

# **CITY OF CRAIG PLANNING COMMISSION AGENDA**

Meeting of March 24, 2022  
7:00 p.m., Craig City Council Chambers

## **Roll Call**

Sharilyn Zellhuber (chair), John Moots, Kevin McDonald, Barbara Stanley, Jeremy Crews

## **Swearing in of Commissioners**

## **Approval of Minutes**

1. October 28, 2021 Minutes

## **Public Comment**

1. Non-Agenda Items

## **Public Hearing and New Business**

1. PC Resolution 597-22 – Conditional User Permit for Community Connections to build a triplex on Residential-Medium density zone property.
2. PC Resolution 568-22 – Replat for Craig Tribal Association of Lot B-1 and Lot B-1A

## **Old Business**

1. Barbara Stanley requested further discussion of status of the Ward Cove Cannery project, harbor, and uplands as well as updates on Corvus contract results, condition, and significance of structures.

## **Adjourn**

*The meeting will be available by teleconference for both the public and planning commissioners. To call into the planning commission meeting call 1-800-315-6338, code 63275#. Commissioners can participate and vote by phone if they wish.*

## **CITY OF CRAIG MEMORANDUM**

To: Craig City Council  
From: Samantha, City Planner  
Date: March 18, 2022  
RE: Appointment of Jeremy Crews and Reappointment of John Moots and Kevin McDonald to the Craig Planning Commission

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The Craig Planning Commission has currently filled all five of its seats. Jeremy Crews will be finishing the term for Millie Schoonover, with that term expiring January 2024. John Moots and Kevin McDonald have been reappointed for full three-year terms, expiring January 2025. Planning Commissioners Sherilyn Zellhuber and Barbara Stanley have their terms set to expire January 2024.

Per Craig Municipal Code 18.02.005 staff requested that the mayor appoint Jeremy Crews and reappoint Kevin McDonald and John Moots to the Craig Planning Commission. Both commissioner appointments and reappointments must be confirmed by the Craig City Council.

Recommendation: Confirm, by motion, the appointment of Mr. Jeremy Crews and the reappointment of Mr. Kevin McDonald and Mr. John Moots to the Craig Planning Commission.

Recommended Motion: I move to appoint Jeremy Crews to fulfill Millie Schoonover's term on the Craig Planning Commission, set to expire January, 2024. I reappoint John Moots and Kevin McDonald to the Craig Planning Commission for three-year terms to expire January 2025.

CITY OF CRAIG  
PLANNING COMMISSION MINUTES  
Meeting of October 28, 2021

**Roll Call**

Sharilyn Zellhuber (chair), John Moots, and Barbara Stanley were present. Kevin McDonald was absent excused.

**Approval of Minutes**

1. July 22, 2021 Minutes. A motion was made and seconded to approve the minutes from the July 22, 2021 meeting.

MOTION TO APPROVE

MOOTS/STANLEY

APPROVED

**Public Comment**

1. Non-Agenda Items. There was one public comment from Edward Douville on behalf of Shaan Seet in objection to PC Resolution 596-21. No reasoning or further detail was provided.

**Public Hearing and New Business**

1. PC Resolution 596-21- Conditional User Permit for the Craig Seventh Day Adventist Church to Exceed Maximum Building Height at 406 6<sup>th</sup> Street. The church proposed replacing their current 30 ft radio tower for a 40 ft tower so that they could operate a low wattage radio transmitter. Like the old tower, the 40 ft replacement would be attached to the building. Existing Condition 2, which stated that “All parking for personal use and customer use will be off street” was deleted. The following conditions were added:
  2. The applicant must abide by all state and federal requirements, permits and regulations when using the tower.
  3. The applicant must obtain a FCC license within one year. If this condition is not met, the permit is void. This time period may be extended by the Planning Commission.

MOTION TO APPROVE

STANLEY/MOOTS

APPROVED

**Old Business**

1. Craig Cannery Site Master Planning (pending receipt of updated drawings). No drawings were available at the time of the meeting.

**Adjourn**

A motion was made and seconded to adjourn the meeting.

MOTION TO ADJOURN

ZELHUBER/MOOTS

APPROVED

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Chairman Sharilyn Zellhuber

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ATTEST: Brian Templin

**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report  
March 15, 2022

Applicant: Community Connections

Requested Action: Conditional Use Permit – Triplex

Location: Lot 1, Salmonberry Subdivision, ANCSA 14c3 (1460 Elizabeth Court)

Lot Size: 10742 SF

Zoning: Residential Medium-Density

Surrounding Uses: North: Commercial  
West: Medium Density Residential  
South: Suburban Residential  
East: High Density Residential/Suburban Residential

**Analysis**

Community Connections is seeking to build a triplex. The property will be rented exclusively to employees or contractors of Community Connections. The proposed triplex will be 2566 sq ft total with one two-bedroom unit and two single-bedroom units. Community Connections anticipates two of the three units will house long-term employee tenants while the remaining unit will be used to house visiting leadership and contractors.

Additionally, the applicant states that all employees renting the triplex are subject to extensive background checks. Employees will maintain typical work hours between 8am to 5pm with evenings and weekends off.

A public notice was sent to all property owners within 300’ of the subject property. To date, there have been no comments submitted.

I have attached a copy of the application.

Per 18.06.002 of the LDC, the following criteria shall be met before a conditional use permit may be issued:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.

4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided. (See Chapter 18.14, Parking.)
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.
14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

Criteria 1-13 and 15 of this section appear to be met on the face of the application. The commission should discuss Criteria 14 at the public hearing on March 24, 2022.

### **Recommendation**

That the planning commission discuss the required criteria for approval at the March 24, 2022 meeting and consider adoption of Resolution 597-22-PC granting a CUP to Community Connections to build a triplex located at 1460 Elizabeth Court (Lot 1, Salmonberry Subdivision, ANCSA 14c3) subject to the following conditions:

1. that all parking for personal use and customer use will be off-street.;
2. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;

CITY OF CRAIG  
PLANNING COMMISSION  
RESOLUTION 597-22-PC

GRANTING A CONDITIONAL USE PERMIT TO COMMUNITY CONNECTIONS TO BUILD A TRIPLEX IN THE RESIDENTIAL MEDIUM DENSITY ZONE AT 1460 ELIZABETH COURT, LOT 1, SALMONBERRY SUBDIVISION.

WHEREAS, the Planning Commission held a public hearing on March 24, 2022; and,

WHEREAS, public notice was given in accordance with Section 18.06.002 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.06.002 of the Craig Land Development Code are met as follows, subject to the conditions listed below:

1. That the proposal is consistent with the Craig Comprehensive Plan, the Craig Municipal Code, and other applicable ordinances.
2. That the proposed use is conditionally permitted in the zone.
3. That the proposed use is compatible with other existing or proposed uses in the area affected by the proposal.
4. That the proposed use would not create noise, odor, smoke, dust, or other objectionable pollutants creating impacts on surrounding areas.
5. That the proposed use would not affect the health and safety of persons or property.
6. That the location, size, design and operating characteristics will mitigate conflicting uses.
7. That unsightliness, building height, or structural incompatibility would not significantly affect surrounding areas or the designated viewshed.
8. That the proposal would not have a significant detrimental effect on property values in the area.
9. That all utilities required by the proposed use are adequate or will be made adequate by the applicant at no additional expense to the city and will not interfere with utility capacity to serve other areas of the city.
10. That access is adequate to serve the additional volume and type of traffic generated and would not threaten health and safety by significantly altering traffic volumes and patterns.
11. That adequate off-street parking is provided.
12. That the proposed use would not degrade land, air, water, or habitat quality.
13. That the proposed use will not interfere with the efficiency of, the planned expansion of, or access to water dependent or water related uses unless: 1) there is a documented public need for the proposed use, 2) no alternative site, and 3) the public good will be served better by the proposed use than by the water dependent or water related use.

14. That other relevant objections made evident at the public hearing are addressed.
15. That the proposed use and development do not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission grants Community Connections a conditional use permit to build a triplex in the Residential Medium Density zone, located at 1460 Elizabeth Court (Lot 1, Salmonberry Subdivision, ANCSA 14c3) subject to the following conditions:

1. that all parking for personal use and customer use will be off-street.;
2. that this conditional use permit is voidable by the City of Craig, at its sole discretion, if the applicant is unable to meet the above conditions.;

Approved this 24<sup>th</sup> day of March, 2022

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Chairman Sharilyn Zellhuber

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Samantha Wilson, City Planner



CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED _____	BY _____ FEE _____
HEARING DATE _____	NOTIFICATION DEADLINE _____

## Conditional Use Permit Application

Applicant's Name \_\_\_\_\_ Community Connections \_\_\_\_\_

Address 721 Stedman Street, Ketchikan, AK 99901 Telephone No. 907-225-7825

Applicant's Representative (if applicable) Maxwell Mercer, Deputy Director

Address : Same as above Telephone No. Same as above

Subject Property Legal Description: Lot 1, Salmonberry Court Sub, Plat 93-21

Lot Size: 10742 sf Subdivision Name Salmonberry Court Sub.

Township: Craig, Alaska Range: \_\_\_\_\_

To help the planning commission gather facts about the proposed conditional use permit, please complete the following:

1. Describe in detail the conditional use requested: Community connections is seeking to build a triplex to aid in recruitment and retention of employees on Prince of Wales Island. Our organization provides services to youth with mental health concerns, adults and children with developmental disabilities, children between the ages of 1 -3 with developmental delays, and seniors. The subject property will be rented to exclusively to employees or contractors of community connections at Fair Market Rents. All employees of Community Connections are subject to extensive background checks and make for great tenants. Existing rental stock in and around Craig has not met the demand of our new recruits, in hard to fill positions, and is contributing to a workforce shortages.

2. Please attached a plot plan showing lot lines, building locations, parking spaces, and other relevant information. See attached:1) stamped as-built drawings, and 2) elevations of the building with parking and setbacks.

3. What types of chemicals, processes, machinery or equipment will be used: None, standard residential construction and use. Lot preparation, including clearing and grubbing of the lot and compacting of fill will be completed with standard equipment.

4. Approximately how many days per week and how many hours per day will the proposed use operate? We anticipate that 2 of the 3 units will be long-term employee tenants and 1 of the units will be used for visiting leadership and contractors who are working out of our Craig office. Employees will mostly be working between 8am - 5pm with evenings and weekends off.

5. What noise, odor, smoke, dust, or other pollutants could be caused by the proposal? We anticipate using locally positioned, reputable contractors who will take all legally required precautions to prevent pollutants .

6. What types of uses are currently located within 300 feet of the exterior property boundaries? There is only one finished house on Elizabeth Court which is a duplex I believe. I know there is another planned duplex under development .

7. What types and sizes of buildings, signs, storage and loading areas, screening, etc. are planned (size, height, type)? The planned triplex will be 2566sq feet in total, with (2) one bedroom units and (1) two bedroom units. Part of the building will be one story and part will be two stories. Standard height building (see attached building design drawings).

8. What utilities are needed? We anticipate connecting to municipal utilities at utility locations on Port St. Nick Road and Elizabeth Court including water, sewer, and electricity.

9. What roads will provide access? Elizabeth Court via Port St. Nick Road. .

10. What type and volume of traffic will be generated by the conditional use? We anticipate standard, typical traffic volume for construction and use of this type.

11. What are your parking needs and where will they be provided (indicate on the plot plan where parking is to be provided)? In our conversation with City staff, we understand there must be adequate space for at least 4 parking spaces. The attached plot plan and building plans show how we plan to accommodate needed parking.

12. Will the proposed conditional use be compatible with the neighborhood in general? Why? Because two of the units are one bedroom, we don't anticipate that our triplex will add substantially to the intended density of people in Elizabeth Court. Community Connections has a very strong reputation of effectively maintaining properties and sub-letting properties to staff when needed. Because so many of our staff are responsible, vetted professionals we anticipate being able to attract and retain excellent tenants. We are offering Full-Time jobs with competitive pay and benefits and we anticipate most tenants will be long-term. We feel our proposed property is consistent with the residential nature of the neighborhood.

The criteria by which a conditional use permit application is approved or denied is listed in Chapter 18.06.002.C-K of the Craig Land Development Code.

A decision of the planning commission may be appealed to the city council within 30 days of the mailing of the notice of the commission's decision. Decisions of the city council may be appealed to Superior Court.

I (we) being duly sworn, depose and say that the foregoing statements and answers herein contained, and the information herewith submitted, are in all respects true and correct to the best of my knowledge and beliefs.

Maxwell Mercer, Deputy Director, Community Connections  
Deposited 3/8/22 day of \_\_\_\_\_ Applicant, 20\_\_\_\_.  
Maxwell Mercer

*Authorization for Agency*

If the applicant listed on this application is other than the sole deed holder of the property or properties upon which the temporary use will take place, complete the following authorization to act as agent:

I (we), the undersigned, hereby certify that as deed holder(s) of record of the property or properties described above, I (we) hereby authorize the person listed as the applicant on this application to act and appeal as agent with respect to this application.

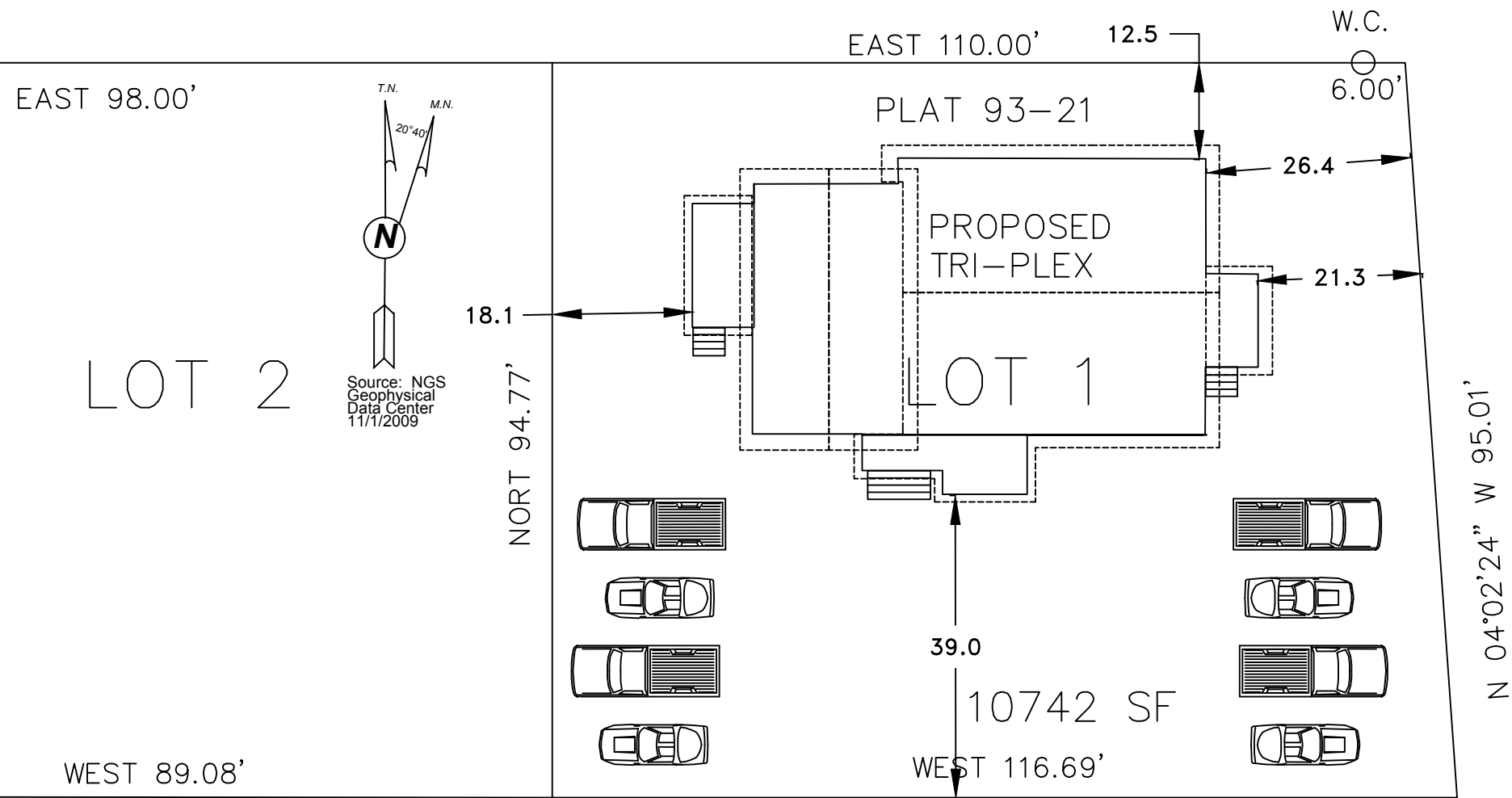
Dated this 8th day of March, 2022.

