

Monday, June 14, 2010

## MEMORANDUM

To: Sawmill Cove Industrial Park Board of Directors (SCIP Board)

From: Garry White, Director

Subject: Detailed SCIP Property Profiles

### **Background**

The SCIP Board of Directors has approved a Strategic Plan for the SCIP with CBS Assembly concurrence. Strategy No. 1, Plan A is to “Develop detailed property information for each parcel/building including dimensions, physical characteristics, and location of utilities and other infrastructure”.

### **Action**

Attached are detailed property profiles for the SCIP Board of Directors review and discussion.

The plan would be to use this material for Strategy No. 1, Plan C of the Strategic plan.

# Action Plan

Strategy No. 1  
 Plan No. A  
 Date: June 1, 2009

**Strategy:** We will develop a comprehensive land use and marketing program for the Park.

**Specific Result:** To create a detailed property information base to be used in land use decision-making.

#	ACTION STEP (Number each one)	Assigned To:	Start Date:	Due Date:	Completed Date:
1	Develop detailed property information for each parcel/building including dimensions, physical characteristics, and location of utilities and other infrastructure.				
2	Identify the possible highest and best use for all uncommitted parcels and buildings, utilizing recently approved plat and waterfront development plan.				
3	Using the Guiding Principals, determine priorities regarding sale versus lease for each property.				
4	Actively promote the sale or lease of the former administration building.				
5	Actively promote the sale or lease of the former maintenance/stores building.				
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**Lot 3, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 19,018 sq. ft. (0.44 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** No utilities adjacent.

**Foundation:** Level gravel pad. There  
are two large circular concrete tank bases  
remaining on the lot.

**Road Access:** Road access is through the  
Park. This lot is located on a culdesac.

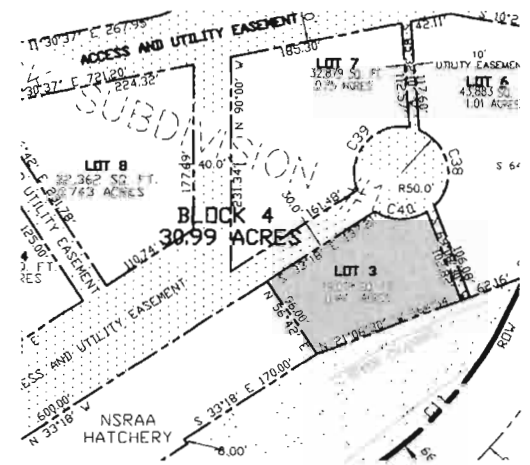
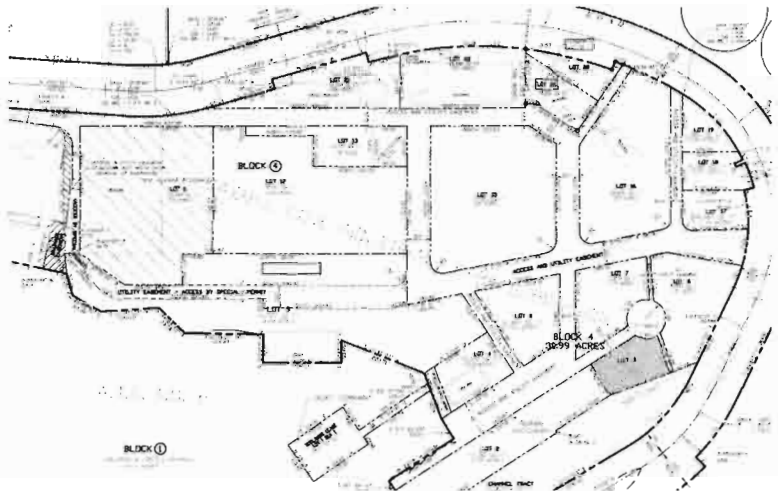
**Potential:** This parcel is located within  
the area reserved for marine industrial  
development and is adjacent to Sawmill  
Creek and the NSRAA hatchery. There  
is access to the waterfront through a  
utility easement.

**Suggested Uses:**

- Mariculture research
- Boat repair and maintenance
- Sandblasting/painting service
- Commercial fishing gear and net repair
- Other marine related industry



*View looking East*





**Lot 6, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 41,025 sq. ft. (0.94 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** Adjacent to lot.

