

**From:** [Brandon C. Marx](#)  
**To:** [Planning Department](#)  
**Subject:** Jake Trierschild - 200 Baranof Street Property - Old Etolin Street School  
**Date:** Wednesday, September 17, 2025 4:30:57 PM  
**Importance:** High

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Dear Planning Commission Members,

I wanted to write in support of the above application for a conditional use permit to allow 4 dwellings in the old Etolin Street School building as a neighbor and resident on Etolin Street, and as someone who is familiar with the transaction by which the applicant will acquire this building.

The building has fallen into disrepair over the years, and it will take the energy and commitment of someone like Jake to make the necessary improvements. Without the ability to increase the dwelling units of this building, there is little to no incentive for an investor to make these improvements, or for the current owner (Pete Jones) to sell. But the transaction will take place on condition the Planning Commission approves of this CUP, and will result in beautifying and fixing up this neglected old Art Deco building.

I also believe that the current zoning limitation, keeping the use to two dwellings (as required under R-1) fails to appreciate the history of use for this building as a school where a ton of activity took place everyday, along a fairly busy street with other private / non profit (Catholic Church) / quasi commercial uses / Market Center, and ALFA offices / and building nearby. This property is fairly uniquely situated to accommodate four dwellings in a way that other properties are not, due to its size and given the historic structure that has served so many purposes over the years. Other properties simply lack the space and square footage given the current density of our central business district and the historic area where the school is situated.

We are in a housing crunch, as we all know, and the lack of affordable housing is one of the single biggest factors in retaining the professionals we all need to fulfil the needs of our communities and for young people and families to make Sitka their long term home. Granting this CUP will directly increase the available housing in Sitka by two wonderfully located dwellings.

As I understand the proposal, the two dwellings will have extremely limited impact, if any, to the adjacent parcel (resident) who is also my neighbor (I live on Etolin Street). As none of the windows that currently look out onto their property will be converted into the new dwellings. The dwellings will be looking out at Baranof school.

Thank you for your consideration.

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