Signature(s) of deed holders: Maxwell Mercer  
for Community Connections

NOTES:

1. 2012 IBC, 2012 IMC, 2015 UPC, 2012 IECC, 2017 NEC, 2012 IFC , OCCUPANCY R2, TYPE VB CONSTRUCTION
2. ENGINEER NOT RESPONSIBLE FOR SAFETY OPERATIONS
- 3.. ALL FRAMING MEMBERS TO BE #2 HEM/FIR OR BETTER GLUE LAM BEAMS TO BE 24F
4. ALL CONCRETE TO BE MIN. 3000 PSI @ 30 DAYS W/ A MINIMUM OF 5% AIR ENTRAINMENT
5. FOLLOW 2012 IBC NAILING REQUIREMENTS
6. ALL PRESSURE TREATED WOOD TO BE MARINE CONTACT RATED
7. A SOIL BEARING CAPACITY OF 1500 PSF HAS BEEN USED IN THE DESIGN
8. LOADING CRITERIA: FIRST & SECOND FLOOR RESIDENCE 40 PSF, SNOW LOAD 40 PSF, WIND 120 MPH EXPOSURE C, SEISMIC Sds=0.25, Sd1=0.15 2-B
9. EXISTING WATER AND WASTEWATER SYSTEMS TO BE USED FOR PROJECT.
10. ALL STEEL TO BE A36 OR EQUAL

- SHEET INDEX:
- C1 SITE PLAN
  - C2 FLOOR PLAN
  - C3 FOUNDATION PLAN
  - C4 SECTION OF BUILDING
  - C5 DETAILS & SECTIONS



PORT ST. NICHOLAS ROAD



Site Plan  
Scale 1"=20'

DESIGN DEVELOPMENT DRAWING  
DRAWING MAY BE REDUCED

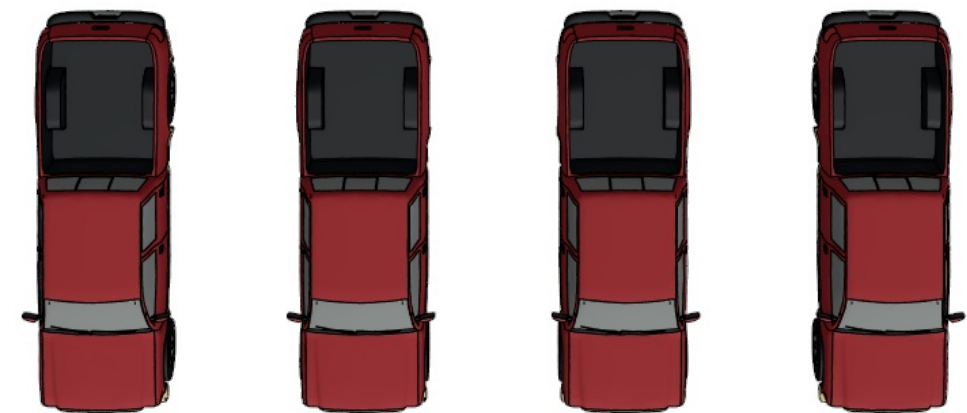
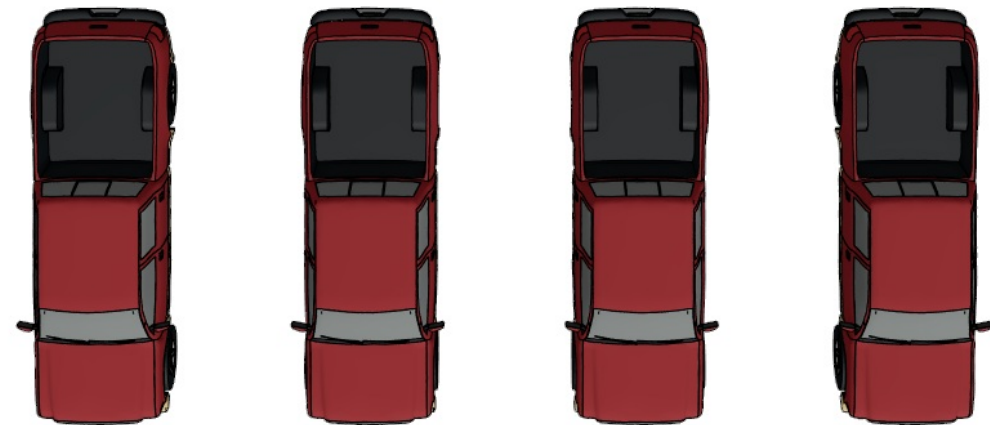
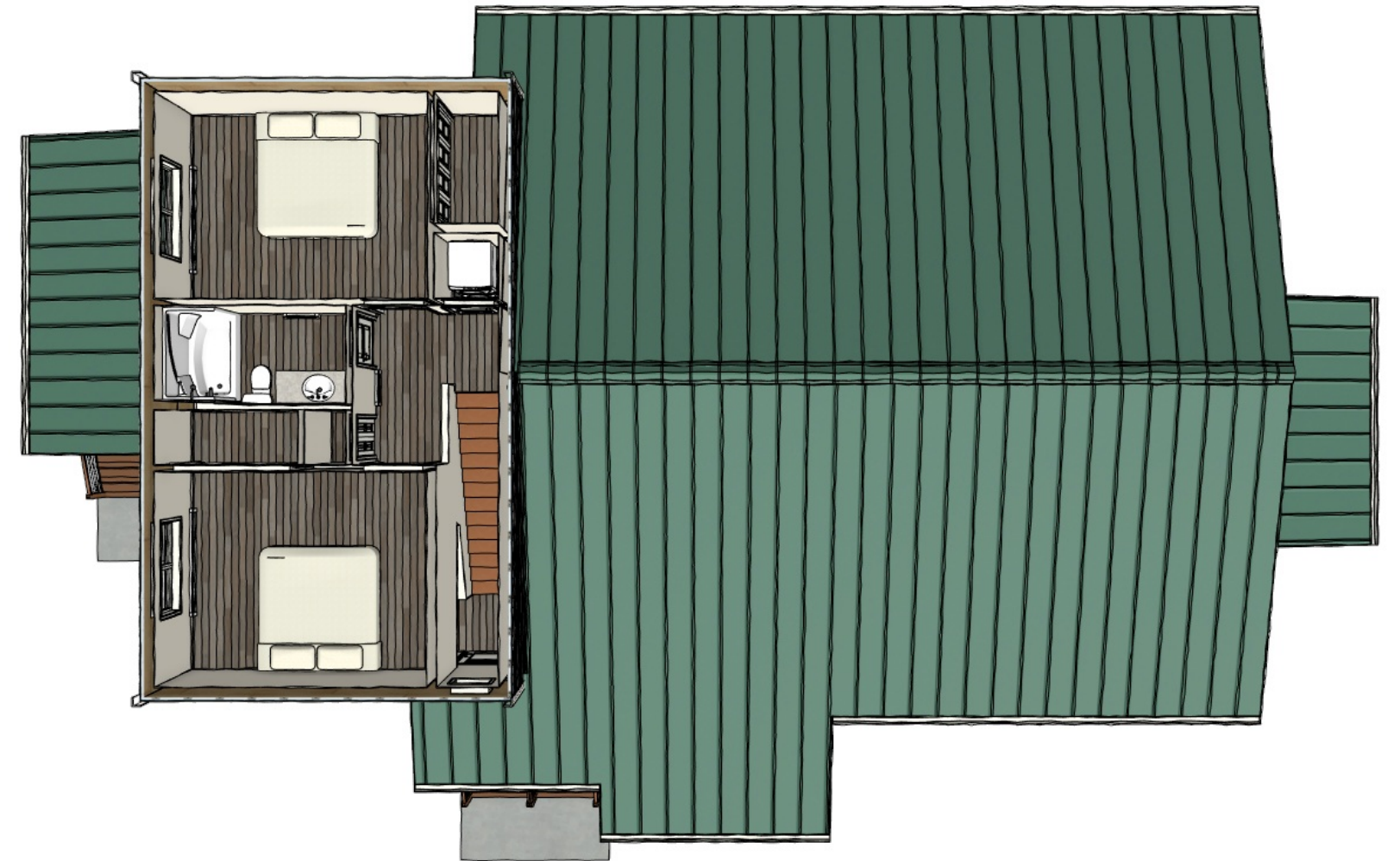
NEW TRIPLEX  
LOT 1, SALMONBERRY COURT SUB. PLAT 93-21  
LOT 1 ELIZABETH CT, CRAIG, ALASKA  
COMMUNITY CONNECTIONS

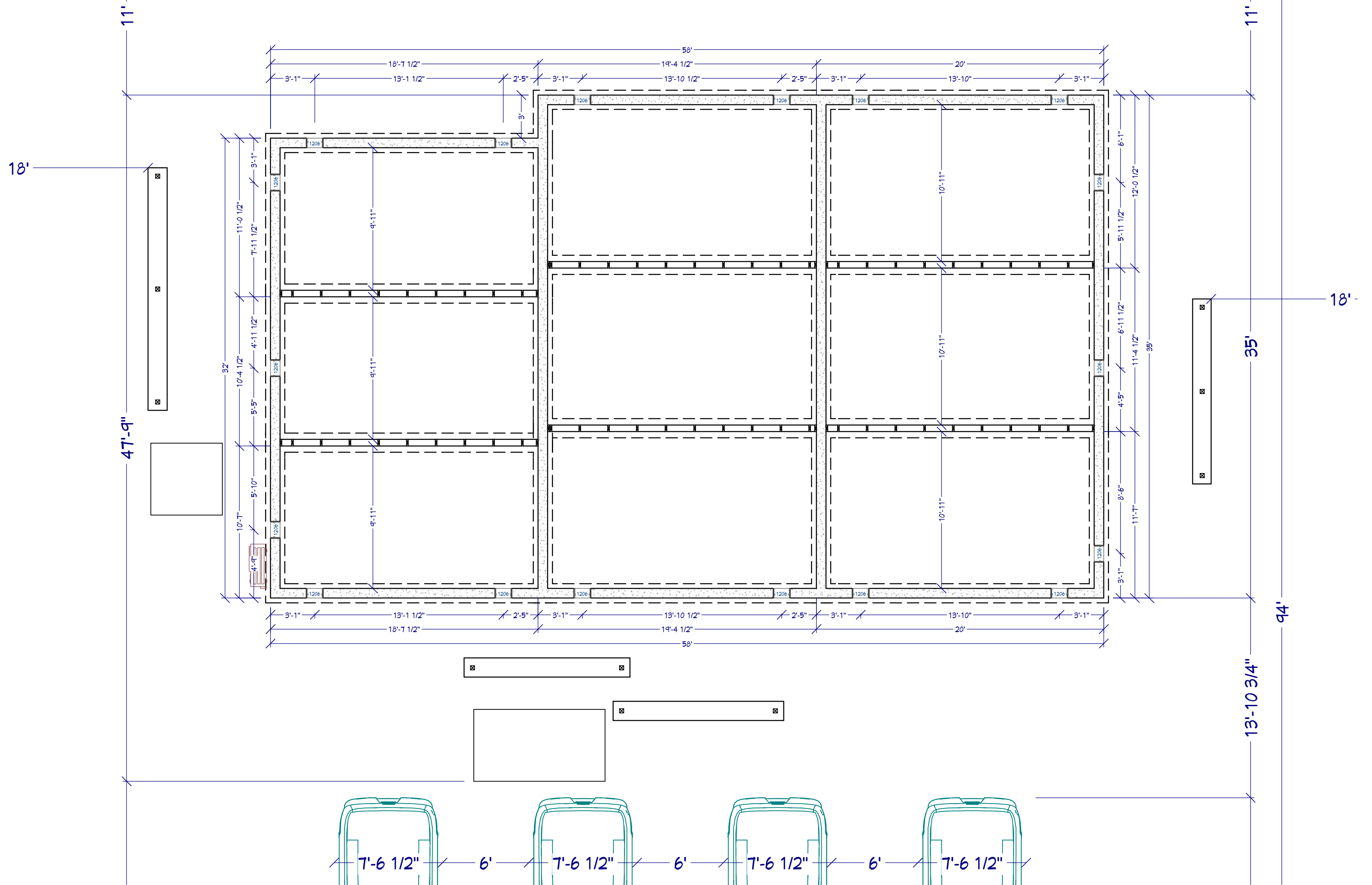
NO.	REVISION / ISSUE	DATE

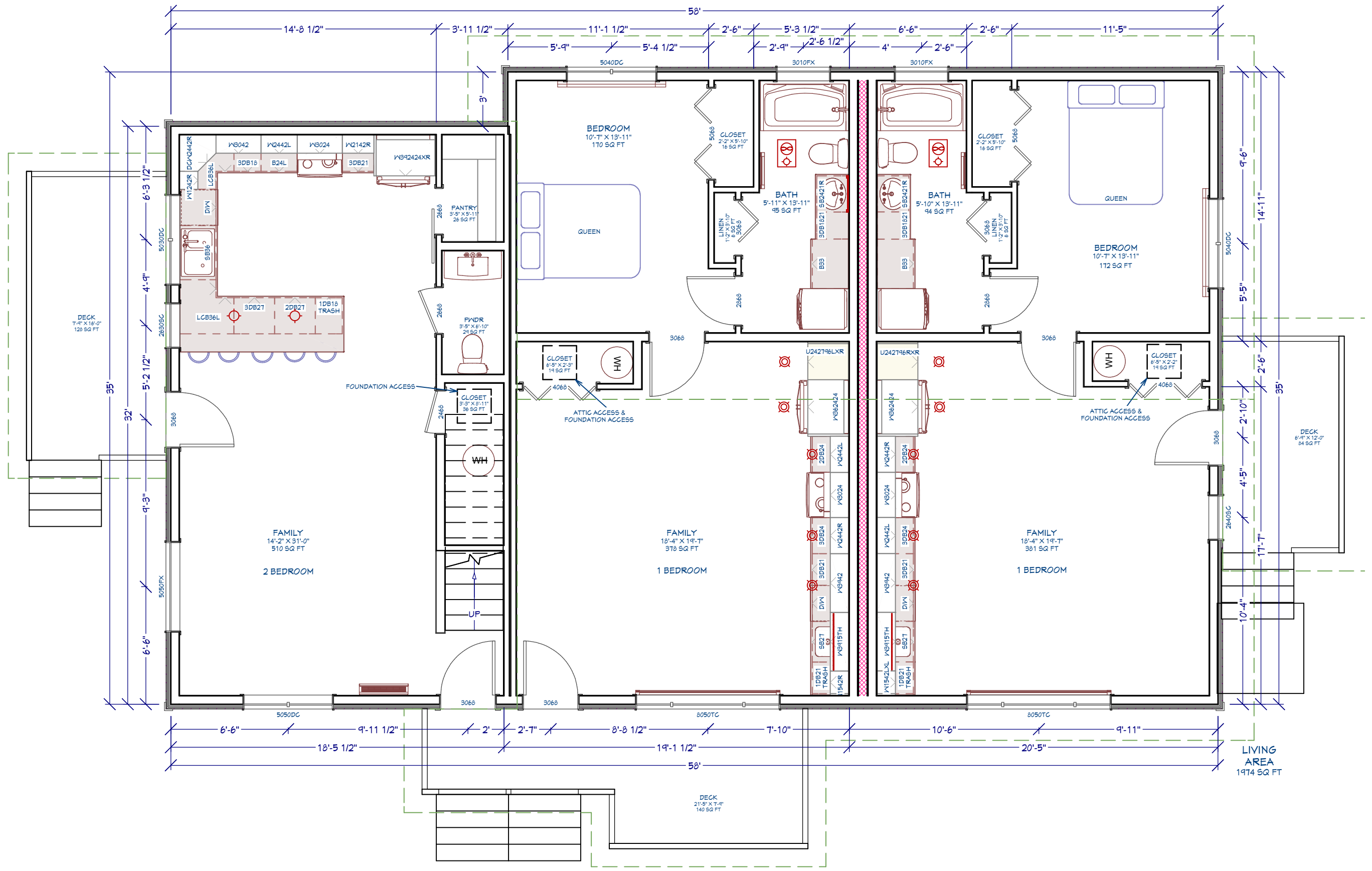
PREPARED BY:  
MONREAN ENGINEERING & ASSOCIATES INC.  
PO BOX. 9343  
KETCHIKAN, ALASKA 99901  
PHONE 907 247-5920  
CELL 907 254-8640  
fmonrean@kpunet.net

