

## Memorandum

**Date:** May 9, 2024

**To:** City of Valdez Planning Department  
Kate Huber, Planning Director  
Bruce Wall, Senior Planner

**From:** Roy Rountree, Bettisworth North Architects and Planners  
Chelsea Smith, Alaska Corporation for Affordable Housing (ACAH)

**Project No.:** na

**Subject:** Conditional Use Application  
Duplex Housing Planned Unit Development  
Evergreen Vista Addition No 1, Lot 5

### General:

In 2011, the State of Alaska passed legislation which allowed the Alaska Housing Finance Corporation to establish a subsidiary to further the mission of providing Alaskans access to safe, quality, affordable housing through the acquisition, development, management, or operation of affordable housing.

The Alaska Corporation for Affordable Housing (ACAH) was created as a non-profit organization, with the ability to access resources such as loans, grants, and private funding that are not available to AHFC. ACAH utilizes these resources to develop or acquire properties to increase affordable housing opportunities and bridge the gap that would be more challenging for private developers to fill. Together with the help of effectively employing partnerships, by the close of 2024, ACAH will have helped develop more than 250 units of affordable housing throughout the state.

ACAH is currently in pre-development stages of adding 20 units of affordable housing at 700 W Clark Street, Valdez, Alaska. All units will be rented to households who have 60% or lower of area median income and will be supported through sponsor based rental assistance from AHFC. The construction will be backed through federal funding allocated to ACAH from AHFC's HUD Moving to Work program, Low Income Housing Tax Credits, financing, and anticipated receipt of financial incentives for development offered by the City of Valdez.

The property is adjacent to residential homes on two sides, commercial property on the other two, and diagonally across from the local elementary school. The property will have a property management office, small playground with a basketball court, a dog run area and the rental units will be comprised of

10 duplex-style buildings. They will contain 9 accessible one-bedroom units, 8 two-bedroom units, 1 accessible two-bedroom unit, and 2 three-bedroom units. Tri-plex and larger style buildings were originally considered, however the duplex-style takes into consideration the preservation of the neighboring residential communities while providing desirable units to future residents. Understanding the need for housing in the community, we are pushing for construction to begin late summer of 2024 to be able to deliver units in early 2026.

We are submitting this Conditional Use to all a Planned Unit Development incorporating all the amenities previously described. We have provided site design and unit design documents attached to this application.

#### Approval Criteria:

1. **Criterion 1: Site Suitability:** The project is roughly 2 acres with a relatively level topography with access to three city streets. The proposed development includes an access off Pioneer Street and secondary access off of Clark Street. The property is well drained with a slight slope down to Egan Street. Onsite drainage will be collected along the internal road and piped to drainage structures in surrounding streets. These will be designed and sized in the next design phase. Yards around the duplex homes will be graded away from the homes to percolation areas.
2. **Criterion 2: Utility, Sanitation, and Public Service Needs.** The development is designed to include connections to City Water, Sewer, and Electrical power that are currently available at the site. The interior roadway is designed to allow Fire truck access through the site with no turnarounds required. We anticipate adding fire hydrants as required for hose distances established in the International Fire Code.
3. **Criterion 3: Zoning District Standards.** The property is zoned General Commercial. Table 17.06.040a lists the allowed use for Planned Unit Development as a permitted use subject to the Conditional Use process. The small management office on the site is permitted in the General Business zoning. The project meets the dimensional and intensity standards defined in Table 17.06.070.a
4. **Criterion 4: Specific Use Standards.** There are no specific use standards that apply to this project.
5. **Criterion 5: Comprehensive Plan Consistency.** Residential and mixed use on this site is supported in the Comprehensive Plan.
6. **Criterion 6: Nuisance Mitigation.** This development will not create any adverse impacts to the following:
  - a. Excessive noise: No impacts anticipated. Residential use.
  - b. Lighting effects: No impacts anticipated. Residential use.
  - c. Vibration effects: No impacts anticipated. Residential use.
  - d. Debris and litter: No impacts anticipated. Units will have individual refuse containers.

- e. Outdoor material storage: None anticipated.
  - f. Traffic: None anticipated in excess of current permitted uses. Residential traffic is anticipated. Additional driveway surfaces and additional guest parking are being designed into the project.
7. Criterion 7: Access and Circulation. Vehicular traffic is accommodated on the site at both Clark Street and Pioneer Drive. This double access arrangement will provide two ways for the residents to enter and exit the project, which is very important considering the potential morning and afternoon parent traffic to the elementary school. The arrangement allows for easy access to Egan Drive as a secondary exit path. Pedestrian traffic is accommodated on site with sidewalks on both sides of the private drive/street connecting all units and management office. The onsite sidewalks will connect to future sidewalks on Pioneer and Clark when these streets are upgraded, although, the development team could entertain a sidewalk connecting to the corner of Clark and Pioneer to accommodate students walking to and from school. Each of these currently has sidewalks on the opposite sides of each street. Cyclists will use the onsite street to gain access to the public streets.

We do not envision this development creating any undue traffic congestion or safety concerns for motorists, pedestrians, or cyclists.

8. Criterion for Planned Unit Developments:

- a. Allowances: We are not requesting any allowances for dimensional or use standards.
- b. PUD Criterion 1 – Open Space: This project is designed with 21% lot coverage. Snow storage areas account for 9% of the lot extents. The resulting open space on this site is 70% open space. This includes a small playground and dog run area.
- c. PUD Criterion 2 – Design Excellence: The project is limited by funding to 20 units of 1, 2, and 3 bedroom units. We are also providing 20 foot separations between each duplex pair, with ample room for future trees, play yards, etc. A higher density of housing is achievable on this site, however, the density we are proposing will allow more open space for family living and snow accommodation in the winter months. We also recognize the realities of successful living in Valdez may include ownership of boats, campers, ATV's etc. and we have provided more auxiliary parking stalls near the residences.

The planning code requires parking at a rate of 1.5 spaces per unit for residential uses. We have provided 51 parking spaces to account for additional vehicles and guest parking on this site. Included in this count is a single car garage for each unit.

- d. PUD Criterion 3 – Impact Mitigation: Please refer the CUP criterion previously stated for our response to impacts to neighboring properties. Due to the project funders (HUD) requirements we have added a 8 foot tall thermal barrier fence along two property frontage to protect humans using the outdoor yards against potential impacts of

neighboring above ground heating fuel tank explosions. (on bus barn and bulk fuel properties)

Sincerely,

Roy Rountree, Architect  
Bettisworth North Architects and Planners

Attachments: Site plan  
Building elevations



A

TYPE A -  
THREE STORY,  
THREE BED  
(2 TOTAL)

B

TYPE B -  
TWO  
STORY,  
TWO BED  
(9 TOTAL)

C

TYPE C - ONE STORY, ONE BED ACCESSIBLE  
(8 TOTAL)

D

TYPE D - ONE STORY, TWO BED ACCESSIBLE  
(1 TOTAL)

