

URBAN RENEWAL PLAN
DOWNTOWN NUMBER 1
PROJECT ALASKA R-20
ANCHORAGE, ALASKA

as corrected

APRIL, 1964
REVISED OCTOBER 1964
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ALASKA STATE HOUSING AUTHORITY
BOX 179
ANCHORAGE, ALASKA

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C 213, B. DESCRIPTION OF PROJECT

C 213, B. 1. Boundary of the Urban Renewal Area

The boundary of the Downtown Anchorage, R-20 Urban Renewal Disaster Project Area is described in "Exhibit A, Boundary Description", attached hereto and made a part hereof, and is also shown on Map No. 1, "Boundary - Existing Uses and Conditions, C-213-1".

C 213, B. 2. Urban Renewal Plan Objectives

- a. Clearing of land in order that stabilization work could be done and a large earth buttress built with adequate subdrains designed to eliminate the danger of land slides in the future.
- b. The removal of sub-standard and damaged buildings.
- c. Making land available for use in a potentially strong commercial area.
- d. To redevelop the buttress area with uses that will insure the safety of the citizens and of public and private investments. Therefore, redevelopment will comply with the findings and recommendations of the Federal Scientific and Engineering Task Force (Task Force 9) and land will be made available for the construction of parking areas and parks.
- e. Development of a strong, visually and architecturally coordinated portion of the central business district.
- f. Providing right-of-way for a portion of a Federal Aid Highway.

C 213, B. 3. Types of Proposed Renewal Actions

Proposed actions in this project include clearance, land stabilization, owner participation, redevelopment and provision of public improvements.

Procedures generally will be as follows:

- a. Acquisition of real property by purchase, grant, devise, exchange, or by exercise of the power of eminent domain, where necessary, to carry out the Urban Renewal Plan.
- b. Relocation of occupants from structures on land acquired by the Alaska State Housing Authority.
- c. Demolition or removal of existing structures on land acquired by the Alaska State Housing Authority.
- d. The vacation or closing to vehicular traffic of certain streets and alleys, and dedication of, or provision for, areas for public street purposes, and public walkways.
- e. The preparation, by the Alaska State Housing Authority, of land for proposed reuse and building sites. In connection therewith, the Alaska State Housing Authority may cause streets and pedestrian ways to be designed, graded, paved, and covered, and sidewalks, curbs and gutters and utilities to be constructed and installed.

- f. The sale or lease of land at its fair market value for reuse in accordance with the Urban Renewal Plan and all conditions contained in the plan. Certain additional conditions may be imposed as covenants running with the land. The Urban Renewal Plan provides for owner participation in the redevelopment of property in the project area if owners agree to redevelop in conformity with the Urban Renewal Plan.

C 213, C. LAND USE PLAN

C 213, C. 1. A Land Use Map has been prepared showing:

- a. Thoroughfare and street right-of-way.

Rights-of-way are shown on Map No. 2, "Land Use Plan, C-213-2".

- b. All other public uses, and as required, institutional or special purpose uses.

Public uses and easements are shown on Map No. 2, "Land Use Plan, C-213-2".

- c. Land Uses Not Covered by C.1.a. and C.1.b., above.

Additional permitted land uses for the Urban Renewal Area are shown on Map No. 2, "Land Use Plan, C-213-2".

C 213, C. 2. Land Use Provisions and Building Requirements.

- a. Statement of uses to be permitted, including any contemplated public housing in the area.

All of the permitted uses shall be conducted within fully enclosed buildings, and there shall be no sales, service, storage nor display on open lots or outside of buildings (except for outdoor restaurants and for the sale of gasoline at service stations).

Parking will be provided in publicly owned and operated parking lots conveniently located to serve part of this area; therefore, the developers between 3rd Avenue and 4th Avenue, and between B Street and E Street will not be required to provide off-street parking.

The following are the principal land use categories set forth in C.1. of this Code, and the uses permitted in each category.

- 1) Public
 - a) Parks and pedestrian ways
 - b) Public off-street parking areas
 - c) Pedestrian ways
 - d) Public uses and structures that are in the public interest

C 213, C. 2.

a.

2) Residential – Office

- a) Single family and two family residences
- b) Multi-family apartments
- c) Private clubs and lodges
- d) Boarding houses and lodging houses
- e) Churches
- f) Professional and business offices and studios
- g) Off-street parking

3) Commercial

- a) Retail stores, sales and display rooms
- b) Offices
- c) Financial institutions, except pawn shops
- d) Eating and Drinking establishments
- e) Personal service establishments
- f) Business service establishments
- g) Wholesaling from sample stock only, providing that no manufacturing and no storage for distribution shall be permitted.
- h) Public uses
- i) Apartments are permitted as an accessory use provided they are not located on the street level floor and provided they comply with FHA Standard 2600.
- j) Hotels, motels and apartment buildings (except in the D Street to E Street, 3rd Avenue to 4th Avenue area). Apartments must comply with FHA Standard 2600.
- k) Filling stations (except in the C Street to E Street, 3rd Avenue to 4th Avenue area).
- l) Off-street parking is permitted as an accessory use.

The following uses are prohibited in the Commercial area:

- aa) Single family and two family dwellings
- bb) Warehousing or storage, except as incidental to a permitted principal use
- cc) Manufacturing, except articles for sale at retail on the premises
- dd) Any use which may be expected to cause excessive noise, vibration, smoke, dust, toxic matter, noxious matter, humidity, heat or glare.
- ee) Wholesaling, except from sample stock

And the following because of excessive live loading:

- ff) Theaters, Auditoriums, Libraries and Aquariums
- gg) Parking garages
- hh) Commercial printing plants and newspapers

4) Industrial

Any use permitted in the commercial zone, and other uses not permitted, except for dwellings, hotels, motels, rooming or lodging houses, or uses expected to cause excessive noise, vibration, smoke, dust, toxic matter, noxious matter, humidity, heat or glare.

C 213, C. 2.

b. Additional Regulations, Controls or Restrictions to be imposed by the Plan on the sale, lease or retention of all real property acquired.

1) General Requirements

- a) No construction shall be undertaken in the project area unless and until site development and architectural plans for such construction shall have been submitted to the Alaska State Housing Authority and to the City of Anchorage for review, and shall have been approved by said Authority in writing.

Plans will not be approved by the Authority which do not include:

- i. A proposal for the utilization of the entire parcel with structures, landscaping and paving. A definite time for completion of the entire development shall be stated.
- ii. Provision for city approved disposal of storm water
- iii. Landscaping of all set-back areas.
- iv. Enclosed on-property trash storage.
- v. Methods of compliance with all land use and building control provisions of this Plan.

- b) The regulations, controls and restriction contained herein shall be met by all redevelopers. Where compliance with any of these regulations, controls or restrictions necessitates interpretation and judgement, the Alaska State Housing Authority shall so interpret and judge.

C 213, C. 2.

b.

c) All City of Anchorage and Greater Anchorage Area Borough Codes and Ordinances in effect at the time of development, and as amended from time to time, shall be adhered to. In the event that there are any differences between such codes and ordinances and the provisions of this Urban Renewal Plan, the most restrictive shall apply.

2) General Requirements – Structural

a) All construction shall comply with the Restrictions on Construction and Structural Requirements, attached hereto as Exhibit "B", and made a part hereof.

b) All construction shall comply with the requirements for Seismic Zone 3 as contained in the Uniform Building Code, 1967 Edition, or subsequent amendments.

c) In the Commercial Area, Architectural Controls, attached hereto as Exhibit "C", and made a part hereof, shall be followed.

3) General Requirements – Utilities

Wherever possible, overhead wiring has been eliminated. All new electrical and telephone wiring shall be installed in underground conduits.

4) Requirements for Off-street Parking and Off-street Loading.

a) Where off-street parking is required, it shall be provided in accordance with Table 1, attached.

b) Where off-street loading is required, it shall be provided in accordance with Table 2, attached.

5) Requirements by Land Use Area.

a) Public

i. Minimum lot area, lot width, yards and maximum lot coverage are not applicable as the public areas are parks and parking lots.

C 213, C. 2.

b.