PREPARED FOR:  
COMMUNITY CONNECTIONS  
721 STEDMAN ST.  
KETCHIKAN, ALASKA 99901

PROJECT:	C1 / Cx
DATE: FEB. 16, 2022	
SCALE: AS SHOWN	







FAMILY  
14'-2" X 31'-0"  
510 SQ FT  
2 BEDROOM

FAMILY  
13'-4" X 19'-7"  
378 SQ FT  
1 BEDROOM

FAMILY  
13'-4" X 19'-7"  
381 SQ FT  
1 BEDROOM

BEDROOM  
10'-7" X 13'-11"  
170 SQ FT

BEDROOM  
10'-7" X 13'-11"  
172 SQ FT

BATH  
5'-11" X 13'-11"  
45 SQ FT

BATH  
5'-10" X 13'-11"  
44 SQ FT

PANTRY  
9'-9" X 5'-11"  
26 SQ FT

DECK  
7'-4" X 16'-0"  
128 SQ FT

DECK  
8'-8" X 12'-0"  
84 SQ FT

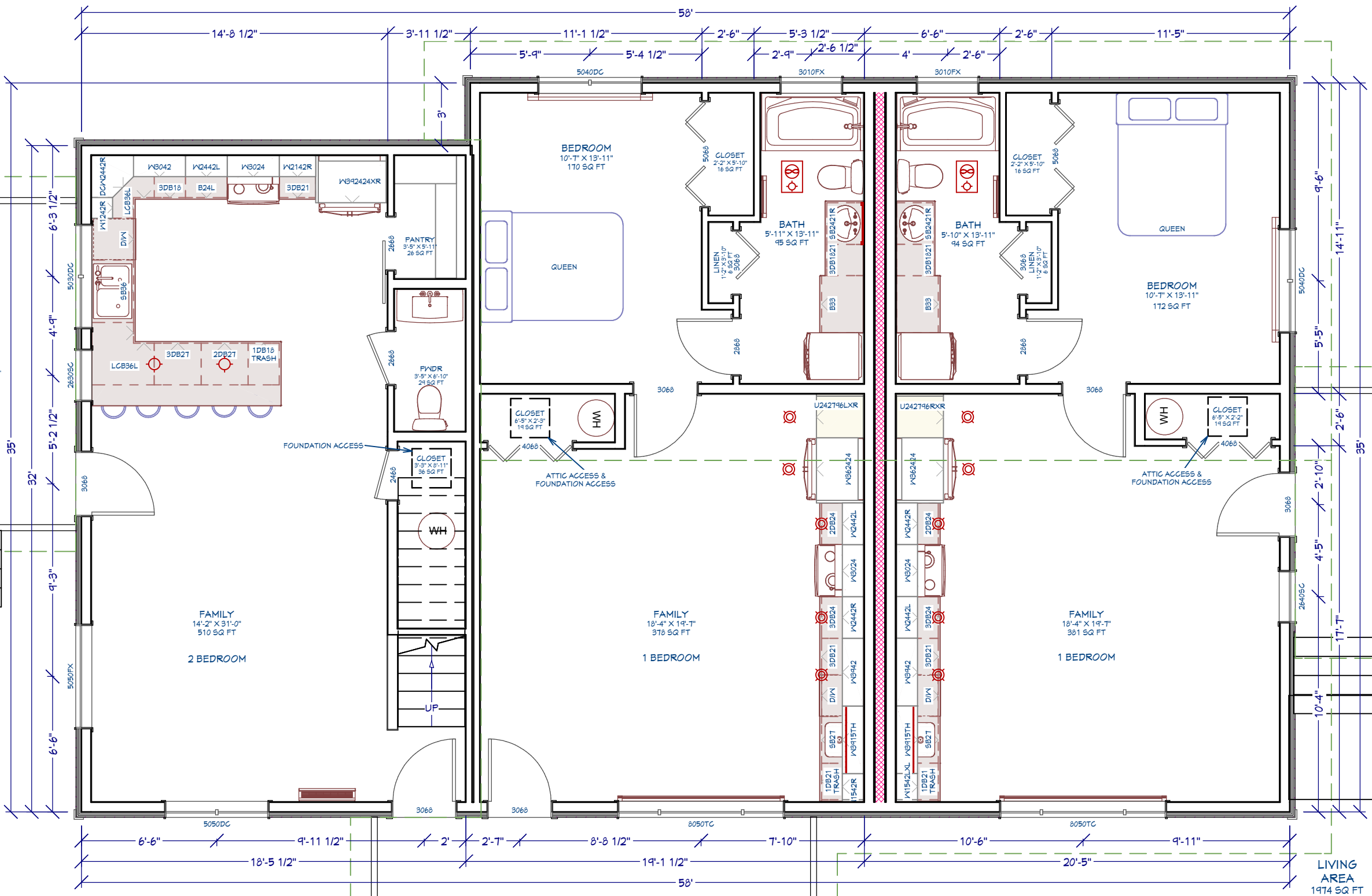
DECK  
21'-8" X 7'-4"  
160 SQ FT

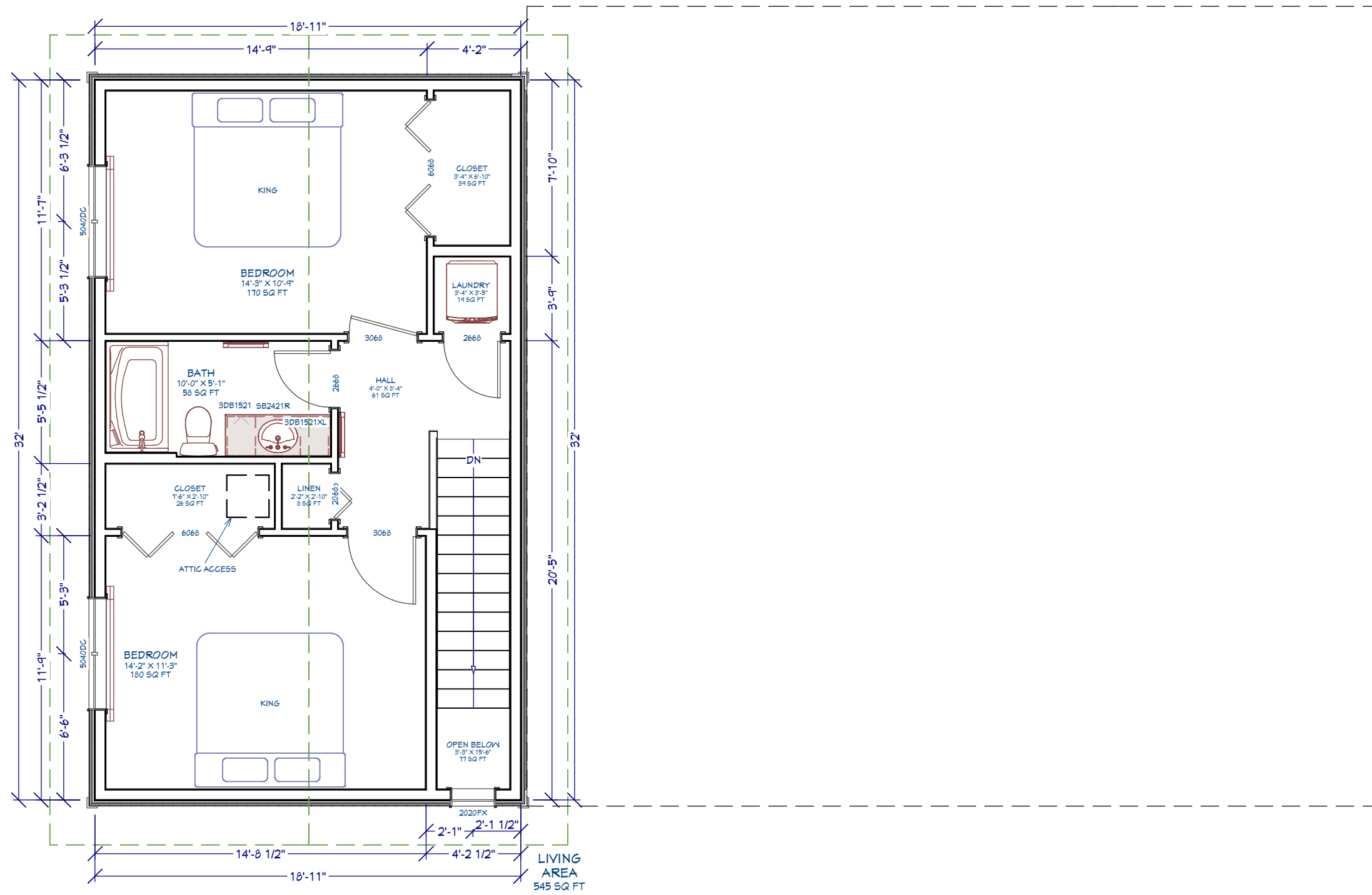
LIVING  
AREA  
1974 SQ FT

FOUNDATION ACCESS

ATTIC ACCESS & FOUNDATION ACCESS

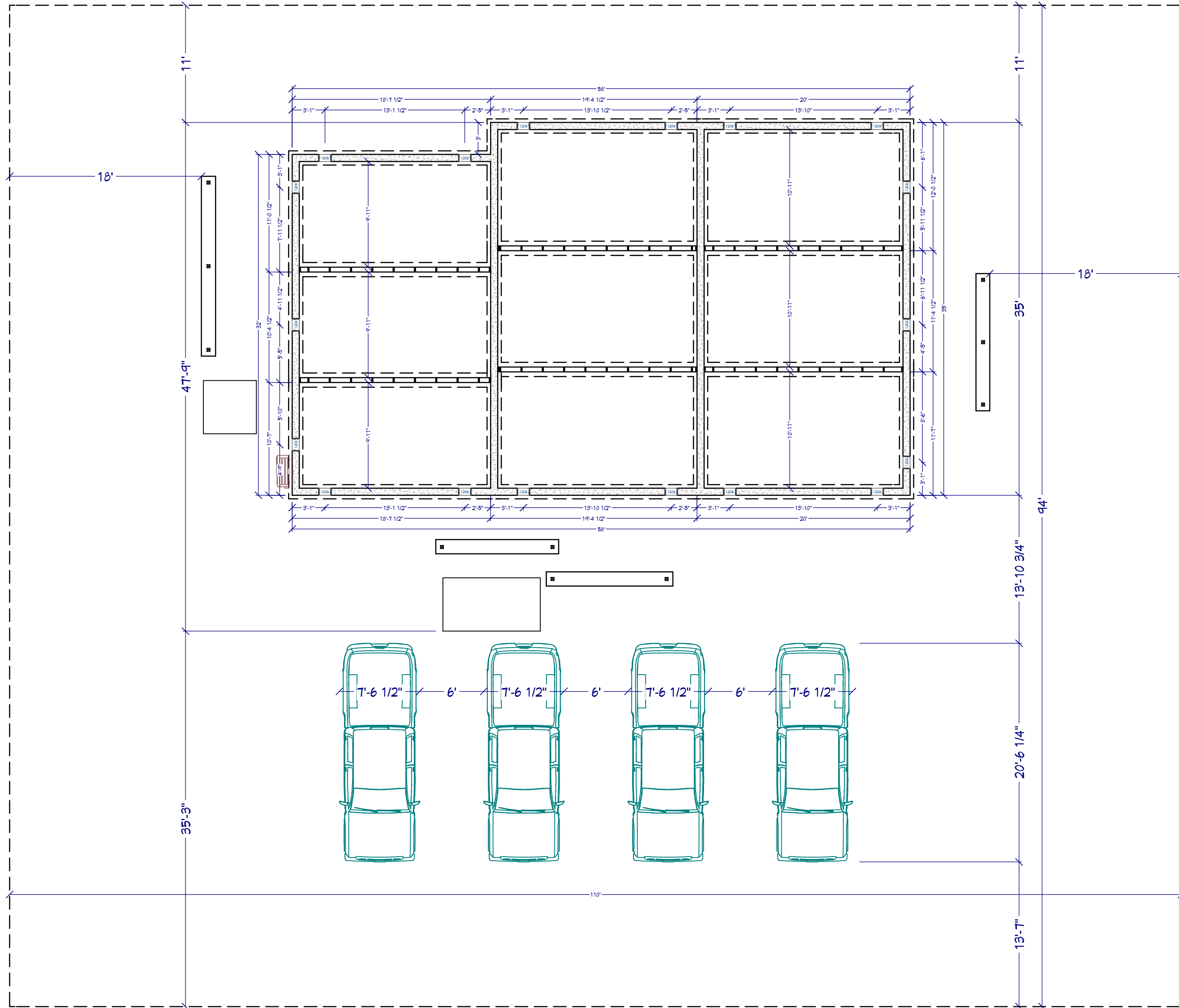
ATTIC ACCESS & FOUNDATION ACCESS











**CITY OF CRAIG  
PLANNING COMMISSION**

Staff Report  
March 15, 2022

Applicant: Craig Tribal Association  
Requested Action: Approval of replat of Lot B-1 and Lot B-1A, USS 1430  
Location: 505 Front Street  
Zoning: Commercial  
Surrounding Uses: North: Marine Industrial  
South: Commercial  
East: Marine Industrial  
West: Marine Industrial/ Commercial

**Analysis**

The Craig Tribal Association is seeking to replat lots B-1 and Lot B-1A. This replat will isolate each of two main buildings to a single lot; buildings currently straddle both lots. The proposed replat also includes an access and utility easement on the sidelines of the new dividing lot line.

The city planner is currently reviewing the plat and will include comments for the planning commission at the March 24, 2022 meeting.

The following actions should be taken as part of the final plat submission to the City of Craig for approval:

1. All comments made by the city planner and planning commission shall be incorporated into the final plat.
2. A .dxf/ .dwg copy and Adobe .pdf copy of the final plat shall be submitted to the city. The electronic copy of the plat shall be submitted by email or hand delivered to the City of Craig.
3. Remove all contours, improvements, utility lines, water/sewer services, fire hydrants and other extraneous items from the printed copies of the final plat prior to submission.
4. All corners for Lot B-1 and Lot B-1A as shown on the plat shall be monumented in the field.

Applicant shall submit one full size paper copy and one full size mylar copy, with surveyor and owner signatures completed, to the City of Craig for final approval after all conditions/corrections shown above have been made.

**Recommendation**

That the planning commission approve Resolution 598-22-PC, approving the preliminary plat providing new utility easement access for Lots B-1 and B-1A, USS 1430 and surrounding properties and redividing listed lots.

**CITY OF CRAIG  
PLANNING COMMISSION**

**RESOLUTION 598-22-PC**

GRANTING PRELIMINARY PLAT APPROVAL TO CRAIG TRIBAL ASSOCIATION AND THE CITY OF CRAIG TO REPLAT Lot B-1 and Lot B-1A, USS 1430.

WHEREAS, the Planning Commission held a public hearing on March 24, 2022; and,

WHEREAS, public notice was given in accordance with Section 18.09 of the Craig Land Development Code; and,

WHEREAS, the Planning Commission finds that the specific criteria of Section 18.09 of the Craig Land Development Code are met as follows, subject to the conditions listed later in this resolution:

- A. That the proposed subdivision is consistent with the Craig Comprehensive Plan;
- B. That historic buildings or sites or natural features which are significant to the community or required to be protected by law (such as eagle nest trees) are preserved in the design of the development.
- C. That the proposed subdivision will not interfere with existing or officially planned development.
- D. That the future street plan and utilities for the proposed subdivision will permit the development of adjoining land.
- E. That proposed access, drainage, sanitary and water facilities, and fire protection are available and adequate for the subdivision, subject to approval by the city public works director.
- F. That the City has utility capacity to serve the area without interfering with utility capacity to serve other areas if City utilities are proposed.
- G. That the proposed subdivision does not disturb trees or shrubs which are designated for habitat or resource protection; wind, noise, sediment, or pollution buffers; recreation or open space; protection from natural hazards, watershed protection, or visual considerations unless a plan is approved which will mitigate potential adverse impacts.

NOW, THEREFORE, BE IT RESOLVED that the Craig Planning Commission does hereby approve the preliminary plat for the replat shown as Lot B-1 and Lot B-1A, USS 1430 Replat and will grant final plat approval once the following conditions are met:

- 1. that the comments provided by the Craig City Planner and Craig Planning Commission are incorporated into the final plat;
- 2. that all property corners be monumented with rebar and capped;
- 3. that the final plat conform to the requirements of 18.09.009-010 of the Craig Land

- Development Code;
4. that the final plat be submitted in .DWG format and on reproducible mylar and bond paper as directed by the Craig City Planner;

Approved this 24<sup>th</sup> day of March 2022.