OFFICE

VALDEZ TITLE 17 CODE STUDY

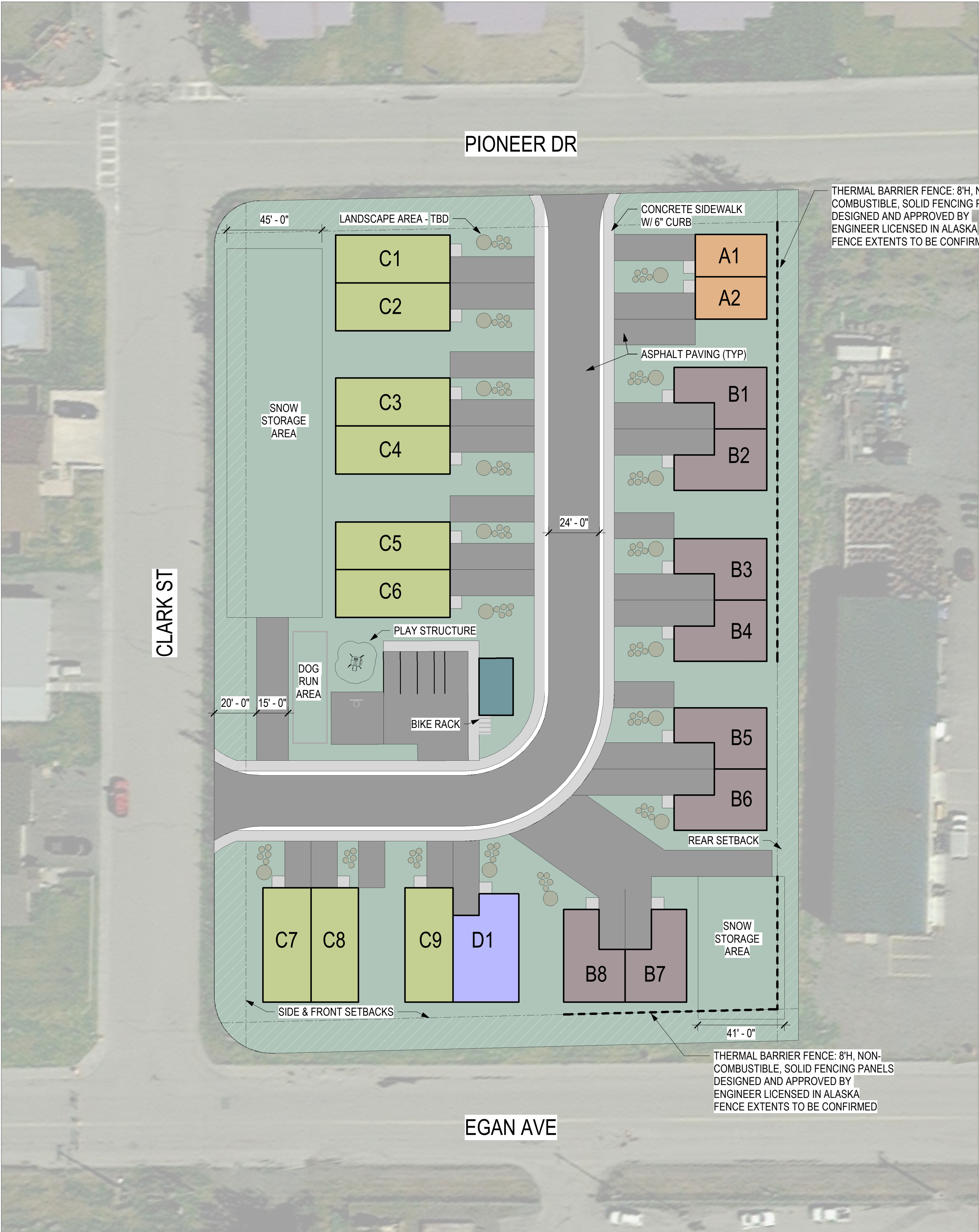
ZONING - G, GENERAL COMMERCIAL

PLANNED UNIT DEVELOPMENT (ALLOWED  
WITH CONDITIONAL USE)

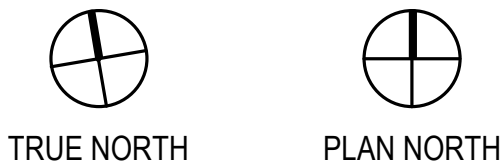
MINIMUM SET BACK REQUIREMENTS  
FRONT = 15'  
SIDE = 10'  
REAR = 10'

SNOW STORAGE PROVIDED:  
TOTAL SITE: 111,187 SF  
SNOW AREA: 10,620 SF (9%)

PARKING:  
SPACES REQ. 1.5 SPACES/UNIT= 30 SPACES  
(20 UNITS)  
51 PARKING SPACES PROVIDED (INC.  
GARAGES)



CONCEPT SITE PLAN  
1" = 30'-0"



BETTISWORTH  
NORTH

CORPORATE NO. AEC219 BETTISWORTH.COM

ALASKA CORPORATION FOR AFFORDABLE HOUSING

VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104  
DATE: 2024-05-09  
DRAWN BY: ACB  
CHECKED BY: RR

