

# Unalaska Land Use Plan: 2015

City of Unalaska  
Department of Planning  
PO Box 610  
Unalaska, Alaska 99685



Adopted and recommended to the City Council for approval as a component of the Unalaska Comprehensive Plan this 6<sup>th</sup> day of August, 2015 by the Unalaska Planning Commission via Resolution 2015-20.

  
Doanh Tran  
Commission Chair

  
Erin Reinders, AICP  
Secretary of the Commission

Passed and approved as a component of the Unalaska Comprehensive Plan this 10th day of November, 2015 by the Unalaska City Council via Ordinance 2015-18.

  
Hon. Shirley Marquardt  
Mayor

  
Cat Hazen  
City Clerk



## INTRODUCTION

The purpose of this document is to provide clear guidance for decisions related to land use in Unalaska. Having a well-documented vision of the future land use of the community is important for orderly growth and development. This plan component fills that important role, formalizing the community's vision for land use. It is the product of many months of research and input from the public and is intended to be used by the public, as well as elected and appointed officials. Some public decisions require consultation with the Comprehensive Plan, which will involve consultation with this document, but a wide variety of processes can be informed by the Comprehensive Plan and this component of it.

This document is intended to be a component of the Unalaska Comprehensive Plan 2020 that was passed in 2011. Under the plan element "Comprehensive Plan: Land Use, Transportation, & Infrastructure," there are sections titled "Description of Existing Land Uses" and "Existing Land Use Calculations" that run from page 130 to 135 of the document. Those sections are officially supplemented by this document, as of the date of passage of this document by the Unalaska City Council.

Referenced documents include:

1. *Unalaska Land Use Inventory: 2014*
2. *Unalaska Infill Development Analysis: 2014*
3. *Future Land Use in Unalaska: Community & Partner Stakeholder Engagement, May 2014* (Community Planning Assistance Team).

## EXISTING CONDITIONS

This document relies on existing conditions in two forms. 1) The study of the existing conditions of land use in Unalaska for this plan was conducted and reported in a separate document titled *Unalaska Land Use Inventory: 2014*. The land use data and overview presented in that document is the foundation for the planning presented here and should be used as the reference for existing conditions by readers of this planning document. The inventory was expanded by further research examining details of vacant properties, some of which are owned by the City including the Needle Subdivision and properties on Lear Road, which led to the *Unalaska Infill Development Analysis: 2014*. This is another useful document to assess existing conditions for land use, particularly looking at potential development opportunities. 2) Existing conditions are reported as a map and table on each page of the recommendation section of this document. Those data do not significantly vary from what was reported in the *Unalaska Land Use Inventory: 2014*. This is intended to provide the reader with a direct reference to existing land use without looking back at the inventory document while also giving more specific existing conditions for each subarea, which was not reported at that scale in the inventory document.

## LAND USE TRENDS AND PROJECTIONS

In order to assess the recent trends affecting land use in Unalaska, building permits issued by the City over the past five years were researched. Looking at building permits issued from 2010 to 2014, those representing a change in land use were identified. Table 1 below reports the results. Out of the 28 such permits issued, the previous land use was vacant in all cases except two, which were both previous commercial uses. The result of the research shows that more than half of land, which gained a new land use in the past five years, was single-family or duplex residential. It is clear that a trend in Unalaska is expanding residential land. Minimal expansion of commercial and industrial manufacturing land was seen. One permit was issued for industrial storage, but its size accounted for nearly 20% of the total property permitted during the time period.

*Table 1: Building permits with a change of land use, 2010-2014*

<b>New Land Use</b>	<b># of Permits Issued</b>	<b>Property Acreage</b>	<b>Percentage of Property</b>
<b>Single-Family/Duplex Residential</b>	21	8.61	53.3%
<b>Multi-Family Residential</b>	2	2.88	17.8%
<b>Commercial</b>	2	0.90	5.6%
<b>Industrial Storage</b>	1	2.82	17.5%
<b>Industrial Manufacturing/Processing</b>	2	0.93	5.8%
<b>Total</b>	28	16.15	100.0%

Another way to assess land use trends was to analyze the conditional use permits issued by the Planning Commission over the past five years, 2010 to 2014. The results are summarized in Table 2. Again, the results indicate a trend toward the use of single-family and duplex type of residential land, although the conditional use analysis shows that there are more new multi-family residential uses than revealed in the building permit analysis. There was also one additional industrial manufacturing use that was found in the conditional use permits that didn't involve a building permit. The data in Table 2 should not be used as a definitive view of land use changes, as many of them didn't represent a change in land use but rather represented an accessory use on a property. It should be used as a supplement to Table 1.

*Table 2: Conditional Use Permits issued, 2010-2014*

<b>New Use</b>	<b># of Permits Issued</b>
<b>Single-Family/Duplex Residential</b>	7
<b>Multi-Family Residential</b>	4
<b>Industrial Manufacturing/Proc.</b>	1
<b>Utilities/Transp./Roads</b>	1
<b>Total</b>	13

Given the trends shown above, some general land use projections can be made for the next five years. The demand for housing appears to be steady, indicating that the housing trends will likely continue. At least 8 acres of new single-family or duplex property is expected to be created while at least 3 acres of multi-family residential land will be needed. With such low sample sizes in the data, it is difficult to predict the future of commercial, industrial storage, and industrial manufacturing/processing uses. Also many industrial uses are temporary, making it difficult to pinpoint specific numbers. However, the data points to an increase in industrial manufacturing/processing of about 1 to 2 acres, an increase in industrial storage of about 2 to 3 acres, and an increase in commercial of about 1 acre. The forces affecting commercial development are particularly interesting. Feedback from the public in the process of creating this document indicates that there is significant unmet demand for commercial retail and services, yet logistical issues appear to have limited a significant expansion of commerce in the community. The balance of these forces will ultimately determine whether the increase in commercial land is near the trend of 1 acre or is higher/lower. However, with increasing technology and innovations in transportation and communication potentially alleviating some of the logistical concerns, commerce could be stronger in the next five years compared to the last five years. For this reason, commercial land use is projected to increase in the range of 1 acre to 2 acres.

## METHODS

The first step in creating this land use plan document was to create an accurate, up-to-date, and thorough inventory of existing land use, mentioned above as the existing conditions of this document. This was a process that appeared to have never been conducted in Unalaska in recent times. The zoning code from 1996 seems to draw heavily from existing land uses as of 1996, indicating that an inventory of land use may have been conducted at that time, but there was no adequate land use inventory analysis to inform the 2011 comprehensive planning process. By completing the *Unalaska Land Use Inventory: 2014*, the Planning Department had created an entirely new type of document for this community while also beginning the initial stages of planning for land use in Unalaska.

The next phase of land use planning involved obtaining public input on future land use for the community. This was started in May 2014 with the visit of a professional community planning team through the American Planning Association's Community Planning Assistance Team (CPAT) program. The team of planners from around the country was in Unalaska for one week and used that time to focus on gathering information and opinions from Unalaska residents. This was done through focused meetings with key stakeholders in the community, as well as two open-house style meetings held for the general public to weigh in on the future vision for the community. With preliminary maps of existing land use from the data gathered in the inventory, the public had a chance to communicate opinions on desirable land uses for specific areas in the city. They also provided feedback for the land use inventory itself prior to the department finalizing the document.

Once the Planning Department received the report from the CPAT team, outlining their findings, staff was able to begin drafting the recommendations for this plan. Recommendations were initially made based solely on feedback from the official CPAT report, as well as the raw data obtained from the public meetings, which showed individual comments from members of the public. After the plan document was drafted, the Planning Department began obtaining additional feedback from the public on the draft of the document. The Planning Commission held a public worksession dedicated to discussing the draft plan. Planning Department staff engaged the public to gather input on the draft, including the following efforts: 1) Mailing a flyer with information and a feedback form to every PO Box in Unalaska and Dutch Harbor; 2) Creating a feedback website and advertising it widely, including on social media pages; 3) Creating kiosks at five popular public locations in the community, where the draft plan was available and feedback forms were provided with a box into which users could submit the forms; 4) Holding information booth sessions at three different locations/times in which staff spoke to residents in the community about the plan and asked for feedback; 5) Emailing a copy of the draft plan with a request for feedback to stakeholders and those who provided input during the CPAT visit; and 6) Creating PSAs which ran on KUCB community radio and Channel 8 TV explaining how to access and provide feedback on the draft plan.

Comments from the public outreach were analyzed by Planning Staff and incorporated into a redraft that was presented to the Planning Commission on July 16, 2015 at which time a public worksession was held by the Commission. The worksession had been advertised and popularized through all of the outreach methods listed above. During this worksession, the public provided input to the Planning Commission on the redraft of the plan and the Commission directed Planning Staff to make certain edits and present a final draft of the plan at a special meeting on August 6, 2015.

