

S

B

6

5

7



Introduced: 1/14/82
Referred: Health, Education &
Social Services and Finance

Funding Information
General Fund \$11,500,000
Other Funds -0-
\$11,500,000

BY STURGULEWSKI, DANKWORTH, KELLY,
BRADLEY AND STIMSON

1 IN THE SENATE

2 SENATE BILL NO. 657

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act making a special appropriation to the University
7 of Alaska for acquisition of land for expansion of the
8 Anchorage campus; and providing for an effective date."

9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

10 * Section 1. The sum of \$11,500,000 is appropriated from the general fund
11 to the University of Alaska for acquisition of land contiguous to the campus
12 in Anchorage for expansion of the campus.

13 * Sec. 2. The appropriation made by this Act is for a capital project and
14 is subject to AS 37.25.020.

15 * Sec. 3. This Act takes effect immediately in accordance with AS 01.10.-
16 070(c).

17
18
19
20
21
22
23
24
25
26
27
28
29

Project Title Land Acquisition			Location(s) Statewide		Election Districts Served 0 20		Start Date Sept. 1982		Completion Date	
AGENCY REQUEST			Operational Cost & No. Personnel Increase -- (Decrease)		First Operating Year _____	Ultimate Annual Year _____	GOVERNOR'S REQUEST		Disapproved <input checked="" type="checkbox"/>	
							Approved <input type="checkbox"/>		Deferred <input type="checkbox"/>	
1002	Federal Receipts		Funding	Federal Receipts			1002	Federal Receipts		
1003	G/F Match			General Fund	0	0	1003	G/F Match		
1004	General Fund (D.A.)	11,450.0	Source				1004	General Fund (D.A.)		
1005	I/A Receipts						1005	I/A Receipts		
	G.O. Bonds		Total Annual Operational Cost		0	0		G.O. Bonds		
			Position (FTE)		0	0				
			Previous Year Priority							
			Agency Priority		83-8		Governor's Priority			
	Total	11,450.0					Total			

PROJECT DESCRIPTION

Land Acquisitions:

University of Alaska/Anchorage	\$10,000,000
University of Alaska/Juneau	1,000,000
CCREE Northwest Community College	450,000

35a PROJECT DESCRIPTION -
PROPOSED CAPITAL
PROJECT

CATEGORY EDUCATION

AGENCY UNIVERSITY OF ALASKA
ADULT AND
PROGRAM POSTSECONDARY EDUCATION

Page _____ of _____
Revised Date _____

FY83
06076

Capital Project Expenditures (Cash Flow)	Total	Budget Year	Budget Year Plus 1	Budget Year Plus 2	Budget Year Plus 3	Budget Year Plus 4	Remaining Cost
Planning and Engineering							
Land	11,450.0	11,450.0					
Construction							
Equipment							
Administration and Other							
Total Annual Expenditure (Capital Cost)	11,450.0	11,450.0					

Project Justification

The campuses at Anchorage and Juneau are filling up to capacity with existing and proposed facilities, buildings, parking areas, roads. Furthermore, approximately 39% of Anchorage's campus lands have recently been classified as "wetland" by the Corps of Engineers. Adjacent lands should be purchased in order that long range plans can be followed for orderly future development.

The NWCC campus now consists of a learning center, individual learning lab, television/media production center, 7 classrooms and offices and support spaces. About 1/3 of the land currently occupied is leased from the City of Nome. Increased attendance/enrollments in programs, new collaborative programs and escalated demands by the community force the college to look towards acquisition of property within the square block now 40% occupied.

Two issues are interlinked:

1. Acquisition of property, as it comes on the market, to provide for future expansion and service.
2. Provision of roads, streets, and parking on current land to accommodate students/community usage.

The campus is now landlocked and unable to accommodate further development.

NWCC

NWCC has completed 6 small buildings in the last year to accommodate programs (roughly 7,000 sq. ft.). This covers all the available land. Future growth is limited by lack of available space.

Project Type

- Building Construction (C)
- Other Improvement (I)
- Equipment (E)
- Land (L)
- Professional Services (P)
- Other (O)

Project Characteristics

- Totally New Facility
- Addition to Existing Facility
- Renovation of Existing Facility
- Major Maintenance or Repair
- Supplement Previously Authorized
- Funds to Enable Completion
- One of Several Phases
- Major External Funding Source
- Other

Site Features

NO YES

- Site Currently Owned?
- All Utilities Available?
- Access Already Available?

PROJECT TITLE Land Acquisition

CATEGORY EDUCATION

AGENCY UNIVERSITY OF ALASKA
PROGRAM ADULT AND POSTSECONDARY EDUCATION

Page	of
Revised Date	

FY83

35b

PROPOSED CAPITAL PROJECT

000777

The long term growth plan for NWCC (as evidenced in the 5 year plan) calls for the development of joint use facilities (consortium library, cultural resources center) and program facilities (marine and science center, technology center) that need ground upon which to be built.

Students and community use of the college facilities is limited to 8 vehicles because of lack of roads, streets, and parking. This is a distinct problem because it means people must walk or take cabs in the winter. In the winter of '81 nineteen vehicles had to be towed from the premises because of poor roads and parking.

Documentation of Capital Costs

NWCC land acquisition costs are based on estimates of current land values and the total area need. Exact costs can only be determined after identification of parcels and market appraisals.

Analysis of Impact on Operational Costs

No significant increase is projected until land is developed through future capital projects.

Alternatives Considered

Because of permafrost conditions, a denser campus development is not feasible. Leaving only horizontal expansion possibilities.

UAA

The Corp of Engineers this past year, classified approximately 33% of UAA-ACC lands as wetlands thereby making them unbuildable. While this in itself does not change the long range building locations it does affect development of parking and access roads. It is unfortunate that the campus with considerable potential for expansion lacks the land necessary to carry it out. With the appropriation the University will purchase private, and institutional lands, as they become available.