REVISION	DESCRIPTION	DATE

CONCEPT SITE PLAN

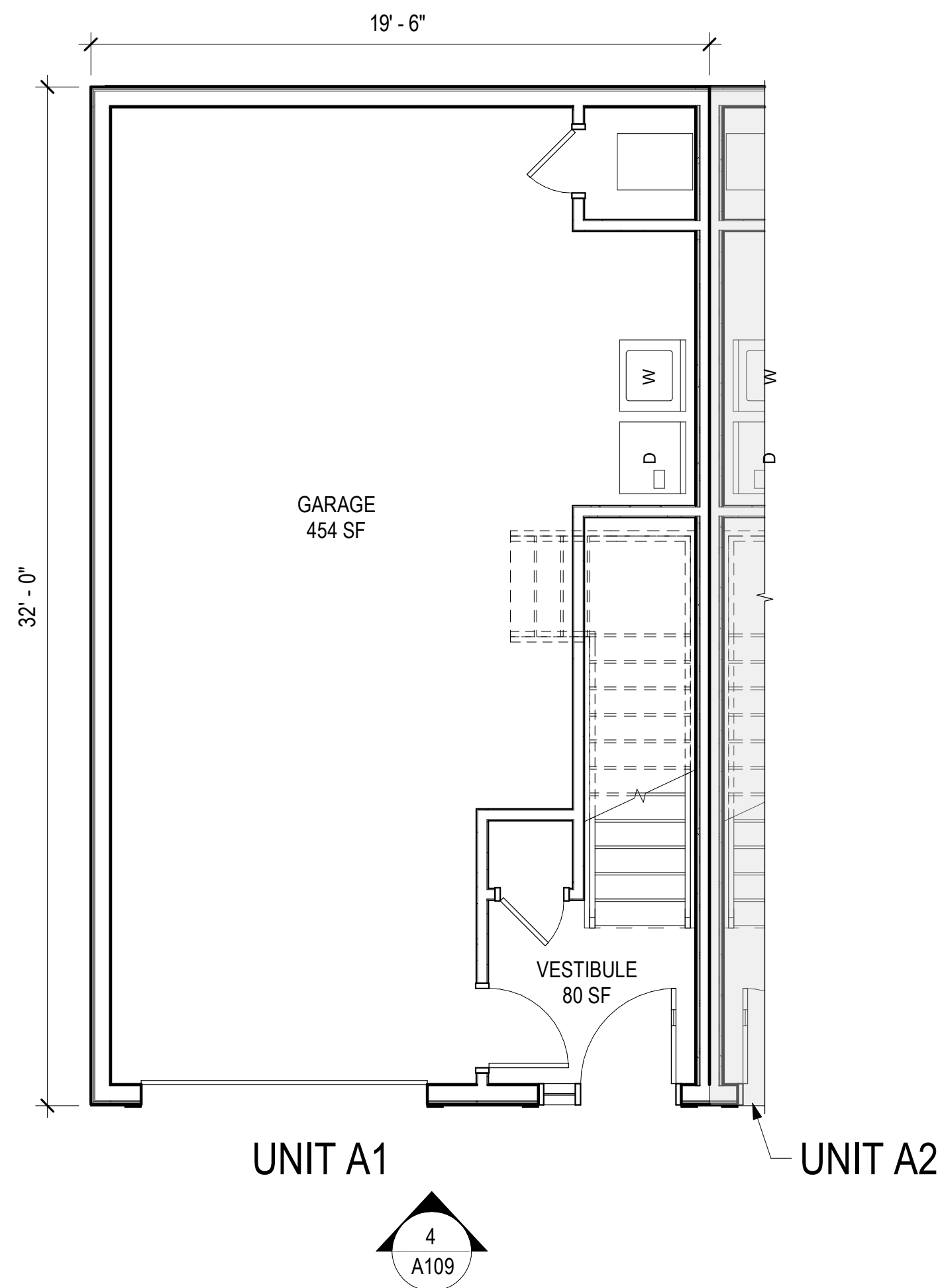
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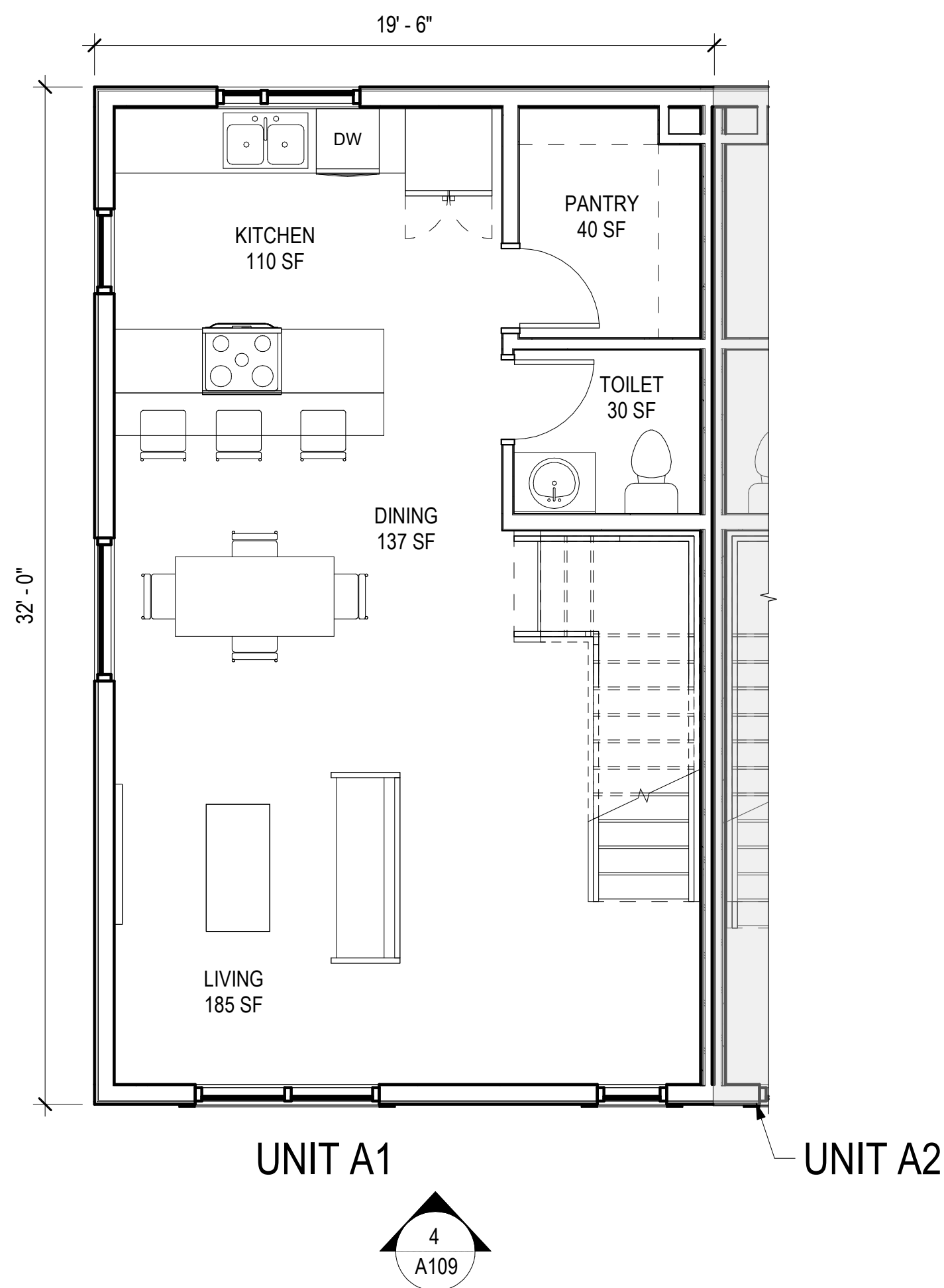
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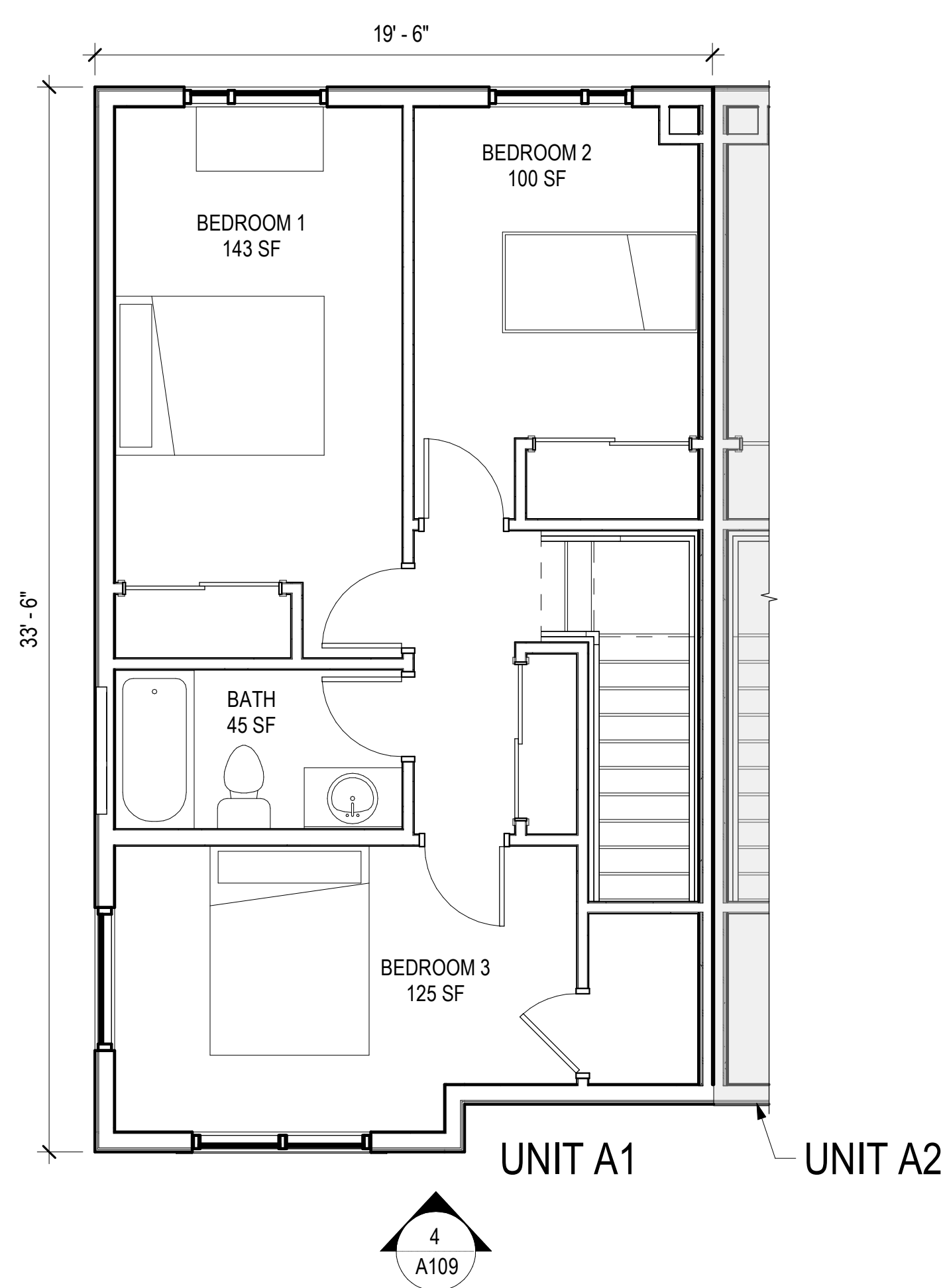
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1 FIRST FLOOR - UNIT A  
1/4" = 1'-0" 621 SQFT