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Sharilyn Zellhuber, Chairman

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Samantha Wilson, City Planner

## **City of Craig Notes for Subdivision/Replat Applicants**

The procedure for subdividing property in the City of Craig is summarized below. Applicants should also read the Craig Land Development Code (LDC), Chapters 18.09, 18.10, and 18.11.

1. You should contact the City to become familiar with subdivision requirements and to discuss your proposal. You should bring a sketch of your proposal and meet with the city planner to discuss your plans.
2. After discussing your development with the city, you should complete the subdivision application form and arrange for a licensed surveyor to prepare your preliminary plat map. The requirements for the preliminary plat map are found in Section 18.09.004 of the LDC. A city staff person will review your plat for conformance with the LDC. In order to avoid delays at the planning commission hearing, proposed lots that do not conform to the LDC will be returned to you for revision.
3. Return the application form, eight copies of the preliminary plat, and the required application fee to the city at least 21 days before the next scheduled planning commission meeting. The planning commission typically meets the fourth Thursday of each month.
4. The city will post public notices stating the date and time scheduled for the public hearing for your application.
5. You or your agent should attend the public hearing to explain your proposal to the planning commission and to answer any question they might have. The planning commission may decide that they need more information in order to make a decision on your preliminary plat. Section 18.09.005.B of the LDC details what additional information they may require. Do not go to the expense of providing this additional information unless the planning commission specifically requests it.
6. The planning commission will decide to approve, conditionally approve or deny the subdivision request. If your plat is approved, you may need to modify the plat to comply with the conditions of approval set out by the planning commission, and with the requirements for final plat found in section 18.09.009 of the LDC.

In addition, all improvements needed for the subdivision must be designed by a licensed engineer, and the design reviewed and approved by the City of Craig before the improvements are installed. Once installed, as-built drawings of the improvements, stamped by a licensed engineer, must be submitted to and approved by the city.

If you choose to post a bond or other instrument guaranteeing the installation of the required subdivision improvements, the city will provide the necessary documents to secure the guarantee.

7. When the final plat and necessary improvements comply with all applicable provisions of the LDC and the resolution approving the preliminary plat, the final plat must then be signed by you and then by the planning commission and city officials. The city will then send the plat in for recording once you submit the recording fee to the city.

CITY USE ONLY

FILE NUMBER _____	FILE NAME _____
DATE RECEIVED _____	BY _____ FEE _____
HEARING DATE _____	NOTIFICATION DEADLINE _____

**City of Craig  
Subdivision Application**

Applicant's Name Craig Tribal Association

Address PO Box 828 Craig, AK 99921 Telephone No. 826-3996

Name of Surveyor: Chris Piburn - R+M Engineering

Address 521 W Hamilton, Craig, AK 99921 Telephone No. 401-0155

Subject Property Legal Description: Lot A & B Tract B Survey Number 1430

Number of Existing Lots: 2 Number of Proposed Lots: 2

Subdivision Name: ~~K'áaw's Tláay~~ Replat Zoning Designation: HAIDA WAY LODGE

1. What use do you propose for the subdivision? Remove building being on 2 lots  
Easement for City of Craig. Access for SSI,

2. Will you place structures or fill in tidal waters, streams or lakes?  Yes  No

3. Is this property currently owned, or was it once owned, by an Alaska Native Claims Settlement Act village or regional corporation?  Yes  No

4. Which of the following improvements do you intend to install in the subdivision?

- Water  Sewer  Street
- Drainage  Electrical  Telephone
- Other: \_\_\_\_\_

Please note that the Craig planning commission may require the installation of improvements in addition to those listed above.

5. If you intend to bond as a guarantee for the installation of improvements, indicate the type of guarantee you propose:

- Performance Bond  Certificate of Deposit  Deed of Trust/Warranty Deed

6. Do you intend to apply for a variance to any subdivision requirement?  Yes  No

7. All applications for subdivision/replat must be accompanied by the required application fee and eight copies of the proposed plat. Are the required fee and plat copies attached?  Yes  No

The criteria by which a subdivision application is approved or denied is listed in Chapter 18.09.006 of the Craig Land Development Code. Decisions of the planning commission may be appealed to the city council within 30 days of the mailing of the notice of the commission's decision. Decisions of the city council may be appealed to Superior Court.

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I/We certify that I/we am/are the sole owner(s) or appointed agent of the property owner represented in this application, and that the information included herein is true, correct and complete to the best of my/our knowledge.

I/We hereby appoint the City of Craig as my/our agent for filing the final plat of this subdivision/replat with the State Recorder's Office, and agree to pay the costs of recording associated with this subdivision/replat.

Dated this 3<sup>rd</sup> day of February, 2022.

CRAIG TRIBAL ASSOC.  
Applicant

Clint & Corbin  
Applicant



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACTS ARE THE PROPERTY OF THE CITY OF CRANO AND THAT THE HEERS ABOVE THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEEDS AT THE CITY OF CRANO, ALASKA, HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

STATE OF ALASKA

NOTARY PUBLIC AND FOR THE STATE OF ALASKA

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACTS ARE THE PROPERTY OF THE CITY OF CRANO AND THAT THE HEERS ABOVE THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEEDS AT THE CITY OF CRANO, ALASKA, HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

**CERTIFICATE OF IMPROVEMENTS**

I HEREBY CERTIFY THAT THE IMPROVEMENTS ARE RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

**TAX STATEMENT**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, AND OTHER CHARGES REQUIRED BY LAW TO BE PAID ON THE TAXED LAND HAVE BEEN PAID.

DATE: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

**OWNERSHIP STATUS**

POSITION OF TRACT B: 1. TRACT B IS A COMMON TRACT ASSOCIATION OWNED BY THE CITY OF CRANO.

**PROPOSED OWNERSHIP**

THE CITY OF CRANO HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA.

**PREVIOUS LOT AREAS**

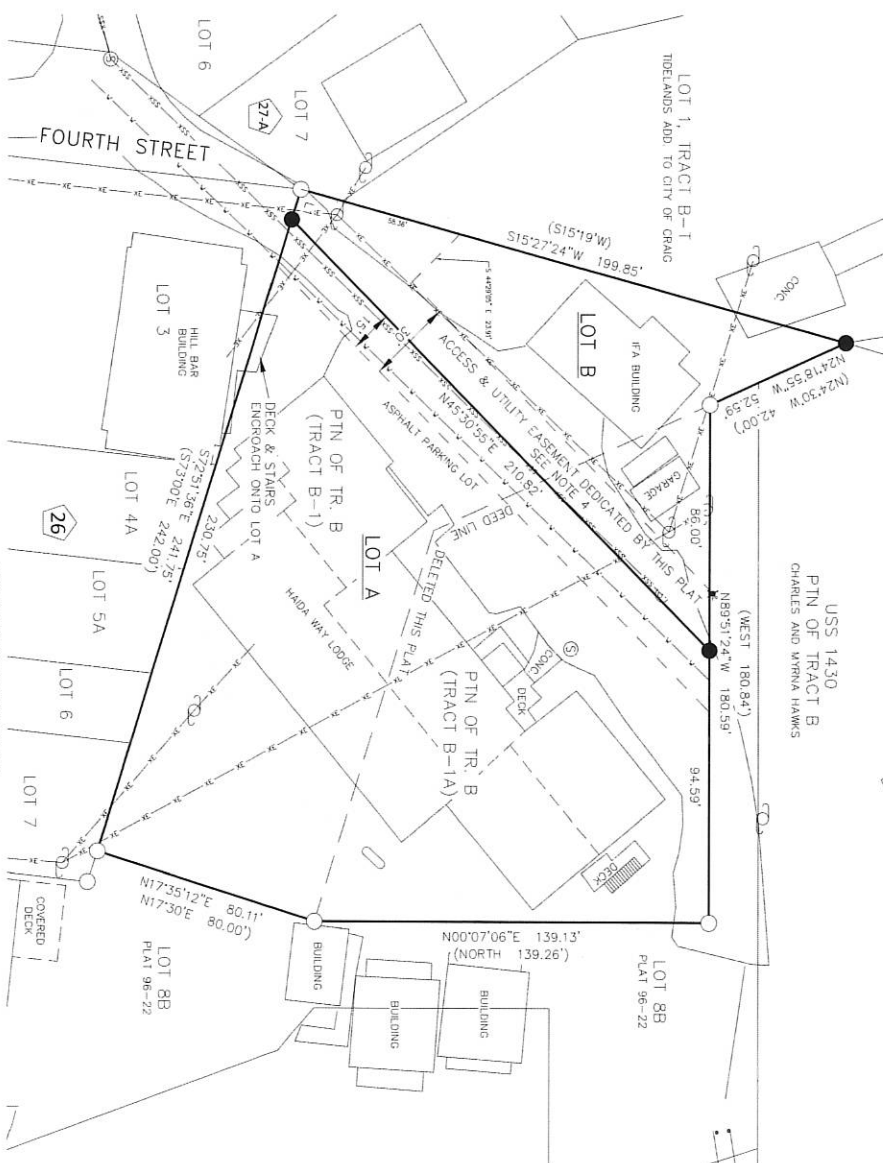
POSITION OF TRACT A: 1. TRACT A IS A COMMON TRACT ASSOCIATION OWNED BY THE CITY OF CRANO.

**NEW LOT AREAS**

LOT 1, TRACT B-1: 1. TRACT B-1 IS A COMMON TRACT ASSOCIATION OWNED BY THE CITY OF CRANO.

**NOTES**

1. THE EDITION OF THE SURVEY DOES NOT EXCEED 1:5000.
2. ALL EDITIONS SHOWN ON THIS SURVEY ARE SUBJECT TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE SUBJECT TO MONITORING AND ADJUSTMENTS.
3. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
4. DISTANCE FROM \_\_\_\_\_
5. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
6. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
7. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
8. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
9. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.
10. REFERENCE TO LOT AND TRACT NUMBERS ARE SUBJECT TO THE CITY OF CRANO.



**LEGEND**

1	BOUNDARY
2	SECONDARY MONUMENT IN THIS SURVEY
3	SECONDARY MONUMENT RECEIVED
4	ACCESS & EGRESS TAKEN BY THIS PLAT
5	SHARED
6	MEASUREMENT DATA
7	EXISTING OVERHEAD ELECTRICAL
8	EXISTING UNDERGROUND UTILITY LINE
9	EXISTING UNDERGROUND WATER LINE

**LINE TABLE**

LINE	DIRECTION	LENGTH (FT)
L1	N 72° 51' 36" W	110.00
L2		
L3		
L4		

SET 5/8" X 30" LONG BEAR (UNLESS OTHERWISE NOTED) AND Z ALUMINUM CAP WITH PLASTIC INSERT

R&M ENG. REC. LBL/LA LS 1-21-2023

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT I HAVE BEEN ASSISTED BY THE ASSISTANT SURVEYOR, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: \_\_\_\_\_

CHRYSTOPHER G. REINHOLD, P.S. 307252



**SHEET 1 OF 1**

1:5000 SCALE SURVEY

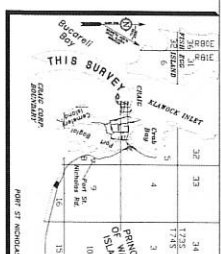
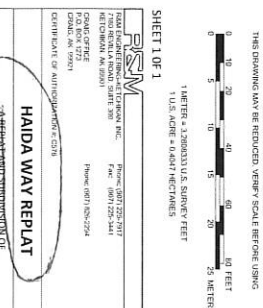
HAIDA WAY REPLAT

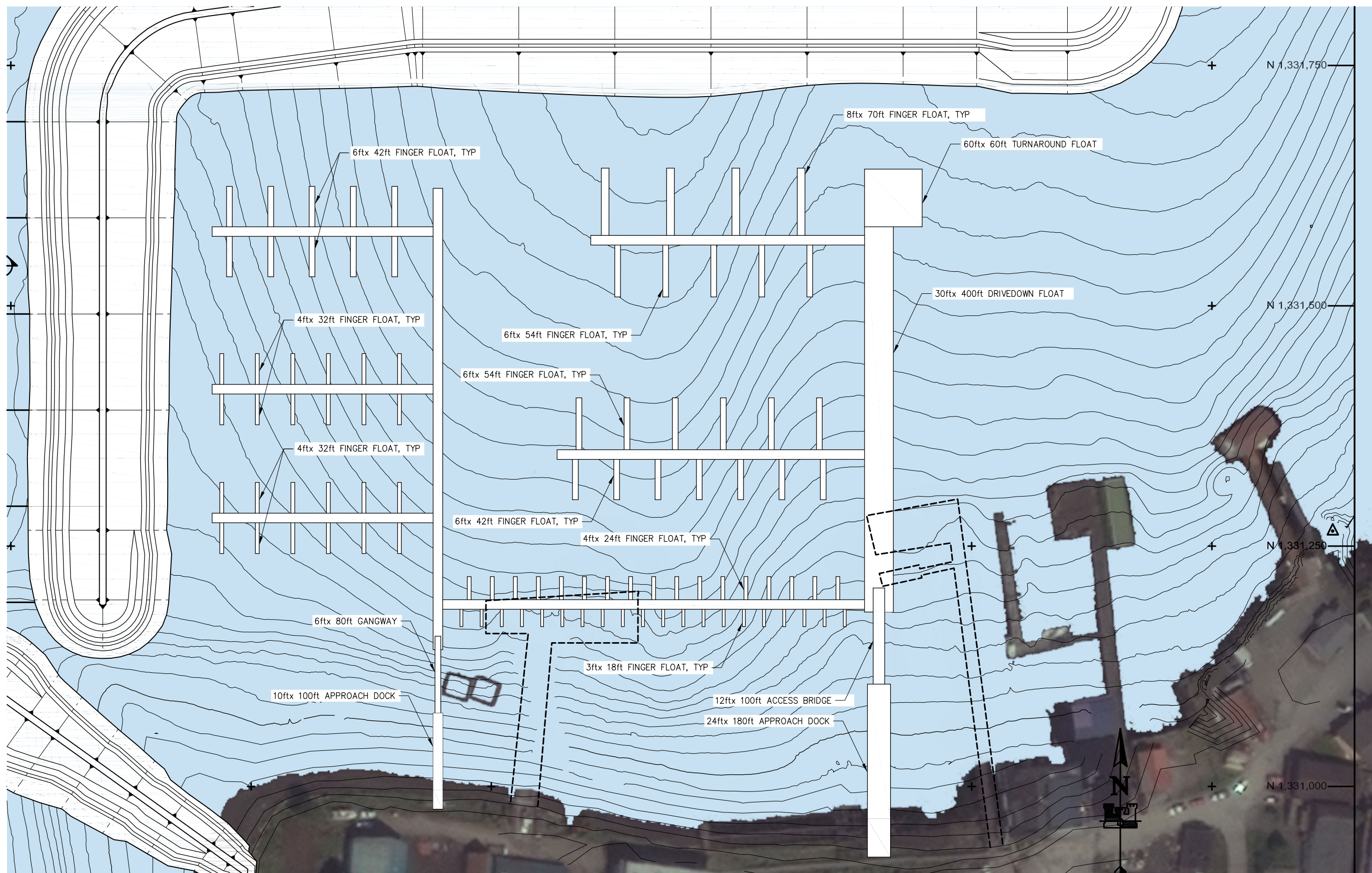
A PORTION OF TRACT B OF U.S. SURVEY 1430 LOT 1, 2, AND LOT 7B, HAIDA WAY REPLAT CONTAINING LOTS ACROSS MOORE ON L555

LOCATED WITHIN CHANG TOWNSHIP, U.S. SURVEY 1430 SHEET 1, ALASKA PUBLIC LANDS STATE OF ALASKA

DRAWN BY: ACI DATE: JANUARY 2023

CHECKED: GCP





**MOORAGE SUMMARY:**

SLIP SIZE	FINGER FLOAT SIZE	TOTAL NO. SLIPS
OVER 60FT	8FT x 70FT	8
47-60FT	6FT x 54FT	24
37-46FT	6FT x 42FT	37
28-36FT	4FT x 32FT	52
21-27FT	4FT x 24FT	36
UNDER 20FT	3FT x 18FT	41
TRANSIENT	VARIABLE	1,000FT +/-

TOTAL SLIPS: 198

**REVISIONS**

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

**P N D ENGINEERS INC**

9360 Glacier Highway Suite 100  
Juneau, Alaska 99801  
Phone: 907-586-2093  
Fax: 907-586-2099  
www.pndengineers.com

DESIGN: \_\_\_\_\_ CHECKED: \_\_\_\_\_  
DRAWN: \_\_\_\_\_ APPROVED: \_\_\_\_\_

SCALE: SCALE IN FEET  
0 50 100 FT.