Documentation of Capital Costs

Purchases of lands will be conducted according to Board of Regents money based on appraised values at time of purchase.

CONTINUATION FORM

CATEGORY EDUCATION AGENCY UNIVERSITY OF ALASKA PROGRAM ADULT AND POSTSECONDARY EDUCATION

PROJECT TITLE Land Acquisition

01 1073 (7/79)

REVISED
DATE

06078

Analysis of Impact on Operation Costs

No significant increase is projected until land becomes developed.

Alternatives Considered

There has been consideration of relocating either UAA or ACC to a new site. This alternative is rejected because of the extraordinary high cost of developing a new campus site with buildings, roads, parking and utilities.

UAJ

UAJ's three campus locations all suffer from lack of buildable land for future building expansions. The Auke Lake campus is in the process of being expanded for student housing through purchase of private land. Continued purchases must be done as land becomes available, particularly land near the fisheries building.

The Marine Technology site (formerly N.C. property) need a major land acquisition to complete a logical ownership pattern.

The downtown site needs land for future expansion of buildings and parking.

It is impossible to predict for which purchases the appropriation will be spent since it depends on willingness of private owners to sell, and appraisal values of particular parcels.

Documentation of Capital Costs

Costs can be established only after specific parcels are identified, appraisals made and negotiations concluded.

Analysis of Impact on Operational Costs

No significant increase of capital cost is projected until lands are developed.

Alternatives Considered

At all three locations, a denser development would forestall the need for land till some future date. However, this development would be more costly and postpone land acquisitions till future dates would be more costly due to land escalation.

CONTINUATION FORM

CATEGORY EDUCATION AGENCY UNIVERSITY OF ALASKA PROGRAM ADULT AND POSTSECONDARY EDUCATION

PROJECT TITLE Land Acquisition



REVISED DATE _____

06/07/79

<u>SCHMESTR</u>	<u>FTE STUDENTS</u>	<u>BUILDING DESCRIPTION, YEAR OPENED, SQUARE FOOTAGE</u> (Student housing and parking are not included)	<u>CUMULATIVE</u> <u>SQUARE FEET</u>	<u>1981 ACTUAL PROJECTED</u> <u>CONSTRUCTION COSTS</u> (In thousands) <i>(1.45% per month inflation factor)</i>
<u>SQUARE FEET PER FTE STUDENT</u>				
	<u>ACTUAL</u>			
Fall 1975	745	UAA, ACC, APU Library (Jan. '73) 101,244 Sq. Ft. College of Arts and Sciences (Sept. '74 - Partial) 61,986 Sq. Ft.	163,230	--
Fall 1976	977		163,230	--
Fall 1977	1,270		163,230	--
Fall 1978	1,317	Health Occupations Facility 47,670 Sq. Ft. Energy Module 4,608 Sq. Ft. UAA, ACC Physical Education Facility 142,620 Sq. Ft.	358,128	--
Fall 1979	<i>243</i> 1,476		358,128	--
Fall 1980	<i>216</i> 1,660		358,128	--
Fall 1981	<i>210</i> 1,897	Classroom/Office Building 41,000 Sq. Ft.	399,128	--

GOALS

Fall 1982	<i>186</i> 2,150		399,128	
Fall 1983	<i>203</i> 2,410	1 UAA, ACC Bookstore 38,000 Sq. Ft. 2 Administration/Classroom Building 52,000 Sq. Ft.	489,128	5,200. 9,180.
Fall 1984	<i>177</i> 2,769		489,128	
Fall 1985	<i>193</i> 3,229	3 Classroom Building 94,000 Sq. Ft. 5 UAA, ACC Physical Plant Building 40,000 Sq. Ft.	623,128	20,000. 10,000.
Fall 1986	<i>186</i> 3,556	4 Classroom Building 37,000 Sq. Ft.	660,128	8,000.
Fall 1987	<i>235</i> 3,787	6 Health Science Building 90,000 Sq. Ft. 7 Expansion of Classroom/Office Building 40,000 Sq. Ft. 8 Physical Education Addition 100,000 Sq. Ft.	800,128	53,000. 12,000. 33,000.
Fall 1988	<i>252</i> 4,056	14 Continuing Education Facility 130,000 Sq. Ft.	1,020,128	36,500.
Fall 1989	<i>301</i> 4,352	9 Business and Public Administration Bldg. 60,000 Sq. Ft. 15 Science Building 150,000 Sq. Ft. 16 Library Expansion 80,000 Sq. Ft.	1,310,128	14,400. 66,000. 26,000.
Fall 1990	<i>296</i> 4,657	18 Education Classroom Building 30,000 Sq. Ft.	1,370,128	16,200.

New buildings and their square footages are listed according to occupancy dates. Budget dates are two years previous. Numbers refer to Proposed Six Year Development Plan, January 1982.

Bill would enable UAA to buy land

by Bill White

Times Journal Bureau

Juneau — The University of Alaska, Anchorage, might get stretching room under legislation introduced this week.

A bill by five Anchorage senators would provide a special appropriation of \$11.5 million to UAA to buy land on which to expand the cramped campus.

Sen. Artiss Sturgulewski, R-Anchorage, the bill's main sponsor, said most of the land owned by UAA is considered wetlands, unsuitable for building on.

But negotiations between UAA and the nearby Alaska Pacific Uni-

versity could provide the campus with some much-needed land right next door, she said. That 20-acre parcel lies across Providence Drive from the UAA campus, next to Providence Hospital.

APU also has looked into subdividing that land so a medical clinic could be built there.

"I would like to see that land go to the university," Sturgulewski said. "Obviously, it would require the mutual agreement between UAA and APU. But that land is contiguous, it has good access to parking and to the library. It just makes a lot of sense."

Mel Kalkowski, public affairs di-

rector for UAA, said the university also is looking at another 20-acre parcel owned by APU, and at a dozen other pieces of land in Anchorage. The exact sizes and shapes of the lots, and how much each would cost, are also under negotiation, he said.