Planning Commission Adoption: **August 6, 2015**

## RECOMMENDATIONS

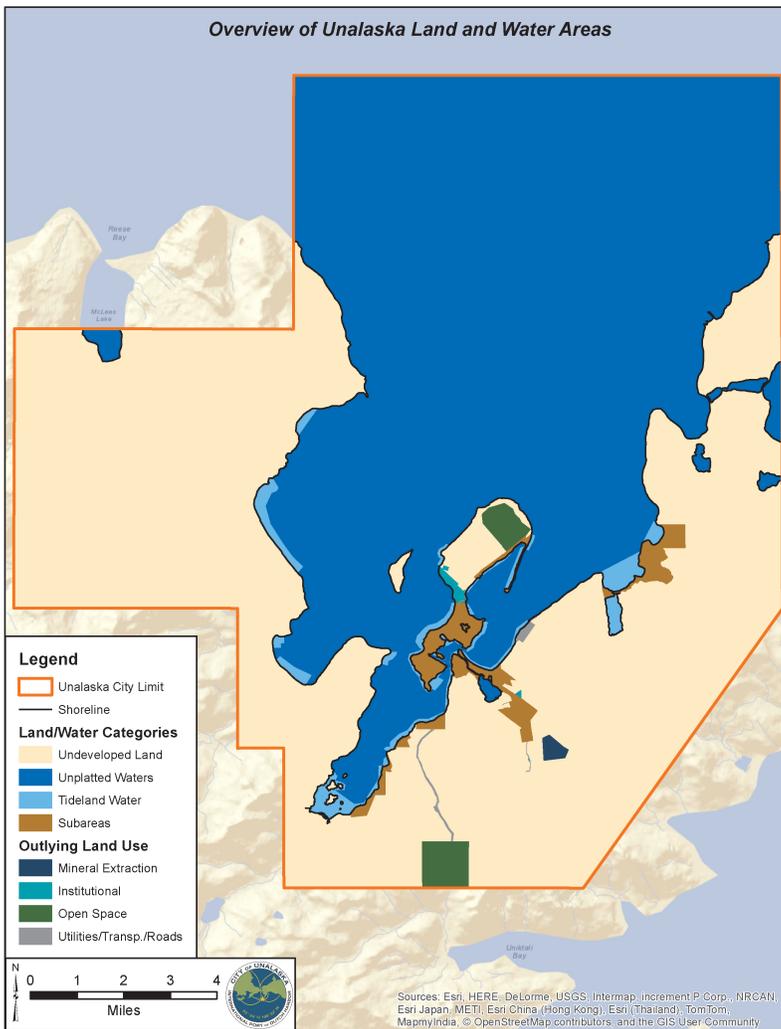
Land use recommendations are presented for each subarea of the city in this section. The first page presents recommendations for Unalaska overall and for the outlying areas, including outlying water areas within the City limits. Each page following that is a page dedicated to one specific subarea within the developed part of Unalaska. Each subarea page includes the following elements: 1) An existing land use map, showing the land uses essentially as presented in the *Unalaska Land Use Inventory: 2014*; 2) An existing land use table, which is a numeric representation of the same data displayed on the map; 3) A future recommendations table, which displays percentages of each land use recommended in that subarea for the future and also shows whether such percentage would represent an increase, decrease, or no change compared with existing land use; and 4) A section of text that uses a narrative to describe the existing conditions and character of the subarea, as well as a narrative version of the recommendations to supplement the table above it. The text also includes any recommendations or information about adjacent lands or tidelands.

When using the recommendations in the subarea pages, the reader should use both the table and the text below it. Neither is intended to stand alone. The land use percentages presented in the future recommendations table are intended to be a general guide for the future. They are not a strict mathematical calculation of the exact land area required for each use. They are based on the needs and character of each subarea, as expressed by the residents of the community, and also correspond in a general sense to the projections shown in the previous section of this document. They do not account for scenarios in which land use demands in Unalaska are dramatically different from those presented in the projections section here, in which case the needs and desires of the community may vary. For this reason, continued reassessment of desired future land uses is necessary, especially if large-scale, unpredicted economic or social factors become prevalent in the community.

Both the existing and future recommendations tables refer to land use amounts and percentages that only account for developed land: not undeveloped and not vacant. Therefore the recommendations table doesn't intend to make recommendations about undeveloped or vacant land, but generally assumes that some of the vacant land may be built up in the future. Therefore the recommended percentages represent the percentage of developed land in the future, even if that includes some currently vacant or undeveloped land. Refer to the *Unalaska Land Use Inventory: 2014* for details about vacant and undeveloped land, including the distinction between the two, and the *Unalaska Infill Development Analysis: 2014* for a discussion of the possibility for development on currently vacant land.

Land use categories for this document were derived from the *Unalaska Land Use Inventory: 2014* with slight modification. The category for Mobile Home Residential was merged with Single-Family/Duplex Residential to provide for a clearer analysis. Categories had originally been established in the inventory to account for the unique land use distribution found in Unalaska. The prime example is the Industrial Company Town category, which accounts for the common industrial processing facility with a mix of uses on site, including housing and services for employees. Note that the categories do not align with the City's current zoning code categories, but instead they are designed to most accurately represent the mix of land uses making up the community.

## OVERVIEW AND OUTLYING AREAS



The map summarizes how this document will make recommendations while also giving land uses for outlying areas, which are defined as areas outside the extent of the subareas. The subareas (shown in brown on the map) are individual areas in the city that will be investigated one-by-one in the following pages. The outlying areas are nearly all undeveloped land with the exceptions shown as outlying land uses. These include Open Space at the WWII site on Ballyhoo and at the Icy Creek watershed on the south edge of the city limits. A utility parcel exists on Summer Bay Road for the landfill, and one Mineral Extraction parcel exists for the quarry at the end of the Valley. The other large parcel outside of the subareas is the Unalaska Airport parcel, shown as Institutional. This was excluded from the subarea recommendation pages because it is covered under the airport’s master plan, which already serves as an effective land use plan for that parcel.

**General Recommendations:** For all land in the subareas, as well as outlying areas, land use in Unalaska should meet the needs of the community as determined by the residents. The goal is to maintain the character of each subarea, minimizing land use conflicts with existing land uses and infrastructure. Development in the outlying areas should be rational, organized, and well-correlated with the nearest subarea as defined in this document. In all areas, land use should be sensitive to environmental concerns, historic preservation, and subsistence activities.

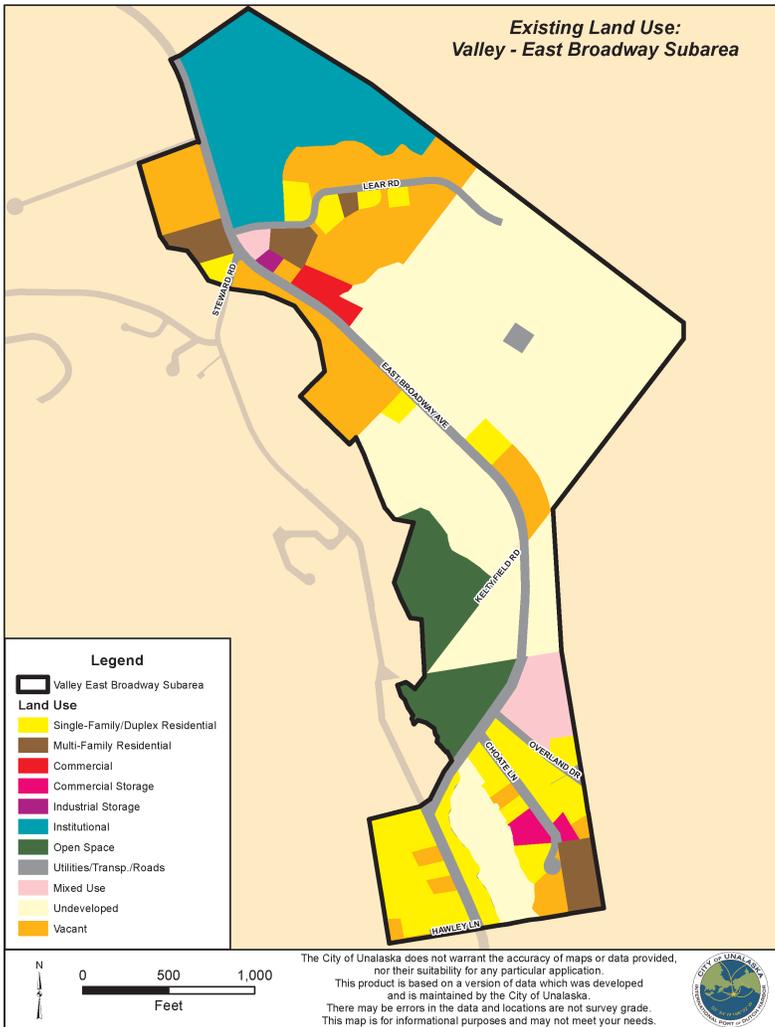
**Outlying Area Recommendations:** Land uses in the subareas will get a thorough review in the following pages, but the outlying areas aren’t given strong recommendations in this document. The few exceptions are noted in the subarea pages where some guidance is given to how land use would be ideally designed in some areas directly adjacent to certain subareas. In other cases of development adjacent to a subarea, the needs of that subarea have to be considered in planning and zoning for the new development. Development not adjacent to subareas, off the existing network of development and utilities, may be the case with possible oil and gas industry development.

**Oil and Gas Industry Potential:** In the event that further activity occurs in Unalaska related to the oil and gas industry, the locations associated with this activity need to be carefully selected. Two key tidelands to be protected are identified in the subarea recommendations to follow, namely Summer Bay and the head of Captains Bay. In addition, tidelands and open water areas in Summer Bay, Iliuliuk Bay, Captains Bay, Nateekin Bay, Broad Bay, and Wide Bay are all analyzed in Table 1 of *Future Land Use in Unalaska: Community & Partner Stakeholder Engagement, May 2014*. These factors should be considered in location decisions.