**Foundation:** Level gravel pad, partially  
covered by a concrete slab.

**Road Access:** Road access on two sides.  
Adjacent to the northern Park entrance.

**Potential:** This parcel is located within  
the area reserved for marine industrial  
development with access to the  
waterfront via a utility easement.

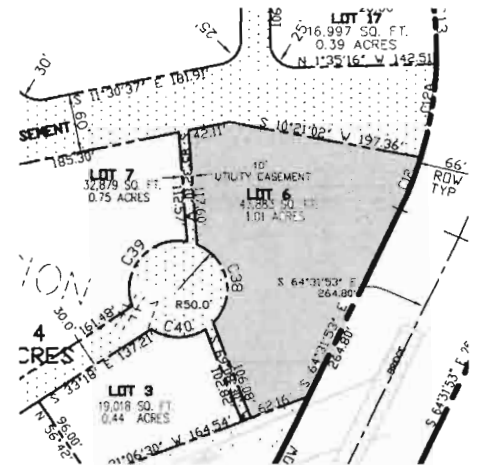
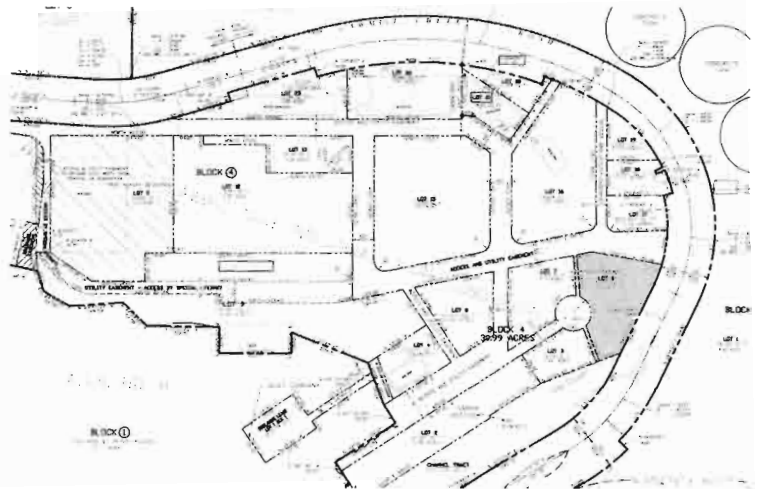
Note: there is a concrete debris rubble  
pile to be removed. (see left side of photo)

**Suggested Uses:**

- Boat repair and maintenance
- Sandblasting/painting service
- Boat construction
- Commercial fishing gear and net repair
- Value added seafood processing
- Wood product manufacturing
- Other marine related industry



*View looking East*



**Lot 7, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 32,879 sq. ft. (0.75 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** Adjacent to lot.

**Foundation:** Mostly covered by concrete  
slab with a partial level gravel pad.

**Road Access:** Road access on three  
sides.

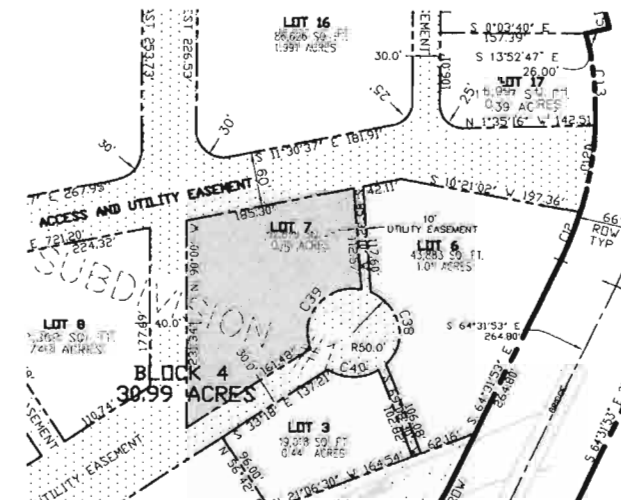
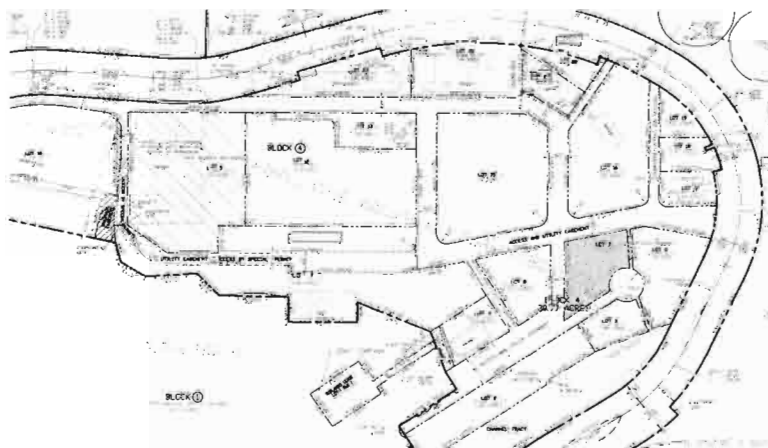
**Potential:** This parcel is located within  
the area reserved for marine industrial  
development with access to the  
waterfront via a 90 foot wide utility  
easement.