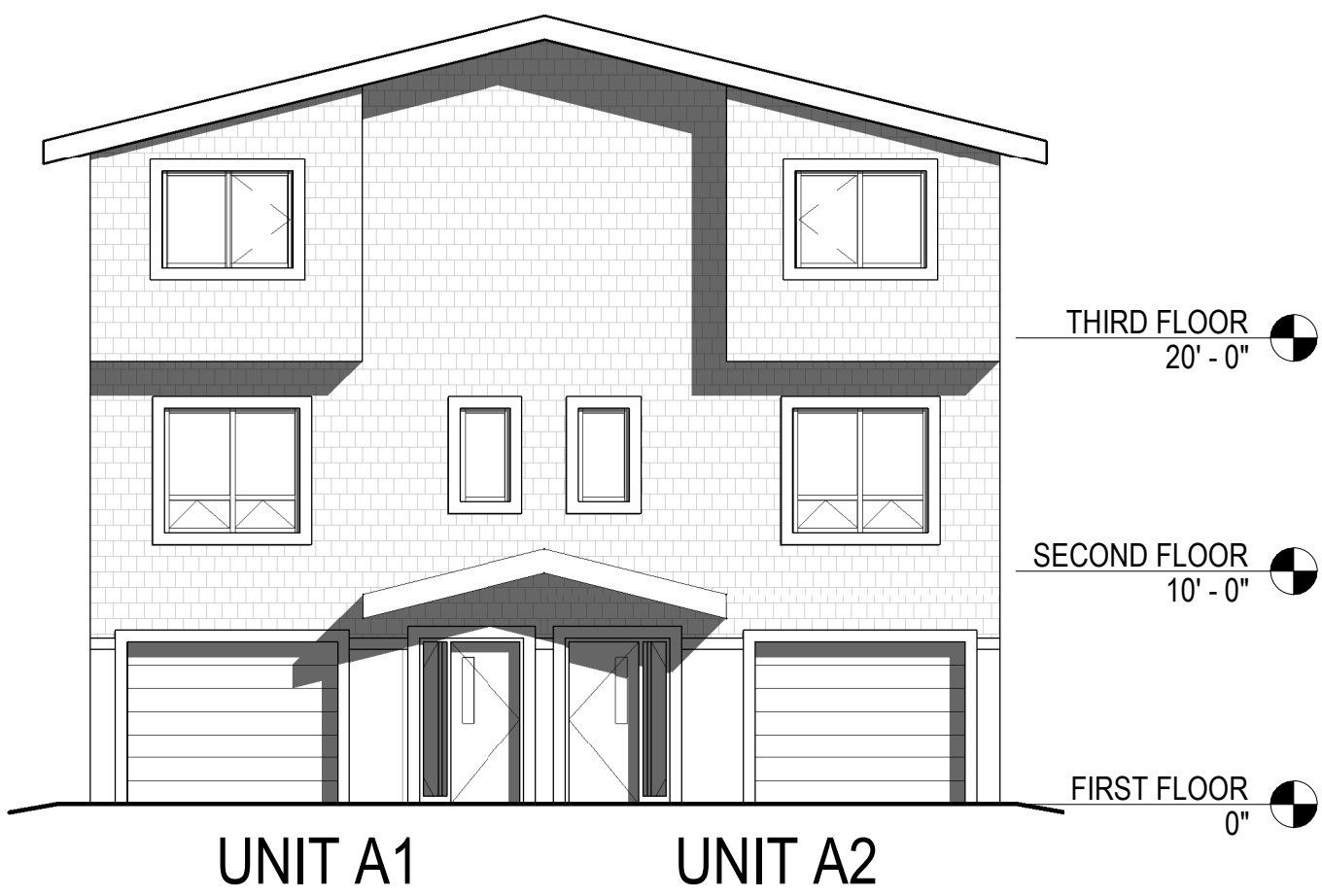


2 SECOND FLOOR - UNIT A  
1/4" = 1'-0" 621 SQFT



3 THIRD FLOOR - UNIT A  
1/4" = 1'-0" 634 SQFT

TOTAL SF = 1,876 SF



4 DUPLEX TYPE AA - FRONT ELEVATION  
1/8" = 1'-0"

ALASKA CORPORATION FOR AFFORDABLE HOUSING

VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104

DATE: 2024-05-09

DRAWN BY: ACB

CHECKED BY: HK

REVISION	DESCRIPTION	DATE

DUPLEX TYPE AA FRONT ELEVATION & UNIT A FIRST, SECOND & THIRD FLOOR PLANS

A109

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BETTISWORTH NORTH

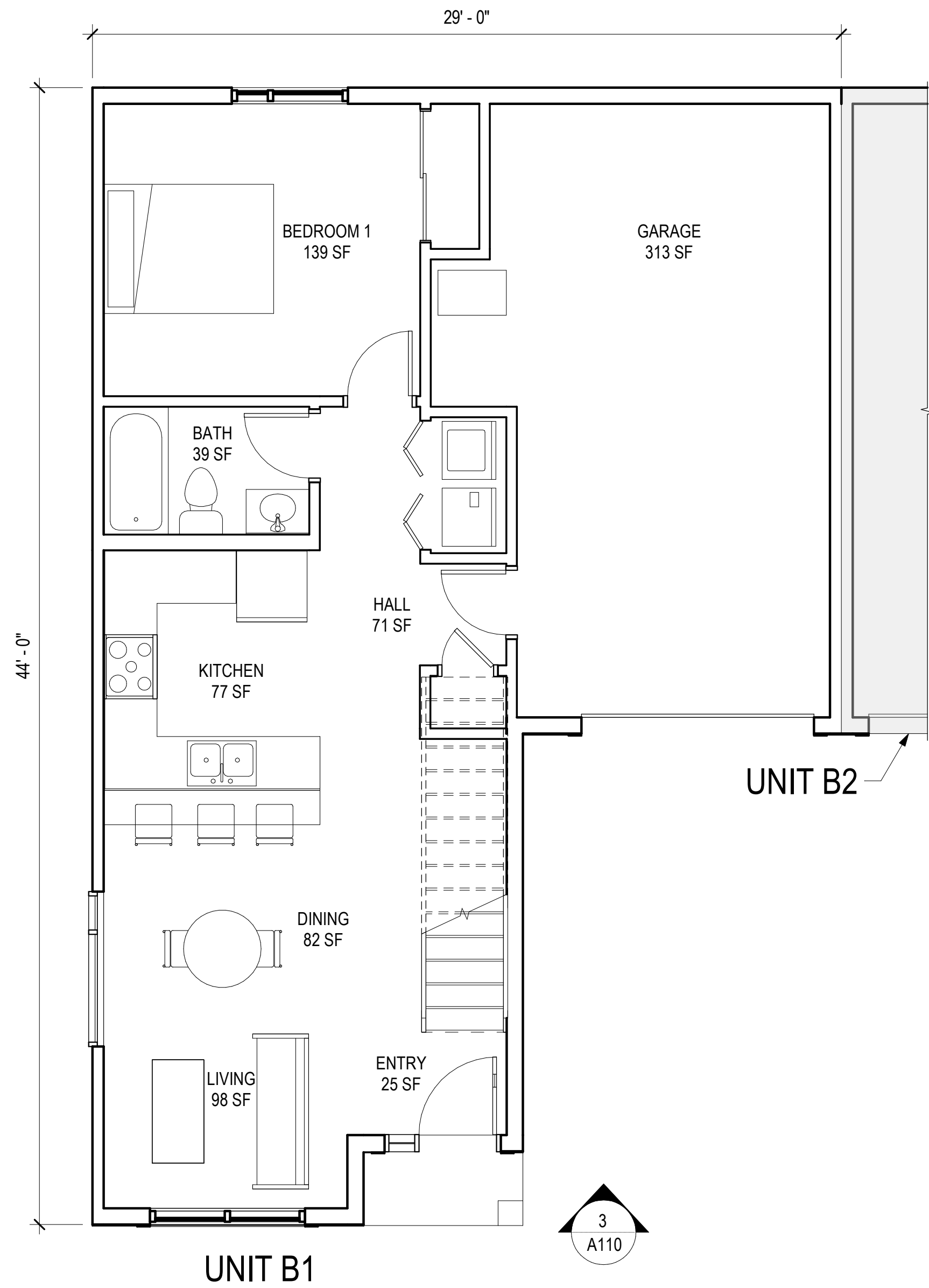