The governor's budget proposal, unveiled on the same day Sturgulewski offered her bill, contains no money for buying land. The university had requested funds, Kalkowski said.

Co-sponsoring the special appropriation bill were Sens. Ed Dankworth, Tim Kelly, Brad Bradley and Terry Stimson.

"A portion of Section 28, T 13 space N, R3W, S.M., Alaska, more particularly described as follows: That portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28 lying west of Bragaw Street centerline and south of University Avenue centerline containing approximately 40 acres."

MEMORANDUM

March 1, 1982

TO: Senate H.E.S.S. Committee
Senator Charles Parr, Chairman

FROM: Patrick M. Anderson
Municipality of Anchorage

RE: SB 657

The Committee requested that I provide certain information about the proposed purchase by the University of Alaska of approximately 40 acres of land presently owned by Alaska Pacific University for \$11.5 million.

Presently, the land is zoned PLI, a copy of the appropriate ordinance is attached. A request has been made by APU to change the zoning from PLI to R.O. A copy of the R.O. ordinance is also attached. The R.O. was approved by the Planning and Zoning Commission on October 12, 1981 and forwarded to the Anchorage Assembly for action. At the Mayor's request, a public hearing before the Assembly on the change request has been delayed to April 23, 1982. The Municipality would like to see the land purchased by the University of Alaska and kept in the PLI zoning category.

The land is apparently suitable for high rise construction. Providence Hospital to the west of the parcel is a high rise facility and a gravel pit to the east of the parcel also indicates good solid foundation support.

At present, a joint committee of UAA, APU, and the Municipality of Anchorage is meeting regularly to discuss planning for the area's future.

Attachments

Zoning Map. The new Zoning Map may correct drafting and other errors or omissions in the prior Zoning Map, but no such correction shall have the effect of amending the original Zoning Map. Such new Zoning Map shall be marked "This Zoning Map adopted by ordinance of the Assembly on (date) supersedes the Zoning Map adopted (date) which statement shall be signed by the President of the Assembly and attested by the Clerk. Unless the prior Zoning Map is lost or has been totally destroyed, the map or significant parts thereof remaining after partial destruction shall be preserved, together with all records of the Assembly regarding its adoption and amendment.

D. The following rules for interpretation of use district boundaries on the Zoning Map shall apply:

1. district boundaries indicated as approximately following the center-lines of right-of-way lines of streets, highways, or alleys shall be construed to follow such centerlines of right-of-way lines;
2. district boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

E. The Municipality of Anchorage is hereby divided into the following use districts:

1. PLI Public Lands and Institutions District.
2. R-1 One-family Residential District.
3. R-1A One-family Residential District (Large Lot).
4. R-2 Multiple-family Residential District (allowing up to eight units per lot, based on the Table in Section 21.40.040(F)(3).
5. R-2A Two-family Residential District (Large Lot).
6. R-2D Two-family Residential District.
7. R-3 Multiple-family Residential District.
8. R-4 Multiple-family Residential District.
9. R-5 Rural Residential District.
10. R-8 Suburban Residential District (Large Lot).
11. R-7 Intermediate Rural Residential District.
12. R-8 Rural Residential District (Large Lot).
13. R-9 Rural Residential District.
14. R-O Residential-Office District.
15. D-2 Residential Development District (Two-family).

16. D-3 Residential Development District (General).
17. B-1 Local and Neighborhood Business District.
18. B-2A Central Business District Core.
19. B-2B Central Business District Periphery.
20. B-2C Central Business District.
21. B-3 General and Strip Commercial Business District.
22. B-4 Rural Business District.
23. I-1 Light Industrial District.
24. I-2 Heavy Industrial District.
25. I-3 Rural Industrial District.
26. W Watershed District.
27. U Unrestricted District.

Each of the districts listed above may be subject to special limitations in accordance with the provisions of Chapters 21.35 through 21.55 of this Title. (Adapted from GAAB 21.05.040).



The following statement of intent and use regulations shall apply in the PLI district:

A. The PLI district is intended to include major open lands and major public and quasi-public institutional uses, including government office buildings and existing land reserves for public and institutional use.

B. Permitted principal uses and structures:

1. parks, parkways, greenbelts, land reserves and related facilities;
2. golf courses, playgrounds, playfields and the like;
3. zoos, museums, historic and cultural exhibits and the like;
4. water conservation and flood control installations;
5. educational institutions, including public, private or parochial academic schools, colleges and universities;
6. hospitals, sanitariums, children's homes, nursing homes, convalescent homes, homes for the aged, and the like, provided that hospitals or sanitariums for the treatment of drug addicts or alcoholic patients shall be permitted only by Conditional Use;
7. Cemeteries, subject to the standards set forth in Section 21.50.140.

8. sewer installations and water supply installations;

9. utilities installations;

10. convents, monasteries and administrative offices of religious organizations;

11. headquarters or administrative offices for such charitable or eleemosynary organizations as Red Cross, Tuberculosis Society, Cancer Society, Boy Scouts, Girl Scouts and similar quasi-public organizations of a non-commercial nature;

12. governmental office buildings.

C. Permitted accessory uses and structures:

1. crematoriums and mausoleums as accessory uses to permitted cemeteries;

2. uses and structures which are necessary or desirable adjuncts to permitted principal uses and structures, where such accessory uses and structures are under the management or control of the organization or agency responsible for the permitted principal use or structure.

D. Conditional Uses:

Subject to the requirements of the Conditional Use standards and procedures of this title, the following uses may be permitted:

1. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

2. natural resource extraction on tracts of not less than five acres;

3. oil and gas development, on tracts of not less than five acres;

4. commercial farming on tracts of not less than 10 acres, including the storage (at least 50 feet from any property line) of farm equipment used on the same tract;

5. radio and television transmission towers;

6. recreation uses, including commercial recreation uses for a period of time to be determined by the Planning Commission;

7. vocational schools, trade schools, manual training centers and the like;

8. correctional institutions, rehabilitation centers, reformatories and the like;

9. Planned Unit Developments;

10. governmental service shops, maintenance and repair centers and equipment storage yards.