5)

- ii. Maximum height of structures – 35 feet.
- iii. Sign Limitation – Signs are limited to identification, informational or directional signs erected in connection with permitted uses or for public purposes. No flashing nor animated signs are permitted.

b) Residential – Office

- i. Minimum Lot Width – 50 feet
- ii. Minimum Lot Area – 6,000 square feet
- iii. Minimum Yards – Front and rear – 10'; Sides – 5'
- iv. Maximum Lot Coverage of all buildings – 40%
- v. Maximum Height of Structures (See Exhibit "B".)
- vi. Sign Limitation – Signs are limited to identification signs not exceeding 6 square feet in area, placed flat against the wall of the principal building, or at least 10 feet from any lot line. No flashing nor animated signs are permitted.

c) Commercial

- i. Minimum Lot Width – 35 feet.
- ii. Minimum Lot Area – 2,500 square feet.
- iii. Minimum Yards, – None except that apartment buildings will have yards as in RO, above.
- iv. Maximum Lot Coverage of All Buildings – Unrestricted
- v. Maximum Height of Structures – 2 stories or 35 ft. (See Exhibit "B".)
- vi. Sign Limitation – Signs are limited to identification signs not exceeding 1 square foot for each foot of frontage, not extending more than 1 foot into air space over any sidewalk. No flashing nor animated signs are permitted.

d) Industrial

- i. Minimum Lot Width – 50 feet
- ii. Minimum Lot Area – 6,000 square feet

C 213, C. 2.

b.

- iii. Minimum Yards – none
- iv. Maximum Coverage of all buildings – Unrestricted
- v. Maximum Height of Buildings (See Exhibit “B”.)
- vi. Sign Limitation – Same as for Commercial c) above.

6) Requirements for Specific Parcels.

Parcels a) through j), which are discussed in detail below, have special development possibilities because of the difference in grade between the 4th Avenue frontage and the north side toward the parking lot areas. Fourth Avenue is at approximately Elevation 106, while at the north end of these properties the elevation is approximately 92. The 4th Avenue (south) street level floor consequently becomes the upper floor on the north; while the 4th Avenue basement level becomes the ground floor on the north, where no basement is allowed.

- a) Parcel 24A-2, at the northeast corner of 4th and E. This parcel fronts on a pedestrian plaza area.
 - i. The building may cover the entire lot but shall, at a minimum, cover the entire southern 175 feet.
 - ii. The building shall be only one story high plus a basement on the 4th Avenue frontage, and two stories high with no basement on the 3rd Avenue end.
 - iii. Off-street loading shall be provided in the proper amount according to Table 2, and shall be located on the east side nearest the public parking area. Enclosed trash handling will be incorporated at this location.
 - iv. Public parking is provided for this parcel.
 - v. There is a utility easement running east and west near the center of this property. A floor may be constructed over this easement provided the developer provides for access to the utilities in a manner meeting the requirements of the City Engineer of the City of Anchorage.

- b) Parcel 24A-3, being the second lot east of E Street on the north side of 4th Avenue.

C 213, C. 2.

b.

6)

- i. The building shall cover the entire lot except that the street level building line shall be set back 12 feet from the 4th Avenue property line. The second floor may extend to the street right-of-way line, and may extend north from this line for a distance of only 60 feet. (See Exhibit "B".) If a second floor is not extended, a marquee may be provided in accordance with Exhibit "C".
- ii. The side of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be supported at the outer edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.
- iii. Off-street loading shall be provided in the proper amount according to Table 2, and shall be located at the northeast corner on the parking lot side as part of the ground floor use. Enclosed trash handling will be incorporated at this location.
- iv. Public parking is provided for this parcel.
- v. A pedestrian corridor may be provided running east and west at approximately the center of the building, and at the level of 4th Avenue. The location should be coordinated with that of the building immediately to the east. Any corridor shall be at least 12 feet wide, and shall be open to public use during normal business hours.

c) Parcel 24A-4, being the third lot east of E Street on the north side of 4th Avenue, and immediately next to the public pedestrian area at the location of old D Street.

- i. The building shall cover the entire lot, except that the street level building line on 4th Avenue shall be set back 12 feet from the property line. The second floor may extend to the property line and may

extend north from this line for a distance of only 60 feet. (See Exhibit "B".) If a second floor is not extended, a marquee may be provided in accordance with Exhibit "C".

- ii. The end of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be supported at the northern edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.
- iii. Off-street loading shall be provided in the proper amount according to Table 2. Such loading space shall be located at the northwest corner of the property as a part of the ground floor use. Enclosed trash handling shall be incorporated at this location also.
- iv. Public parking is provided for this parcel.
- v. A pedestrian corridor may be provided running east and west at approximately the center of the building and at the level of 4th Avenue. The location should be coordinated with that of the building immediately to the west. Any corridor shall be at least 12 feet wide, and shall be open to public use during normal business hours.
- vi. This building may have openings and show windows in its east wall upon the public pedestrian mall area as if the mall were an uncovered street right-of-way.

d) Parcel 24A-5, being the lot on the northwest corner of 4th Avenue and C Street, and immediately to the east of the public pedestrian mall area at the location of old D Street.

- i. The building should cover the entire lot, except that the street level building line on 4th Avenue shall be set back 12 feet from the

C 213, C. 2.

b. 6)

property line. The second floor may extend to the property line, and may extend north from this line for only 60 feet. (See Exhibit "B".) If a second floor is not extended, a marquee may be provided in accordance with Exhibit "C".

ii. The end of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be supported at the outer edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.

iii. Off-street loading shall be provided in the proper amount according to Table 2, and shall be located at or near the northeast corner as part of the ground floor use. Enclosed trash handling shall be incorporated at this location also.

iv. Public parking is provided to serve this parcel.

v. This building may have openings and show windows in its west wall upon the public pedestrian mall area as if the mall were an uncovered street right-of-way.

e) Parcel 23A-4A, being the lot on the northeast corner of 4th Avenue and C Street.

i. The building may cover the entire lot, except that the street level building line on 4th Avenue shall be set back 12 feet from the property line. The second floor may extend to the property line, and may extend north from this line for only 65 feet. (See Exhibit "B".) If a second floor is not extended, a marquee may be provided in accordance with Exhibit "C".

ii. The end of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be

C 213, C. 2.

b. 6)

supported at the outer edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.

iii. Off-street loading shall be provided in the proper amount according to Table 2, and located at or near the northwest corner of the property on the parking lot side and shall be part of the ground floor use. Enclosed trash handling shall be incorporated at this location also.

iv. Public parking is provided for this parcel.

f) Parcel 23A-5A, being the second lot on 4th Avenue to the northeast of 4th Avenue and C Street.

i. The building may cover the entire lot, except that the street level building line on 4th Avenue shall be set back 12 feet from the property line. The second floor may extend to the property line, and may extend north from this line for only 65 feet. (See Exhibit "B".) If a second floor is not extended, a marquee may be provided in accordance with Exhibit "C".

ii. The end of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be supported at the outer edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.

iii. Off-street loading shall be provided in the proper amount according to Table 2, and can be located on the parking lot side of the property as part of the ground floor use. Enclosed trash handling shall be incorporated at this location also.

iv. Public parking is provided to serve this parcel.

g) Parcel 23A-6A & 9A, being the third and fourth lots on 4th Avenue to the northeast of 4th Avenue and C Street.

C 213, C.-2.

b.

6)

- i. The building may cover the entire lot, except that the street level building line on 4th Avenue may be set back 12 feet from the property line. The second floor may extend to the property line, and may extend north from this line for only 70 feet. (See Exhibit "B".) If a second floor is not extended, and the main floor is set back, a marquee may be provided in accordance with Exhibit "C".
 - ii. The end of the building facing north toward the parking lot may be two stories high with no basement. The second floor may extend an additional 20 feet over public right-of-way, and may be supported at the outer edge by columns placed at this 20 foot point which is against the south side of the parking lot median strip.
 - iii. Off-street loading shall be provided in the proper amount according to Table 2, and may be located on the parking lot side of the property as part of the ground floor use. Enclosed trash handling shall be incorporated also. (Exception - If the lot is developed in connection with other lots in this block, loading and trash handling facilities may be combined at one location.)
 - iv. Public parking is provided to serve this parcel.
 - v. There is a utility easement running north and south along the common line between these two lots. A floor may be constructed over this easement provided the developer provides for access to the utilities in a manner meeting the requirements of the City Engineer of the City of Anchorage.
- h) Parcel 23A-2A, being the lot immediately to the east of what would be B Street, between 3rd and 4th Avenue. This parcel is 150 feet wide on 4th Avenue and 285 feet deep.

C 213, C. 2.

b.

