

Ludvig's Bistro
256 Katlain Street
Sitka, Alaska 99835

1/15/19

To Whom It May Concern:

This is a letter of support for changing the zoning from Residential to Commercial for the property at the Sitka Sound Science Center. Most importantly, my business depends on this change. I am the Chef/Owner of Ludvig's Bistro, on Katlain St. and Ludvig's Chowder Cart, at the Gift Shop in the Mill Building of the Sitka Sound Science Center. We have been a proud local business for 16 years and we have a wonderful business relationship with the SSSC moving into our 7th season. Without this zoning change, removing our business from our "famed location" would be a detriment to our business, our staff, our community, our tourism and the SSSC.

Our Chowder Cart offers employment for 4 full-time local students, single mothers, teachers and restaurant professionals. The chowder cart is a Summer time staple in Sitka. The local Sitkans look forward to its opening every year. It provides Sitka residents with an option for lunch that is a quick and nourishing bite for them when time is limited during the work day. We are also a successful business with income tax revenue for the city of Sitka.

As for tourism, having the Chowder Cart in this location is great for the walking and touring visitors coming to our town. There is no food for tourists between downtown and the National Park. Many tourists stop into the SSSC retail shop looking for drinks or a bite to eat on their way to or from the park, and are disgruntled when the response is that they have to walk back downtown to get anything. Ludvig's Bistro and our chowder are very well known by travelers. It is often times a must stop while in Sitka, because most of the cruise ship passengers are not here long enough to attend dinner at the Bistro.

We are so fortunate to operate our food cart at the SSSC with the beautiful beachside dining. We are proud to support them as much as they support us.

"Thank you so much for your continued support of the Science Center. We really love working with you and your business." - Alex Thorne, Business Development Director, SSSC

Without the foot traffic from the chowder cart, the SSSC retail shop is looking at having its revenue cut in half during the summer, which is the biggest time of year for us.

There is also a new parking plan that was approved based on having a food service out of the Mill Building.

Thank you for reading my letter and I hope this will give some insight to the importance of changing the zoning from residential to commercial to sustain the success of both the Ludvig's Chowder Cart and the Sitka Sound Science Center.

Sincerely,

Chef Colette Nelson
Owner, Ludvig's Bistro and Chowder Cart

Scott Brylinsky

From: Palosaari, Naomi <naomi.palosaari@sitkatriben-sn.gov>
Sent: Friday, February 01, 2019 11:53 AM
To: cgray@sitkascience.org
Cc: Gassman, Lisa; Scott Brylinsky
Subject: RE: Sheldon Jackson Historic Overlay zone
Attachments: sjc_application_for_zoning_map_amendment.pdf; overlay_map_amendment.pdf

Mr. Gray,

Thank you for contacting STA on January 23 to provide notice of your plans to submit a re-zoning application for the Sheldon Jackson campus. The next meeting of the Governance Committee is on February 4, and the next meeting of the Tribal Council is on February 6. Therefore, we suggest that the application be considered at a later meeting of the planning commission. STA may have some concerns about the ramifications of the re-zoning due to the nature of the properties nearby. STA owns a small parcel of land that contains gravesites that may be affected, so we would like sufficient opportunity for our Council and Committee to review the proposal.

Sincerely,
Naomi Palosaari

----- Forwarded message -----

From: Chance Gray <cgray@sitkascience.org>
Date: Wed, Jan 23, 2019 at 11:27 AM
Subject: Sheldon Jackson Historic Overlay zone
To: lisa.gassman@sitkatriben-sn.gov <lisa.gassman@sitkatriben-sn.gov>

Hi Lisa,

Thank you for taking the time to review this. We are hoping to bring this in front of the Planning Commission on February 6. There really is nothing the STA needs to complete to be included in the zoning amendment, SSSC is completing all application requirements.

Like I mentioned over the phone, we are working to create a zone overlay for the core Sheldon Jackson campus. The first draft of the overlay definition is below, CBS is working on an updated definition. The update will likely include language and uses that are outlined in the application document attached to this email. We do not want to turn the campus into a commercial zone, we simply want to conduct our programs and services to the best of our ability. This zoning amendment is designed to allow the SJ campus organizations to continue growing in our support of education, arts, and sciences.

If you have any questions please email or call, my number is at the bottom of this email.

Institutional/ Cultural Overlay Zone

Purpose

The purpose of the institutional zone is to allow for various institutional land uses with special needs and impacts to be located in the community in a manner which is compatible with surrounding land uses through

public involvement and provides predictability to the institution and the public.

The institutional zone is intended to allow for the establishment, expansion, and revision of institutional uses including, but not limited to, colleges, schools, hospitals, government facilities, and social services located in use zones where such uses are not already listed as permitted uses. Such uses and closely related uses ancillary to the principal institutional use shall be established through the public process.

Either the sponsoring institution or the city may initiate the establishment of an institutional overlay zone. The institutional overlay zones in the City include Sheldon Jackson Campus Area.

Thank you again for your time,

Chance Gray

Operations Manager

Sitka Sound Science Center

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