# SUBAREA OVERVIEW



## VALLEY – EAST BROADWAY SUBAREA



### EXISTING

Undeveloped Land: 67.35 acres

Vacant Land: 25.89 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	17.13	24%
Multi-Family Res.	4.82	7%
Commercial	1.41	2%
Commercial Storage	1.09	1%
Industrial Storage	0.27	<1%
Institutional	20.44	28%
Open Space	10.93	15%
Utilities/Transp./Roads	11.81	16%
Mixed Use	4.93	7%
<b>Total (developed land)</b>	<b>72.82</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	26%	↑
Multi-Family Res.	10%	↑
Commercial	5%	↑
Commercial Storage	0%	↓
Industrial Storage	0%	↓
Institutional	24%	↓
Open Space	15%	-
Utilities/Transp./Roads	16%	-
Mixed Use	4%	↓
<b>Total (developed land)</b>	<b>100%</b>	

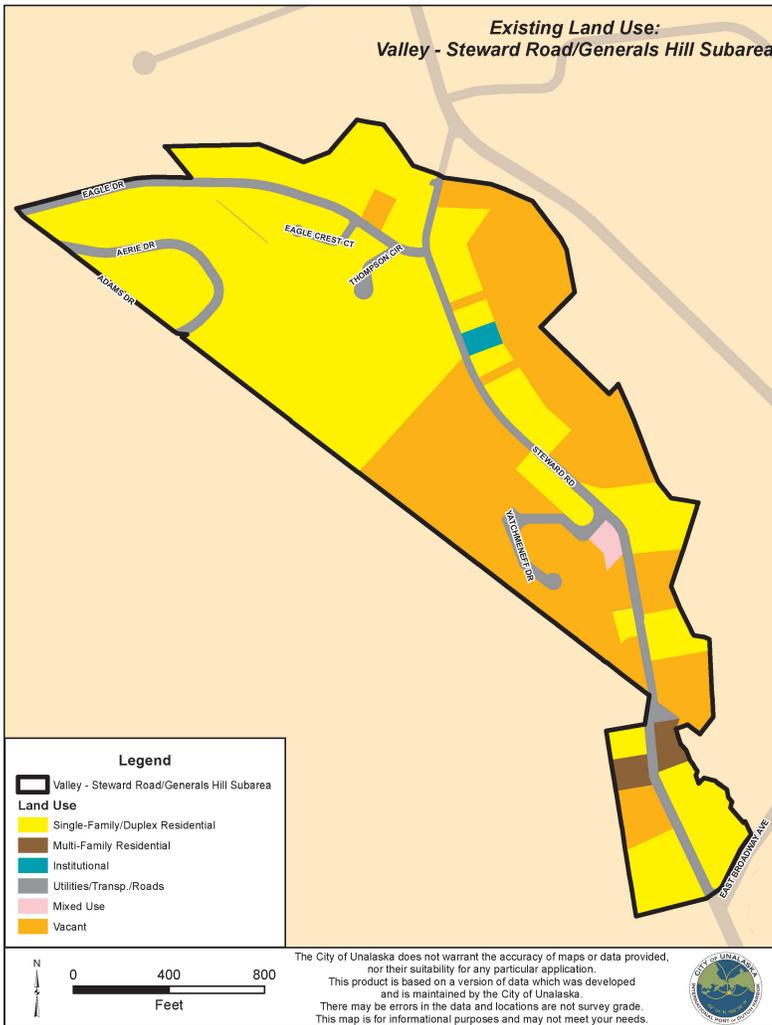
**Existing:** The Valley – East Broadway Subarea is primarily a residential area with recreational green space, as well as the City’s facility for Public Work/Utilities accounting for the 28% Institutional Land Use. There is a small amount of Commercial and Industrial Storage on East Broadway near Lear Road. There is about 93 acres of land that is undeveloped or vacant, which is more than the amount of used land in this area.

**Recommendations:** The recommendations, which are reflected in the future land use table above, include increases in Single-Family, Duplex, and Multi-Family Residential, as well as an increase in Commercial use. Land uses recommended to decrease include Commercial Storage, Industrial Storage, and Mixed Use. Institutional may also decrease as a percentage if more land is developed.

**Location-Specific Recommendations:** Along East Broadway from the north edge to Overland Drive should be the target for higher intensity recommendations from above, such as Commercial and Multi-Family Residential. All other areas, including Lear Road, Overland Drive, Choate Lane, Hawley Lane, and the section of East Broadway south of Overland Drive, should focus any future development on Single-Family or Duplex Residential use.

**Adjacent Lands:** The area along East Broadway past the southern edge of the Subarea shown above has been identified by the community as a desirable site for future residential development. If that area is developed, the recommendation is that it be a mix of Single-Family/Duplex Residential and Multi-Family Residential.

## VALLEY – STEWARD ROAD/GENERALS HILL SUBAREA



### EXISTING

Vacant Land: 25.65 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	41.84	82%
Multi-Family Residential	0.94	2%
Institutional	0.34	0.5%
Utilities/Transp./Roads	7.39	15%
Mixed Use	0.36	0.5%
<b>Total (developed land)</b>	<b>50.86</b>	<b>100.0%</b>

### FUTURE RECOMMENDATIONS

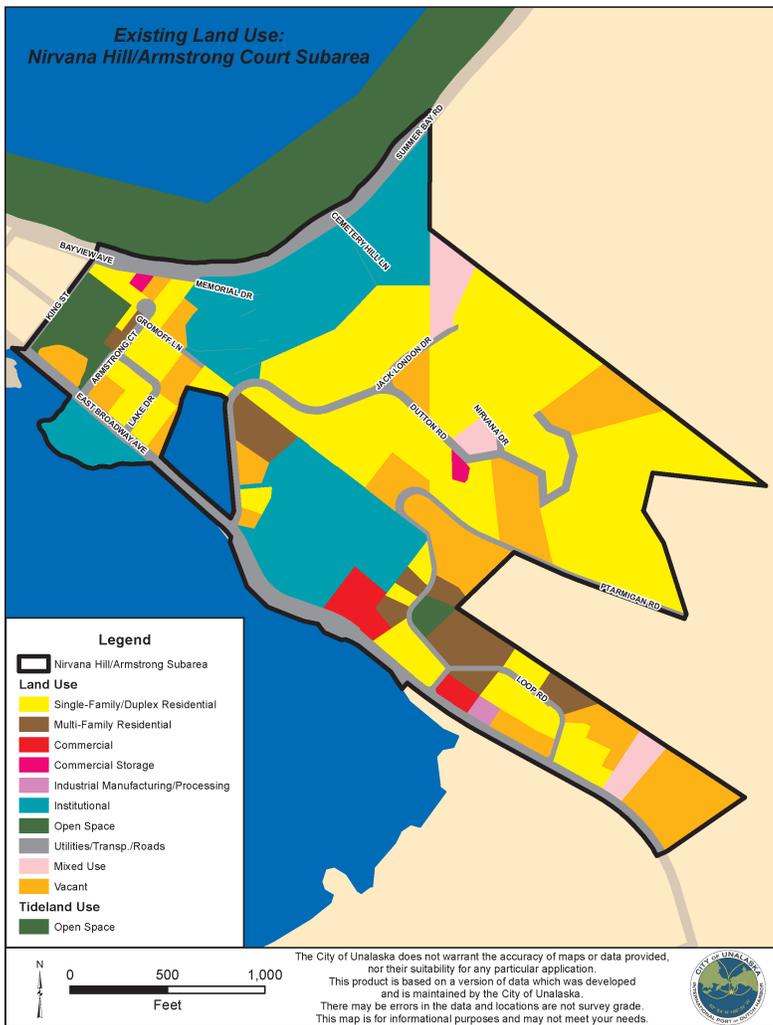
Land Use	Percent	Change
Single-Family/Duplex Res.	82%	-
Multi-Family Residential	2%	-
Institutional	0.5%	-
Utilities/Transp./Roads	15%	-
Mixed Use	0.5%	-
<b>Total (developed land)</b>	<b>100%</b>	

**Existing:** The Valley – Steward Road/Generals Hill Subarea is almost exclusively Single Family and Duplex Residential uses. Only 3% of land is used for any other activities, aside from roads. These include Multi-Family Residential, Institutional, and Mixed Use. There is about 26 acres of vacant land, some of which may be suitable for development.

**Recommendations:** The table above reflects no change to the land use in this subarea. The existing pattern of land use should be maintained with a continued emphasis on Single-Family/Duplex Residential.

**Location-Specific Recommendations:** The entirety of the subarea should be considered a target location for Single-Family and Duplex Residential uses. If there is going to be minor amounts of the other uses listed above, they should remain on Steward Road. Yatchmeneff Drive, Eagle Drive, Eagle Crest Court, Thompson Circle, Aerie Drive, and Adams Drive should all be reserved exclusively for Single-Family/Duplex Residential use.