6)

i. This parcel will be required to furnish off-street parking and off-street loading according to Tables 1 and 2 attached. Enclosed trash handling facilities shall also be provided.

ii. The street level building line may be set back 12 feet from the property line on 4th Avenue. The second floor may extend to the property line, and may extend north only 70 feet from this line for the most westerly 75 feet of the lot. On the eastern 75 feet of the lot the second floor may extend north from 4th Avenue for a distance of 245 feet. A basement is permitted where this second floor is permitted and this basement level becomes the ground floor level on 3rd Avenue. (See Exhibit "B".) If a 2nd floor is not extended south, and the main floor is set back, a marquee may be provided in accordance with Exhibit "C".

iii. There is a utility easement running east and west at approximately the center of this parcel. A floor may be constructed over this easement provided the developer provides for access to these utilities in a manner meeting the requirements of the City Engineer of the City of Anchorage.

i) Parcel 23A-1, being the lot at the southwest corner of 3rd Avenue and A Street.

i. This parcel shall be required to furnish off-street parking and off-street loading according to Tables 1 and 2, attached. Enclosed trash handling facilities shall also be provided.

ii. The northern portion of this parcel is limited to construction of a two story building without basement. The southern 75 feet of the lot may have two stories, plus basement. (See Exhibit "B".)

j) Parcel 117-1A, being between Barrow and A Streets on the south side of 3rd Avenue.

C 213, C. 2.

b.

6)

- i. This parcel will be required to provide its own off-street parking and off-street loading according to Tables 1 and 2, attached. Enclosed trash handling facilities shall also be provided on the property.
- ii. Construction on this parcel is limited to two stories plus basement (See Exhibit "B".)

k)

That parcel shown on the attached Land Use Plan, being on the north side of 3rd Avenue to the east of A Street.

- i. This parcel will be required to provide its own off-street parking and off-street loading according to Tables 1 and 2, attached. Enclosed trash handling facilities shall also be provided on the property.
- ii. Construction on this parcel is limited to two stories without basement (See Exhibit "B".)
- iii. Construction on this parcel shall be set back at least 20 feet from any right-of-way line.

l)

Those parcels shown on the attached Land Use Plan, being the properties on the north side of 3rd Avenue between A and C Streets.

- i. These parcels will be required to provide their own off-street parking and off-street loading according to Tables 1 and 2, attached. Enclosed trash handling facilities shall also be provided on these properties.
- ii. Construction on these parcels is limited to two stories without basement. (See Exhibit "B".)
- iii. Construction on these parcels shall be set back at least 20 feet from any right-of-way line.

C 213, C. 2.

c.

DURATION OF CONTROLS

The provisions of this Urban Renewal Plan shall be filed as restrictive covenants running with the project land and shall be made part of each contract for development and each owner participation agreement.

The commencement date of the covenants shall be the date of approval of this Amended Plan by the Anchorage City Council, and they shall remain in full force and effect to and including February 25, 2005. Nothing in this paragraph shall be interpreted to exclude or release any property in the project area at any time from the operation of building codes, housing codes, zoning ordinances or other controls – to the extent to which they are more restrictive – that are presently in force or may be enacted by appropriate governmental authority. The termination of this Urban Renewal Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, sex, creed, color or national origin in the sale, use or occupancy thereof.

C 213, C. 2. d. APPLICABILITY OF LAND USE PROVISIONS AND BUILDING REQUIREMENTS TO PROPERTIES NOT TO BE ACQUIRED

Owner Participation

Owners of property within the Project Area may participate in the redevelopment of their properties provided that the Alaska State Housing Authority makes a finding that such participation is consistent with the standards and objectives of this Urban Renewal Plan.

Certain properties are indicated on Map No. 3, "Land Acquisition Plan, C-213-3" as Not To Be Acquired. Properties of owners who fail to participate may be subject to acquisition if this is necessary in the opinion of the Alaska State Housing Authority.

C 213, D. PROJECT PROPOSALS

C 213, D. 1. LAND ACQUISITION

C 213, D. 1. a. Identification of Real Property to be acquired for:

1) Clearance and Redevelopment

Real property which is to be acquired for clearance and redevelopment is shown on Map No. 3, "Land Acquisition Plan, C-213-3".

2) Public Facilities

Real property which is to be acquired for public facilities as shown on Map No. 3, "Land Acquisition Plan, C-213-3", will be dedicated as public right-of-way or will be resold for reuse as public parking areas, as public recreation or park areas, and for public structures.

3) Rehabilitation and Conservation

No properties are to be acquired for rehabilitation and conservation by the Alaska State Housing Authority.

- C 213, D. 1. b. Special Conditions under which properties not designated for acquisition may be acquired.

If acquisition is the only means of insuring compliance with the Plan, and if funds are available for acquisition, some properties not now designated for acquisition may be acquired.

- C 213, D. 1. c. Special Conditions under which properties identified to be acquired may be exempted from acquisition.

There are no properties identified for acquisition which will not be needed to carry out the Plan. If the present owners of any of these properties agreed to carry out the Plan in specific areas, they may be exempted from acquisition.

- C 213, D. 1. d. Extent to which it is planned to clear or relocate dwellings in the area subject to recurring disaster.

All of the damaged buildings, including residences, which were existing at the time of the disaster have been cleared. All new construction, including apartment buildings, will be required to conform to the structural requirements of the Uniform Building Code for Seismic Zone 3.

- C 213, D. 2. REHABILITATION AND CONSERVATION (Does not apply)

- C 213, D. 3. REDEVELOPERS' OBLIGATIONS

- C 213, D. 3. a. Developers of land within the Project Area shall be obligated to devote such land to the uses specified by this Plan. The Alaska State Housing Authority shall have the right to withhold transfer of title to the developer, and no building, sign nor structure shall be constructed upon any part of such land unless architectural plans and specifications therefor, showing the nature of such construction, parking, loading, landscaping, the location and orientation of structure(s) and grading plans for the building site to be built upon, shall have been submitted to, reviewed and approved in writing by, the Alaska State Housing Authority. The Authority shall have the right to refuse to approve any such plans or specifications when in the opinion of the Authority such plans or specifications do not conform with the conditions and objectives of this Plan.
- b. Developers of land within the Project Area and owner participants must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as is agreed to with the Alaska State Housing Authority, such completion time usually not to exceed three years. No building shall be occupied during construction nor until made to comply with the requirements set forth herein.
- c. Each developer or owner participant must affirm that his possession of the project property is for development and not for speculation.

- d. No developer nor owner participant shall resell, lease, sublease nor otherwise dispose of land in the Project Area until the construction as approved by the Authority has been completed, except with the prior written consent of the Authority.
- e. Each parcel located in the area fronting on 4th Avenue shall be planned for redevelopment in conjunction with all other parcels in that area. In the event that the land is purchased by more than one developer, the developers shall either submit a joint proposal of an integral plan for the development of the area, or shall submit their separate plans for review and coordination by the Authority. If more than one architect is involved in the development of the 4th Avenue area, they shall collaborate on the designs for the development of these parcels. Site and building relationships between parcels shall be maintained regardless of the time lapse in their developments.
- f. The site planning, building design and landscaping within each parcel shall be under the supervision of a professional registered in the State of Alaska to perform such service.

C 213, D. 4.

BASIS FOR SELECTION OF REDEVELOPERS

The plans of all applicants to become redevelopers within the Project Area will be reviewed by the Alaska State Housing Authority to determine which proposals are in the best interest of the development of the Project Area. The plans of all applicants will be judged and evaluated according to the following criteria in order to insure selection of the best proposal:

- 1) The architectural and planning skills and ingenuity demonstrated in the proposal.
- 2) The extent to which the proposal recognizes and takes advantage of the setting of the project area.
- 3) The economic benefits to the community and the economic feasibility of the proposal.
- 4) The financial responsibility, qualifications, experience and ability of the applicant (and his staff) to finance and complete the development.
- 5) The agreement by the applicant to pay cash for the fair market value of the land, as established by the Authority.
- 6) The agreement of the applicant to commence and complete the development within a stated reasonable time.
- 7) The compatability of the proposal with other development in the area or with the architectural design controls as contained in Exhibit "C".
- 8) The applicant's proposal must meet the requirements of the Urban Renewal Plan prepared by the Authority, as approved by the City Council.

C 213, D. 5.

MODIFICATION OF REDEVELOPMENT PLAN PROVISIONS

Modifications of the detailed provisions set forth in Section C may be made by the Alaska State Housing Authority when it is determined that a redeveloper's proposal for a major development area meets the intent of the Plan and is in the best interest of the redevelopment of the Project Area.