E. Prohibited uses and structures:

Any use or structure not of a character indicated under permitted uses and structures or permitted as a Conditional Use.

F. Minimum lot requirements:

Lot width	100 ft.
Lot area	15,000 sq. ft.

G. Minimum yard requirements:

1. Front yard:	25 feet
2. Side yard:	10 feet
3. Rear yard:	15 feet

H. Maximum lot coverage by all buildings: 30%.

I. Maximum height of structures: unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the supplementary district regulations and the Uniform Sign Code.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use. Parking shall conform to the minimum requirements set forth in the supplementary district regulations unless it is demonstrated to the Building Official and the Traffic Engineer that the patrons and/or employees of the land use will generate a lower parking demand than anticipated by the supplemental district regulations. The burden of proof and demonstration of the lower parking demand lies with the property owner. Information that could demonstrate the lower parking demand may include: mass transit routing, car pooling, joint parking, arrangements or other parking and transit means as set out in a written parking and transportation impact plan submitted to the Traffic Engineer for approval. Variances to Section 21.45.080 Minimum Off-Street Parking Requirements may be granted by the Building Official in this use district upon the recommendation of the Traffic Engineer. Any change in the land use to which the variance granted by the Building Official. Any variances granted shall be executed by the recording of a standard parking agreement.

L. Loading. Adequate off-street loading area shall be provided in connection with any permitted

use, the minimum of each use to be as provided in the supplementary district regulations.

- M. Ground cover. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials. (Adapted from GAAB 21.05.050, AO 77-129, AO 81-1785).

21.40.030 R-1, R-1A — Single-family Residential Districts.

The following statement of intent and use regulations shall apply in the R-1 and R-1A districts:

- A. These districts are intended as urban and suburban single-family residential areas with lot population densities. R-1 and R-1A use regulations are identical, but existing dimensional differences in lot width and area are intended to be preserved. Structures and uses required to serve governmental, educational, religious, non-commercial recreational, and other needs of such areas are permitted within such districts or are permissible as Conditional Uses subject to restrictions intended to preserve and protect their single-family residential character.

B. Permitted principal uses and structures:

1. single-family dwellings (only a single principal structure may be allowed on any lot or tract);
2. public, private and parochial academic elementary schools;
3. high schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of Class I or greater designation upon the Official Streets and Highways Plan;
4. parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
5. public branch libraries.
6. family residential care

C. Permitted accessory uses and structures:

1. home occupation, subject to provisions of the supplementary district regulations;
2. noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, private barbecue pits;

3. private garages;

4. the outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other titles of this code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line;

5. family care;

6. private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers in a safe and orderly manner and separated by at least five feet from any property line.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this title, the following uses may be permitted:

1. commercial greenhouses and tree nurseries;
2. airstrips and heliports, if adequate approach and noise buffer areas are provided;
3. utilities substations;
4. nursing homes, convalescent homes and similar institutional uses subject to the provisions of the supplementary district regulations;
5. art schools, music schools, dancing schools and the like;
6. churches and synagogues along with the customary accessory uses including parsonages, day care and meeting rooms;
7. residential Planned Unit Development;
8. natural resource extraction on tracts of not less than five acres;
9. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval;
10. quasi-institutional houses;
11. day care.

E. Prohibited uses and structures:

any use or structure not of a character indi-

The following statement of intent and use regulations shall apply in the R-O district:

A. The R-O district is intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or in areas where commercial uses might be damaging to established residential neighborhoods.

The R-O district is further intended to provide a mix of low- to medium-density residential uses with certain specified business, personal and professional services that can function efficiently without generating large volumes of vehicular traffic. The regulations and restrictions in the R-O district are intended to protect, preserve and enhance the residential uses while permitting uses characterized principally by consultative services or executive, administrative or clerical procedures.

B. Permitted principal uses and structures:

1. single-family, two-family and multiple-family dwellings;
2. hotels, motels, and motor lodges on sites with a minimum of 14,000 square feet, provided that principal access to such uses shall be from streets of Class I or greater designation on the Official Streets and Highways Plan;
3. boarding and lodging houses;
4. private clubs and lodges;
5. parks, playgrounds and playfields, municipal buildings in keeping with the character of the district;
6. museums, historic and cultural exhibits, libraries and the like;
7. family residential care, day care and 24 hour child care facilities;
8. public, private and parochial academic schools;
9. hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like;
10. offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
11. accounting, auditing and bookkeeping services;

12. engineering, surveying and architectural services;

13. attorneys and legal services;

14. real estate service and appraisers;

15. stock and bond brokerage services;

16. insurance services;

17. photographic services;

18. funeral services, provided, however, that crematoriums are specifically prohibited;

19. banks, savings and loan associations, credit unions and similar financial institutions;

20. private employment agencies, placement services and temporary personnel services.

21. Headquarters or administrative offices for such charitable or eleemosynary organizations as Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a non-commercial nature. *Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by Conditional Use only.

*Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by Conditional Use only.

C. Permitted accessory uses and structures:

1. accessory uses incidental to any of the principal uses above listed;
2. hotels, motels, or motor lodges having 20 or more rental units may include personal and professional service establishments and restaurants which are clearly incidental to the operation of the permitted principal use.
3. family care.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted.

1. town houses, row houses and office buildings built to a common wall at side lot lines;
2. churches and synagogues, along with the customary accessory uses including parsonages, day care and meeting rooms;
3. utilities substations;
4. off-street parking spaces or structures;

5. Planned Unit Development:

- 6. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.

a. lot area: 6,000 sq. ft.

b. lot width: 50 ft.