**Suggested Uses:**

- Boat repair and maintenance
- Sandblasting/painting service
- Boat construction
- Commercial fishing gear and net repair
- Value added seafood processing
- Wood product manufacture
- Other marine related industry



*View looking Southwest*



**Lot 8, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 32,362 sq. ft. (0.74 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** Adjacent to lot.

**Foundation:** Mostly covered by concrete  
slab.

**Road Access:** Road access on four sides.

**Potential:** Suitable for marine industrial  
development. This is a good flat lot ,  
located within the marine access corridor  
and has access to the waterfront via a 90  
foot wide utility easement

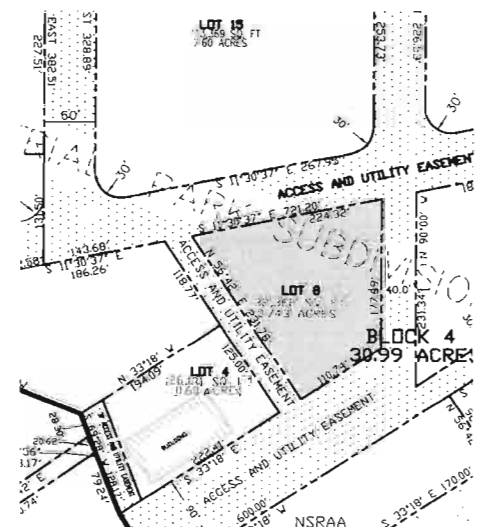
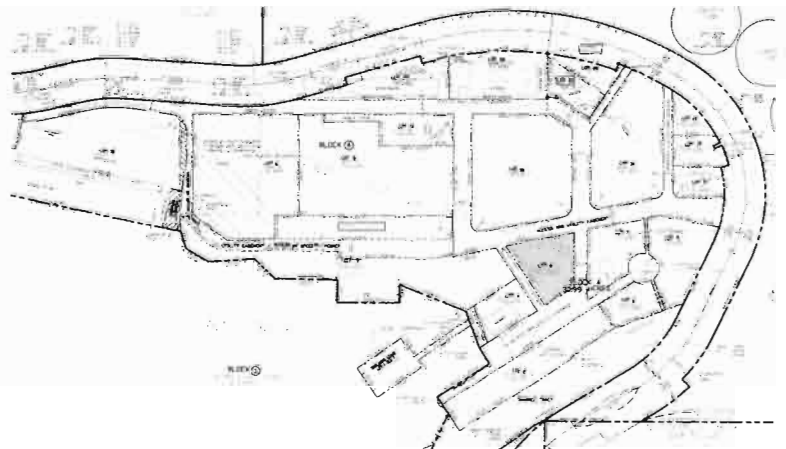
Note: There is a small bulk water control  
building on site (*see photo*).

**Suggested Uses:**

- Boat repair and maintenance
- Sandblasting/painting service
- Boat building
- Marine related support industry
- Value added seafood processing
- Commercial fishing gear and net repair.
- Wood product manufacturing



*View looking South*



**Sitka Economic Development Association**

329 Harbor Drive, Suite 212

Sitka, AK 99835

907-747-2660

[www.sawmillcove.com](http://www.sawmillcove.com)

[www.sitka.net](http://www.sitka.net)