## NIRVANA HILL/ARMSTRONG COURT SUBAREA



### EXISTING

Vacant Land: 19.72 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	48.84	44%
Multi-Family Residential	5.99	5%
Commercial	2.04	2%
Commercial Storage	0.40	<1%
Industrial Manufacturing/Proc.	0.32	<1%
Institutional	28.13	26%
Open Space	3.47	3%
Utilities/Transp./Roads	17.34	16%
Mixed Use	3.66	3%
<b>Total (developed land)</b>	<b>110.19</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	47%	↑
Multi-Family Residential	7%	↑
Commercial	3%	↑
Commercial Storage	0%	↓
Industrial Manufacturing/Proc.	0%	↓
Institutional	23%	↓
Open Space	3%	-
Utilities/Transp./Roads	15%	-
Mixed Use	2%	↓
<b>Total (developed land)</b>	<b>100%</b>	

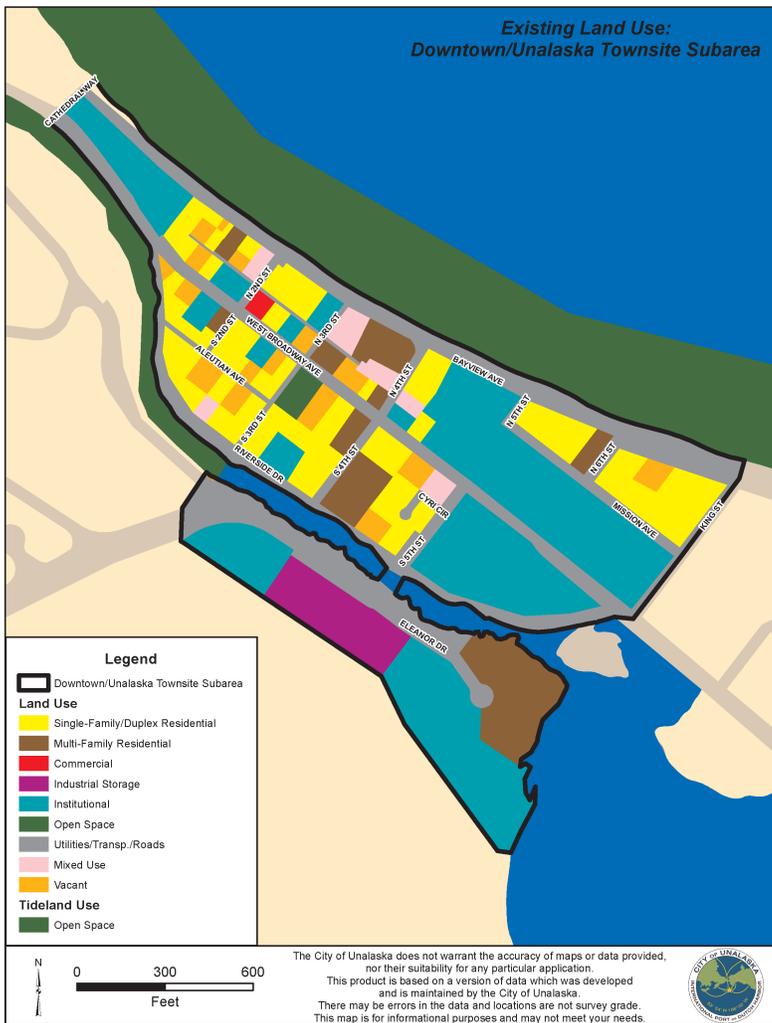
**Existing:** The Nirvana Hill/Armstrong Court Subarea contains a mixture of uses. Its primary use is Single-Family/Duplex Residential with another large portion of land dedicated to Institutional uses, particularly Memorial Park and Cemetery, as well as the Elementary School. There is also a strong presence of Multi-Family Residential land use, as well as a minor presence of Commercial, Open Space, and Mixed Use. About 20 acres of vacant land was identified in this subarea, some of which may be developable.

**Recommendations:** Land uses recommended to increase in this subarea include Single-Family/Duplex Residential, Multi-Family Residential, and Commercial (low-impact commercial activity was identified as appropriate, but uses resembling industry or machinery are not identified as appropriate). Also recognized as desirable are Institutional, Open Space. Commercial Storage and Industrial Manufacturing/Processing do not fit the needs of this subarea. Mixed Use is recommended to decrease slightly. Institutional may decrease as a percentage if some vacant land is developed.

**Location-Specific Recommendations:** The more intense land uses recommended to increase in the table above (Commercial; Multi-Family Residential) should be targeted specifically along East Broadway Ave. Multi-Family Residential is also desirable on Ptarmigan Road, the west portion of Loop Road, and the portion of Dutton Road across from the lake. The rest of the subarea should be reserved for Single-Family/Duplex Residential or Open Space.

**Adjacent Land and Tidelands:** All adjacent tidelands are restricted from development and should remain undeveloped. The adjacent land on Ptarmigan Road in the Ski Bowl area is mostly used for recreation, but some area has been identified as desirable for housing. Any development must balance the need for recreation in the Ski Bowl area.

## DOWNTOWN/UNALASKA TOWNSITE SUBAREA



### EXISTING

Vacant Land: 2.11 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	8.41	18%
Multi-Family Residential	4.39	10%
Commercial	0.13	<1%
Industrial Storage	1.93	4%
Institutional	16.21	35%
Open Space	0.34	1%
Utilities/Transp./Roads	13.75	30%
Mixed Use	1.05	2%
<b>Total (developed land)</b>	<b>46.21</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	18%	-
Multi-Family Residential	10%	-
Commercial	3%	↑
Industrial Storage	0%	↓
Institutional	35%	-
Open Space	1%	-
Utilities/Transp./Roads	30%	-
Mixed Use	3%	↑
<b>Total (developed land)</b>	<b>100%</b>	

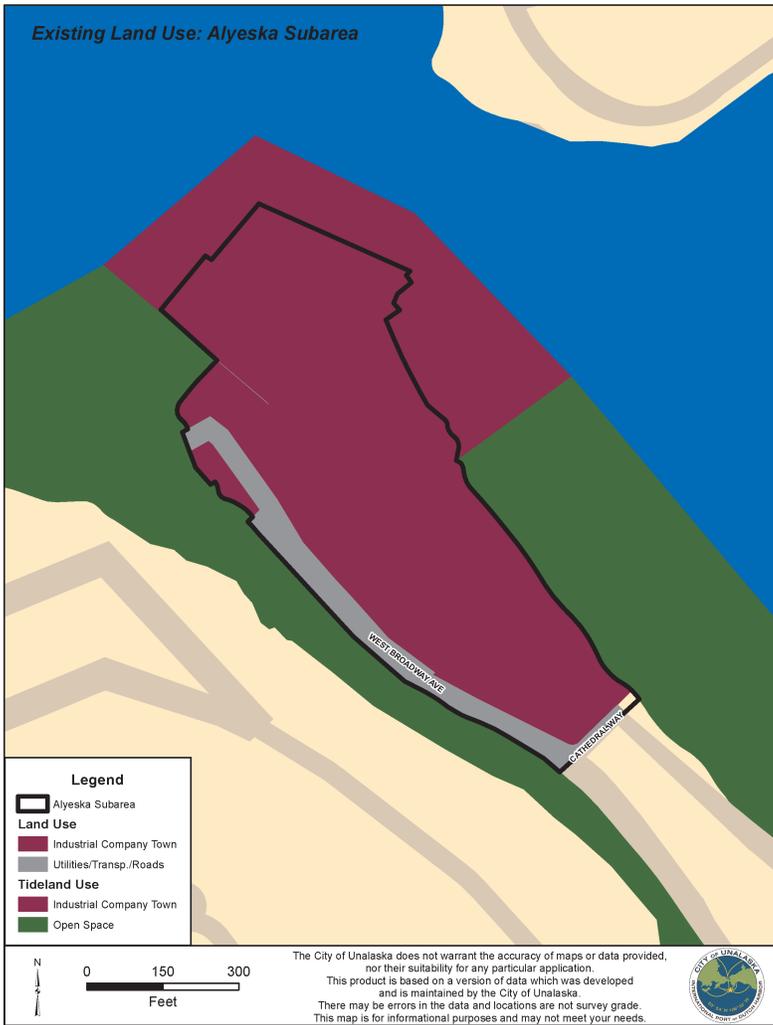
**Existing:** The Downtown/Unalaska Townsite Subarea is the oldest and has the smallest lots and narrowest streets. The most prevalent land use is Institutional, including the High School, Community Center, Library, and the Church of the Holy Ascension. Because of the density, a large amount of the land is taken up by roads. A combination of Single-Family and Multi-Family Residential uses is also significant in this area. The Commercial activity mostly takes place on Mixed Use lots.

**Recommendations:** Land use recommendations for this subarea involve a reduction in Industrial Storage, and an emphasis on Commercial or Mixed Use land. The types of Commercial uses identified by the community include small scale retail and service establishments. Detailed recommendations for this area are already given in the Comprehensive Plan 2020 Economic Development section, and those recommendations are to be considered as they relate to future land use. The primary focus is on improving the availability of quality local businesses that enhance the downtown area as a walker-friendly, youth-oriented, central focal point for the community. Future land uses should reflect this goal.

**Location-Specific Recommendations:** All of the land use recommendations given above apply equally to the entire subarea.