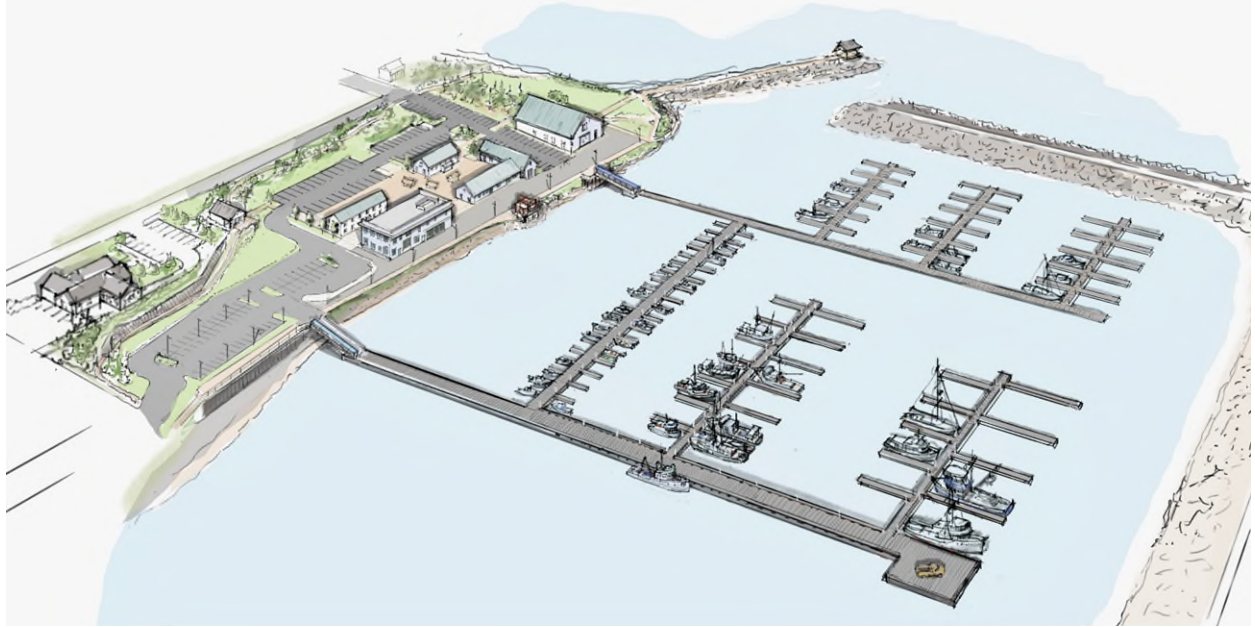
DATE: 01/10/22

**CITY OF CRAIG  
CANNERY SITE HARBOR CONCEPT**

SHEET TITLE:  
**CONCEPT 3A**

PND PROJECT NO.: \_\_\_\_\_ C.A.N. NO.: \_\_\_\_\_

1



**CRAIG CANNERY SITE AND HARBOR CONCEPTS  
ROM BUDGET ESTIMATE**

**PREPARED BY: PND ENGINEERS, INC.**

**Prepared on: January 10, 2022**

**UPLANDS IMPROVEMENTS**

<b>Item Description</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Amount</b>
Mobilization	LS	All Req'd	10%	\$483,425
Clearing and Grubbing	LS	All Req'd	\$75,000	\$75,000
Unusable Excavation	CY	7,500	\$15	\$112,500
Class A Shot Rock Borrow	CY	15,000	\$40	\$600,000
Base Course, Grading C-1	CY	4,500	\$65	\$292,500
Retaining Wall w/ Fence & Bank Drive-Thru Realignment	LS	All Req'd	\$750,000	\$750,000
Storm Drain System	LS	All Req'd	\$200,000	\$200,000
Water and Sewer Services	LS	All Req'd	\$250,000	\$250,000
Construction Surveying	LS	All Req'd	\$50,000	\$50,000
8ft x 1000ft Elevated Timber Boardwalk	SF	8,000	\$125	\$1,000,000
8ft x 300ft Breakwater Boardwalk w/ Shelter	SF	3,000	\$125	\$375,000
Gravel Loop Trail, Grading C-1	CY	450	\$65	\$29,250
Landscaping	LS	All Req'd	\$250,000	\$250,000
Site Furnishing, Interpretation and Signs	LS	All Req'd	\$100,000	\$100,000
Uplands Area Power and Lighting	LS	All Req'd	\$750,000	\$750,000
<b>ESTIMATED UPLANDS CONSTRUCTION BID PRICE</b>				<b>\$5,317,675</b>
<b>Contingency (20%)</b>				<b>\$1,058,217</b>
<b>Topographic Survey &amp; Geotechnical Investigation</b>				<b>\$100,000</b>
<b>Design &amp; Contract Documents</b>				<b>\$372,237</b>
<b>Contract Administration and Construction Inspection</b>				<b>\$319,061</b>
<b>TOTAL RECOMMENDED UPLANDS IMPROVEMENTS BUDGET</b>				<b>\$7,167,190</b>

**HARBOR IMPROVEMENTS**

<b>Item Description</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Amount</b>
Mobilization	LS	All Req'd	10%	\$1,551,910
Construction Surveying	LS	All Req'd	\$25,000	\$25,000
Demolition of Existing Docks/Structures	LS	All Req'd	\$500,000	\$500,000
24ft x 180ft Bridge Approach Dock	SF	4,320	\$200	\$864,000
Bridge Approach Dock Abutment	LS	All Req'd	\$80,000	\$80,000
80ft ADA Compliant Access Gangway	LS	All Req'd	\$100,000	\$100,000
10ft x 100ft Gangway Approach Dock	SF	1,000	\$200	\$200,000
Gangway Approach Dock Abutment	LS	All Req'd	\$50,000	\$50,000
Moorage Float Potable Water and Fire Systems	LS	All Req'd	\$500,000	\$500,000
Timber Moorage Floats	SF	22,150	\$150	\$3,322,500
Timber Finger Floats	SF	15,872	\$175	\$2,777,600
30ft x 400ft Drive-Down Float	SF	12,000	\$200	\$2,400,000
60ft x 60ft Drive-Down Turnaround Float	SF	3,600	\$200	\$720,000
Float Mooring Piles	EA	90	\$10,000	\$900,000
Bridge Approach Dock Piles	EA	12	\$10,000	\$120,000
Bridge Abutment Piles	EA	4	\$10,000	\$40,000
12ft x 100ft Drive-Down Bridge	LS	All Req'd	\$800,000	\$800,000
Bridge Abutment	LS	All Req'd	\$80,000	\$80,000
Fish Cleaning Station, Kiosk, Misc. Harbor Items	LS	All Req'd	\$40,000	\$40,000
Mooring Float Power and Lighting	LS	All Req'd	\$2,000,000	\$2,000,000
<b>ESTIMATED HARBOR CONSTRUCTION BID PRICE</b>				<b>\$17,071,010</b>
<b>Contingency (20%)</b>				<b>\$3,414,202</b>
<b>Environmental Permitting, MMMP, IHA and Compensatory Mitigation</b>				<b>\$150,000</b>
<b>Topographic Survey &amp; Geotechnical Investigation</b>				<b>\$200,000</b>
<b>Design &amp; Contract Documents</b>				<b>\$1,109,616</b>
<b>Contract Administration and Construction Inspection</b>				<b>\$938,906</b>
<b>TOTAL RECOMMENDED HARBOR IMPROVEMENTS BUDGET</b>				<b>\$22,883,733</b>

**CANNERY BUILDINGS**

Item Description	Units	Quantity	Unit Cost	Amount
Mobilization	LS	All Req'd	10%	\$1,250,000
Refurbishment/Retrofit of Existing Buildings	LS	All Req'd	\$12,500,000	\$12,500,000
<b>ESTIMATED BUILDING CONSTRUCTION BID PRICE</b>				<b>\$13,750,000</b>
Contingency (20%)				\$2,750,000
Design & Contract Documents				\$893,750
Contract Administration and Construction Inspection				\$756,250
<b>TOTAL RECOMMENDED CANNERY BUILDING BUDGET</b>				<b>\$18,150,000</b>

**ADDITIVE ALTERNATE - PAVING, CURB AND GUTTER**

Item Description	Units	Quantity	Unit Cost	Amount
Mobilization	LS	All Req'd	20%	\$188,000
AC Pavement, Type II, Class B, 3" Thick	SY	14,000	\$60	\$840,000
Concrete Curb & Gutter	CY	100	\$1,000	\$100,000
<b>ESTIMATED CONSTRUCTION BID PRICE</b>				<b>\$1,128,000</b>
Contingency (20%)				\$225,600
Design & Contract Documents				\$73,320
Contract Administration and Construction Inspection				\$62,040
<b>TOTAL RECOMMENDED PAVING, CURB &amp; GUTTER BUDGET</b>				<b>\$1,488,960</b>

**Notes:**

- 1) Estimate does not include costs likely to be associated with NOAA/NMFS requirements for a Marine Mammal Observer (MMO) to be present during pile driving and demolition activities.
- 2) Estimate assumes shallow bedrock or bedrock knobs are not present at site and socketed piles will not be required.
- 3) Estimate assumes suitable soils exist in uplands to serve as base for parking areas and driveways.
- 4) Estimate assumes suitable soils exist and bedrock removal will not be required in uplands at retaining wall location.



Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction	Tasks:
A	Office bunkhouse messhall	Renovate	2	4424	8848	\$700.00	\$6,193,600.00	Historic Building Documentation, foundations, structural framing, fenestration, roofing, building envelope and insulation, Lead paint remediation, other hazmat. MPE: heating & ventilation, fire protection (sprinkler & alarm), commercial kitchen, commercial finishes, fixtures and equipment.
B	Machine shop	Repair	1	2500	2500	\$200.00	\$500,000.00	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall original siding with new fasteners.
C	Stock Shed	Repair	2	1898	3796	\$200.00	\$759,200.00	Replace roofing and repair siding in kind. Replace windows and doors in kind. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation.
D	Blacksmith's shop	Previously Removed						
E	Web loft	Repair	2	6084	12168	\$300.00	\$3,650,400.00	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall original siding with new fasteners. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation. ADD: heated interior enclosure inside at grade level to support public events - bathrooms, kitchenette, approximately 400 sf. ADD: second egress stair at exterior of building from the net loft level. Add large opening and sliding door on west lawn end, with outdoor paved area to support public events. resolve accessibility and safety issues in building associated with public use.
F	Building F - "Filipino" Bunkhouse	Relocate and Renovate	2	1924	3848	\$600.00	\$2,308,800.00	Relocate and renovate to former bunkhouse site near Office building. Will require new post and pad foundation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall new sheetmetal siding to match original. Repair /replace wood fenestration. Ancillary framing improvements, insulation and vapor retarder, lead paint remediation (largely interior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (sprinklers, alarms), electrical power and lighting replacement.
G	Philipino Cookhouse	Demolish	1	1200	1200	\$75.00	\$90,000.00	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
H	Generator	Repair	1	200	200	\$400.00	\$80,000.00	"Cold Building" Renovation. Replace roofing and repair siding in kind. Restore louvers, window and doors in kind. Lead paint remediation. Foundation repairs in kind.
I	Carpenter shop	Repair	1	1200	300	\$400.00	\$120,000.00	"Cold Building" Renovation. Replace roofing and repair siding in kind. Restore windows and doors in kind. Lead paint remediation. Foundation repairs in kind.

Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction	Tasks:
J	Washrooms	Relocate and Renovate	1	576	576	\$450.00	\$259,200.00	Relocate and renovate per plan. Will require new post and pad foundation, replacement of metal roofing and underlayment in kind, repairs/replacement and painting of wood siding and fenestration, insulation and vapor retarder with new interior finishes, lead paint remediation (interior and exterior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (alarms), electrical power and lighting replacement.
K	Bunkhouse	Previously Removed						
L	Old Watchman Shack	Repair	1	312	312	\$300.00	\$93,600.00	Relocate and renovate per plan. Will require new post and pad foundation, replacement of metal roofing and underlayment in kind, repairs/replacement of metal siding and wood fenestration, insulation and vapor retarder with new interior finishes, lead paint remediation (interior and exterior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (alarms), electrical power and lighting replacement.
M	Small Family Housing	Previously Removed						
N	Small Family Housing	Previously Removed						
O	Guest House	Renovate or relocate	1	804	804	\$450.00	\$361,800.00	Will require post and pad foundation improvements, replacement of metal roofing and underlayments in kind, repairs/replacement and painting of wood siding and fenestration, insulation and vapor retarder with new interior finishes, lead paint remediation (interior and exterior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (alarms), electrical power and lighting replacement.
P	Superintendent's house	Previously Removed						
X	Steamplant	Stabilize for display	1	400	400	\$200.00	\$80,000.00	Reinforce and contain crumbling brick assemblies. Consider relationship to any new boardwalk.
Y	Steam Donky	Stabilize for display	1	140	140	\$125.00	\$17,500.00	Relocate and display preparation as required for site enhancements

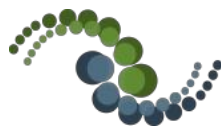
\$14,514,100.00

Totals



# Craig and Prince of Wales Data Review and Historic Cannery Site Development Recommendations

November 2021



Prepared by  
Rain Coast Data



# Recommendations for the Craig Cannery Site Development

## Project Summary

The City of Craig initiated a project in the autumn of 2021 to develop conceptual design services and initial review of the Craig Cannery site as part of the ongoing Craig Harbor Development Project on the community's waterfront. The conceptual design includes the tidelands and adjacent uplands at the Craig Cannery Site for a new harbor and uplands development. The US Army Corps of Engineers are currently designing the general navigation improvements that includes a breakwater facility to enclose the new harbor. Corvus Design was retained to lead the planning effort that includes a public process, the development of conceptual designs of the uplands and harbor, and associated construction estimates. Rain Coast Data was retained to review existing demographic and economic trends as part of the overall planning project to understand development opportunities and make initial recommendations that would support the future programming of the cannery site and harbor. This document is intended to be a tool to provide initial recommendations for consideration by the Craig City Council in the future programming of the conceptual master plan.

## Background

The Craig cannery property consists of approximately five acres of upland and five acres of tidal and submerged land adjacent to the Craig commercial-retail district. The property was used as a fish cannery starting in the early 1920s. The City of Craig intends to develop tideland and adjacent upland at the Craig Cannery Site to include a new harbor and upland improvements. A robust plan of development has been created. The purpose this this analysis is to review the larger Prince of Wales Island and Craig, Alaska trends and economic indicators and recommend additional ways that the site development can benefit the community moving forward.

## Tourism (see page 9)

According to the Craig Comprehensive Economic Development Strategy (CEDS) Strengths Weaknesses Opportunities Threats (SWOT) analysis, a tourism related use of the cannery was originally highlighted as a top economic opportunity for the community: "Development of Cannery Site into multi-use tourist type businesses and community meeting space." Tourism is the island's fastest growing sector. Tourism earnings grew by 30% from 2014 to 2018, while most other sectors declined. Prince of Wales tourists are unique in that they come and stay for longer periods of time than in any other Alaska community, are wealthier, and often return. They have money to spend and are looking for shopping opportunities and island destinations to visit. Look for ways to develop this site into an attraction for visitors.

Opportunities for integrating tourism into the site development process include:

- Develop year-round businesses. Even if new uses for the cannery would appeal to island visitors, it is important they also appeal to locals and are able to operate year-round. These types of businesses could include restaurants, bars, craft brewery, coffee shops, etc. Stable, year-round tenants will be needed.
- Develop the cannery into a business incubator that moves artists and other potential businesses into a space that supports professional growth, with small lease spaces sharing common facilities (i.e. a maker's space or creators space type area). Support both local enterprise and tourism.

## **Tourism continued**

- Develop a craft center on site to connect the island's many artists with visitors. Develop small business incubator space for a variety of artist types. For these types of community developments the critical vision is to build it for the locals and the visitors will come. Space could also include temporary space (i.e. tents or booths for special events).
- Create a space for temporary venues for weddings, traveling farmer's markets, artist shows, and larger community events.
- A facility on site could house cannery artifacts.
- Provide services to visiting commercial fishermen, yachts, and other boaters who will likely use the harbor.
- There is currently no defined cultural center in Craig. Consider making the cannery a hub destination on the waterfront.
- Examine developing site into the cultural destination for the community/visitors. Due to the location at the end of the road, development of the site as a visitor/local destination will not interfere with other uses of downtown Craig. Each community on the island has its own very distinct personality. Craig is the goods and services center on the island. Develop the site into a cultural attraction that highlights this.
- Make all efforts that make financial sense, to preserve, restore, and/or make adaptive re-use of the historic cannery buildings. These structures are unique to Southeast Alaska and could be a significant attraction to visitors and locals alike. Where preservation is not possible, replace with new while matching the historic character of these buildings.
- People want to see an authentic, working waterfront. Stay true to the planning concept: "build it for the locals, and visitors will love it."