E. Prohibited uses and structures:

- 1. any use or structure not of a character indicated under permitted uses and structures or permitted as a Conditional Use;
- 2. storage or use of mobile homes or quonset huts;
- 3. any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

G. Minimum yard requirements:

- 1. front yard: 10 feet, except as provided in the supplementary district regulations;
- 2. side yard: single-family, two-family and multiple-family dwellings: 5 feet, provided, however, that where buildings exceed 35 feet in height, minimum side yards shall be increased one foot for each five feet in height exceeding 35 feet;

all other permitted uses: none, provided, however, that if any side yard is provided, it shall not be less than five feet; the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of five feet between such buildings;

- 3. rear yard: 10 feet;
- 4. multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

F. Minimum lot requirements:

Use	Lot Area (sq. ft.)	Lot Width (ft.)
1. single-family dwelling	6,000	50
2. two-family dwelling	6,000	50
3. 3-through 10-family dwelling	6,000	50
4. Apartment buildings for 11 or more families may only be constructed on sites having a minimum area of 14,000 square feet and minimum frontage of 100 feet on a Class I or greater street, and shall be limited by a floor area ratio (F.A.R.)* of 2.0, and subject to the yard requirements of this section.		

*Floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross square feet of building on a lot with an area of 14,000 square feet.)

- 5. all other permitted uses:

H. Maximum lot coverage by all buildings:

- 1. single-family, two-family, and multiple-family dwellings: 50%;
- 2. all other permitted uses: unrestricted.

I. Maximum height of structures: unrestricted, except that structures shall not interfere with Federal Aviation Administration Regulations on airport approaches.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

- 1. residential uses: one vehicular parking space for each dwelling unit;
- 2. all other permitted uses: as provided in the supplementary district regulations.

L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. Ground cover. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following:

lawn, grass, shrubbery, trees or other suitable ground cover materials. (Adapted from GAAB 21 05.0501 AO 77-219).

21.40.140 B-1 — Local and Neighborhood Business District.

The following statement of intent and use regulations shall apply in the B-1 district:

A. The purpose of the B-1 district is to encourage the establishment of areas for convenience business uses which tend to meet the daily needs of local and nearby neighborhoods. The district is intended to be small and compactly designed.

B. Permitted principal uses and structures:

1. grocery stores, delicatessens and food specialty shops;
2. meat and seafood markets;
3. retail bakeries;
4. hardware stores;
5. shoe-repair shops;
6. bookstores and stationery stores;
7. drugstores;
8. self-service laundry and self-service dry cleaning shops;
9. beauty shops;
10. barber shops;
11. restaurants, tearooms, cafes, and other places serving food or beverages conducted entirely within fully enclosed buildings, but specifically excluding any drive-in eating facilities;
12. knit shops, yarn shops, dry goods, dress-making and notions stores;
13. small appliance repair shops;
14. photography studios, art studios;
15. post offices;
16. on-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent, provided, however, that large commercial and industrial laundry and dry cleaning plants are prohibited;
17. laundry and dry cleaning pickup stations;

18. single-family and two-family dwellings;

19. noncommercial parks, playgrounds, and government buildings in keeping with the character of the district;

20. libraries;

21. medical and dental offices and offices of attorneys, accountants, engineers and other professions regulated under state law;

22. family residential care, day care and 24 hour child care facilities.

23. insurance and real estate office.

*Uses involving the sale, dispensing or service of alcoholic beverages may be permitted by Conditional Use only.

C. Permitted principal uses and structures subject to maximum gross floor area limit:

1. department or variety stores: 4,000 sq. ft.;
2. clothing store: 3,000 sq. ft.;
3. furniture and home appliances store: 3,000 sq. ft.;
4. catalog showroom: 2,000 sq. ft.;
5. music and record store: 1,400 sq. ft.;
6. hobby store: 1,400 sq. ft.;
7. florist: 1,200 sq. ft.;
8. gift and card shop: 1,000 sq. ft.;
9. bank or similar financial activity with predominant service to local depositors and customers, not including drive-in facilities: 3,000 sq. ft.;
10. frozen food locker: 1,400 sq. ft.;
11. local administration offices for charitable and eleemosynary agencies of a non-commercial nature: 1,000 sq. ft.

D. Permitted accessory uses and structures. Accessory uses and structures customarily incidental to any permitted principal uses listed in subsections B or C hereof. In the same structure as a permitted principal use, one dwelling unit may be occupied as an accessory use.

E. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted:

1. gasoline service stations;

January 1982

UNIVERSITY OF ALASKA, ANCHORAGE
ANCHORAGE COMMUNITY COLLEGE

**PROPOSED, SIX YEAR
DEVELOPMENT PLAN**

**PREPARED BY:
UNIVERSITY OF ALASKA
DEPT. OF FACILITIES PLANNING & CONST.**

LEGEND OF FACILITIES

UNIVERSITY OF ALASKA, ANCHORAGE

- 1 UAA/ACC Bookstore
 - 2 UAA Administration/Classroom Building
 - 3 Classroom/Laboratory/Office Building
 - 4 Multipurpose Classroom (Lecture)
 - 5 Physical Plant
 - 6 Health Science Building
 - 7 Expansion of COA
 - 8 Physical Education Addition
 - 9 Business & Public Administration
 - 10 Student Housing
 - 11 Infirmary
-
- 12 Parking Structure, 500 Cars
 - 13 Transit Station
 - 14 Continuing Education Facility
 - 15 Science Building
 - 16 Library Expansion
 - 17 Spine Completion
 - 18 Education Classroom Building
 - 19 Classroom Office Building
 - 20 Professional Building
 - 21 Student Services

ANCHORAGE COMMUNITY COLLEGE

- 1 Applied Science Building
 - 2 Aviation Complex Phase I
 - 3 New Administration Building
 - 4 ACC Chugiak/Eagle River Extension Center Site Acquisition
-
- 5 Spine Completion
 - 6 South Anchorage Satellite Campus Site
 - 7 Applied Science Building Phase II
 - 8 Parking Structure, 500 Cars
 - 9 Administration/Classroom
 - 10 Vocational/Technical Building - All South Anchorage Campus
 - 11 Classroom/Administration Building

UNIVERSITY OF ALASKA, ANCHORAGE
ANCHORAGE COMMUNITY COLLEGE

P R O P O S E D, S I X Y E A R
D E V E L O P M E N T P L A N

UNIVERSITY OF ALASKA, ANCHORAGE

1. UAA/ACC BOOKSTORE

The University of Alaska, Anchorage will be advertising in February, for bids on a new bookstore, to be located south of the existing Campus Center.

