

POSSIBLE MOTION

I MOVE TO approve the Request for Proposal for the sale and development of Tract A11, Whitcomb Heights Subdivision.

Note - Direction from the Assembly is needed on the following:

- Timeline/target of completion
- Other criteria of evaluation for the RFP responses



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

MEMORANDUM

To: Mayor Paxton and Assembly Members

Thru: John Leach, Municipal Administrator

From: Amy Ainslie, Planning Director

Date: August 5, 2020

Subject: Kramer Avenue Land Sale Discussion

Background

CBS received a request to purchase a portion of Tract A11 of Whitcomb Heights Subdivision encompassing approximately 41,000 square feet near the corner of Cushing Street and Kramer Avenue. This tract remains unsubdivided and has vehicular access from the Kramer Avenue right-of-way.

This tract of land is part of an R-1 Planned Unit Development (PUD) zone. The underlying uses of the R-1 zoning district would be applied to this lot, thus its sale and subsequent development would result in residential lots. Previously plans for the benchlands had this area flagged for a manufactured home park and/or single family homes.

Per the Shannon and Wilson, Inc. South Kramer Landslide Runout Analysis and Debris Flow Report dated 2/2/2016, this property is shown to be in a "Low Risk Area" for landslides, and is not considered to be a "Restricted Landslide Area" per our Landslide Area Management code, SGC 20.01.020(A).

Utility infrastructure is available in the area – some has been developed by the city and some has been privately developed. The developer of this lot would need to work with both the city and potentially other private developers to access utilities.

The Planning Commission reviewed this request at their regular meeting on May 20, 2020. Prior to the meeting, notice of the request and its upcoming review was mailed to almost 60 nearby property owners; no public comment was received before, during, or after the hearing. Commissioners voted unanimously to recommend approval of the sale for a portion of Tract A11 Whitcomb Heights Subdivision through a bidding process.

The Assembly reviewed this request on June 23, 2020. The Assembly directed the Administrator to prepare an RFP for the sale of the of the entire Tract. A draft of that RFP has been included in the packet.

Analysis

This proposal is supported by the Comprehensive Plan – the Land Use section states that a key opportunity for the future is in “Developing vacant and underutilized property. Affordable housing and development costs are challenges that need a variety of approaches to reduce costs and provide creative solutions.” Moving land into interested private hands makes use of vacant, undeveloped property. The zoning of the tract ensures that it will be developed for residential purposes.

Wetland delineations surveyed in 2008 have been provided for information with the RFP, along with the 2016 Shannon & Wilson South Kramer Landslide Report.

The draft RFP has three evaluation criteria:

- Development Plan: Timely development of mixed housing types and qualifications to perform the work
- Time of Completion: Timeframe to bring lots to saleable conditions
- Purchase Price

Guidance is requested from the Assembly on the time of completion target for the RFP. In the past, a total build out of the project was expected to be complete within a certain number of years from the date of purchase. General consideration of this timeframe at the Planning Commission discussion ranged from three to five years.

Fiscal Note

Direction was given from the Assembly that re-surveying and replatting of the tract by the municipality was not desired. The draft RFP has been structured so as to market the entire tract, and any additional surveying or platting will be done at the sole expense of the developer.

The draft RFP is also structured for the developer of the lot to install utility infrastructure and connections to the lots. Proposers will be required to submit details on proposed utilities and drainage improvements to be constructed along with information on whether they will remain private, or dedicated for public use. It is not anticipated at this time that the municipality will undertake utility infrastructure expansion in this area.

Recommendation

Staff recommends approval to issue an RFP for the sale and development of Tract A11, Whitcomb Heights Subdivision.

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- Timeline/target of completion
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