, harbors, and commercial businesses.
2. Provide for public waterfront access, enjoyment, and the ocean views that define Sitka's sense of place.
3. Limit non-water dependent uses along key waterfront locations.