



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Memorandum

To: Mayor Paxton and Assembly Members
Chair Spivey and Planning Commission Members

Through: John Leach, Municipal Administrator

From: Amy Ainslie, Director, Planning and Community Development ~~AEA~~
Scott Brylinsky, Special Projects Manager /s

Subject: No Name Mountain/Granite Creek Master Plan Project, Status Report #6 – Final

Date: June 12, 2020

The final No Name Mountain / Granite Creek Land Use Master Plan prepared by consultants Jones and Jones Landscape Architects has now been finalized and submitted to CBS.

Key findings and recommendations

Going into this study two particular areas garnered special interest. One is the 17-acre Harbor Point waterfront area, believed to have potential for marine related uses or as a visitor activities site. And another was the east side of No Name Mountain, recognized as having potential as a quarry for high quality hard rock.

Harbor Point area

The consultants concluded that market demand does not justify considering an additional cruise ship dock at this location. They identify the highest economic return for the site as either high end residential, or using it for Recreational Tourism¹.

No Name Mountain²

The consultants concluded that market demand for hard rock does not justify the considerable expense to develop a quarry at this location at this time. They recommend additional quarry development for local needs take place in the Granite Creek Industrial area on the east side of Saddle Mountain.

Housing and other development

Housing development in the study area is subject to two factors that increase development costs:

a) distance from utility infrastructure, and b) extensive wetlands, notoriously difficult and expensive to

¹ “Recreational Tourism” is defined as vendor guided or structured outdoor activities provided to visitors for a fee. A portion of fees are remitted to the city.

² Although not central to the study, we would like to note that staff made multiple contacts with Sitka Tribe of Alaska over several months to request input including identifying a traditional name for No Name Mountain. No definitive traditional name was identified.

develop. This leads to the unfortunate conclusion that under current conditions the site is not suited to target for affordable housing in Sitka.

Status

Based on comments received during and after the June 3 joint work session, the Department of Planning and Community Development does not intend to bring the plan forward at this time for consideration for adoption as official city policy. However, the plan remains a resource going into the future as various projects are considered for the study area.

Specific projects under consideration in the near-term are:

1. Opening up an additional quarry on the east side of Saddle Mountain.
2. Issuing an RFI (Request for Information) or RFP (Request for Proposals) for Recreational Tourism activities on the 17-acre Harbor Point parcel, and/or the No Name Mountain area.
3. Opening up certain areas for housing development if funding for utility infrastructure can be identified.

The final master plan document can be accessed on the Planning Department's page of the city website: https://www.cityofsitka.com/government/departments/planning/documents/NoNameMountainMasterPlanReport_June2020.pdf