## **Maritime, Seafood and Timber (see pages 5 and 6)**

Maritime, seafood and timber are a significantly greater part of the Prince of Wales Island economy than they are in the region or the state. The current development plan does an excellent job leaning into the strength of the local maritime and seafood sectors in the site development plan. While the site will not likely be used in a way that will help grow the timber industry, look to incorporate more of the island's timber resources into the project development, such as using island wood as key building material, or a finished wood product for sale as art, furniture, or other item.

Opportunities for integrating these concepts into the site development process include:

- The majority of harbor will be for local use and local vessels.
- The primary use of the uplands could be to support the harbor. More services should be developed for the commercial fleet. These include a drive-down ramp to support commercial fishing fleet.
- Permanent versus transient moorage defines the mix of resident, nonresident use. Currently there is a waiting list of 80 vessels, meaning that approximately half of new harbor space will immediately be used to meet existing residential demand.
- In addition to local commercial fishing uses, use the project to make Prince of Wales a destination for yachts, both through harbor and upland amenities. Also, make the area more walkable for visiting vessels.
- Ensure the necessary level of restrooms, shower, laundry, and other comfort amenities to serve visitors and visiting crew.
- Separate use type by moving charter boats off to one side.
- Consider integrating seafood market concept, either in the harbor with seafood sales from vessels or using the incubator shared space on the uplands.
- Support year-round use of working harbors. Winter openings for the dive fleet can create an active winter seafood sector.
- Provide harbor management support that could include a harbor master office, harbor storage and maintenance facilities, and other amenities to support operations in the new harbor.

## **Maritime continued**

- Integrate vessel support services into plan concept, such as spaces for boat building, mechanical support for vessels, boat haul out space. This could be in the form of an incubation for community innovation where expertise could be shared. Provide space for the staging of scheduled temporary marine services and should the demand exist, provide on site small scale commercial brick and mortar marine services such as prop shops, tackle, and fleet maintenance.
- As the mariculture industry based on the island grows, consider space/services to support this sector in the future – such as seaweed processing.

## **Alaska Native Heritage (see page 8)**

Another way the Craig and Prince of Wales community are unique is the high proportion of the local Alaska Native population. Craig is more than one-third Alaska Native, while the Prince of Wales-Hyder Census Area is 55% Alaska Native. Across Alaska as a whole, 22% of all residents are Alaska Native. The site had historic use as a fish camp with a variety of seasonal structures prior to development of the cannery. By working to incorporate Northwest Coast design and heritage into the uplands area, the location will become more attractive for locals and visitors alike, while celebrating the heritage of those that used the site.

Opportunities for integrating Alaska Native Heritage into the site development process include:

- The Craig Tribal Association has requested using part of the property for a tribal museum, long house or cultural center. This could help increase local and visitor interest in the site as a destination.
- Develop a cultural artists park. Since there is a difference between a museum and a current cultural representation, provide opportunities for local Alaska Native artists to have a place to create. The cultural and historic significance of the site could be a huge draw.
- Wealthier visitors to the island provide an opportunity to develop, market and sell high-end Northwest coast art to a clientele who can afford it.
- Develop space for larger-scale carving projects.
- Incorporate Northwest Coast design appropriately into the site.

## **Changing Demographics (see page 8)**

The community of Craig is changing. Between 2014 and 2020, Craig's under-10 population decreased by 23%, those in their 20's declined by 30%, while the 60 and older population increased by 23%. Create attractive upland elements designed for older individuals - such as walking areas along the 5-acre site, with benches. Also bring in elements that could help attract younger families to the community. Bring in elements which can incorporate activities for multi-generational families and visits to the waterfront.

Opportunities for integrating changing demographics into the site development process include:

- Create an accessible space that draws people to the waterfront as the focus of Craig. Host community events, festivals and other special activities that would attract a wide range of Craig residents.
- Allow the continued use and provide additional park and open space amenities on the west portion of the property.
- Improve and expand the existing waterfront boardwalk as a loop route.

### **Incorporation with the Craig CEDS (see page 10)**

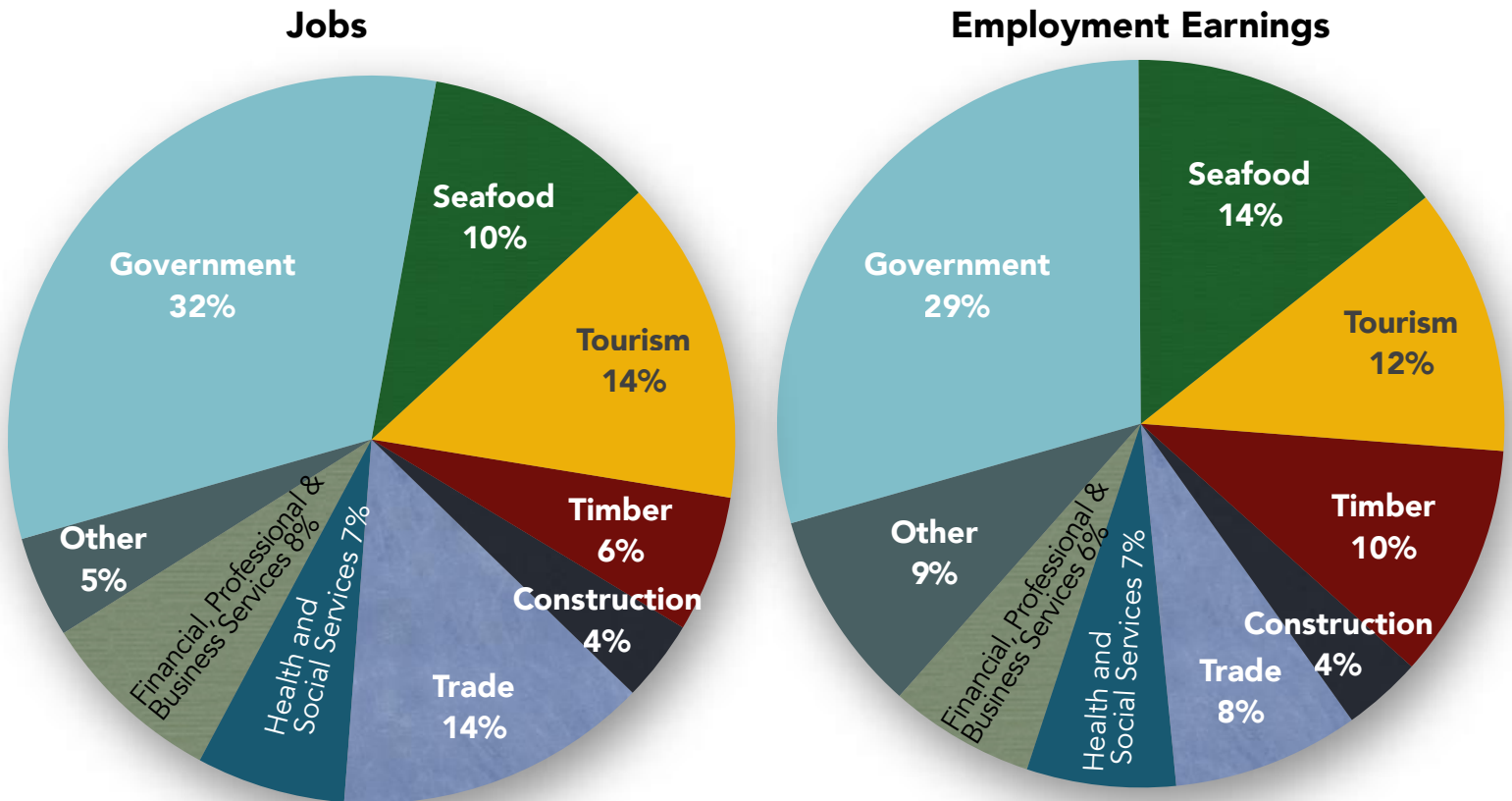
One the primary goals of the Craig CEDS is to capitalize on Craig's place as a center of government and economic activity on Prince of Wales Island to ensure community stability, while continuing to grow a diversified economy.

Development of this site can and should encapsulate these goals:

- Ensure that site development plays to Craig's strength: maritime community with a seafood, timber, and tourism economy.
- Develop the site in a way that welcomes all residents and visitors to come down to the waterfront.
- Develop a flexible master plan allowing multiple uses and the ability to pivot in future years as the economy changes.
- Consider incorporating mixed-use housing into upper floors of development.

# The Whole Prince of Wales Economy: 1,858 Jobs, \$77 million job earnings

Includes Self-Employment, Excludes non Prince of Wales Communities



A challenge in analyzing the Prince of Wales Island (POW) economy is that because it is not a borough, other off-island communities are included in the census area. Also, because the island's commercial fishing fleet and other independent workers are often omitted due to lack of data. This analysis includes Prince of Wales communities only along with self-employed individuals to get a better picture of the whole economy. These numbers are estimates based on 2018 actuals. In 2018, 1,858 annual equivalent jobs on Prince of Wales paid \$77 million in workforce earnings.

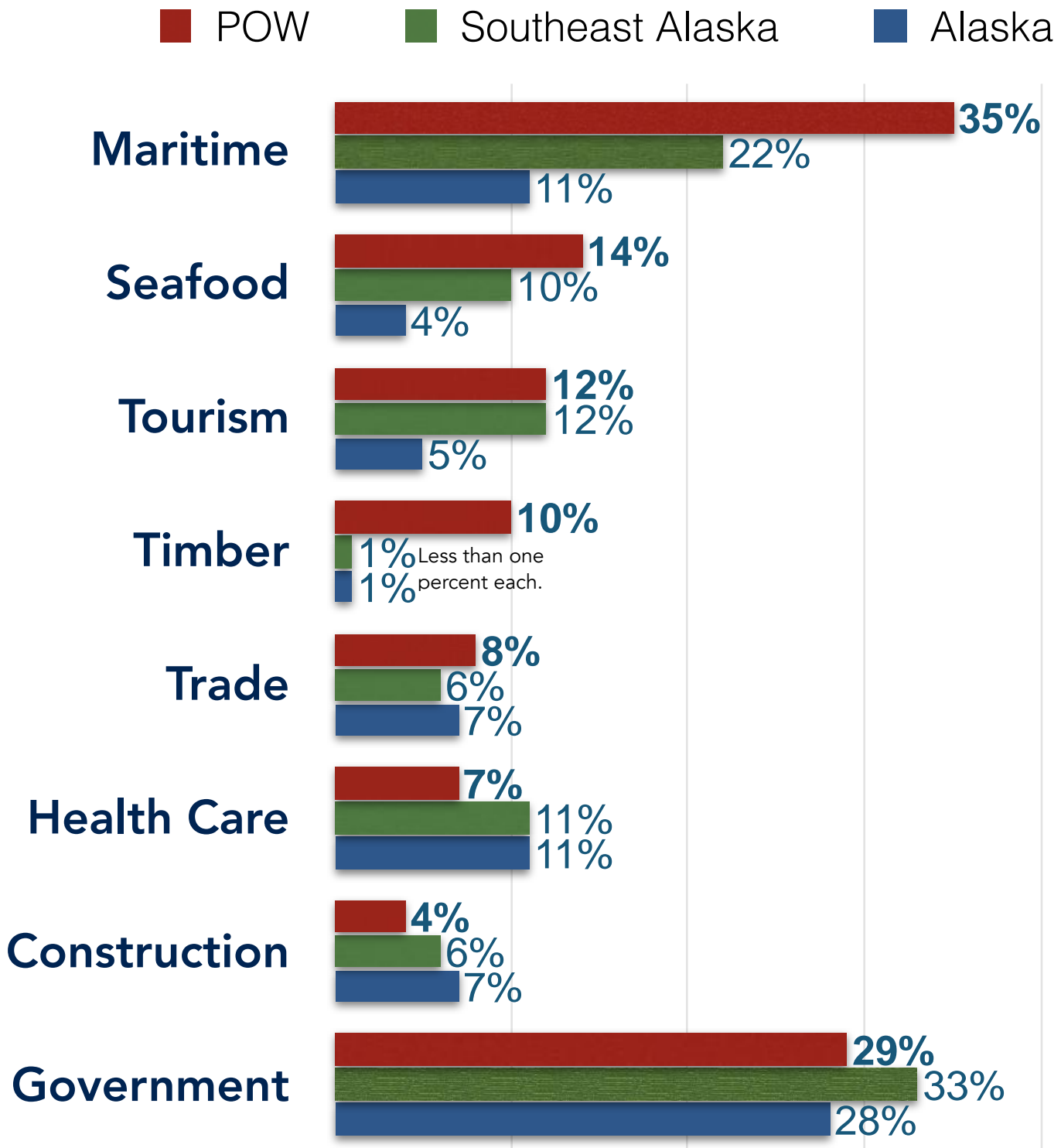
## 2018 Prince of Wales Alaska Employment & Related Earnings

	EMPLOYMENT NUMBERS	EMPLOYMENT RELATED EARNINGS	CHANGE IN EARNINGS
	Total Employment	Total Earnings	2014-2018
Government	599	\$22,595,338	-7%
Seafood Industry	191	\$11,118,128	-25%
Visitor Industry	268	\$9,159,851	30%
Timber Industry	113	\$8,042,787	-14%
Construction Industry	67	\$2,709,589	-40%
Retail Trade	259	\$6,398,658	-18%
Health Care Industry (private only)	123	\$5,107,503	9%
Financial, Professional, Business Services	153	\$4,994,532	Not calculated
Other	84	\$6,971,846	Not calculated
<b>Total</b>	<b>1,858</b>	<b>\$77,098,230</b>	<b>-1%</b>

Sources: Alaska Department of Labor Employment & Wage data; US Census Nonemployer (self-employment) Statistics; US Coast Guard employment & wage data.  
 \*These cells in Government refer to active duty Coast Guard personnel employment and wages, and not self-employment data.

# POW Employment as a % of All Earnings, Compared to Alaska and Southeast

The elements that set Prince of Wales Island apart from the larger regional and state economies is the strength of the maritime, seafood, tourism, and timber sectors. Note that maritime also includes seafood. These are the elements that make Prince of Wales unique.



# Lost Jobs and Wages in Prince of Wales

## The Impacts of COVID-19 on Jobs and Wages

These tables, and the data presented on page 3, do **not** include self-employment data - but they do include more recent figures, as well as the pandemic year of 2020. These numbers also break Prince of Wales into three parts: 1) Craig, Hollis, Klawock; 2) Coffman Cove, Edna Bay, El Capitan, Kasaan, Naukati, Point Baker, Port Protection, Thorne Bay, Whale Pass, all other; and 3) Hydaburg. Altogether Prince of Wales saw significant increases of both jobs and wages in 2019. Jobs grew by 5% and wages by 12%.

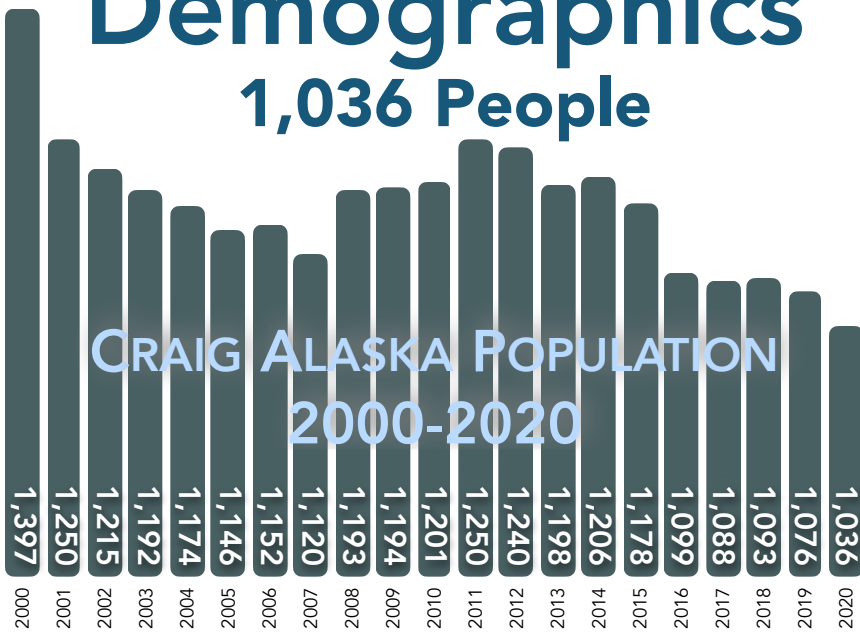
Prince of Wales was surprisingly insulated from the deep losses experienced by the rest of Southeast Alaska in 2020. While total jobs fell by 13% and wages by 8% across the region - in Prince of Wales jobs dropped by 6% and wages by 3%.