**Lot 12, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** Lot 136,641 sq. ft. (3.13 acres)

**Zoned:** SCIP special industrial zone

**Utilities:** All utilities to lot

**Foundation:** Substantial concrete slabs.

**Road Access:** Access on two sides.

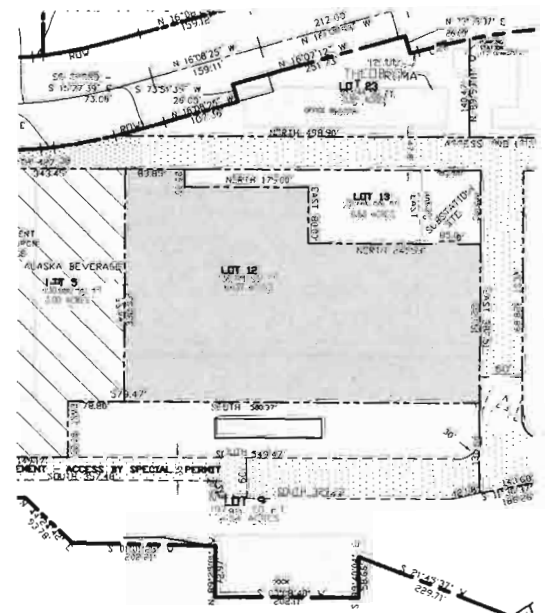
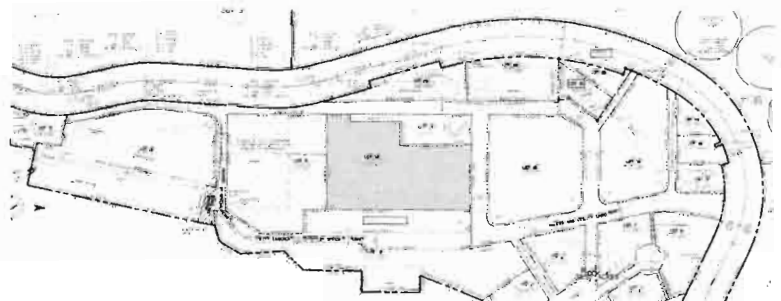
**Potential:** This lot is adjacent to the  
proposed site for a bulkhead dock with  
immediate access to deep-water. Flat  
land in excess of three acres is suitable  
for light industrial development.

**Suggested Uses:**

- Fish waste processing plant
- Wood products manufacture
- Metal fabrication
- Light industrial
- Winery/brewery
- Boat construction
- Boat repair and maintenance
- Freight and cargo services
- Industrial and commercial machinery



*View looking North*



**Lot 15, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 113,369 sq. ft. (2.6 acres)

**Zoned:** SCIP special industrial zone

**Utilities:** All utilities to lot

**Foundation:** Substantial concrete slabs  
beneath eight inches of new gravel.

**Road Access:** Access on four sides of  
lot.

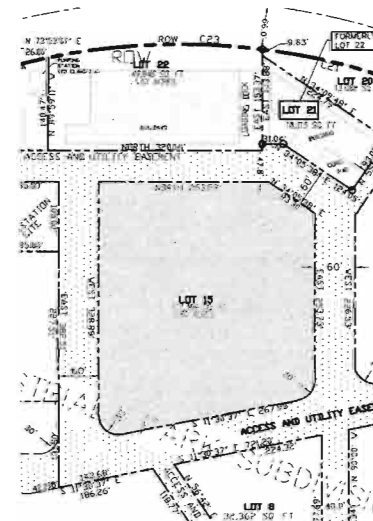
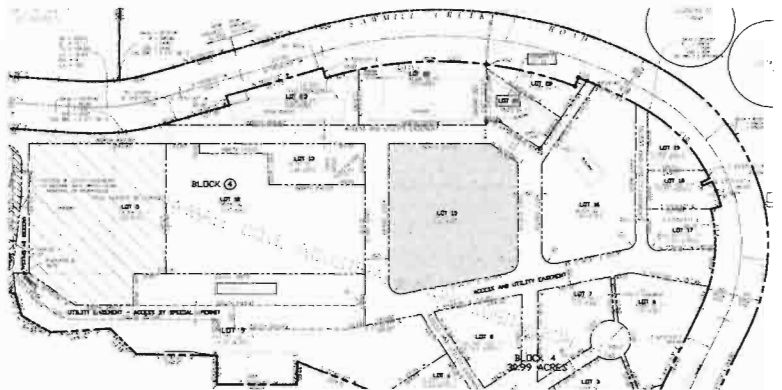
**Potential:** This parcel is 2.6 acres of  
good flat land, suitable for light industrial  
development. Locate on this parcel and  
take advantage of proximity to deep-  
water ocean access and the availability of  
abundant, high quality fresh water from  
Blue Lake.