C 213, D. 6.

ADDITIONAL COVENANTS

C 213, D. 6.

a. Maintenance and Architectural Control

The Alaska State Housing Authority shall have on-going maintenance and architectural design control over all Project Area real property as follows:

- 1) The real property in the Project Area shall be landscaped and maintained in such a manner as to conform to the quality of landscaping and maintenance which exist immediately upon completion of the redevelopment.
- 2) No rebuilding, remodeling nor improvement of any real property in the Project Area shall be made without written approval of the architectural design plans therefor being first obtained from the Alaska State Housing Authority. The Authority shall approve only such architectural design plans as conform to the architectural qualities which exist immediately after completion of the redevelopment of the Project Area.
- 3) The Authority, or its successor as designated by the Authority, for the duration of the Plan as provided in C 213, C. 2. c., hereof, shall have the right to enforce the provisions of this Section C 213, D. 6. Additional Covenants.

C 213, D. 6.

b. Prevention of Discrimination

There shall be no discrimination because of race, sex, creed, color, or national origin in any undertaking in connection with this Project.

Contracts entered into by the Alaska State Housing Authority relating to the sale, transfer or leasing of land or any interest therein acquired by the Authority within any redevelopment area shall have such provisions set forth therein; and such contracts shall further provide that these provisions shall be binding upon and shall obligate the contracting parties and any subcontracting parties and all other transferees under the instrument.

C 213, D. 6.

- c. The covenants with respect to Maintenance and Architectural Controls shall remain in effect to and including February 25, 2005; the covenants with respect to Prevention of Discrimination shall remain in effect in perpetuity.

C 213, D. 7.

PARTICIPATION BY FORMER PROPERTY OWNERS AND BUSINESS OCCUPANTS IN REDEVELOPMENT

C 213, D. 7.

- a. An owner of property in the Project Area may participate in the redevelopment of property in the Project Area in accordance with rules adopted by the Alaska State Housing Authority.

C 213, D. 7. b. A property owner who wishes to redevelop his non-acquired property may enter into an Owner Participation Agreement with the Alaska State Housing Authority setting forth that redevelopment will take place in accordance with this Urban Renewal Plan.

C 213, D. 7. c. Opportunities for Former Owners to Re-establish Themselves in the Project Area:

Owners of property within the Project Area whose property is acquired by the Alaska State Housing Authority will be given preferential consideration as redevelopers in the Project Area, if the Alaska State Housing Authority determines that such owner's proposal for redevelopment is equal to or superior to proposals of other redevelopers.

C 213, D. 7. d. The Alaska State Housing Authority will extend reasonable preference to persons who are engaged in business in the Project Area to re-enter into business in the Urban Renewal Area, if they otherwise meet the requirements prescribed by the Urban Renewal Plan.

1) Participation by Business Occupants in Buildings Developed by Others:

In the execution of its relocation program, the Alaska State Housing Authority will make it possible to extend reasonable preference to present occupants of businesses to relocate within the Project Area in newly developed buildings.

2) Opportunities for Former Business Occupants to Re-establish Themselves in the Project Area:

Business occupants of property within the Project Area, displaced by the execution of the Urban Renewal Plan, will be given preferential consideration as developers in the Project Area, if the Alaska State Housing Authority, with the concurrence of the City Council, determines – all other things being equal – that the proposals by such former business occupants for development are equal to or superior to proposals by other developers.

C 213, D. 8. UNDERGROUND UTILITY LINES

All new electrical and telephone distribution lines and individual services will be installed in underground conduits.

C 213, D. 9. MISCELLANEOUS

a. Sidewalks

Sidewalk areas outside the development parcel property lines will be put in as site improvements by the LPA, however, if a developer

wants a sidewalk in connection with his development before the LPA is ready to put sidewalks in, he may install the sidewalk at his own expense according to the LPA plans. He shall not request nor receive reimbursement, however. If a sidewalk is already in before the developer begins work, he shall protect it, or replace it in full accord to the site improvement plans.

b. Pedestrian Areas

There are pedestrian mall areas, a plaza and several stairways which will be installed by the Alaska State Housing Authority as site improvements. These will be completed at a time determined by the Authority. Any work done by developers in these areas must have the written consent of the Authority, shall be at the redeveloper's expense and shall not be reimbursed by the Authority.

There is a twenty foot wide public stairway provided between Lots 2 and 3 of Block 24A. The developers of either of the two adjacent lots may propose to use the airspace over this stairway in connection with development. The airspace permitted to be used shall be between elevations 106 and 123, shall begin at a point 150 feet north of the center of 4th Avenue and may extend north for 40 feet to a point in line with the upper floor extensions permitted in connection with Lots 3, 4, and 5 of this block. Columns may be used to support the construction, but if used shall be located at the outer edges of the stairway or in line down the center.

c. Elevations

The Alaska State Housing Authority will establish finished grades for all sidewalk and public areas within the project. It shall be the responsibility of each developer to secure such detailed elevation information relative to his site, and he shall be required to maintain the elevations established.

The following tentative elevations are established as guides:

The upper level of the pedestrian walkway between Lots 2 and 3, Block 24A shall be 107.65. This walkway at the parking lot end shall be 92.5.

The pedestrian corridor through Lots 3 and 4, Block 24A shall be at 107.65.

The public pedestrian mall area at the location of old D Street shall be at 107.75. The lower sidewalk elevation shall be 90.0.

C 213, E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The redevelopment area is coterminous with the Urban Renewal Area as defined in Section B of this Urban Renewal Plan. This Urban Renewal Plan is to be construed as the Redevelopment Plan for the redevelopment area.

C 213, E. 1. Authorization for the Alaska State Housing Authority to Exercise its Powers in the City of Anchorage.

The Alaska State Housing Authority is authorized to exercise its powers within the City of Anchorage based upon City Council Resolutions of April 3rd and 21st, 1964.

2. Declaration that Urban Renewal Area is in Need of Urban Renewal.

The Project Area is located in the Urban Renewal Area designated by City Council of Anchorage resolutions in April, 1964, as an area in need of Urban Renewal.

3. Existence of General Plan.

A general plan to guide physical development in the City of Anchorage was prepared and was adopted by the City Council in 1961.

4. Relationship to Definite Local Objectives.

The Urban Renewal Plan meets definite local objectives as to appropriate land uses, improved traffic, public utilities and recreational and community facilities.

5. Urban Renewal Plan Elements Required by State Law.

a) Boundaries of the redevelopment project area; project boundaries, are as shown on Map No. 1, "Boundaries - Existing Uses and Conditions", C-213, of this Urban Renewal Plan.

b) A Map showing the existing uses and conditions of the real property, is Map No. 1, "Boundary, Existing Uses and Conditions, C-213", of this Urban Renewal Plan.

c) A Land Use Plan showing the proposed uses of the area is Map No. 2, "Land Use Plan, C-213". of this Urban Renewal Plan.

d) Information showing the standards of:

1) Population Densities - Population density standards are as stated in Section C-2.b.1.. of this Urban Renewal Plan.

2) Land Coverage - Land coverage standards are as stated in Section C-213, C. 2. b.2, of this Urban Renewal Plan.

3) Building intensity in the area after redevelopment - The building intensity standards are as stated in Section C-213, C. 2.b, of this Urban Renewal Plan.

e) Statement of proposed changes, if any, in the following:

- 1) Zoning Ordinance or Map – The proposed zoning map changes are as shown on Map No. 4, "Proposed Zoning, C-213", of this Urban Renewal Plan. The proposed zoning controls are as stated in Section C-213, C, 2., Land Use Provisions of this Urban Renewal Plan.
 - 2) Street layouts – Street rights-of-way are as shown on Map No. 2, "Land Use Plan, C-213-2", and Map No. 5, "Schematic Development Plan, C-213-5", of this Urban Renewal Plan.
 - 3) Street levels or grades – Street levels and grades will be changed within the Project Area to conform with topographic configurations resulting from the engineering work being undertaken to stabilize and protect the damaged and hazardous areas.
 - 4) Building codes and ordinances – The only anticipated change pertains to the 1967 Uniform Building Code which will result in more stringent structural design requirements. The City of Anchorage has under study these proposed amendments to the Building Code and is expected to adopt these amendments prior to construction in the redevelopment area as authorized under the Urban Renewal Plan.
- f) A site plan of the area is included in the plan. Map No. 5, "Schematic Development Plan, C-213", is included as part of this Urban Renewal Plan.
 - g) Additional public facilities or utilities required to support new land uses in the area after redevelopment: Restoration of public facilities and utilities is being made by the Office of Emergency Planning under the supervision of the Corps of Engineers. Additional facilities and utilities are being provided as part of the project site improvements to support new land uses. These will be in the nature of streets, utilities and parks, as well as parking for public use.