The architectural firm selected for design of the Bookstore is Harold Wirum and Associates.

The Bookstore is a two-level structure with a mezzanine level housing support staff. The basement level will provide space for shipping and receiving and the main level will house the bookstore retail area. The Bookstore will be adjoined with the existing Campus Center by an enclosed arcade.

The building will be bermed for energy conservation. The facility is approximately 38,000 square feet.

Funds for this facility were provided by 1980 General Obligation Funds. The construction cost is projected to be approximately \$3,900,000.00

The facility will serve the University of Alaska, Anchorage; Anchorage Community College and the community at large.

It is projected to be operational by September of 1983.

2. UAA ADMINISTRATION, CLASSROOM BUILDING

The University of Alaska, Anchorage will open bids January 15, 1982 for an Administrative/Office/Classroom Building located on a 19.4 acre site east of the existing UAA Library.

The architectural firm responsible for the design is a joint venture of Wellenstein Architects, Inc. (Anchorage) and Broome, Oringdulph, O'Toole, Rudolf and Associates (Portland, OR).

A small lake, existing stands of deciduous/evergreen trees and views of the Chugach Mountain Range constitute site amenities that will be preserved and enhanced over future generations of building development.

The entrance roadway to this facility is the initial element in a circulation spine to connect expanding portions of the campus.

This facility will be the first specialized building on campus.

This facility will include administration and classroom functions; reception areas; admissions and records; business, academic, campus and public affairs; educational offices and other people-oriented services.

The facility will contain approximately 52,000 gross square feet and it will be complete by June of 1983.

3. CLASSROOM/LABORATORY/OFFICE BUILDING

The proposed UAA Classroom/Laboratory/Office Building will provide an approximately 94,000 gross square foot facility for use by the UAA College of Arts and Sciences; Department of: Theater and Speech, Dance, Music, and Art. The building design will be based on a Project Program prepared by the University's Office of Facilities Planning and Construction and the anticipated building occupants.

The architect for the project is CCC, Architects and Planners (Anchorage, Alaska).

The facility will be located on the UAA Campus directly to the east of the existing library building.

The facility shall be compatible with existing campus structures, campus master planning elements, and the natural environment.

Development of required on-site parking areas, utilities, and finish landscaping will be included in the project.

Planning and Design funds of \$768,000.00 were provided by the 1981 Legislature in the form of a direct appropriation.

Funds for project construction in the amount of \$20,000,000.00 are being requested of the 1982 Legislature.

Construction is expected to be complete in July of 1985.

4. MULTIPURPOSE CLASSROOM (LECTURE)

The University of Alaska, Anchorage will request of the 1983 Legislature \$8,000,000.00 to design and construct an approximately 37,000 gross square foot facility.

This facility will provide for large classrooms accommodating approximately 200 students each. In addition, there will be one central media area which will provide integrated audio-visual equipment for all rooms.

The total project will include all required parking, utilities, and finish landscaping.

The facility is expected to be operational in 1985.

5. PHYSICAL PLANT

The University of Alaska, Anchorage will request of the 1982 Legislature \$10,000,000.00 to design and construct an approximately 40,000 square foot facility.

This facility will provide for administrative offices, shops, storage space, greenhouse, etc., the department of preventative maintenance, custodial grounds, building maintenance and energy conservation.

The facility is expected to be operational in 1985.

6. HEALTH SCIENCE BUILDING

The University of Alaska, Anchorage will request of the 1984 Legislature \$27,000,000.00 to construct Phase I Health Science Building for approximately 90,000 gross square feet.

The total facility will house the School of Nursing Health Science Programs, Nursing Resource Center, Medical WAMI Program, Public Health Program and related support programs in biology and chemistry and library books required for the accreditation of the programs, related underground parking spaces as required by Code (463 spaces), and needed expansion of the Health Science Library. Phase I of the program will provide approximately half of the needed space.

This facility is intended to be complete in 1987.

The University of Alaska, Anchorage will request of the 1986 Legislature \$26,000,000 for the Health Science Building Phase II.

7. EXPANSION OF COA

The University of Alaska, Anchorage will request of the 1984 Legislature \$12,000,000.00 to construct an approximately 40,000 gross square foot addition to the existing Classroom/Office Building.

The first phase was completed for occupancy in 1981.

This facility will provide additional general classrooms and faculty offices to accommodate enrollment increases at UAA and is expected to be complete in 1987.

8. PHYSICAL EDUCATION ADDITION

The University of Alaska, Anchorage will request of the 1986 Legislature \$33,000,000.00 to expand the existing Physical Education Facility.

It is expected that this facility will provide approximately 100,000 gross square feet of additional physical education classrooms and gym areas.

The facility should be complete for occupancy in 1989.

9. BUSINESS AND PUBLIC ADMINISTRATION

The University of Alaska, Anchorage will request of the 1985 Legislature \$14,800,000. to construct an approximately 60,000 gross square foot facility to house the School of Business and Public Administration.

This facility will be comprised of general classrooms and faculty offices and will house many classes which are currently being taught off campus in inadequate facilities.

This facility is expected to be complete for occupancy in 1988.