**Adjacent Tidelands:** All adjacent tidelands are restricted from development and should remain undeveloped.

## ALYESKA SUBAREA



<b>EXISTING</b>		
Land Use	Acres	Percent
Industrial Company Town	9.12	89%
Utilities/Transp./Roads	1.16	11%
<b>Total</b>	<b>10.28</b>	<b>100%</b>

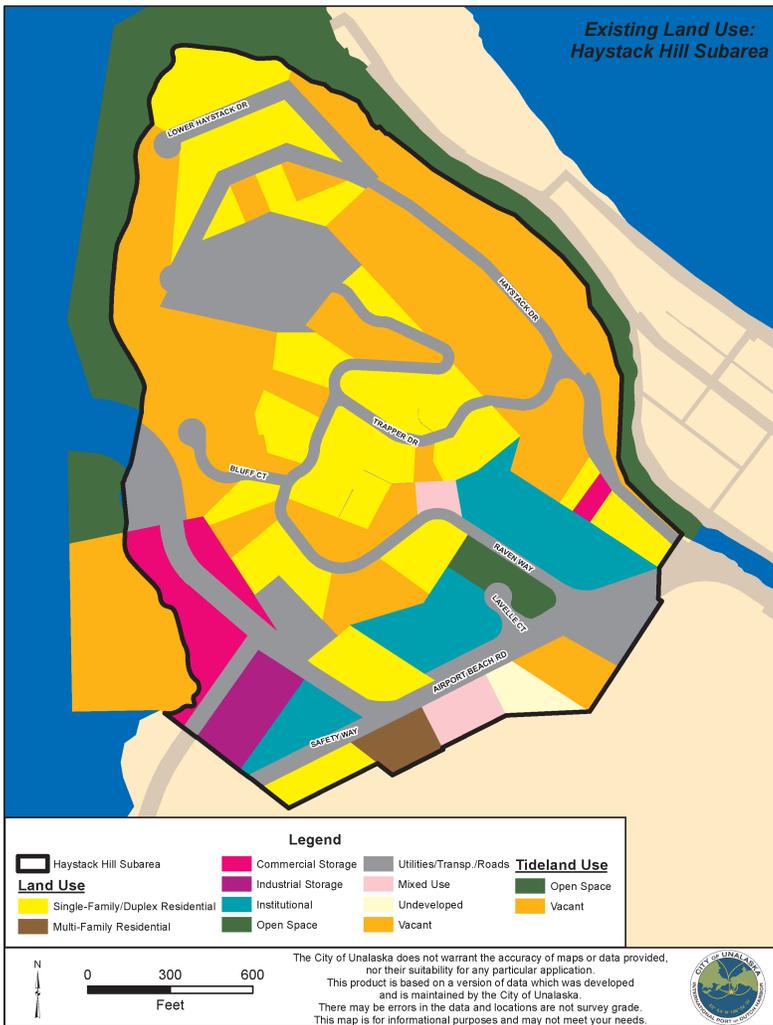
<b>FUTURE RECOMMENDATIONS</b>		
Land Use	Percent	Change
Industrial Company Town	89%	-
Utilities/Transp./Roads	11%	-
<b>Total</b>	<b>100%</b>	

**Existing:** The Alyeska Subarea is a small but distinct area containing the industrial complex of Alyeska Seafoods Inc. The entirety of the subarea is essentially one complex.

**Recommendations:** There are no recommended changes to the land use percentages in this subarea.

**Adjacent Tidelands:** A portion of the tidelands shown in the map above are developed as part of the upland industrial complex. The rest of the adjacent tidelands are restricted from development and should remain undeveloped. The Iliuliuk River is a particularly important historic asset for the community with opportunities for recreation and tourism.

## HAYSTACK HILL SUBAREA



### EXISTING

Undeveloped Land: 0.89 acres

Vacant Land: 29.96 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	19.83	34%
Multi-Family Residential	1.00	2%
Commercial Storage	3.21	6%
Industrial Storage	1.82	3%
Institutional	7.41	13%
Open Space	1.11	2%
Utilities/Transp./Roads	22.42	39%
Mixed Use	1.37	2%
<b>Total (developed land):</b>	<b>58.17</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	37%	↑
Multi-Family Residential	2%	-
Commercial	8%	↑
Commercial Storage	0%	↓
Industrial Storage	0%	↓
Institutional	12%	↓
Open Space	2%	-
Utilities/Transp./Roads	37%	↓
Mixed Use	2%	-
<b>Total (developed land):</b>	<b>100%</b>	

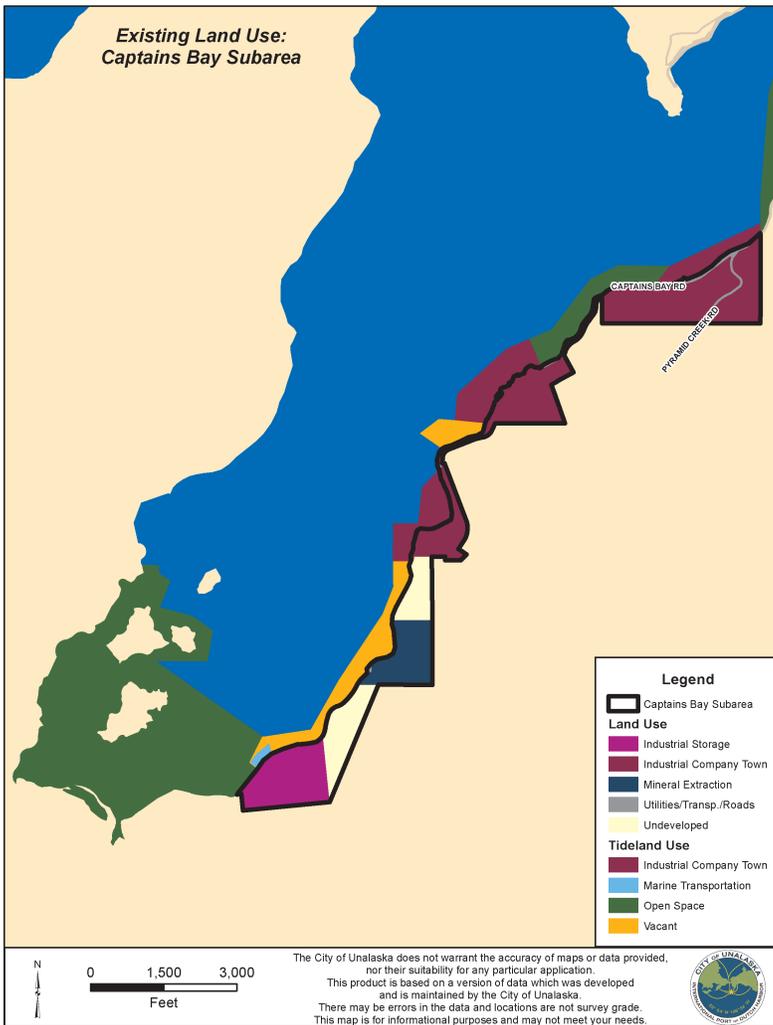
**Existing:** The Haystack Hill Subarea is primarily a Single Family Residential area in the uphill areas while the low lying portion along Airport Beach Road is characterized by Institutional uses, including City Hall, the IFHS Clinic, and Public Safety, in addition to some Mixed use, Multi-Family Residential, and an area of abandoned buildings labeled as Commercial Storage here. About 30 acres of vacant land exists in this subarea, a portion of which may be developable.

**Recommendations:** Land uses that are not appropriate in this subarea include Commercial Storage and Industrial Storage, which are both shown as decreasing in the table above. Desirable land uses include Single-Family/Duplex Residential and Commercial uses, which are shown as increasing. There may be a decrease in the proportion of land used for Institutional and Utilities if there is development of any vacant land.

**Location-Specific Recommendations:** The potential for new residential development exists in the uphill areas along Raven Way, Trapper Drive, and Haystack Drive. These areas should be the focus of Single-Family/Duplex Residential uses and no other uses. All other uses, particularly Commercial, Multi-Family Residential, Institutional, Open Space, and Mixed Use, should be located along Airport Beach Road.

**Adjacent Tidelands:** One tideland parcel shown on the map is zoned for development but remains vacant, as it has not yet been developed. This area has been identified as an area appropriate for live-aboard vessels and a small boat marina. The rest of the tidelands are restricted from any development. There are no recommended changes to the status of tidelands in this subarea.

## CAPTAINS BAY SUBAREA



### EXISTING

Undeveloped Land: 43.33 acres

Land Use	Acres	Percent
Industrial Storage	43.11	20%
Industrial Company Town	128.69	61%
Mineral Extraction	30.52	14%
Utilities/Transp./Roads	9.19	4%
<b>Total (developed land)</b>	<b>211.50</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Industrial Storage	20%	-
Industrial Company Town	61%	-
Mineral Extraction	14%	-
Utilities/Transp./Roads	4%	-
<b>Total (developed land)</b>	<b>100%</b>	