C 213, F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

The provisions of this Urban Renewal Plan may be modified or amended or additions made thereto at any time by the Alaska State Housing Authority provided that any changes, amendments or additions made subsequent to the sale or lease of land in the Project Area by the Alaska State Housing Authority shall be concurred in by the owners or lessees of the land directly affected by such changes, amendments or additions, if such change in the opinion of the Alaska State Housing Authority is considered to be adverse to said owners or lessees.

Where the proposed modifications, amendments or additions will substantially change the Urban Renewal Plan as previously approved by the City Council of the City of Anchorage, the modification, amendment or addition must similarly be approved by the City Council.

Where unnecessary hardships, practical difficulties, or consequences inconsistent with the general purposes of the plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this Plan, the Alaska State Housing Authority, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts relied upon, and upon its own further investigation, may grant adjustments or variances under such conditions and safeguards as it may determine consistent with the general purpose and intent of this Plan, provided that in no instance will any adjustments or variances be granted that will change or alter the land uses or other basic requirements of this Urban Renewal Plan.

**TABLE 1
OFF-STREET PARKING REGULATIONS**

Amount of off-street parking required:

1. Dwellings – one for each dwelling unit.
2. Hotels, Motels and Rooming Housing – one for each 6 guest rooms.
3. Restaurants, taverns and the like – one for each five occupants based on the maximum capacity under the UBC.
4. Food Stores – one for each 200 square feet of gross building area.
5. Retail establishments, clinics and offices – one for each 400 square feet of gross building area.
6. Wholesaling, warehousing and storage – one for each 1,000 square feet of gross building area.

In the case of uses not specifically mentioned, the requirement shall be the same as the above mentioned use which is most similar.

In the case of mixed uses, the total requirement shall be the sum of the requirements computed separately. Off-street parking for one use shall not be considered as providing required parking facilities for any other use.

Size of parking space.

A parking space shall be considered to be eight feet by twenty feet, with additional space for aisles. Except for single family and duplex residential uses, maneuvering shall not be permitted in a public street.

Location.

All parking spaces provided shall be in the same block with the main building served.

TABLE 2
OFF-STREET LOADING REGULATIONS

Types and Sizes of Loading Berths:

- Type A – At least sixty feet long, ten feet wide and fourteen feet, six inches high, inside measure.
- Type B – At least thirty feet long, ten feet wide and fourteen feet, six inches high, inside measure.
- Type B12 – At least thirty feet long, ten feet wide and twelve feet high, inside measure.

Number of Spaces Required

Berths shall be provided for the specified uses of land. The uses specified below shall include all structures, designed, intended or arranged for such use. The aggregate gross floor area shall be measured by the outside dimensions of the buildings multiplied by the number of floors designed, intended or arranged for such use, including auxiliary storage areas in basements or lofts.

<u>Use</u>	<u>Aggregate area (sq. ft.)</u>	<u>Number</u>	<u>Type</u>
Manufacturing, Wholesaling and Warehousing	0-12,000	0	
	12,001-36,000	1	A
	36,001-60,000	2	A
	60,001-100,000	3	A
	each additional 50,000	1	A
Hotels, Motels, Apartments and Multifamily dwellings	0-50,000	0	
	50,001-150,000	1	B12
	150,001-400,000	2	B
	each additional 250,000	1	B
Department Store, retail establishment, restaurant tavern and the like	0-6,250	0	
	6,251-14,000	1	B12
	14,001-36,000	2	B12
	36,001-60,000	3	B
	60,001-100,000	4	B
	each additional 50,000	1	B
Office buildings	0-25,000	0	
	25,001-40,000	1	B12
	40,001-100,000	2	B12
	each additional 100,000	1	B

Uses not specifically mentioned shall be required to provide berths as for a similar use.

The off-street loading facilities required shall be in all cases on the same lot as the structure they serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements.

EXHIBIT A

ANCHORAGE DOWNTOWN NO. 1 BOUNDARY DESCRIPTION

The Downtown No. 1 Project, Alaska No. R-20, is located in the City of Anchorage, Alaska, and its boundary is described as follows:

Beginning at the southeast corner of the intersection of Barrow Street and east 4th Avenue (Corner A); thence west along the south right-of-way of 4th Avenue to the southwest corner of the intersection of west 4th Avenue and E Street (Corner B); thence north along the west right-of-way of E Street to its intersection with the south right-of-way of west 2nd Avenue (Corner C); thence northwesterly along the south right-of-way of west 2nd Avenue a distance of 120 feet ± (Corner D); thence north a distance of 200 feet ± to the south right-of-way of the alley between 1st and 2nd (Corner D'); thence west along the alley a distance of 100 feet ± (Corner E); thence north a distance of 160 feet ± to the south right-of-way of west 1st Avenue (Corner E'); thence west along the south right-of-way of west 1st Avenue to its intersection with the east right-of-way of Christensen Road (Corner F); thence south along the east right-of-way of Christensen Road to the southeast corner of the intersection of Christensen Road and west 2nd Avenue (Corner G); thence west along the south right-of-way of west 2nd Avenue to the southeast corner of the intersection of H Street and west 2nd Avenue (Corner H); thence south along the east right-of-way of H Street to the south right-of-way of the alley between west 2nd and west 3rd Avenue (Corner I); thence west along the south right-of-way of said alley to the west right-of-way of K Street (Corner J); thence north along the west right-of-way of K Street to the south right-of-way of west 2nd Avenue (Corner K); thence west along the south right-of-way of west 2nd Avenue to the east right-of-way of the alley between K and L Streets (Corner L); thence north along a line which is an extension of the east right-of-way of said alley a distance of 150 feet ± (Corner M); thence northeasterly along the southeasterly right-of-way of the Alaska Railroad a distance of 450 feet ± to a point which is the extension of the north right-of-way of west 1st Avenue (Corner N); thence east along a line which is the extension of the north right-of-way of west 1st Avenue and continuing along the north right-of-way of west 1st Avenue to the northeast corner of the intersection of C Street and west 1st Avenue (Corner O); thence south along the east right-of-way of C Street to a distance of 210 feet ± (Corner T); thence east to the west right-of-way of B Street (Corner U); thence north along the west right-of-way of B Street to a point which is directly opposite the north right-of-way as extended of the alley between west 1st and west 2nd Avenues (Corner V); thence east along the north right-of-way of said alley a distance of 900 feet ± (Corner W); thence south to the south right-of-way of east 2nd Avenue (Corner X); thence west to the southeast corner of the intersection of Barrow Street and east 2nd Avenue (Corner Y); thence south along the east right-of-way of Barrow Street to the southeast corner of the intersection of Barrow Street and east 4th Avenue which is the point of beginning (Corner A).

EXHIBIT B

RESTRICTIONS ON CONSTRUCTION AND STRUCTURAL REQUIREMENTS

Written with the assistance of the Corps of Engineers, 16 July 65, 2 February 66 and 31 January 67.

The following Construction Requirements and Limitations shall apply within the R-20 Downtown Anchorage Urban Renewal Area:

- a. Within the area north of the north side of 4th Avenue and south of the toe of the upper 20% slopes, construction shall be limited in accordance with the following:
 - (1) Buildings shall be limited to two story structures of light construction such that the net increase in soil loading over the limits of the lot area will not exceed an average of 500 pounds per square foot. Above grade structural floors shall not exceed 125 pounds per square foot of live load.
 - (2) In calculating the overall weight of buildings, both live loads and dead loads are considered in arriving at the total weight. The weight of excavated material hauled away may be added to the overall building weight. The weight of any fill added must be subtracted from the building weight permitted.
 - (3) The amount of fill shall not exceed the quantity removed first by excavation within that area.
 - (4) The maximum depth of excavation shall not exceed 10 feet. All basement walls shall be designed as retaining walls to withstand statically and dynamically induced earth forces. Floor slabs shall be structurally tied to the walls. This 10 foot measurement is to the bottom of the floor slab. Necessary footings and utilities are permitted in addition.
 - (5) The maximum height of fill shall not exceed 10 feet.
 - (6) Buildings shall be limited to a height not to exceed two stories above the highest grade elevations adjacent to the structure. Facing 4th Avenue, a building could have a basement and two structural floors. This three floor height may extend only to the toe of the slope, approximately 60 feet back from 4th Avenue.