**Suggested Uses:**

- Boat repair and maintenance
- Boat construction
- Automotive repair and service
- Winery/brewery
- Wood products
- Industrial/commercial machinery
- Metal fabrication
- Sand blast/paint shop



*View looking North*



**Lot 16, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** Lot 86,626 sq. ft. (1.98 acres)

**Zoned:** SCIP special industrial zone

**Utilities:** All utilities to lot

**Foundation:** Mostly concrete slab  
surface.

**Road Access:** Road access through park.  
Some highway frontage on curve is not  
for access.

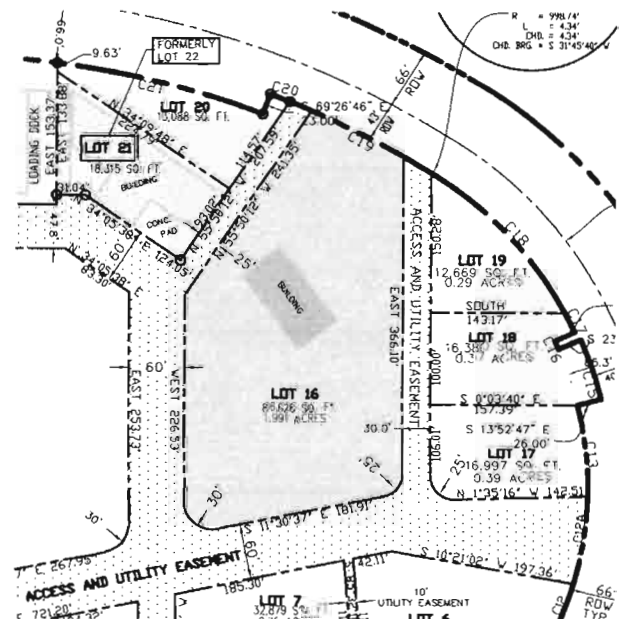
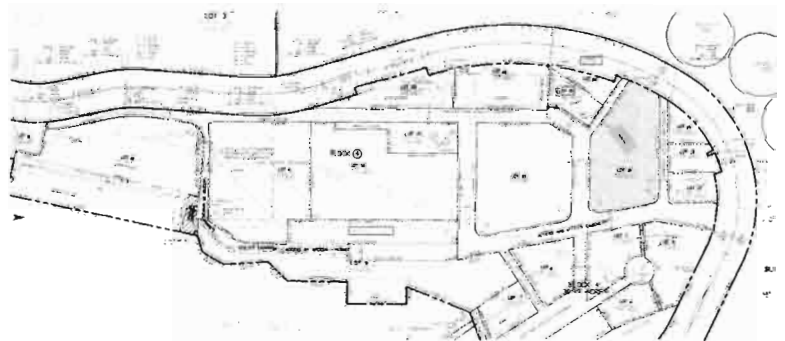
**Potential:** Nearly two acres of land  
suitable for commercial or industrial  
development. This parcel has a 50' x  
100' Quonset-type structure that is in  
disrepair and may have no value or for  
the right project, might be salvaged and  
rebuilt.

**Suggested Uses:**

- Wood products manufacture
- Metal fabrication
- Boat construction
- Boat repair and maintenance
- Marine sandblasting/painting
- Automotive repair
- Industrial and commercial machinery
- Commercial greenhouse / with



*View looking Northeast*



**Lot 17, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 16,997 sq. ft. (0.39 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** All utilities adjacent to  
property.

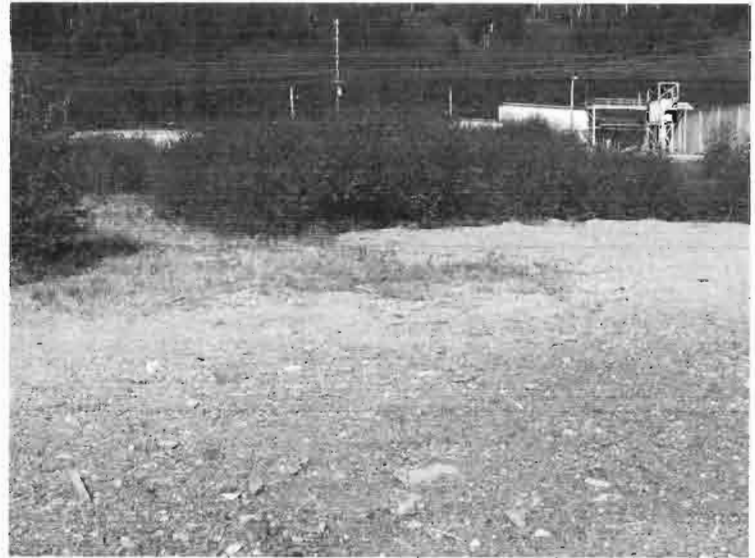
**Foundation:** Level gravel surface.