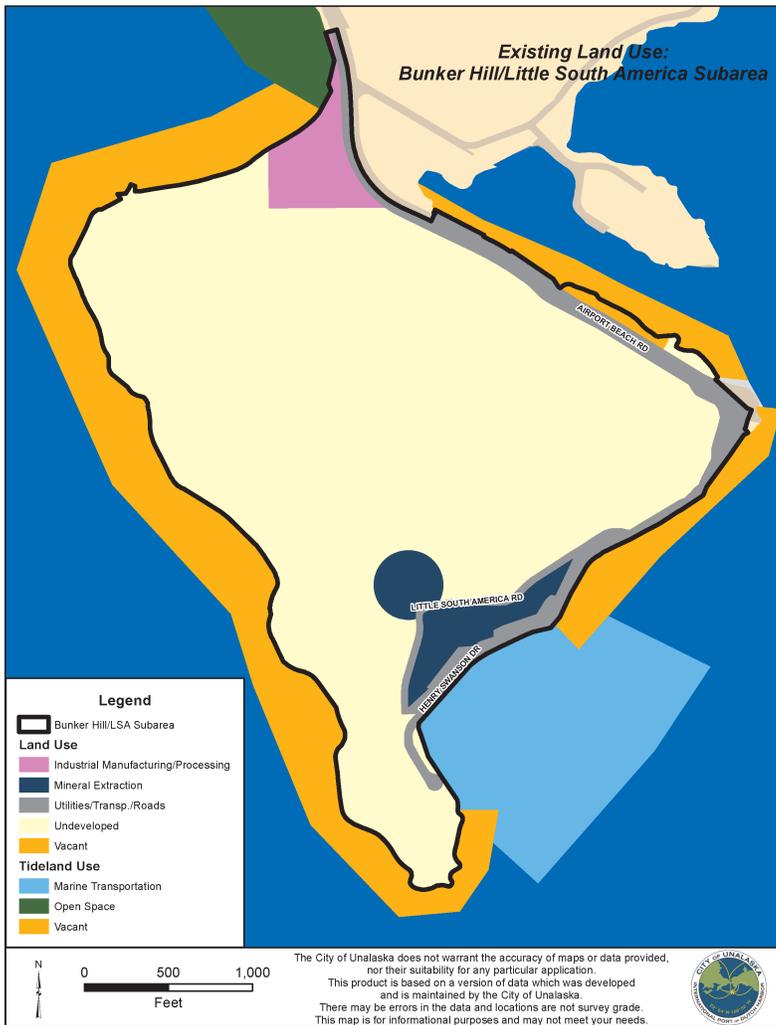
**Existing:** The majority of the Captains Bay Subarea falls in the category of Industrial Company Town with onsite housing and services at industrial complexes. One large property is used for Mineral Extraction and another is used for Industrial Storage.

**Recommendations:** There are no recommended changes to the land use percentages in this subarea.

**Adjacent Tidelands:** The Unalaska City Council has determined the extent to which tidelands may be developed in this area through its zoning actions, and it is reflected in the land use map above with a long strip of tideland labeled “Vacant” and a small parcel of “Marine Transportation” at the end. All tidelands beyond that extent are restricted from any development, shown on the map as “Open Space,” and it is recommended that they remain restricted from development into the future. Tideland development in the future is best suited in the existing “Vacant” tideland area. There may be recreational value in some of these tidelands. While development may proceed in the area, consideration should be given to preserving a portion of these tidelands for recreation and subsistence.

**Adjacent Lands:** The community has identified the area behind Westward, along Pyramid Creek Road beyond the current Subarea boundary as a potential location for new development, including new housing, industrial expansion, or a new medical facility. The current zoning is for High-Density Residential uses, which would be appropriate for that area, but the other proposed uses could also be appropriate as determined by the public zoning process.

## BUNKER HILL/LITTLE SOUTH AMERICA SUBAREA



### EXISTING

Vacant Land: 1.05 acres  
Undeveloped Land: 169.36 acres

Land Use	Acres	Percent
Industrial Manufacturing/Proc.	6.35	21%
Mineral Extraction	7.89	27%
Utilities/Transp./Roads	15.30	52%
<b>Total (developed land)</b>	<b>29.54</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Industrial Manufacturing/Proc.	21%	-
Mineral Extraction	27%	-
Utilities/Transp./Roads	52%	-
<b>Total (developed land)</b>	<b>100%</b>	

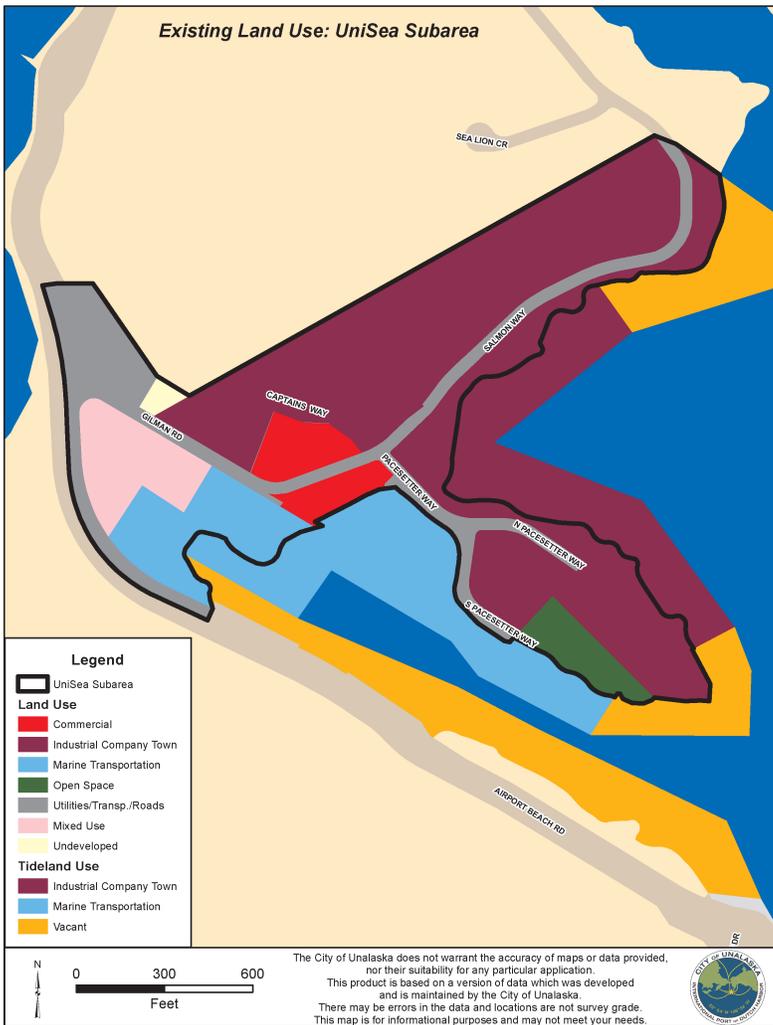
**Existing:** The Bunker Hill/Little South America Subarea is primarily undeveloped land with some Industrial uses on both the north and south ends. On the south end is an area used for Mineral Extraction, and on the north end is an area seasonally used for Industrial Manufacturing/Processing.

**Recommendations:** The table above reflects no change in the land use percentages of developed land. In regards to the vast expanse of undeveloped land in this subarea, a portion of it is identified by the community as an important recreation area worth preserving. It is recommended that any development in this subarea maintains recreational opportunities on and around Bunker Hill.

**Location-Specific Recommendations:** Although it is not reflected in the table above, there is potential for expansion of Industrial uses in the southern portion of the undeveloped land in this subarea, as well as Residential or Commercial development in the eastern portion near the corner of Airport Beach Road and Henry Swanson Drive. Such development would be consistent with the needs of the community and of this subarea.

**Adjacent Tidelands:** Essentially all of the tidelands adjacent to this subarea are zoned for development, but only one development exists, which is the City's Carl E. Moses (C.E.M.) Boat Harbor. There may be recreational value in some of these tideland areas on the west shoreline. While future development plans exist for this area, consideration should be given to preserving a portion of these tidelands for recreational purposes. The tidelands at the southern tip of Little South America are reserved for required environmental mitigation associated with C.E.M. Harbor. An expanded C.E.M. Harbor and related activities could be an appropriate use in the tideland areas east of C.E.M.

## UNISEA SUBAREA



### EXISTING

Undeveloped Land: 0.26 acres

Land Use	Acres	Percent
Commercial	2.16	5%
Industrial Company Town	22.80	58%
Marine Transportation	3.28	8%
Open Space	1.45	4%
Utilities/Transp./Roads	7.32	18%
Mixed Use	2.61	7%
<b>Total (developed land)</b>	<b>39.63</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

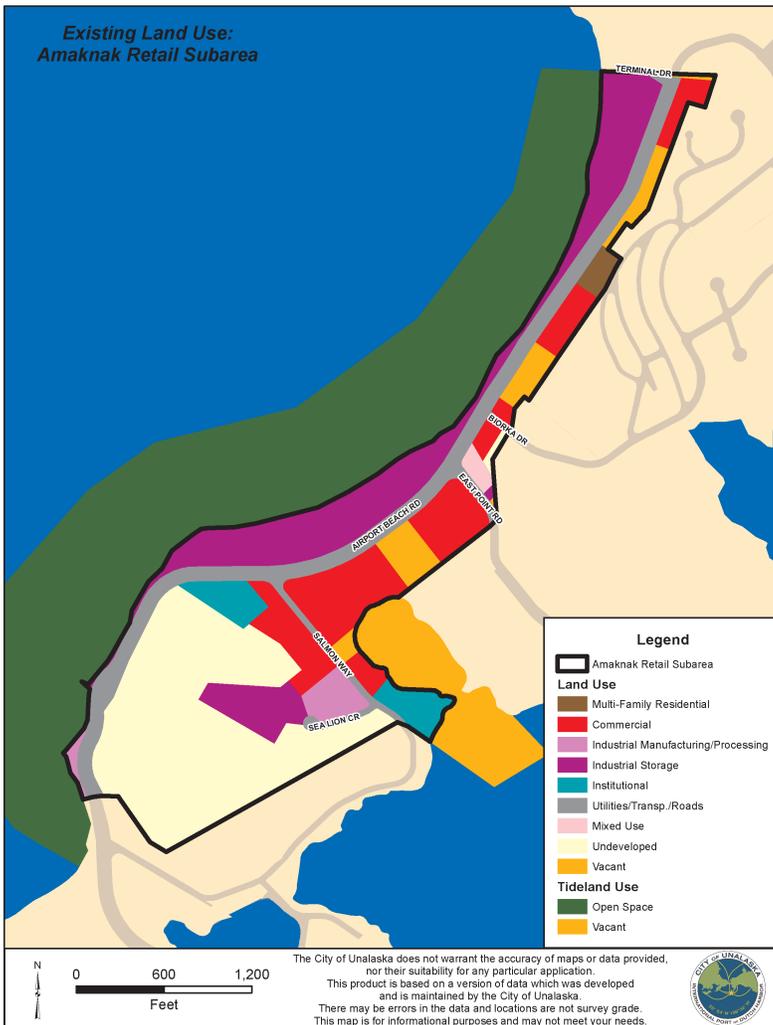
Land Use	Percent	Change
Commercial	5%	-
Industrial Company Town	58%	-
Marine Transportation	8%	-
Open Space	4%	-
Utilities/Transp./Roads	18%	-
Mixed Use	7%	-
<b>Total (developed land)</b>	<b>100%</b>	