10. STUDENT HOUSING

The University of Alaska, Anchorage will request of the 1984 Legislature \$25,000,000.00 to construct student housing.

This project is for the construction of a student housing facility consisting of 100 four-person apartments. The facility will house 400 students and provide peripheral campus parking.

It is intended that this facility would be complete for occupancy in 1987.

11. INFIRMARY

The University of Alaska, Anchorage will request of the 1987 Legislature \$14,000,000.00 to construct a 100-bed infirmary to support a health care program for residential students. The facility is expected to provide both in and out patient services.

It is intended that this facility will be complete for occupancy in 1990.

12. PARKING STRUCTURE, 500 CARS

*Not Included in Statewide Submission to Governor Request in 1983.

The University of Alaska, Anchorage will request future funds to construct a parking garage to accommodate 500 cars for students, staff, and visitors. This will serve to satisfy the local municipal ordinance requiring parking for new buildings as well as reduce pressure on fire lanes and roads from the large commuter population at the University.

13. TRANSIT STATION

*Not Included in Statewide Submission to Governor Request in 1983.

The University of Alaska, Anchorage will request of the 1983 Legislature funds to construct a transit station to serve students, faculty, staff, and visitors coming to the UAA Campus.

It will serve as a terminus for municipal transit systems as well as any future University on-campus transit systems.

This project will be coordinated with the Municipality of Anchorage in order to serve the best interest of the community.

14. CONTINUING EDUCATION FACILITY

*Not Included in Statewide Submission to Governor Request in 1983.

The University of Alaska, Anchorage will request future funds to design and construct an approximately 130,000 square foot facility.

This facility will provide conference facilities for ongoing continuing education to serve the many non-credit programs of the Justice Center, Alcohol and Addiction Center, School of Nursing, School of Education and The School of Business and Public Administration.

This project will provide a link between the University and the business and professional community, ultimately benefiting all segments of the state.

15. SCIENCE BUILDING

*Not Included in Statewide Submission to Governor Request in 1983.

The University will request of the Legislature future funds to construct an approximately 150,000 gross square foot facility.

This facility will house general laboratories, specialized laboratories, classrooms, research facilities and faculty offices for the "hard sciences" in the College of Arts and Sciences.

Such facilities are not available off campus and are required in many UAA curriculums.

16. LIBRARY EXPANSION

*Not Included in Statewide Submission to Governor Request in 1983.

The University of Alaska, Anchorage will request of the Legislature future funds to expand the existing Consortium Library.

This project will provide an additional 80,000 square feet to house the University Library which serves Anchorage Community College and Alaska Pacific University as well as the University of Alaska, Anchorage.

17. SPINE COMPLETION

***Not Included in Statewide Submission to Governor Request in FY83.**

The University of Alaska, Anchorage will request of the Legislature funds to construct pedestrian circulation corridors connecting all isolated buildings.

At present, the only spine which is in place connects the Physical Education Facility/Student Center (located between and used by both UAA and ACC) and the Health Occupations Facility on the UAA campus.

This project would allow safe pedestrian movement from building to building in a covered, tempered passageway.

18. EDUCATION CLASSROOM BUILDING

***Not Included in Statewide Submission to Governor Request in 1983.**

The University of Alaska, Anchorage will request of the 1986 Legislature \$16,200,000.00 to construct a 60,000 gross square foot general classroom and faculty office building to house the programs taught by the College of Education.

It is intended that this facility will be complete for occupancy in 1989.

19. CLASSROOM OFFICE BUILDING

*Not Included in Statewide Submission to Governor Request in FY83.

The University of Alaska, Anchorage will request of the Legislature future funds to construct a 60,000 gross square foot facility to house general classrooms and faculty offices particularly in lower division classes.

20. ENVIRONMENTAL ARTS ARCHITECTURE/PLANNING

*Not Included in Statewide Submission to Governor Request in FY83.

The University of Alaska will request of the Legislature future funds to design and construct an approximately 60,000 square foot facility.

This facility will provide classroom, classroom and office space for environmental sciences, renewable resources, planning and architecture.

The total project will include all required parking, utilities, and finish landscaping.

21. STUDENT SERVICES

*Not Included in Statewide Submission to Governor Request in FY83.

The University of Alaska, Anchorage will request of the Legislature future funds to design and construct an approximately 45,000 gross square foot facility.

This facility will provide space for such student service activities as a counseling center and financial aid offices.

The total project will include all required parking utilities and finish landscaping.

ANCHORAGE COMMUNITY COLLEGE

1. APPLIED SCIENCE BUILDING

The Anchorage Community College will advertise for bids for a new science building to be located east of Building "A" on the ACC campus.

The architectural designer for this project is TRA/FARR of Anchorage, Alaska.

This project will provide needed classroom, laboratory, and office space, and related classroom and office furniture to accommodate enrollments in existing programs. Laboratory equipment is being requested separately through a General Fund appropriation in the amount of \$429,600.00 for FY 83. The proposed facility will be occupied by the Departments of Nursing, Dental Assisting, Dental Hygiene, Medical Lab Technicians, and will also contain 7-9 general classrooms. The proposed facility will provide approximately 25,000 gross square feet with the structural capability for future expansion. All required utilities and paved parking will be provided.

It is intended that this facility will be complete in the fall of 1983.

2. AVIATION COMPLEX PHASE II

Anchorage Community College will request of the 1982 Legislature \$8,000,000.00 to construct Phase II of the Aviation Complex.

Funding for this project will provide approximately 27,000 square feet of classroom, class lab, office and auditorium space for the air traffic control, aviation administration, and professional piloting divisions of the Anchorage Community Aviation Program.

The classrooms and auditorium in this facility will be available for utilization by all areas of the Community College System, Aviation Community, and general public. This will insure maximum utilization of the facility from the beginning of operation and provided needed classroom space for ACC.

The total project will include all required parking utilities and finished landscaping.

The facility is expected to be operational in 1984.