- b. Construction and site grading within the area bounded by the lower elevation of the upper 20% slope and the upper elevation of the lower 20% slope buttress, on the south and north respectively, and by Barrow and E Streets on the east and west respectively, shall abide by the following criteria: (The extent of the lower buttress is defined in paragraph c.)
 - (1) The maximum depth of cut and the maximum height of fill shall not exceed 5 feet except for temporary excavations for placement of footings and footing subgrade. The temporary excavations shall be backfilled and compacted immediately following completion of footing construction. Floor slabs shall be structurally tied to the walls.

- (2) The average depth of cut and height of fill shall not exceed 3 feet.
- (3) Buildings shall be limited to two story structures of light construction such that the net increase in soil loading within the lot area will not exceed an average of 400 pounds per square foot. Above grade structural floors shall not exceed 125 pounds per square foot live load. No basements are allowed in this area. A floor slab on leveled fill is not a structural floor, and a two story building so built in this area would have only one structural floor.
- (4) In calculating the overall weight of buildings, both live loads and dead loads are considered in arriving at the total weight. The weight of excavated material hauled away may be added to the overall building weight. The weight of any fill added must be subtracted from the building weight permitted.
- (5) Excess excavation shall be removed from the site.
- (6) Utilities may be constructed throughout the area but in each case proper back filling and compaction will be done.

c. The following criteria shall apply to the lower buttress slopes. The lower buttress slope is the 20% slope which is located from 170 feet to 470 feet south of the centerline of 1st Avenue between Barrow and D Streets and extends northwesterly west of D Street. The lower buttress also includes the 20% slope bounded by 1st Avenue, Christensen Road, 2nd Avenue and K Street.

- (1) No cut shall be permitted on the slope or within the limits of the lower buttress construction except on a temporary basis to permit construction of footings or utilities as limited in paragraphs b(1) and b(5) above. No basement in this area is permitted. After footings are installed the area must be recompacted to its original slope.
- (2) No fill will be permitted on the buttress slope unless the fill slopes are at 20% or flatter slope. Construction of fills with 20% or flatter side slopes over and north of the toe of the buttress increases the effectiveness of the buttress and is both permissible and desirable. No leveling of the existing fill material will be permitted. Retaining walls will not be permitted to achieve the flatter slopes mentioned.
- (3) Buildings shall be limited to two story structures of light construction such that the net increase in loading within the lot area shall not exceed 400 pounds per square foot. A two story structure will be interpreted as two loaded floors. Columns required to support the first floor shall not be considered in limiting the height of the structure. Both floors permitted in this area are structural floors.
- (4) Building heights in the area south of the G to K Buttress will only be restricted by individual stability analysis.

d. The following additional criteria shall apply to all construction within the Urban Renewal Area:

- (1) All redevelopers shall furnish all structural and foundation seismic design calculations for all buildings to the Alaska State Housing Authority with plans for the building.
- (2) All seismic design calculations, drawings and specifications shall be made by registered professional structural and foundation engineers.
- (3) Adequate horizontal and vertical reinforcement shall be provided to resist stresses imposed on the building and foundation by the effect of soil movement on the structure.
- (4) Special consideration shall be given to harmonic motion developed during an earthquake in buildings of extreme lengths and widths.

e. The construction of the buttress fill and improvement of drainage will increase the vertical load on the slide disturbed materials. This will result in erratic settlement of the regraded slope for a period of several years or more. In addition, a future earthquake of intensity and duration comparable to that of 27 March 1964, may result in permanent lateral movement of up to approximately one foot. Because of these anticipated lateral movements, pile or pier foundations are considered unsuitable unless carefully tied together at the base and intermediate points by approved ties. Floor slabs shall be structurally tied to the walls.

It is anticipated that normal consolidation of the underlying soils will result in some vertical and horizontal movement. Because this condition can be expected to result in localized differential movement, both horizontal and vertical, particular attention must be given to the design of structures and their foundations so that such movements may be accommodated without undue damage to the buildings.

EXHIBIT C

ARCHITECTURAL CONTROLS

It is the intent of the Alaska State Housing Authority that the development in the Project Area shall be coordinated in such a manner that the individual buildings shall blend in and harmonize with one another, rather than for each to stand apart without relationship to the whole.

In order to achieve this type building harmony it is necessary to provide some limits in some of the features involved.

Construction between 3rd and 4th Avenues, and between Barrow and E Streets.

The building controls (C 213, C. 2.b) allow a set-back of 12 feet from the right-of-way line for the ground floor of those buildings fronting on 4th Avenue (except for the lot at the corner of 4th and E). A second floor, if built, may extend to the street right-of-way line. The following additional standards may be followed:

- a. The bottom face of the second floor, where it extends over the set-back area, may be at whatever elevation best accommodates the ceiling height; however, a trim facade shall be provided on the face of the building which shall be an average of 10' ± 3" above the designed sidewalk level in front on that property. This facade may need to step up or down as the sidewalk elevation varies. The giving of an average height indicates that it is not necessary that the bottom of this facade be an entirely straight line, but may vary to suit the design of the building.
- b. Columns may support the outer portion of the second floor overhang at a point 10 feet from the building face. If columns are used they shall be a maximum of 12" by 12". They shall be spaced no less than 10 feet nor more than 25 feet apart and shall be of masonry or of masonry covered metal.
- c. A planter approximately 4 feet by 4 feet and 30 inches high shall be placed around the base of columns as follows: Frontage up to 90 feet – one; frontage 91 feet to 140 feet – two; frontage 141 feet to 190 feet – three; frontage 191 feet to 240 feet – four; frontage 241 feet to 290 feet – five. The planters may be 4 feet in diameter rather than square and may be of individual design. Sizes indicated here shall be considered approximate only, and any improvement may be approved by the Authority. If no columns are used, planters shall be provided nonetheless. Planters shall be made of poured concrete, concrete brick, brick or stone. They shall be planted to small shrubs or flowers and shall be maintained during the normal growing season.
- d. The overall height of the 4th Avenue frontage of these buildings (except the one on the corner of 4th and E Street, which is limited to one story) shall be 29' ± 6" measured at the highest elevation of the designed sidewalk in front of each property.
- e. The facade and parapet wall of the 4th Avenue face of these buildings shall be masonry, metal glass, stucco or stone, or a combination of these materials. The Alaska State Housing Authority reserves the right to require that the facade