**Road Access:** Road access through park.  
Some highway frontage on curve may not  
be suitable for access.

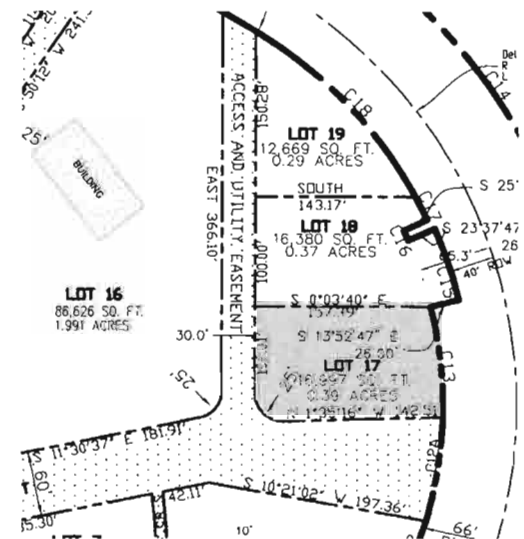
**Potential:** This small parcel is located  
along the highway at the edge of the  
Industrial Park and would serve a marine  
industry related support business.

**Suggested Uses:**

- Marine equipment/commercial storage
- Commercial fishing gear and net repair
- Automotive repair/tire retreading
- Metal fabrication
- Stone, clay, glass, concrete product manufacturing
- Other light manufacturing
- Construction materials storage



*View looking North*



**Lot 18, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 16,380 sq. ft. (0.37 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** No utilities to property.

**Foundation:** Gravel surface with  
concrete slab and tank bases on lot.

**Road Access:** Road access through park.  
Highway frontage on curve may not be  
suitable for access.

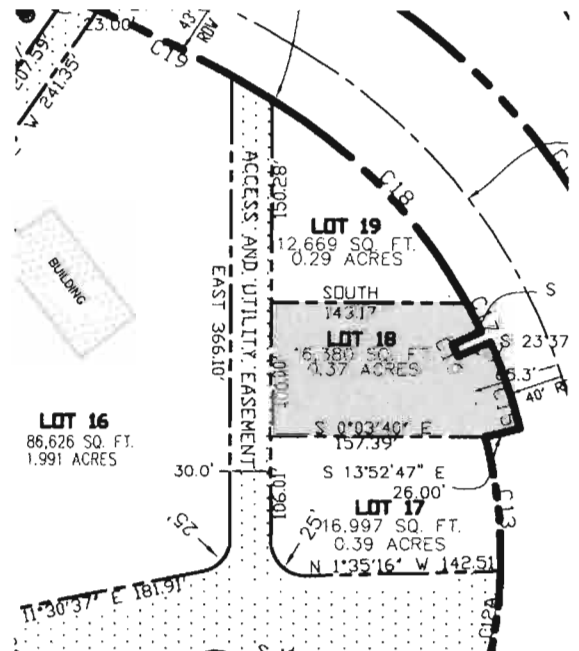
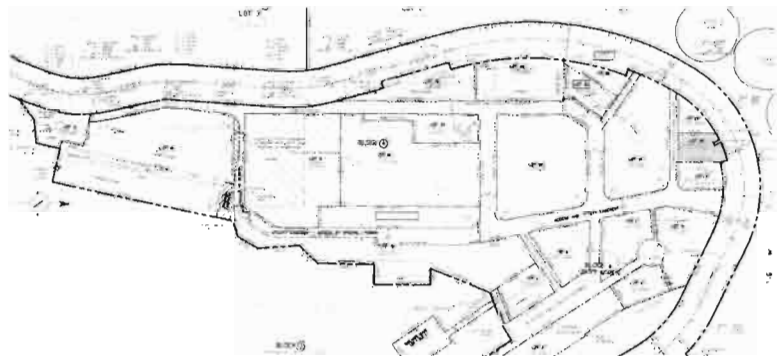
**Potential:** This small parcel is located  
along the highway at the edge of the  
Industrial Park and would serve a marine  
industry related support business.