**Existing:** The majority of the land in the UniSea Subarea is owned by UniSea Inc, and is categorized as Industrial Company Town land use. It also includes Expedition Park as Open Space, several marine industrial facilities, the City’s wastewater treatment plant, and a commercial complex. The Intersea Mall building on the north side of Gilman Road is a collection of commercial suites, rented out to businesses while the UniSea Inn/Harbor View building across the street is a restaurant/bar space owned and operated by UniSea with housing above.

**Recommendations:** There are no recommended changes to the land use percentages in this subarea.

**Adjacent Tidelands:** All of the tidelands adjacent to this subarea are either developed or are zoned for development, but remain vacant. There are no recommended changes to the status of tidelands in this subarea.

## AMAKNAK RETAIL SUBAREA



### EXISTING

Undeveloped Land: 39.18 acres  
 Vacant Land: 6.84 acres

Land Use	Acres	Percent
Multi-Family Residential	1.25	2%
Commercial	20.69	27%
Industrial Manufacturing/Proc.	2.96	4%
Industrial Storage	27.81	36%
Institutional	5.10	7%
Utilities/Transp./Roads	19.00	24%
Mixed Use	0.85	1%
<b>Total (developed land)</b>	<b>77.66</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Multi-Family Residential	4%	↑
Commercial	35%	↑
Industrial Manufacturing/Proc.	4%	-
Industrial Storage	23%	↓
Institutional	8%	↑
Utilities/Transp./Roads	24%	-
Mixed Use	2%	↑
<b>Total (developed land)</b>	<b>100%</b>	

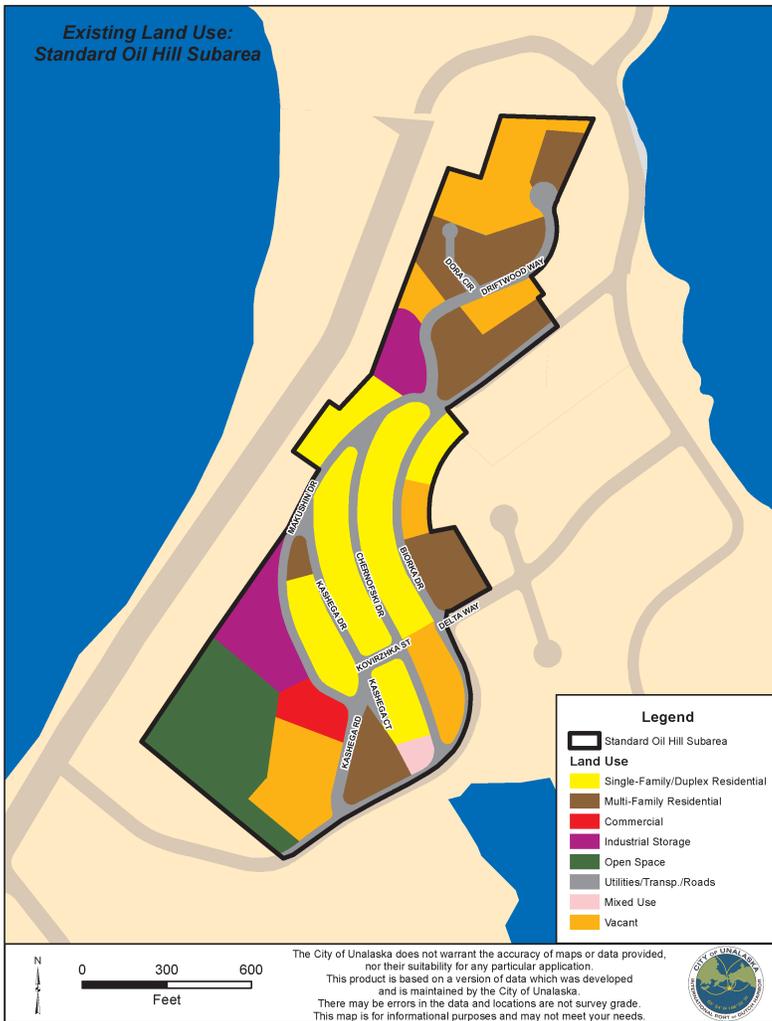
**Existing:** The Amaknak Retail Subarea is Unalaska’s primary location for retail and commercial services. It is characterized by large-scale retail, restaurants, and the many services provided at the Grand Aleutian Hotel. The entire length of Airport Beach Road is used for Industrial Storage on the north side of the street. The area southwest of Salmon Way contains land used for industry, as well as a large portion of undeveloped land that is steep hills.

**Recommendations:** The most desirable land use in this subarea is Commercial, which is shown as increasing by 8% in the table above. Appropriate Commercial uses in this subarea are primarily larger-scale retail and services. Other desirable land uses include Multi-Family Residential, Institutional, and Mixed Use. Institutional uses in this subarea would be appropriate in the form of new recreational opportunities. Industrial Storage in this subarea is shown as decreasing in the table, as it is not consistent with the desires of the community to have such a large portion of this subarea used for Industrial Storage. The road right-of-way land is important to maintain for potential future pedestrian/bike trails.

**Location-Specific Recommendations:** All recommendations above apply equally to the entire subarea. The undeveloped area on the south edge of the subarea has been identified as a potential area for development. To whatever extent this area is developable, it would be most appropriate to develop Multi-Family Residential housing or an extension of the Commercial activity along Salmon Way.

**Adjacent Tidelands:** The tidelands along the northwest shore are restricted from development while the tideland in Margaret Bay is zoned for development but remains vacant. There are no recommended changes to the status of tidelands in this subarea.

## STANDARD OIL HILL SUBAREA



### EXISTING

Land Use	Acres	Percent
Vacant Land: 7.13 acres		
Single-Family/Duplex Res.	8.29	28%
Multi-Family Residential	6.60	22%
Commercial	0.81	3%
Industrial Storage	2.80	10%
Open Space	4.52	15%
Utilities/Transp./Roads	6.08	21%
Mixed Use	0.28	1%
<b>Total (developed land)</b>	<b>29.38</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

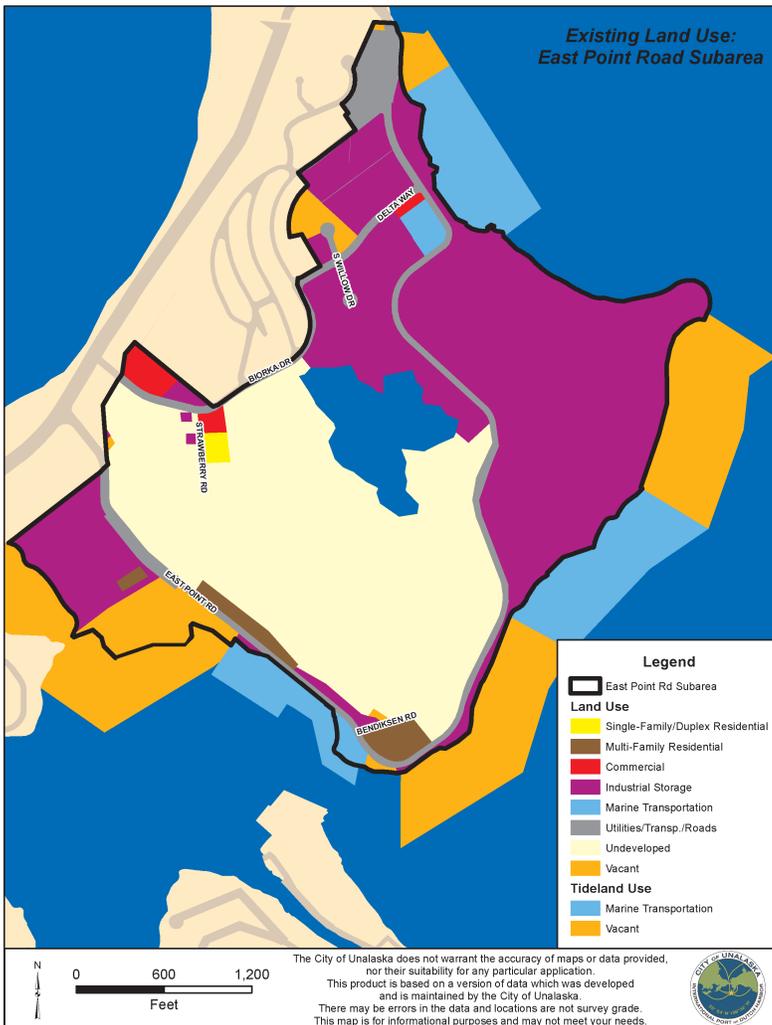
Land Use	Percent	Change
Single-Family/Duplex Res.	30%	↑
Multi-Family Residential	24%	↑
Commercial	3%	-
Industrial Storage	5%	↓
Open Space	16%	↑
Utilities/Transp./Roads	21%	-
Mixed Use	1%	-
<b>Total (developed land)</b>	<b>100%</b>	

**Existing:** The Standard Oil Hill Subarea is primarily residential. Residential, Open Space, and Roads account for 86% of the area. The other 14% is used for Industrial Storage, Commercial, and Mixed Use. There is a distinct Single-Family/Duplex section in the center of the subarea while the northern portion near Driftwood Way is Multi-Family housing. Several vacant lots exist, some of which may be developable.