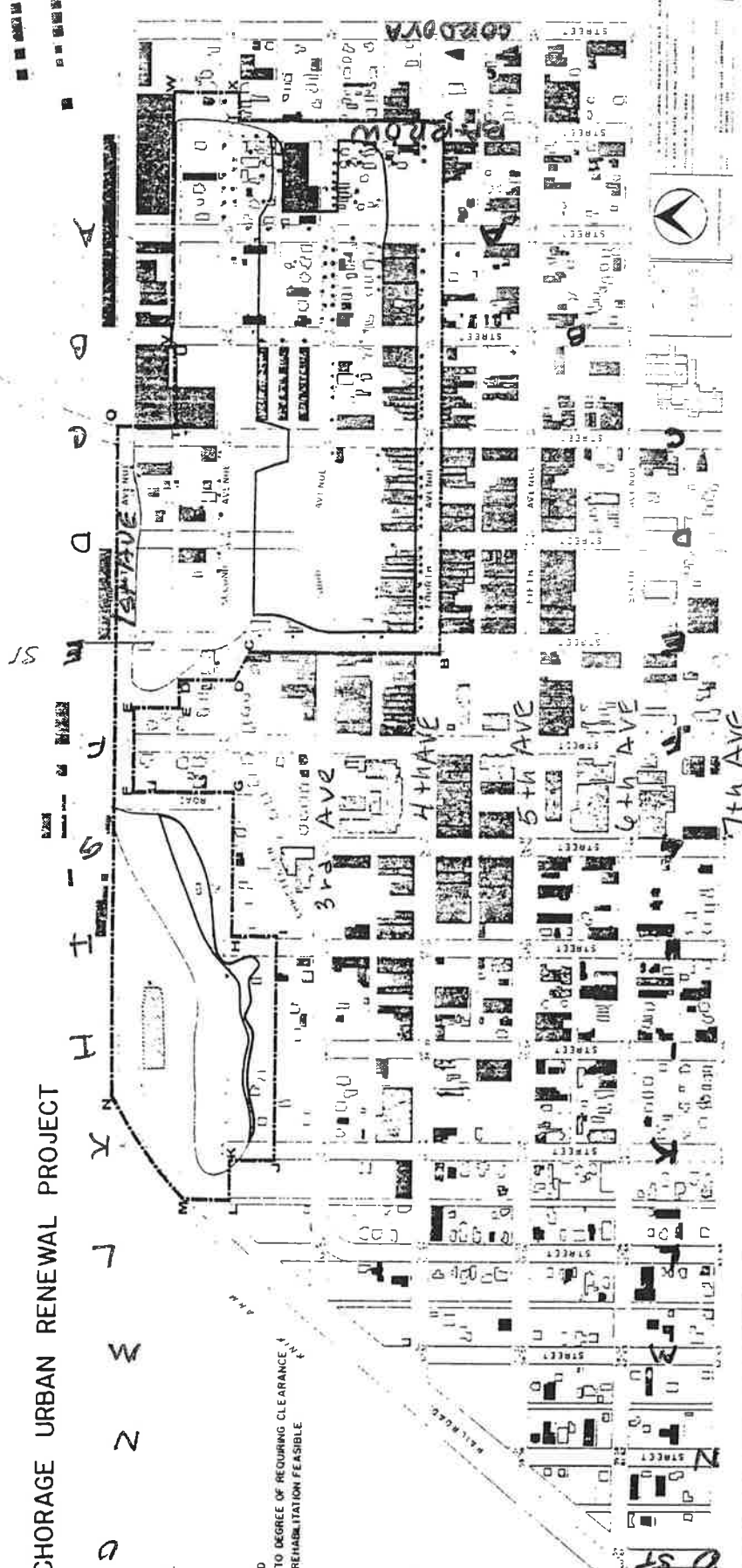
design and materials follow a pattern established by one of the earlier development plans presented for consideration and selected by the Authority to set the keynote for coordinated development.

- f. On the 4th Avenue frontage, where the second floor does not extend to the right-of-way line, a marquee may be provided which extends to this line. It may be supported in the same manner as a second floor and the lower edge of the facade shall comply with a, above. The height of the facade shall be 5' ± 6".

DOWNTOWN ANCHORAGE URBAN RENEWAL PROJECT ALASKA R-20

PROJECT AREA MAP

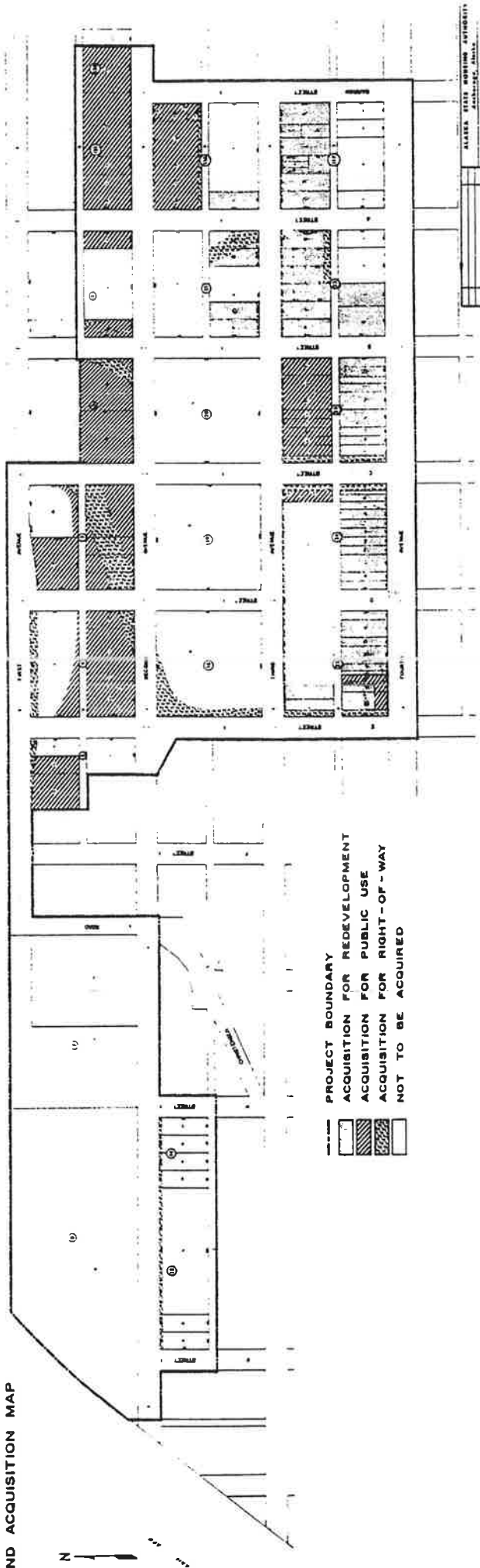
- PROJECT BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- ▨ MULTI-FAMILY RESIDENTIAL
- ▩ COMMERCIAL
- ▧ PUBLIC AND SEMI-PUBLIC
- ▦ INDUSTRIAL
- DESTROYED OR DEMOLISHED
- SUB-STANDARD OR DAMAGED TO DEGREE OF REQUIRING CLEARANCE
- SUB-STANDARD OR DAMAGED - REHABILITATION FEASIBLE
- STANDARD STRUCTURE
- 4b BLOCK NO
- BUTRESS AREA
- STRUCTURE NO
- SLOPE CONTROL AREA



10

DOWNTOWN ANCHORAGE URBAN RENEWAL PROJECT

ALASKA R-20
LAND ACQUISITION MAP



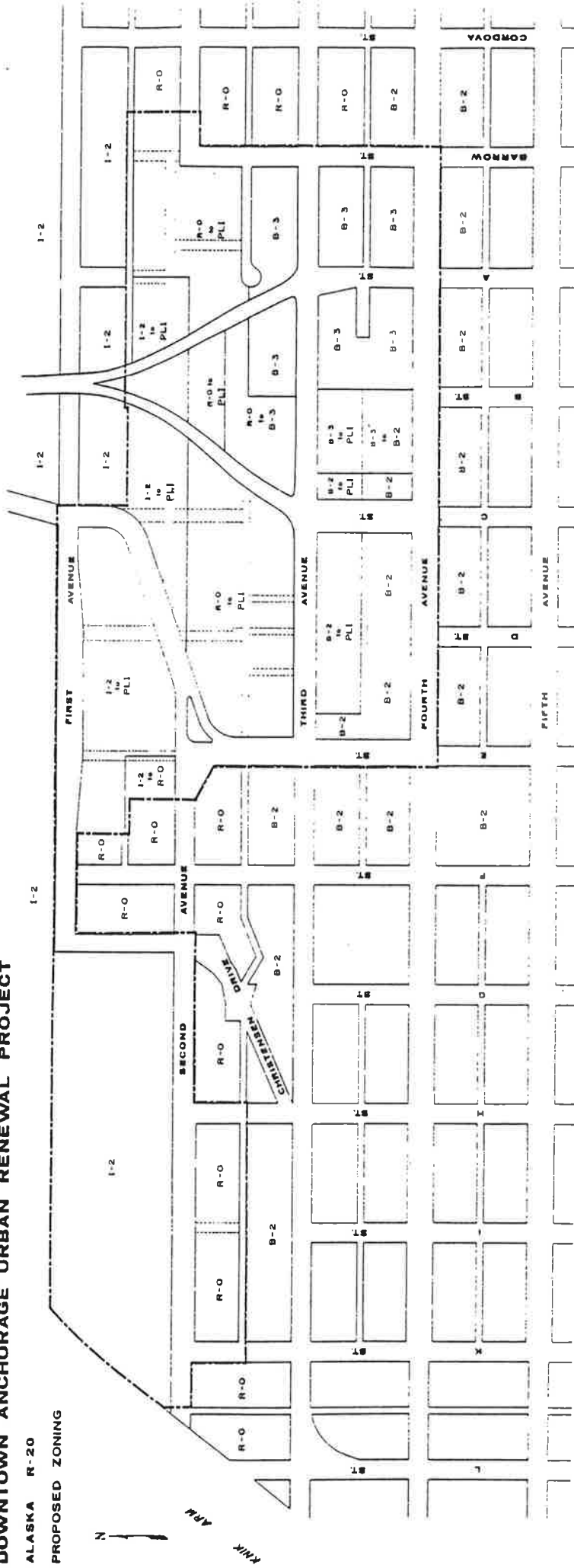
PROJECT BOUNDARY
 ACQUISITION FOR REDEVELOPMENT
 ACQUISITION FOR PUBLIC USE
 ACQUISITION FOR RIGHT-OF-WAY
 NOT TO BE ACQUIRED