3. NEW ADMINISTRATION BUILDING

The Anchorage Community College will request of the 1983 Legislature \$15,000,000.00 to construct a new Administration Building.

Request for new building to replace three temporary, relocatable structures currently housing instructional programs and support services. This building would permit centralization of administration, and student service departments. It will also provide space for instructional programs, computer labs, and conference rooms.

Buildings G, H, and I are temporary relocatable structures moved to the Anchorage Community College campus in 1970. They are wood-frame, one-story buildings constructed by Modular Designed Homes. They do not have permanent foundations. The buildings do not conform to building regulations presently. In 1978, the State Fire Marshal cited code violations in Buildings G and H. The estimated cost to remedy the violations cited by the Fire Marshall is \$290,000.00. The State Fire Marshal has agreed to the University's plan to install alternate life safety provisions, such as smoke detectors throughout the buildings for a limited time until a replacement building is completed. If a replacement building is not planned for the near future, we will be required to substantially renovate these temporary buildings to conform to the fire codes.

The intent is to replace the three facilities with one, to combine like functions centrally, and to adequately support functions that are currently undersupported and inefficient. The Master Plan is to combine all Student Services in a central area from counseling to registration and increase communication and efficiency.

It is intended that this facility be complete for occupancy in 1987.

4. ACC CHUGIAK/EAGLE RIVER EXTENSION CENTER SITE ACQUISITION

Anchorage Community College will request of the 1984 Legislature \$7,000,000.00 for the ACC Chugiak/Eagle River satellite extension land study land purchase and improvements.

Approximately 100 acres will be needed to accommodate a projected growth of 1,500 full time equivalent students at the present Chugiak/Eagle River Extension.

The successful Chugiak, Eagle River Extension will continue to grow and expand in response to the rapidly developing Eagle River/Chugiak area. This expansion provides a convenient and accessible postsecondary educational opportunity for the residents now residing in the area. This is especially true for graduating high school students who may find the travel distance to Anchorage a financial burden.

It is intended that this land study and acquisition shall be completed by 1986.

5. SPINE COMPLETION

*Not Included in Statewide Submission to Governor Request in FY83.

The Anchorage Community College will request of the 1985 Legislature funds to construct a pedestrian spine connecting the existing Physical Education Facility/Student Center with the proposed Administration Building.

This project will provide a safe, tempered access for students, staff, and visitors; and will complete and compliment the existing and proposed spine network throughout the UAA campus.

6. SOUTH ANCHORAGE SATELLITE CAMPUS SITE

*Not Included in Statewide Submission to Governor Request in FY83.

Anchorage Community College will request of the Legislature future funds for a satellite campus land study and land purchase in the South Anchorage bowl area.

Approximately 100-150 acres will be needed to accommodate a projected growth of 2,500-3,000 students. The satellite campus would be located south of Dimond Boulevard in the growing "bedroom" area of Anchorage.

The current ACC campus property does not have adequate land for for any future facilities' expansion after the addition of the following: The Applied Science Phase I, the proposed Administration/Classroom Building, Applied Science Phase II, a parking structure, and other required parking spaces by code and the allowance of some land to be preserved for its natural beauty.

A satellite campus will fulfill the mission of providing educational opportunities within commuting distance of our constituents.

7. APPLIED SCIENCE BUILDING - PHASE II

*Not Included in Statewide Submission to Governor Request in FY83.

The Anchorage Community College will request future funds to construct an approximately 30,000 square foot addition to the Applied Science Building funded in 1980 and projected for occupancy for the Fall Semester of 1983.

This project will provide needed classroom, laboratory, and office space; as well as related classroom and office furniture to accommodate existing programs and future growth.

The proposed facility will be occupied by the departments of Mathematics, Natural Sciences, Medical Office Assisting, Biology, Chemistry, Media Production, general classrooms, and administrative personnel.

8. PARKING STRUCTURE, 500 CARS

*Not Included in Statewide Submission to Governor Request in FY83.

Anchorage Community College will request of the Legislature future funds to construct a parking garage to accommodate 500 cars for students, staff, and visitors. This will serve to satisfy the local municipal ordinance requiring parking for new buildings as well as reduce pressure on fire lands and roads from the large commuter population at ACC.

9. ADMINISTRATION/CLASSROOM BUILDING SOUTH ANCHORAGE CAMPUS
*Not Included in Statewide Submission to Governor Request in FY83.

Anchorage Community College will request future funds of the Legislature to construct a 50,000 square foot Administration/Classroom Building for the South Anchorage Campus.

This facility will provide administration and support services, office space, and traditional instructional classroom space.

The total project will include all required parking, utilities and finish landscaping.

10. VOCATIONAL/TECHNICAL BUILDING - ACC SOUTH ANCHORAGE CAMPUS
*Not Included in Statewide Submission to Governor Request in FY83.

Anchorage Community College will request future funds of the Legislature to construct a Vocational/Technical facility for the ACC South Anchorage Satellite Campus.

This facility will permit ACC to transfer and consolidate various vocational programs for increased accessibility, efficiency, and effectiveness. It will provide classrooms, class laboratories, and office space required.

The total project will include all required parking, utilities, and finish landscaping.

11. CLASSROOM/ADMINISTRATION BUILDING

*Not Included in Statewide Submission to Governor Request in FY83.

Anchorage Community College will request of the Legislature future funds for an approximately 35,000 square foot facility located in Eagle River to fulfill the needs of the fast growing community. The facility will serve 1,500 full time equivalent students and will provide adequate classrooms, laboratories, and offices for faculty, students, and administration.

The successful Chugiak, Eagle River Extension will continue to grow and expand in response to the rapidly developing Eagle River/Chugiak area. This expansion provides a convenient and accessible postsecondary educational opportunity for the residents now residing in the area. This is especially true for graduating high school students who may find the travel distance to Anchorage a financial burden.

It is intended that this land study and acquisition shall be completed by 1986.