



329 Harbor Drive, Suite 212 \* Sitka, Alaska 99835

*Creating Jobs and Business Opportunities*

## **Sawmill Cove Industrial Park Strategic Plan**

Adopted by the SCIP Board  
August 26, 2008

### **Introduction**

This Strategic Plan was initially formulated by the SCIP Board at a planning session held in May, 2008. Adjustments to the plan have been made as plan priority items have been completed.

### **Guiding principles**

1. Always preserve public access and marshalling areas to the waterfront as it is the most commercially viable waterfront left in Sitka.
2. Make lease, buy/sell or other land use decisions based on the mission of the Park – to create family wage jobs for Sitkans in a financially responsible manner.
3. Consistent with principles 1 & 2, identify and minimize negative cash flows to the City from the operation of the Park.

### **Plan Priority Items**

The SCIP Board plans to address the following items. (Items are listed in random order)

## 1. Develop a comprehensive land use and marketing program for the Park.

### Action Items:

- A. Identification of highest and best use for all uncommitted parcels and buildings utilizing recently approved plat and waterfront development plan.
- B. Identify strategies and priorities for sale versus lease decisions considering the guiding principles above.
- C. Develop detailed property information for each parcel/building including dimensions, physical characteristics, location of utilities and infrastructure, lease rates and all other pertinent information to be used in marketing and leasing/sales efforts.
- D. Once "B & C" above are complete, move forward with an RFP for a **marine haul out facility**
- E. The plan will pay particular attention to accommodating the **marine service sector**.
- F. Actively promote the sale or lease of the former **administration building** and the former **maintenance/stores building**.
- G. Develop a marketing plan that presents the park to local, regional and national markets with a web-based advertising program, supplemented with other media as appropriate.

## 2. Develop a multi-purpose dock at the Park to include, but not limited to the following uses:

- Bulk Water Shipment
- Ocean going freight
- Shipment of bottled water, fish, fish waste, wood products, rock, recycled materials, and other items
- Research and other vessels
- Cruise ships

### Actions Items:

- A. Develop comprehensive plan for the construction, use, and management of the dock.
- B. Prepare educational (but not lobbying or advocacy) program regarding the multi-purpose dock for voter information.

## 3. Market Bulk Water

Action Items:

A. Develop a comprehensive plan for marketing bulk water and managing bulk water export requests.

- 4. Clarify the roles of the SCIP Director and City staff with regard to the management and operation of the park. Develop a responsibility and authority matrix to delineate said roles.**

Action Items:

A. SCIP Director to meet with the CBS Administrator and staff to develop an authority matrix.

- 5. Improve cell phone coverage and provide high speed internet access to the park area.**

Both services are integral to businesses being able to operate successfully at the Park.

Action Items

A. SCIP Director to work with CBS and service providers to secure these services

- 6. Pull together existing studies that have been conducted over the years and identify areas that need further study to fully take advantage of the potential of the Park.**

- 7. Research the development of a rock quarry in the Sawmill Cove vicinity.**

This quarry would generate revenue for the City as well as provide less expensive rock for use on Park projects, particularly the multipurpose dock.

- 8. Work with the Public Works department during the upcoming paving project to insure that pavement is placed in locations that will least likely need to be disturbed in the future.**

- 9. Examine the possibility of moving the SEDA offices to the Park.**

- 10. Continue to pursue the development of a private marina in Herring Cove.**



<b>BLOCK</b>	<b>LOT</b>	<b>Description</b>	<b>SF</b>	<b>ACRES</b>
1	General	<b>Tidelands &amp; Limited Uplands</b>	<b>5,553,900</b>	<b>127.5</b>
		1 Boat Company	24,217	0.56
		2 In front of NSRAA	7,808	0.18
		<u>Woodland across from bike park.</u>	<u>222,869</u>	<u>5.12</u>
2	1	<b>Total Upland Woods</b>	<b>222,869</b>	<b>5.12</b>
3	1	CBS recycle & Electr.	365,316	8.39
	2	Fortress & woodland	483,606	11.10
	3	<u>Proposed Rock Quarry Area</u>	<u>518,573</u>	<u>11.90</u>
		<b>Total Outer Park</b>	<b>1,367,495</b>	<b>31.39</b>
4	1	Bike Park	291,418	6.69
	2	NSRAA	60,180	1.38
	3	North of NSRAA	17,150	0.39
	4	Boat Company	26,031	0.60
	5	TAB Building	130,680	3.00
	6	Adjacent to N Park entrance	41,028	0.94
	7	Future Marine Industry	32,879	0.75
	8	Future Marine Industry	32,362	0.74
	9	Utility dock & Bulk Water pipe	192,911	4.43
	10	SBS Warehouse	187,252	4.30

	11	Wastewater Treatment plant	25,606	0.59
	12	Future Freight or water	136,641	3.14
	13	Across from Admin Bldg	29,743	0.68
	15	Across from Stores Bldg	113,369	2.60
	16	Metal Quonset hut	86,626	1.99
	17	Adjacent to N entrance	16,997	0.39
	18	Corner lot	16,380	0.38
	19	Concrete Structures	12,669	0.29
	20	Future SBS Purchase	13,088	0.30
	21	SBS Bunkhouse	18,315	0.42
	22	Stores Bldg	49,846	1.14
	23	<u>Admin Bldg</u>	<u>37,224</u>	<u>0.85</u>
		<b>Total Inner Park</b>	<b>1,568,395</b>	<b>36.01</b>

## **Land Use Plan**

### **Administration Building - LOT 23 (Purple)**

Actively promote the sale or long term lease of building. Note: Grant funds spent on building may preclude an outright sale.

### **Open Common Area –LOT 13 (Purple)**

Use for parking and other activities associated the Administration Building or other nearby development.

### **Store's Building – LOT 22 (Pink)**

Actively promote the sale or long term lease of building.

### **Open Common Area – NW portion of LOT 15 (Pink)**

Use for support of Store's Building or other nearby development.

### **Water Processing or other industrial use – LOTS 5, 12, 15 (Yellow)**

Use dependant on or related to Blue Lake water and/or proximity to deep water dock.

### **Deep Water Ocean-Going Dock – LOT 9 (Dark Blue)**

Owned by the City or a port authority. These lands should remain open for public use through port management and/or tariffs.

**Marine Services – LOTS 3, 4, 6, 7, 8 (Orange)**

Primarily, these lands should be open to the public through some type of tariff structure or short to mid-term leases that would provide public access.

**Undesignated Lands – LOTS 16, 17, 18, 19 (Light Blue)**

These could be disposed of through long term leases or sales with conditions on use to encourage long term investment.

**Clarifier Area – (Green)**

Survey and identify excess land available.

**Rock Source – (Tan)**

Possible rock source.

**Remaining Land – (Red and Tan)**

Identify use.