ALASKA STATE WORKING AGREEMENT
 AUTHORITY: ASRS
 LAND ACQUISITION MAP
 DOWNTOWN ANCHORAGE R-20
 ANCHORAGE, ALASKA
 MAP NO. C-213-3
 SHEET NO. 1 OF 3
 DATE: 10/1/68
 SCALE: 1" = 100'

DOWNTOWN ANCHORAGE URBAN RENEWAL PROJECT

ALASKA R-20

PROPOSED ZONING



PROJECT BOUNDARY

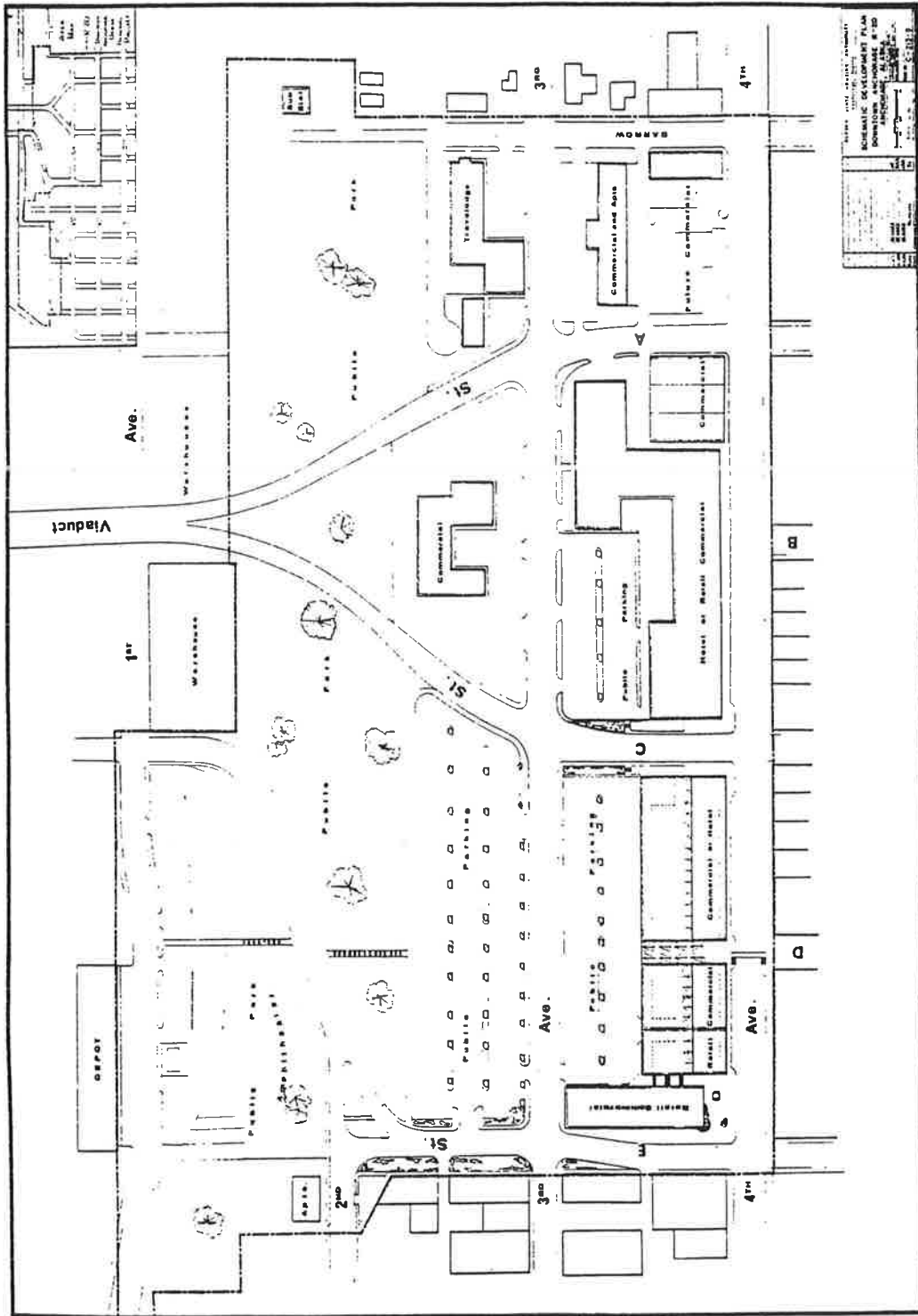
EASEMENTS

- R-0 RESIDENTIAL - OFFICE
- B-2 COMMERCIAL - CBD
- B-3 COMMERCIAL - GENERAL
- I-2 INDUSTRIAL
- PLI PUBLIC - PARKS & PARKING

DATE	11/15/2011	BY	ALASKA
PROJECT	DOWNTOWN ANCHORAGE URBAN RENEWAL PROJECT		
DESCRIPTION	PROPOSED ZONING		
APPROVED	[Signature]		
DATE	11/15/2011		

C-213-4

C-213-5



CERTIFICATE OF COMPLETION OF IMPROVEMENTS

WHEREAS, by Special Warranty Deed, dated June 3, 1970, recorded in Book 406 of Miscellaneous Documents, beginning at Page 289, in the Anchorage Recording District, Third Judicial District, State of Alaska, the Alaska State Housing Authority, a public body corporate hereinafter referred to as the "Grantor", did convey to ROY E. WINEGARDNER, d/b/a THE ROY E. WINEGARDNER COMPANY, hereinafter referred to as "Grantee", certain real property situate in Anchorage, Alaska, more particularly described as follows:

Lot One (1) of Plat No. 68-122 and Lots Two A (2A), Four A (4A), Five A (5A), Six A (6A), and Nine A (9A), Block 23A, all in the Downtown Anchorage Urban Renewal Area, plat filed as Plat No. 70-125 in the Anchorage Recording District, Third Judicial District, State of Alaska;

and

WHEREAS, with respect to the above real property, the Grantor has conclusively determined that the construction obligations of the Grantee as specified in said Deed and in the Part I Contract for Sale of Land for Private Redevelopment, recorded on June 16, 1970, in Book 190, of Miscellaneous Documents, beginning at Page 37, and the Part II Contract for Sale of Land for Private Redevelopment, recorded on June 6, 1967, in Book 145 of Miscellaneous Documents, beginning at Page 123, in the Anchorage Recording District, Third Judicial District, State of Alaska, have been fully performed and the improvements completed in accordance therewith; and

WHEREAS, under Section 4 thereof, the aforementioned Deed contains a condition subsequent providing for forfeiture and reversion of title in the event of violation of its provisions:

NOW, THEREFORE, as provided in said Contract and Deed, with respect to the above described real property, the Grantor does hereby certify that said obligations and improvements have been fully performed and completed as aforesaid and that said condition subsequent has been fully satisfied and is of no further force or effect by reason thereof.

This certification shall not constitute evidence of compliance with or satisfaction of any obligation of the redeveloper to any holder of a mortgage, or any insurer of a mortgage, securing money loaned to finance the improvements, or any part thereof. Nothing contained in this instrument shall modify in any other way any other provisions of said Deed nor any other provisions of those documents incorporated in said Deed.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of February, 1972.



ALASKA STATE HOUSING AUTHORITY

Kenneth Gath
Kenneth Gath
Deputy Executive Director

RECEIVED
PLANNING / ZONING

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NPA 207
Anchorage District

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY THAT on the 9th day of February, 1972, before me, the undersigned Notary Public, duly commissioned and sworn as such, personally came KENNETH GRAY, DEPUTY Executive Director of Alaska State Housing Authority, a public corporation organized and existing under and by virtue of the laws of the State of Alaska, to me known to be the DEPUTY Executive Director of the said corporation, and acknowledged that the seal affixed to the within instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said Alaska State Housing Authority and acknowledged said instrument is the free act and deed of said Alaska State Housing Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Sandra A. Tuttle
Notary Public in and for Alaska

My commission expires: 10-31-75

72-004755

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REQUESTED BY Paul Bentler, Greise, & Walter

ADDRESS 430 C. ST.

Suite 301
Anch. 99501