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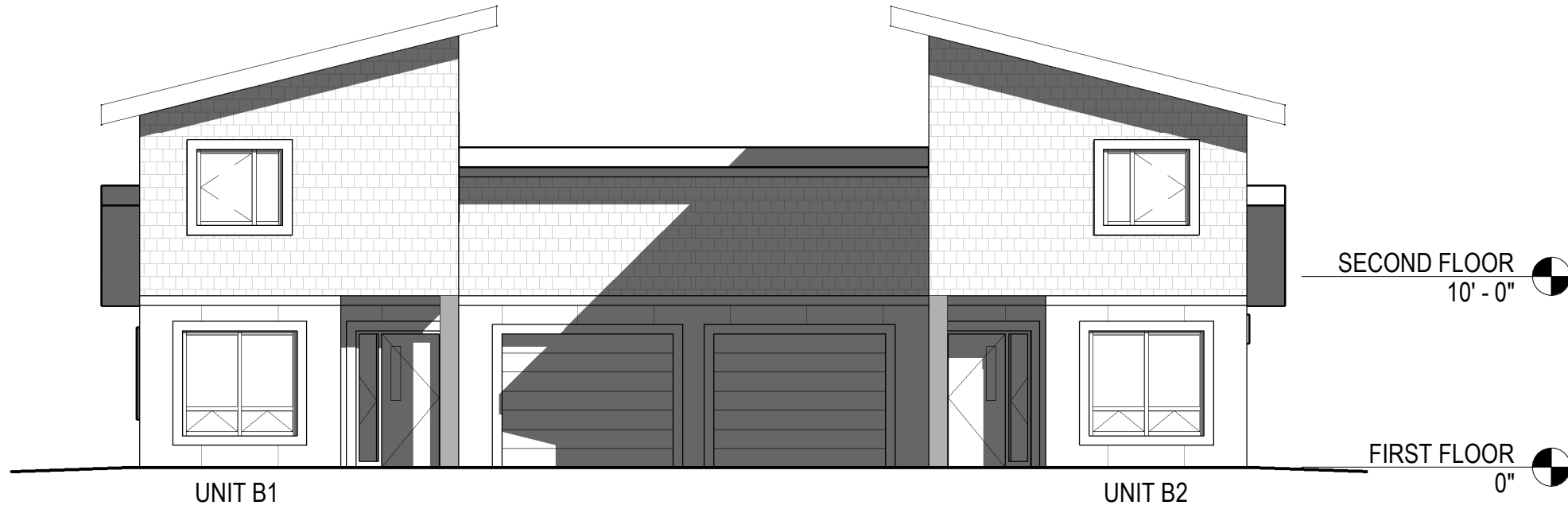
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HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

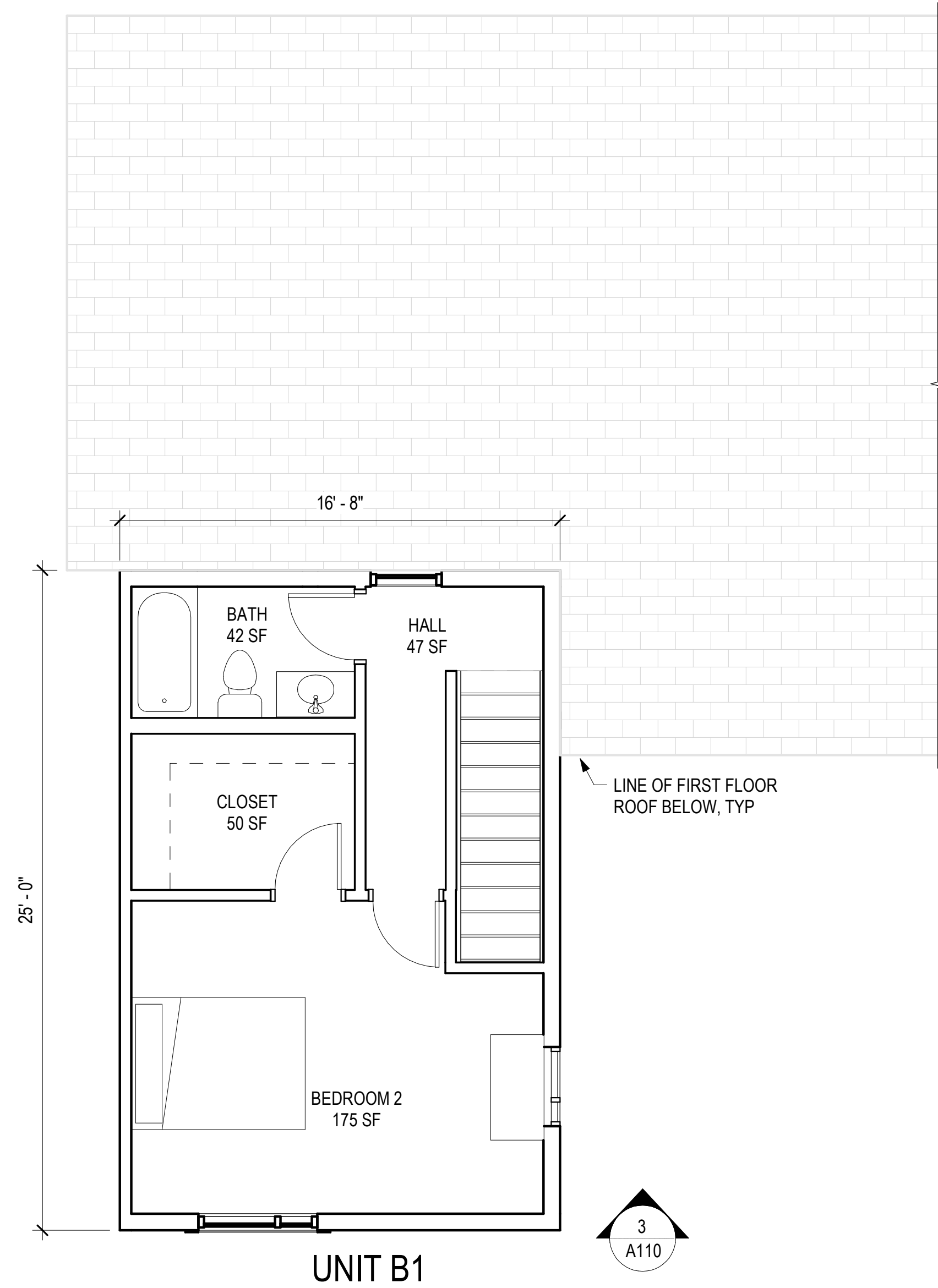
1" ACTUAL



1 FIRST FLOOR - UNIT B  
A110 1/4" = 1'-0" 1024 SQFT



3 DUPLEX TYPE BB - FRONT ELEVATION  
A110 1/8" = 1'-0"



2 SECOND FLOOR - UNIT B  
A110 1/4" = 1'-0" 416 SQFT

TOTAL SF = 1,440

ALASKA CORPORATION FOR AFFORDABLE HOUSING  
VALDEZ AFFORDABLE HOUSING

700 W. CLARK STREET VALDEZ, ALASKA

CONCEPT PLANS

CONSULTANT:

PROJECT NO: 24-104  
DATE: 2024-05-09  
DRAWN BY: ACB  
CHECKED BY: HK

REVISION	DESCRIPTION	DATE

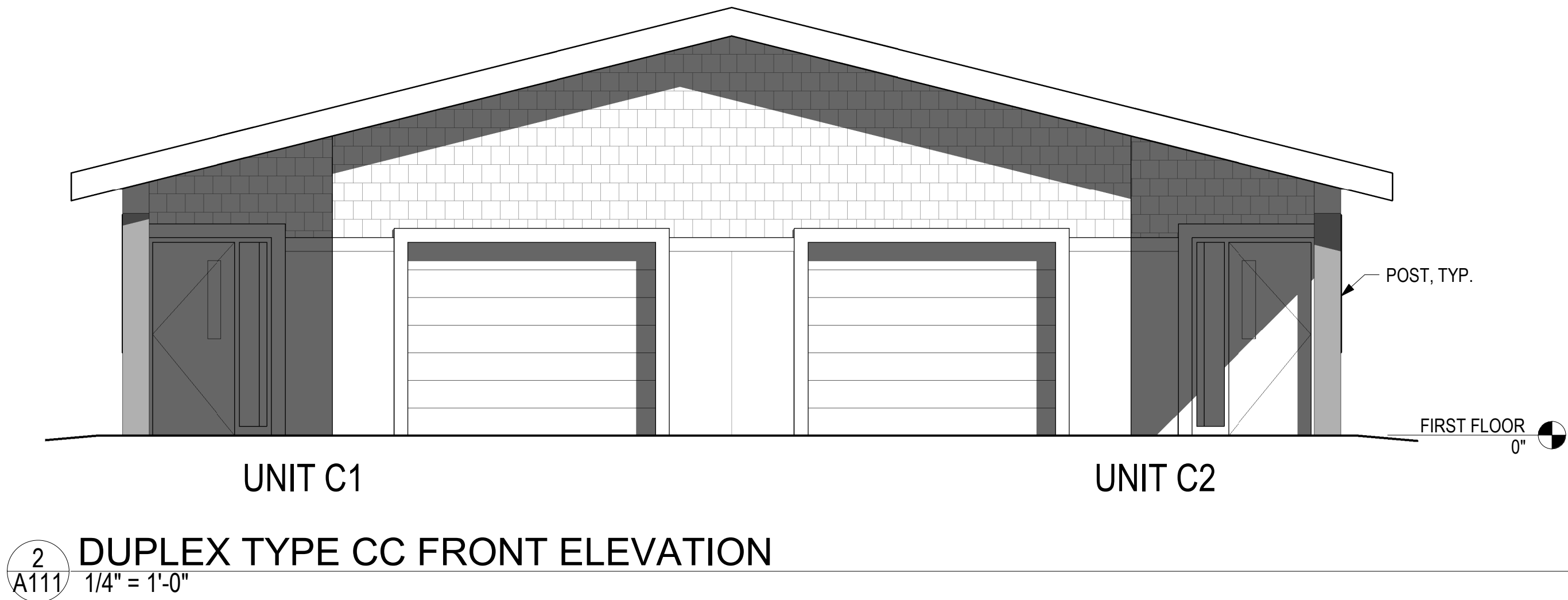
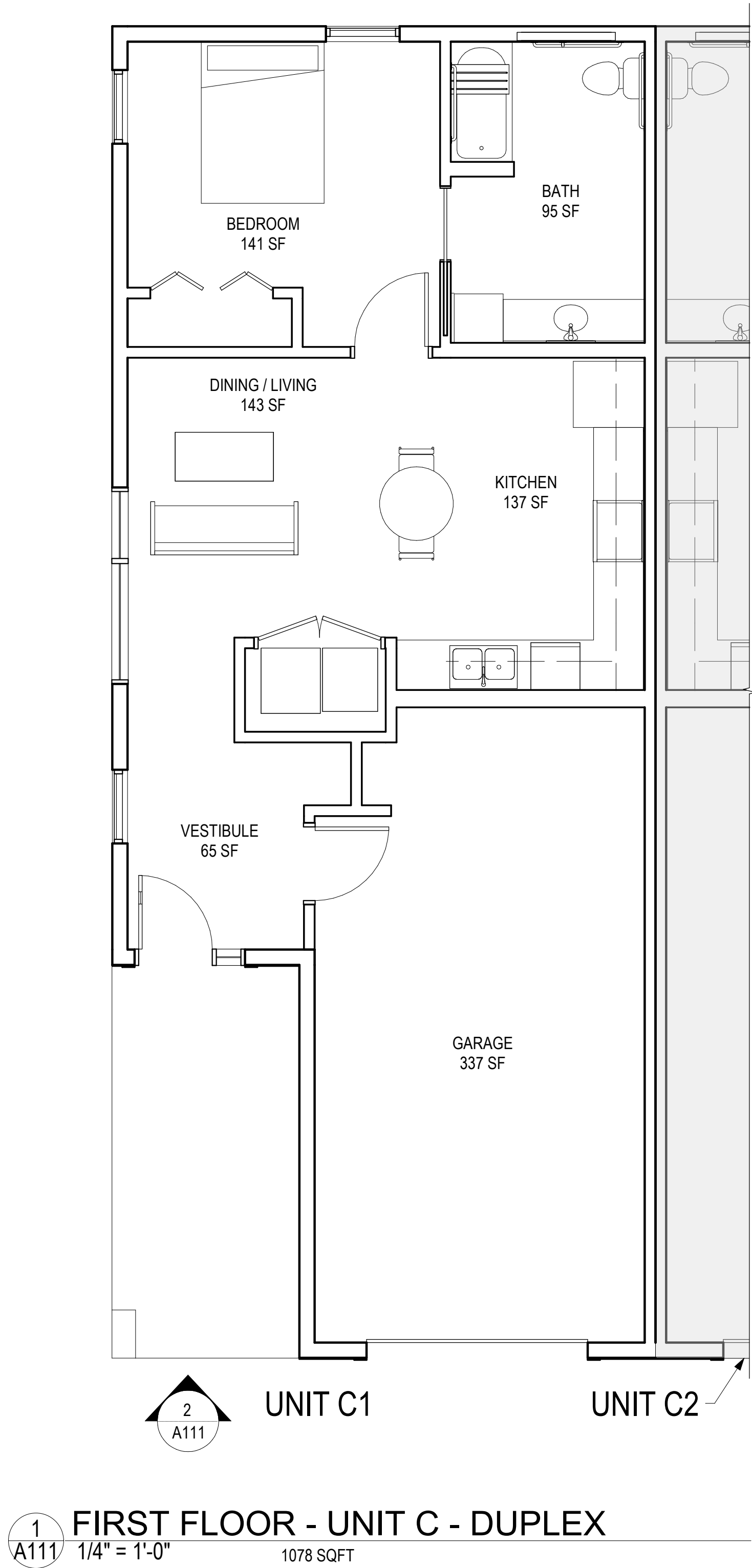
DUPLEX TYPE BB FRONT  
ELEVATION & UNIT B FIRST &  
SECOND FLOOR PLANS