**Suggested Uses:**

- Marine equipment/commercial storage
- Commercial fishing gear and net repair
- Automotive repair/tire retreading
- Metal fabrication
- Stone, clay, glass, concrete product manufacturing
- Other light manufacturing
- Construction materials storage



*View looking North*



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**Lot 19, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** 12,669 sq. ft. (0.29 acre)

**Zoned:** SCIP special industrial zone

**Utilities:** No utilities to property.

**Foundation:** Crushed concrete stockpile  
atop concrete slab.

**Road Access:** Road access through park.  
Some highway frontage on curve may not  
be suitable for access.

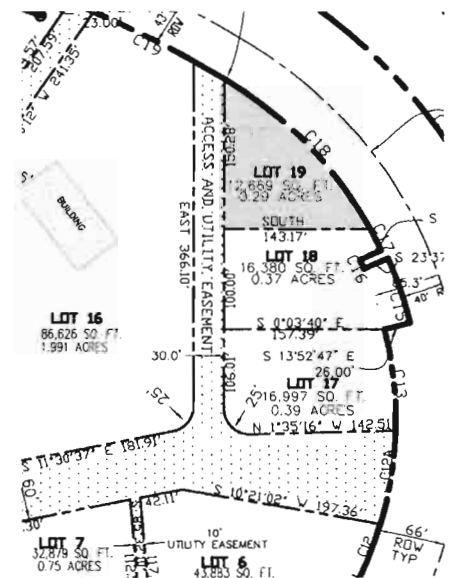
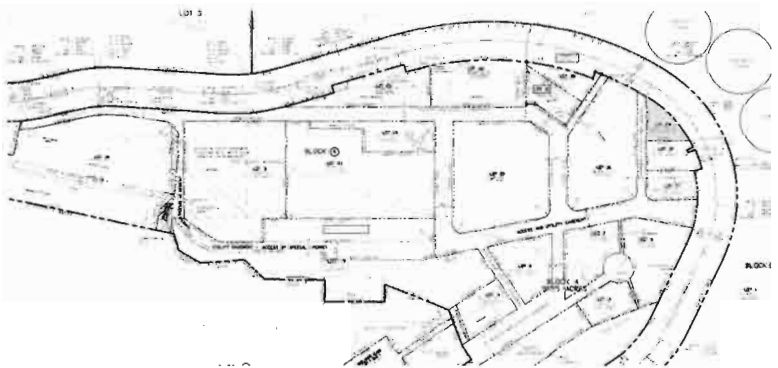
**Potential:** This small parcel is located  
along the highway at the edge of the  
Industrial Park and would serve a marine  
industry related support business.

**Suggested Uses:**

- Marine equipment/commercial storage
- Commercial fishing gear and net repair
- Automotive repair/tire retreading
- Metal fabrication
- Stone, clay, glass, concrete product manufacturing
- Other light manufacturing
- Construction materials storage



*View looking Southwest*



**Office / Research Laboratory Building  
For Lease**

**Lot 23, Block 4**

**Lot 23, Block 4**

**Location:** Sawmill Cove Industrial Park  
Approximately 7 miles, via Federal  
highway, from downtown Sitka Alaska.

**Size:** Lot 37,244 sq. ft. (0.855 acre)  
Building 32,000 sq. ft

**Zoned:** SCIP special industrial zone

**Utilities:** All utilities to lot

**Road Access:** Access on two sides  
including highway frontage.

**Potential:** This is a two-storey office  
building available for long-term lease.  
Smaller portions of the building can be  
leased including storage space. A large  
portion of the ground floor is set up for  
laboratory space. Immediate deep-water  
access makes this site attractive for  
development of a marine research  
facility. Second floor offices have a good  
view of Silver Bay.

**Suggested Uses:**

- Marine research/education center
- Headquarter's office with  
research and development
- Light manufacturing
- Government offices with storage

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*Front Entrance includes ADA accessible ramp*



*View looking Northwest*

