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Planning Commission  
City and Borough of Sitka  
100 Lincoln Street  
Sitka, Alaska 99835

Date: October 4, 2022  
Re: 505 SMC STR Parking Plan

Dear Planning Commissioners:

Thank you all again for your time and attention in making our residential housing project possible. Following the preliminary issuance of our STR Permits, we have cycled back with our prospective lenders and are moving forward with an eye toward construction financing. We have greenlit NorthWind Architects to move forward with blueprints incorporating the STR units.

Pursuant to the condition that our parking plan be approved before our permit becomes active, we requested that NorthWind create a parking plan that keeps an ingress/egress to Sawmill Creek Road from the front parking lot and expands the front parking lot by removing (and relocating) the rhododendrons in the large garden space at the corner of Baranof Street and Sawmill Creek Road.

We were successful in reaching out to the Department of Transportation regarding keeping a driveway dip for a Sawmill Creek Entrance, and received approval from the State of Alaska in time for that change to be incorporated as part of the Sawmill Creek Road improvement project. The driveway dip is now in place.

I received plans from NorthWind for the proposed parking configuration last week, and have included six different possibilities, all of which work for our project needs. All iterations include only one space per unit for the STRs because, as discussed at the permit meeting, we will be providing chauffeur services and access to electric vehicles and bicycles to minimize the need for guests to rent a vehicle.

The six different options vary in only two respects - the direction of traffic flow through the front parking lot and the size of the back parking lot.

The front parking lot contains 13 spaces - five dedicated to the STRs and eight dedicated to Latta Hall, which accommodates the statutory parking requirements for any

permitted use of the 2100 square foot Latta Hall space or the parking requirements for adding in five more studio apartments at 1.5 spots per unit.

However, we were uncertain as to whether traffic coming in through the Baranof street entrance and exiting on to Sawmill Creek Road with a forced right (counterclockwise flow) or entering from Sawmill Creek and exiting with a forced right onto Baranof Street (clockwise flow) would be smoother. Because Sawmill Creek Road is a State Highway, it is unlikely that our STR guests will add to the already heavy traffic through the area, but there is some risk that guests waiting to take a left hand turn could create back-up problems on the road which is why we included forced right hand turns in the design. We remain uncertain as to which traffic pattern would serve best, and so have proposed both for your review.

Regarding the back parking lot, Northwind sent over plans with the most expansive parking possible - 23 spaces to serve 11 long term rentals. This is significantly more than the 1.5 spaces per rental required by statute. I have included variations that have the full lot, the statutory minimum of 17 spaces, and also an 11 space option that would require a variance to 1 space per LTR unit.

Because this back lot is dedicated fully to long term rentals, I am unsure if the STR permit process is the right place to be addressing a change from the statutory requirements, or whether we should be submitting a separate request for a variance to reduce the back parking lot to one space per unit, which we believe the neighborhood would prefer. We would appreciate your guidance on this issue as well.

Thank you again for your time and attention to this project!

Sincerely

Rachel Jones  
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