A110

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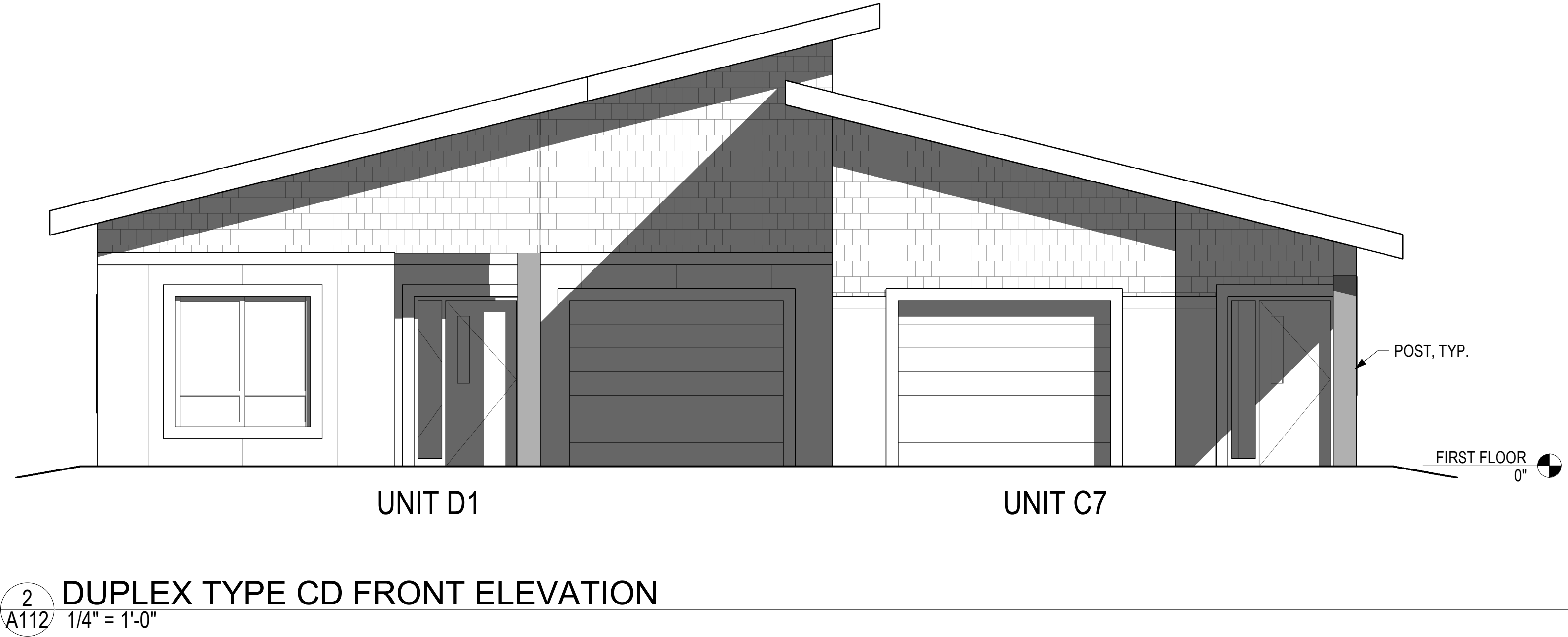
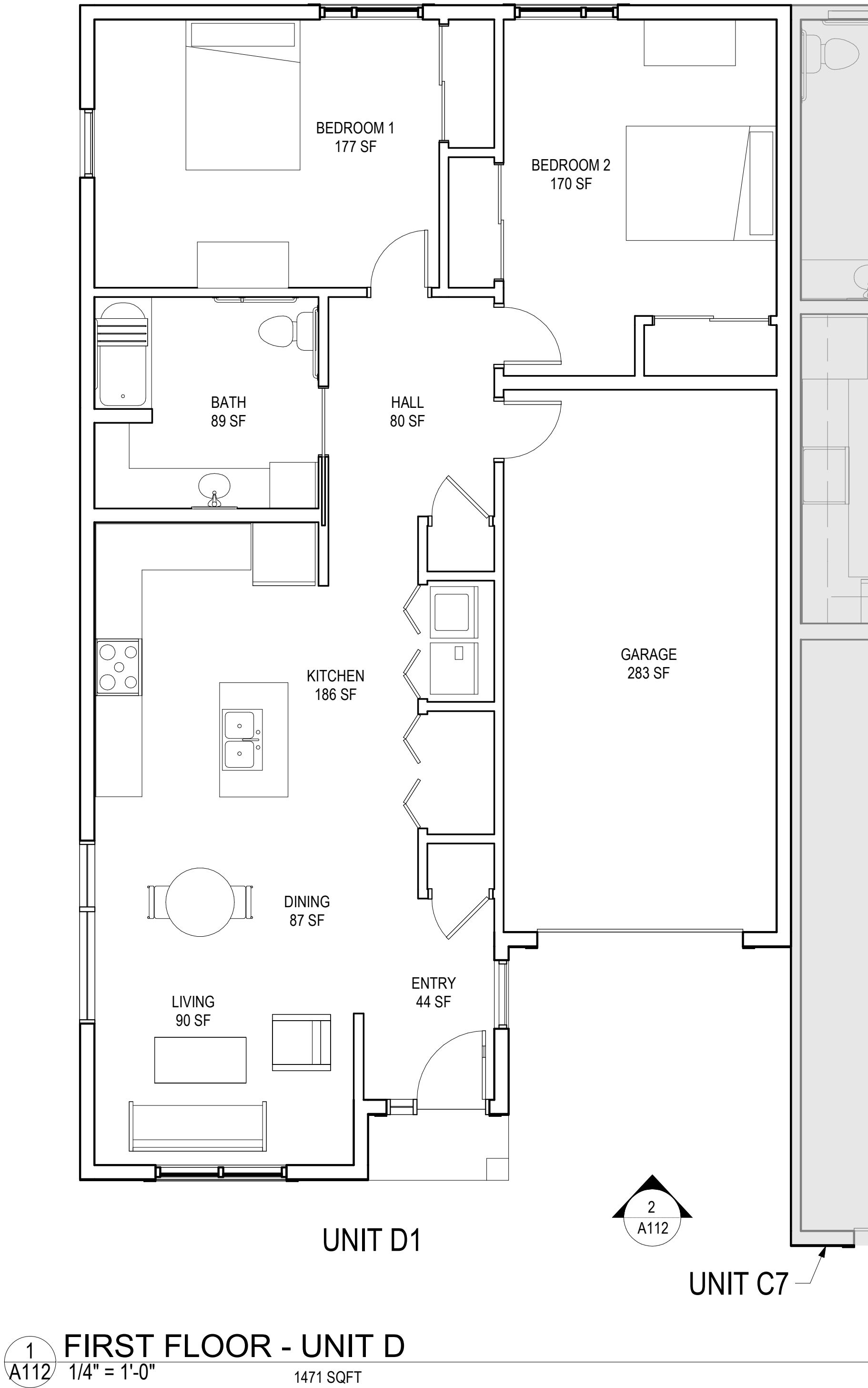
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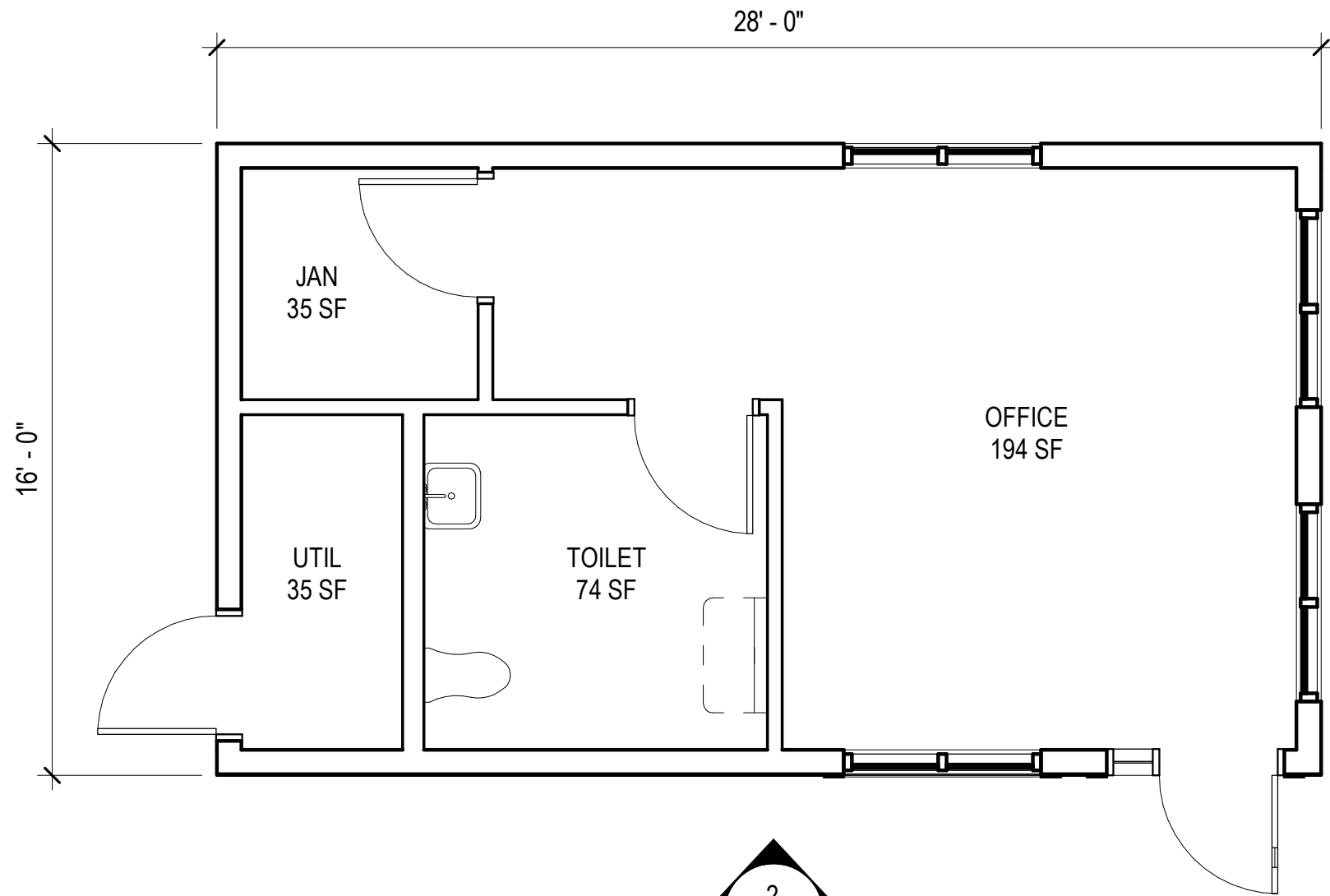