**Recommendations:** Residential uses in this subarea are most desirable, whether they are single-family or multi-family. The Open Space area known as Sitka Spruce Park is an important asset due to its designation as a National Historic Landmark, and it must be maintained. As shown in the table above, a small increase in Open Space uses would be desirable in this subarea, especially recreational opportunities for youth. Commercial uses and Mixed Use are also acceptable at a small scale. Industrial Storage is shown as decreasing because it is inconsistent with the desires of the community for this subarea.

**Location-Specific Recommendations:** Any of the higher-intensity uses (Commercial, Mixed Use, Industrial Storage, and Multi-Family Residential) are most appropriate along Biorka Drive. Multi-Family Residential is appropriate in the northern portion along Driftwood Way and the segment of Biorka Drive north of Makushin Drive. Areas that are not adjacent to Biorka Drive, but along Makushin Drive, Kashega Drive, and Chernofski Drive are best suited for Single-Family/Duplex Residential.

## EAST POINT ROAD SUBAREA



### EXISTING

Undeveloped Land: 88.53 acres

Vacant Land: 9.46 acres

Land Use	Acres	Percent
Single-Family/Duplex Res.	0.89	1%
Multi-Family Residential	4.17	3%
Commercial	2.75	2%
Industrial Storage	104.10	79%
Marine Transportation	2.66	2%
Utilities/Transp./Roads	16.69	13%
<b>Total (developed land)</b>	<b>131.27</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Single-Family/Duplex Res.	1%	-
Multi-Family Residential	3%	-
Commercial	2%	-
Industrial Storage	79%	-
Marine Transportation	2%	-
Utilities/Transp./Roads	13%	-
<b>Total (developed land)</b>	<b>100%</b>	

**Existing:** Aside from the large undeveloped land of Strawberry Hill, the vast majority of the East Point Road Subarea is used for Industrial Storage. The character of this area is essentially industrial, particularly expansive container storage yards. A small pocket of housing exists in the southern portion of the subarea.

**Recommendations:** The current mix of uses is appropriate for this area for the spatial extent of current development. Strawberry Hill, which at this time contains about 88 acres of undeveloped land, has been identified as a potential area for future development. The Future Recommendations table above does not reflect the changes that could occur if Strawberry Hill were developed. Housing on Strawberry Hill would be most consistent with the desires of the community, but other consistent land uses include commercial businesses and services or a medical facility. The vision of the community is that the western portion of Strawberry Hill would be an extension of Standard Oil Hill with a similar character while the eastern portion would be more commerce-oriented.

**Location-Specific Recommendations:** Housing is most appropriate along the south edge of East Point Road, as it currently is. The current extent of Industrial uses is appropriate as is.

**Adjacent Tidelands:** The large shoreline of this subarea results in a large amount of tideland space. It is a mixture of developed tidelands, vacant tidelands, and tidelands restricted from development. There are no recommended changes to the status of tidelands in this subarea.

## BALLYHOO ROAD SUBAREA



### EXISTING

Vacant Land: 7.32 acres

Land Use	Acres	Percent
Multi-Family Residential	3.28	4%
Industrial Storage	30.85	34%
Marine Transportation	22.22	25%
Open Space	18.71	21%
Utilities/Transp./Roads	15.30	17%
<b>Total (developed land)</b>	<b>90.36</b>	<b>100%</b>

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Multi-Family Residential	4%	-
Industrial Storage	34%	-
Marine Transportation	25%	-
Open Space	21%	-
Utilities/Transp./Roads	17%	-
<b>Total (developed land)</b>	<b>100%</b>	

**Existing:** The Ballyhoo Road Subarea is essentially Industrial in nature with a mixture of Industrial Storage facilities and Marine Transportation facilities. There is a small collection of residential buildings at the base of the spit. The map and table above show about 7 acres of vacant land, but that is essentially mountainous and undevelopable.

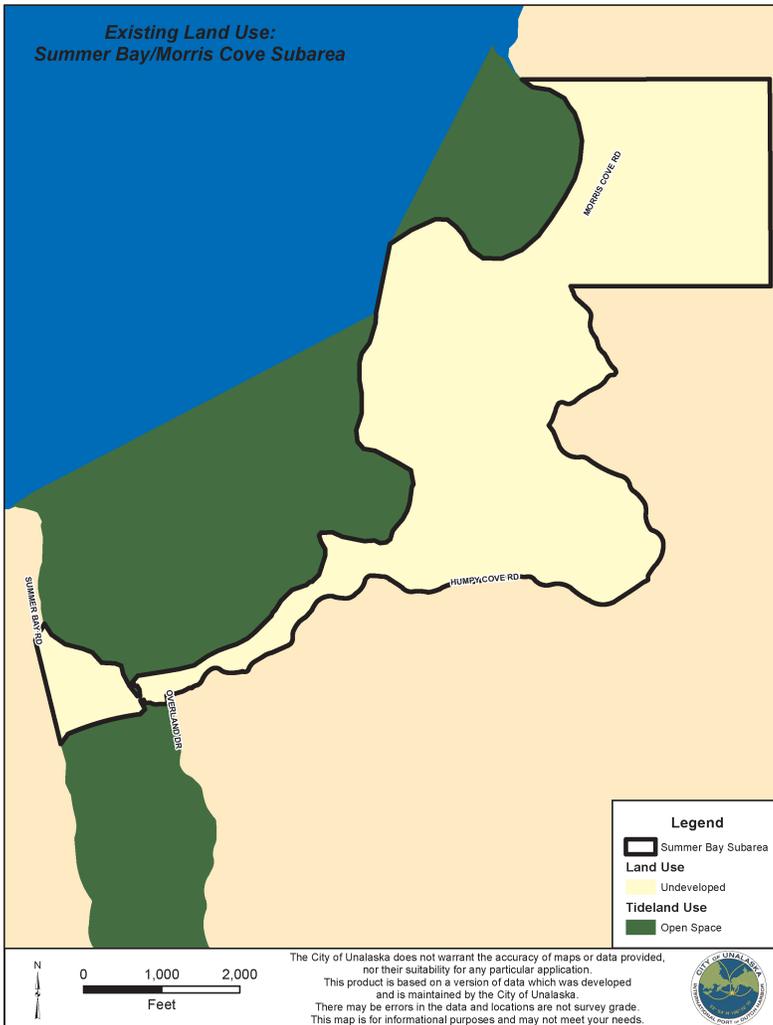
**Recommendations:** There are no recommended changes to the land use proportions listed above.

**Location-Specific Recommendations:** All land uses are equally appropriate throughout the subarea.

**Adjacent Tidelands:** All of the tidelands on the inside of Dutch Harbor are zoned for development and are mostly developed, but some remain yet to be developed. There is one Open Space tideland restricted from development near the base of the spit. There are no recommended changes to the status of tidelands in this area.

**Adjacent Land:** A majority of the land above this subarea, on Ballyhoo Mountain, is identified by the community as an important recreational and historic area that should be preserved. However, the area along Tundra Drive is an area for potential development. Appropriate land uses on Tundra Drive include housing, commercial services, or a medical facility. It is important that any development respect and preserve the need for trails that access the mountain for recreation.

## SUMMER BAY/MORRIS COVE SUBAREA



### EXISTING

Undeveloped Land: 506.25 acres

### FUTURE RECOMMENDATIONS

Land Use	Percent	Change
Open Space	100%	↑

**Existing:** The Summer Bay/Morris Cove Subarea is disconnected from the rest of the subareas and is located in the part of Unalaska labeled as Undeveloped in the land use inventory because it is outside of the developed part of the community. However, this location has particular importance to the community as it is used as a recreational site. Residents with an Ounalashka Corporation Land Use Permit are allowed to use most of the area for recreation.

**Recommendations:** No changes in the land use are recommended in this subarea. The table above reflects simply a change in the label from Undeveloped to the more accurate Open Space designation. Currently the zoning of the land in this area is Marine-Dependent/Industrial, which would allow for intense industrial uses to overtake the recreational spot. It is recommended that industry not be considered in this location, and that it is maintained as a recreation site for the community.

**Adjacent Tidelands:** All of the tidelands adjacent to this subarea are restricted from development, reserved for recreation and subsistence use. There is no recommended change to this status.