TOTAL SF = 1,078

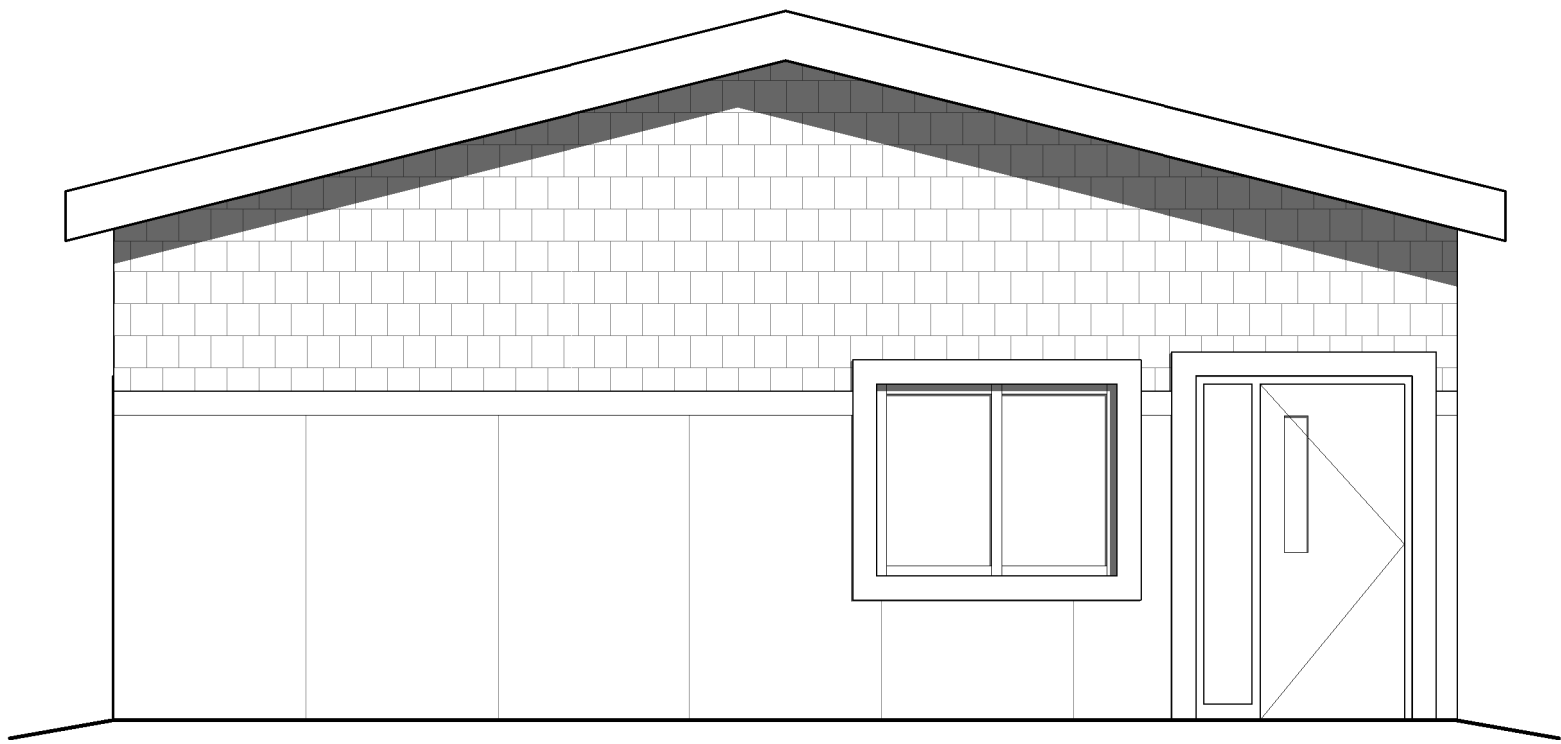




TOTAL SF = 1471



1  
A113  
OFFICE PLAN  
1/4" = 1'-0" 448 SQFT



2  
A113  
OFFICE ELEVATION  
1/4" = 1'-0"