Year and Indicator	Craig, Hollis, Klawock	Coffman Cove, Edna Bay, El Capitan, Kasaan, Naukati, Point Baker, Port Protection, Thorne Bay, Whale Pass, all other	Hydaburg	Total Prince of Wales
Jobs 2018	1,030	286	111	<b>1,427</b>
Jobs 2019	1,089	292	116	<b>1,497</b>
Jobs 2020	1,039	266	98	<b>1,403</b>
Change 2018-2019	6%	2%	5%	<b>5%</b>
Change 2019-2020	-5%	-9%	-16%	<b>-6%</b>
Wages 2018	\$42,787,224	\$11,074,923	\$3,287,899	<b>\$57,150,046</b>
Wages 2019	\$49,044,790	\$11,296,731	\$3,609,649	<b>\$63,951,170</b>
Wages 2020	\$47,876,894	\$10,717,845	\$3,398,952	<b>\$61,993,691</b>
Change 2018-2019	15%	2%	10%	<b>12%</b>
Change 2019-2020	-2%	-5%	-6%	<b>-3%</b>

**Sources:** Alaska Department of Labor and Workforce Development, Research and Analysis Section.

# Demographics

## 1,036 People



### US CENSUS POPULATION CHANGE 2010 TO 2020

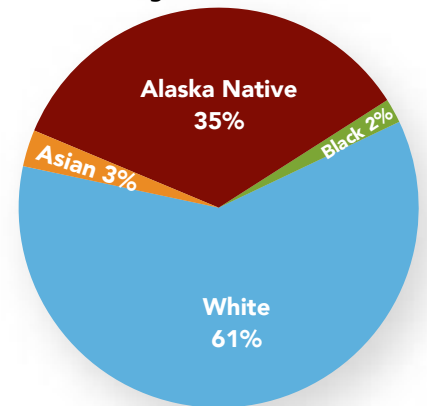
Prince of Wales Community	2010	2020	Change
Craig	1,201	1,036	-14%
Klawock	755	720	-5%
Thorne Bay	471	476	1%
Hydaburg	376	380	1%
Naukati Bay	113	142	26%
Coffman Cove	176	127	-28%
Whale Pass	31	86	177%
Hollis	112	65	-42%
Port Protection	48	36	-25%
Kasaan	49	30	-39%
Edna Bay	42	25	-40%
Point Baker	15	12	-20%

Craig’s population peaked in 1999, and most recently in 2011 with 1,250 residents. Between 2010 and 2020, according to the US Census, the population of Craig decreased by 14%, or a loss of 214 people. Across Prince of Wales Island, Thorne Bay, Hydaburg, Naukati, and Whale Pass grew in the last ten years, while all other communities experienced population loss.

The population of Craig is more than one-third Alaska Native. The Prince of Wales-Hyder Census Area is 55% Alaska Native. Across Alaska as a whole, 22% of all residents are Alaska Native.

Between 2014 and 2020, the population of Craig’s under-10 population decreased by 23%, those in their 20’s declined by 30%, while the 60 and older population increased by 23%. School district enrollment decreased by 27% over that period, although Craig’s correspondence school, which serves students across the state, increased significantly. The median age grew by two years.

### Craig Population by Race



CRAIG DEMOGRAPHICS	2014	2020	CHANGE 2014-20
Population (2020)	1,205	1,036	-14%
Population under ten	173	134	-23%
Twenty-somethings	165	115	-30%
60+ year olds	193	238	23%
School District Enrollment	299	218	-27%
Median Age	36.6	38.6	5%

Sources: Alaska Department of Labor (ADOL); ADOL Southeast Alaska Population by Age, Sex and Borough/Census Area; Alaska Department of Education and Early Development; Alaska Population Projections; US Census.



# Prince of Wales Tourism

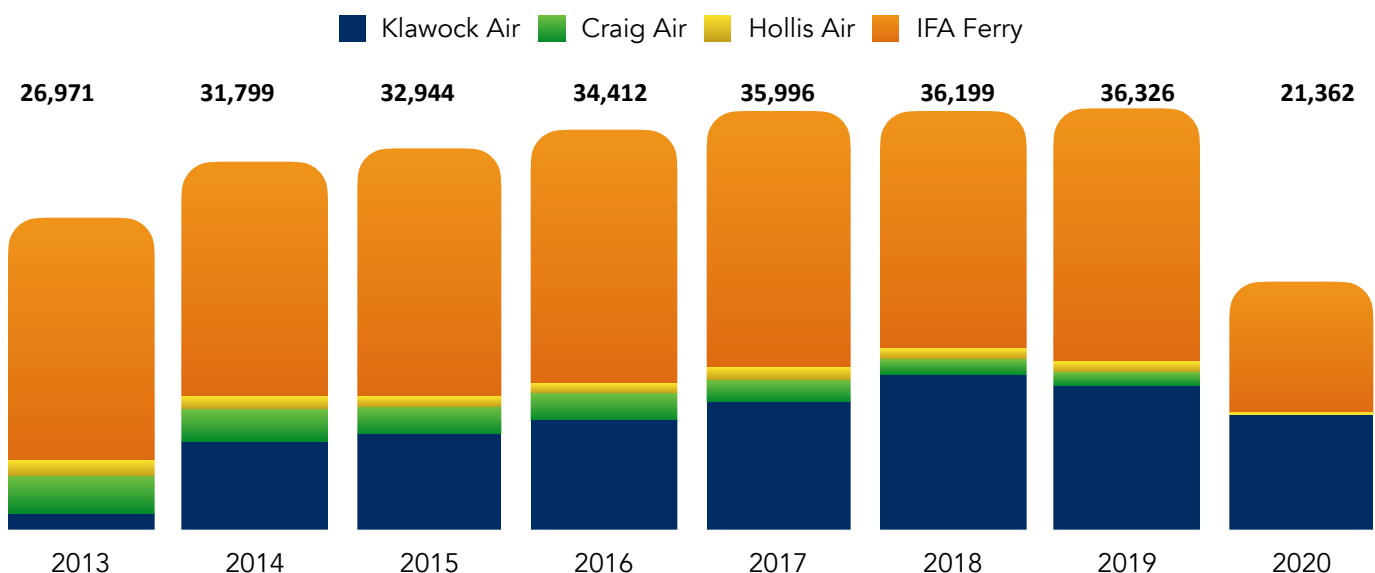
Tourists attracted largely by the world-class fishing opportunities on Prince of Wales Island represent the fastest growing economic sector on Prince of Wales. Tourism accounted for 14% of all Prince of Wales employment in 2019, and 12% of all workforce earning - and tourism earnings grew by 30% from 2014 to 2018. With 2,231 square miles and more miles of road than all other Southeast Alaska communities combined, Prince of Wales is an accessible outdoor recreation paradise. The Prince of Wales visitor industry is unlike the rest of the region as tourists stay longer, spend more, and come back year after year. According to the 2016 Alaska Visitors Statistics Program, POW visitors were far more likely to return to Alaska in the next five years (79 percent), compared to 31 percent of all Southeast visitors; and 77% were returning visitors. Most, 72%, came to fish, versus just 10% of all Southeast Alaska tourists. According to the same study, the next most popular activity for Prince of Wales tourists was shopping.

Between 2013 and 2019, the total number of arriving passengers on the island by plane or ferry to Klawock, Craig and Hollis grew by 35%. This figure includes all passengers, including residents. Like everywhere else, passenger travel decreased sharply in 2020 due to the pandemic. Typically Allen Marine and Uncruise also bring visitors to the island for day-excursions.

According to the Craig CEDS, tourism is a supported activity in the community: "The tourism industry is generally viewed as desirable provided it is compatible with the local lifestyle and does not negatively impact the quality of life valued by Craig residents." Also according to the CEDS SWOT analysis, a tourism-related use of the cannery was highlighted as a top economic opportunity for the community: "Development of Cannery Site into multi-use tourist type businesses and community meeting space."

## POW Passenger Arrivals

### ARRIVING AIR AND FERRY PASSENGERS IN POW 2013-2020



Sources: Bureau of Transportation Statistics ;the Inter-Island Ferry Authority; AVSP, Craig CEDS; Alaska Department of Labor (ADOL); Note: Allen Marine and Uncruise also bring day-visitors to the island.

# Craig Alaska's Strengths Weaknesses Opportunities Threats

## CRAIG CEDS DEVELOPMENT

The Craig Community Economic Development Strategy (CEDS) Committee is a group of local business owners, agency representatives and members of the public tasked with providing input to the city's economic development strategies and goals as part of the city's overall comprehensive planning. They developed the Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis below:

### Strengths

- *Small Town Feel/Sense of Community*
- *Access to natural resources*
- *Being a hub for other communities*
- *Access to harbors*
- *Access to outdoors*
- *Citizen involvement in creating public attractions*
- *Tourism activities and focus*
- *Local businesses have a sense of community*
- *City staff, services and infrastructure*
- *Community culture among businesses*
- *Stable and safe community*
- *Local government is responsive, reliable, not over restrictive, fiscally responsible and pro-business*

### Weaknesses

- *High business operational costs*
- *High cost of travel*
- *High drug and alcohol abuse rate*
- *Retail competition from online sources*
- *Lack of available land for development*
- *Lack of or high cost of housing*
- *Lack of skilled employees/difficult to retain*
- *High prices and limited selection of goods*
- *Slow and expensive Internet*

### Opportunities

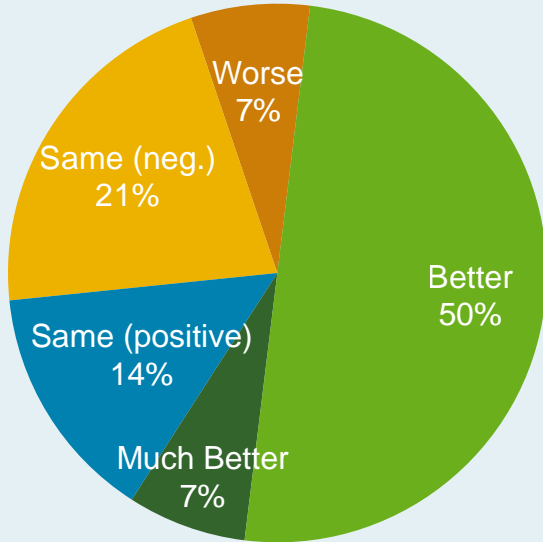
- **Development of Cannery Site into multi-use. Tourist-centric businesses and community meeting space**
- *Maintain, expand and promote outdoor recreational opportunities and facilities*
- *Support and expand boat maintenance/repair options available*
- *Expand public parking*
- *Support development of more small businesses*
- *Encourage and develop local tourism (DIY style)*
- *Figure out how to decrease the cost of getting goods to the island*
- *Improve internet service*
- *Promote and expand use of voc-tec center*
- *Workforce development and retention*
- *Maintain small town/community feel*

### Threats

- *Cost of shipping and transportation*
- *Lack of skilled/qualified work force*
- *State budget shortages and resulting shortages to community*
- *Future access to island*
- *Reduction or total shutdown of resource extraction due to regulation or declining resources*
- *Declining economy*
- *Cost of utilities*
- *Crime associated with drug activity*
- *Drug use*
- *Declining city revenue and loss of non-essential services due to loss of city businesses*

# POW Business Climate Survey Results

## What is the economic outlook for your business or industry?



Outlook = **71% Positive** / **28% Negative**

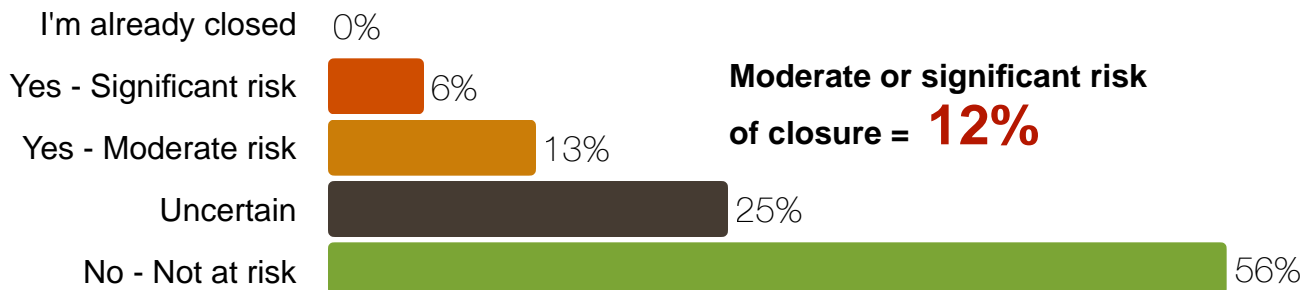
In the Spring of 2021, 22 Prince of Wales business owners and top managers responded to Southeast Conference's Business Climate Survey, answering questions about their experience operating businesses in Southeast Alaska. Some key findings are presented here.

- Prince of Wales businesses had the **most optimistic outlook** of any area in Southeast.
- More than half of those surveyed (57%) expect the outlook for their business or industry to improve in the coming year.
- A third of respondents (35%) expect their business or industry to maintain current trends.

## COVID-19: Impacts

### Is your business at risk of closing permanently because of impact caused by COVID-19?

18% of respondents say that they are at risk closing permanently, while only 56% say that they are not at risk. Prince of Wales businesses report one of the **lowest** rate of closure risk in the region.



### Revenue Losses

Prince of Wales businesses responded that they had lost an average of 35% of their total revenue since the pandemic began, again one of the lowest revenue losses in the region, following Sitka and Juneau. The average revenue loss per business was 42%.

**= - 35% overall**

**9%** of POW businesses expect to add jobs/workers in the coming year.

# Testimonials: The Impacts of COVID-19 in the words of Prince of Wales Business Leaders

Below are selected responses from Prince of Wales businesses as part of the Southeast Conference Business Climate Survey. Responses were collected between April 9th and April 23rd, 2021.

## Visitor or Tourism Sector

- My small business lost 100% of its tour business because of COVID-19. None of the COVID relief funding was designed to help businesses like mine since we operated debt free. I don't buy anything unless we have the money to cover costs in-hand. It seems the COVID relief programs are designed to only help those who operate in debt. Operating debt free is what keeps our small business from going under in hard times. And they are hard times because we aren't operating and can't pay ourselves. But for some reason businesses like ours get no relief.
- Changes in Housekeeping. Provide clean rooms. No daily cleaning for customers.
- We operate on membership dues and selling advertisements. We lost 30 memberships.
- The bed and breakfast market only survives if we have people traveling.
- We have a vacation rental and extracurricular activities. Almost every reservation we had for last year cancelled due to covid19 restrictions and concerns.

## Other Sector

- We are struggling to compete with unemployment wage wise. Hard to attract and retain clients in current environment.
- Business down last year. But folks are looking to build here from lower 48.
- Lost revenue due to having to close some of our facilities. We had online payment already set up so that was an easy transition while doors were shut. Now that doors are open I thought we would have a rush of people but it seems they rather pay over the phone or on-line instead of coming in like they used to.
- Covid hurt initially. We have recovered. Need to see how tourism is this year. Would rather see a state mandate on Covid. we had fishing lodges quarantine their clients to their facility, we sell tourists item. We had precautions in place. Would rather have the customers!
- Direct market salmon to restaurants. They were basically shut down for the past year so I was unable to sell to them during COVID.
- I'm a small vessel freight business. My primary customer closed his business that required my business due to their prime customer being afraid to do business due to fear of covid. I think once restarted I'll have 2 years of business then all major customers will be closed. Future plans are negative...can't run a vessel online. Change of product means end of business.

Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction	Tasks:
A	Office bunkhouse messhall	Renovate	2	4424	8848	\$700.00	\$6,193,600.00	Historic Building Documentation, foundations, structural framing, fenestration, roofing, building envelope and insulation, Lead paint remediation, other hazmat. MPE: heating & ventiation, fire protection (sprinkler & alarm), commercial kitchen, commercial finishes, fixtures and equipment.
B	Machine shop	Repair	1	2500	2500	\$200.00	\$500,000.00	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and rinstall original siding with new
C	Stock Shed	Repair	2	1898	3796	\$200.00	\$759,200.00	Replace roofing and repair siding in kind. Replace windows and doors in kind. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation.
D	Blacksmith's shop	Previously Removed						
E	Web loft	Repair	2	6084	12168	\$300.00	\$3,650,400.00	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and rinstall original siding with new fasteners. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation. ADD: heated interior enclosure inside at grade level to support public events - bathrooms, kitchenette, aproximately 400 sf. ADD: second egress stair at exterior f building from the net loft level. Add large opening and sliding door on west lawn end, with outdoor paved area to support public events. resolve accessibility and safety issues in building associated with puclic use.
F	Building F - "Filipino" Bunkhouse	Relocate and Renovate	2	1924	3848	\$600.00	\$2,308,800.00	Relocate and renovate to former bunkhouse site near Office building. Will require new post and pad foundation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and rinstall new sheetmetal siding to match original. Repair /replace wood fenestration. Ancellary framing improvements, insulation and vapor retarder, lead paint remediation (largely interior). MPE upgrades: Plumbing, Ventiation Heating, Fire protection (sprinklers, alarms), electrical power and lighitng replacement.
G	Philipino Cookhouse	Demolish	1	1200	1200	\$75.00	\$90,000.00	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
H	Generator	Demolish	1	200	200	\$75.00	\$15,000.00	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
I	Carpenter shop	Repair	1	1200	300	\$400.00	\$120,000.00	"Cold Building" Renovation. Replace roofing and repair siding in kind. Restore windows and doors in kind. Lead paint remediation. Foundation repairs in kind.
J	Washrooms	Demolish	1	576	576	\$450.00	\$259,200.00	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
K	Bunkhouse	Previously Removed						
L	Old Watchman Shack	Demolish	1	312	312	\$75.00	\$23,400.00	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
M	Small Family Housing	Previously Removed						

Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction	Tasks:
N	Small Family Housing	Previously Removed						
O	Guest House	Renovate	1	804	804	\$450.00	\$361,800.00	Will require post and pad foundation improvements, replacement of metal roofing and underlayments in kind, repara/s/replacement and painting of wood siding and fenestration, insulation and vapor retarder with new interior finishes, lead paint remediation (interior and exterior). MPE upgrades: Plumbing, Ventialtion Heating, Fire protection (alarms), electrical power and lighitng replacement.
P	Superintendant's house	Previously Removed						
X	Steamplant	Stabilize for display	1	400	400	\$200.00	\$80,000.00	Reinforce and contain crumbling brick assemblies. Consider relationship to any new boardwalk.
Y	Steam Donky	Stabilize for display	1	140	140	\$125.00	\$17,500.00	Relocate and display preperation as required for site enhancements

\$14,378,900.00 Totals

# Craig Ward Cove Historic Building Preservation and Adaptive Reuse Plan

January 10, 2022

NorthWind Architects, LLC  
for Corvus Design and the City of Craig



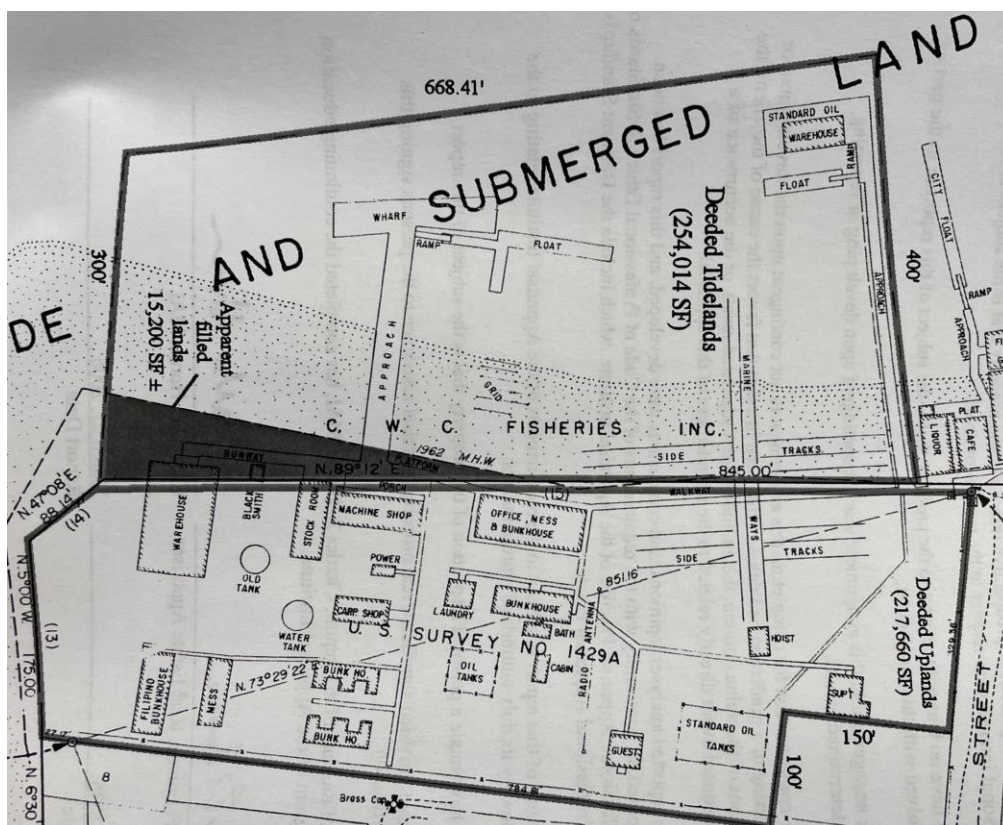
## INTRODUCTION

The City of Craig initiated a project in the autumn of 2021 to develop conceptual designs and historic review of the Craig Ward Cove Cannery site as part of the Craig Harbor Development Project on the community's waterfront. The project area includes the tidelands and adjacent uplands at the Craig Ward Cove Cannery Site for a new harbor and uplands development. Corvus Design was retained to lead the planning effort that includes a public process, the development of conceptual designs of the uplands and harbor and documenting and making recommendations for building preservation and adaptive reuse of the historic structures. NorthWind Architects is part of the team and led the effort for the making recommendations for building preservation and adaptive reuse of these historic structures that helped guide the planning of this project.

The Ward Cove Packing Company cannery site is comprised of 11 remaining buildings, a steam boiler structure, a steam donkey, approximately 250 lineal feet of dock and 400 lineal feet of boardwalk on the 4-acre site. Remains of numerous historic cannery era site features, including a timber and piling beachfront marine way exist on the site in varying states of deterioration.

Legal Description: *“Tract A-1 of US Survey 1429A, Ketchikan Recording District, First Judicial District, State of Alaska, excepting thereof the southeast corner of said tract consisting of a 100-foot by 150-foot lot sold to First Bank of Alaska, and a 10-foot by 300-foot strip of land on Third Street deeded to the State of Alaska Department of Highways by quick claim deed dated July 6, 1972 for State project No. S-0924 (5)”* - from 2006 Appraisal Report by Horan & Company, LLC.

The sloping site is on a north-facing shoreline looking out into Bacareli Bay and Klawock Inlet, with limited deciduous tree growth, mostly alders, and berry bushes, cut through with a gravel drive connecting Main Street to the south and the beach frontage to the north. The waterfront walk is approximately four to six feet above mean high water. Stone riprap revetment has been installed along the shoreline at the west and northwest boundary of the beach.



Clip from 1962 survey illustrating historic site features

The cannery site has been determined by the State Historic Preservation Office as being eligible for listing in the National Register of Historic Places and is recognized as a distinctive complex of early 20<sup>th</sup> century historic buildings that directly reference the region's early fishing and industrial development era. As city asset and uplands support facilities to a new



harbor project, and as a potential catalyst for a supporting economic development district, the opportunity also exists to provide an authentic interpretive experience to conveying and uphold the community's history.

To support careful rehabilitation and preservation of cultural authenticity, the US Secretary of the Interior provides Standards and Guidelines for the Treatment of Historic Properties, which can be found through the National Park Service. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

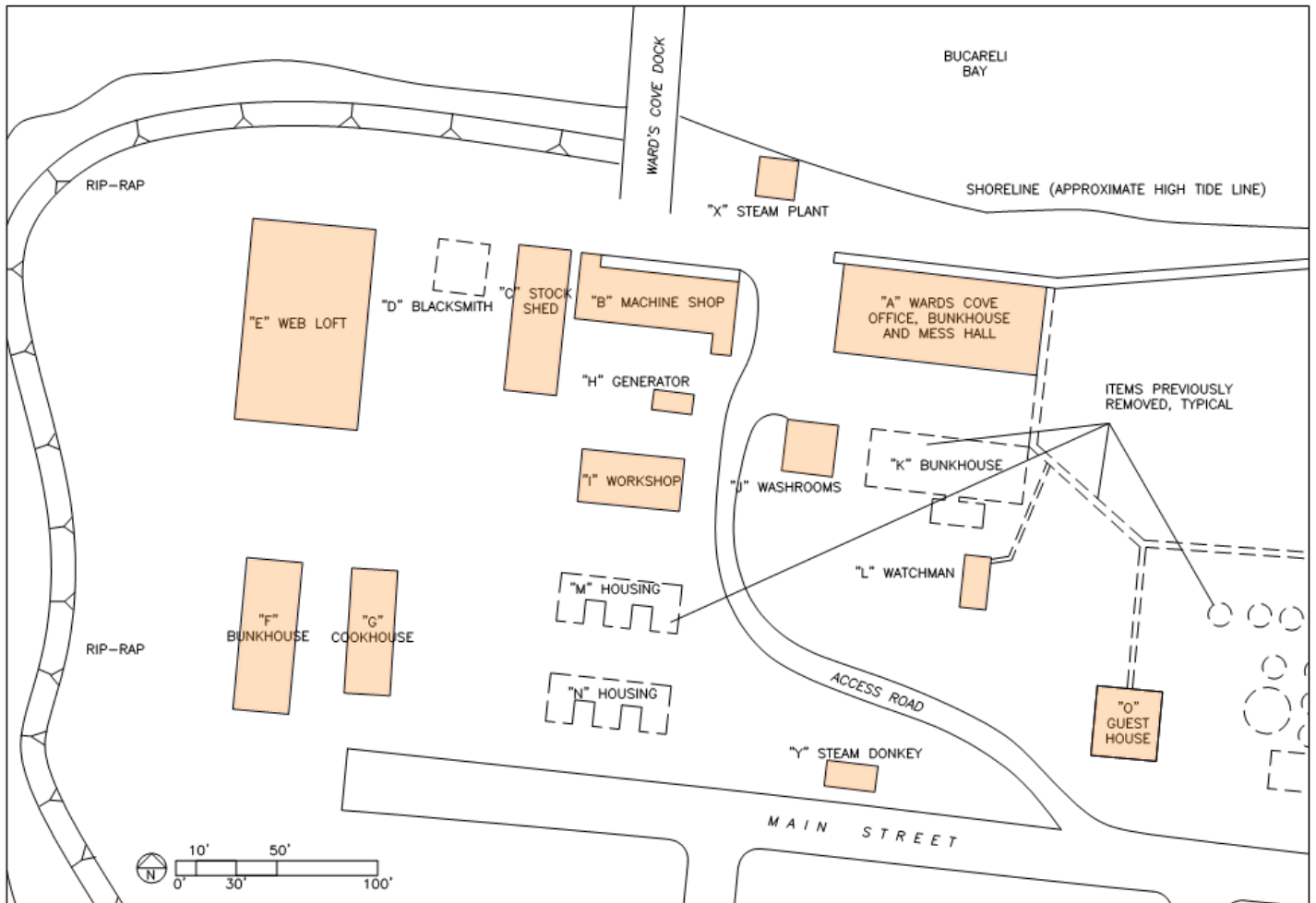
The Standards and Guidelines would be helpful in establishing a strategy for this historic property and identifying, repairing, and retaining key architectural and cultural elements that preserve the sites authenticity. Authenticity has a tangible value in the tourism and community identity.

The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. For the purpose of development of the Craig Cannery site we suggest the Standards and Guidelines for Rehabilitation, which are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program, which may not be applicable to a city owned asset in Craig, but otherwise advisory.

The proposed harbor uplands development project intends to conserve the contributing building that will provide the best utility to the community harbor and provide economic opportunities

The following site maps, images and narrative describe each remaining structure on site and the anticipated strategy for supporting the harbor uplands development.

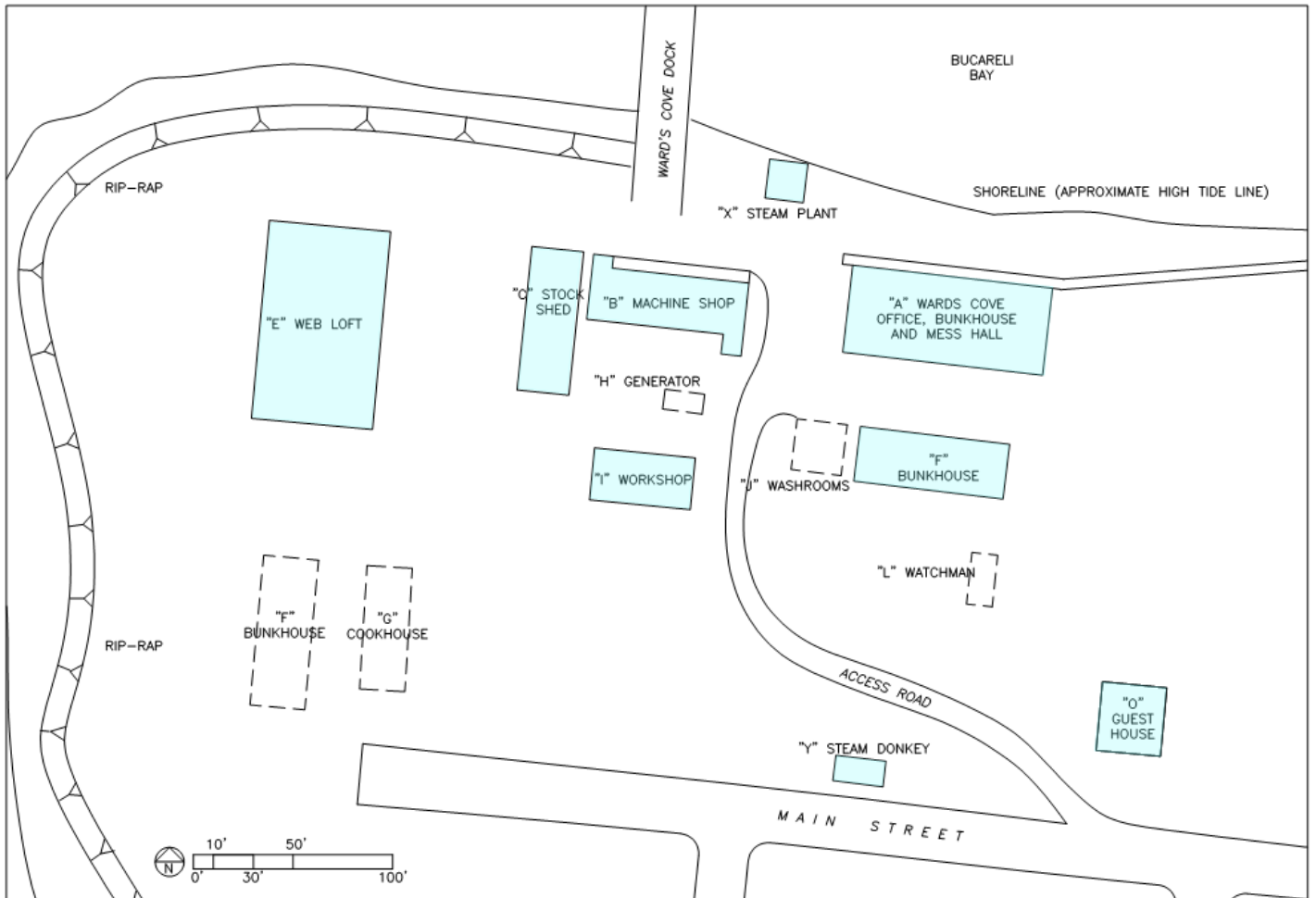
The Existing Building Arrangement site diagram illustrates existing buildings on the Cannery site and what historical buildings and features have previously been removed.



WARD COVE CANNERY SITE – EXISTING BUILDING ARRANGEMENT

To support harbor access and uplands development of the cannery site, key contributing historic building are recommended to be retained, proposed to undergo varying degrees of restoration and adaptive reuse. Minor buildings may be removed to support uplands development – circulation and parking. One larger bunkhouse structure is proposed to be moved on the site to a location formerly occupied by a similar structure. The aim in these recommendations is to develop a campus of City-owned building that will both reinforce the historic place and identity that was the Ward Cove Packing Company Cannery for locals and visitors alike while providing facilities to support the new harbor operations and economic development opportunities within the community of Craig.

The Remaining Buildings site diagram illustrates the buildings that are recommended to remain for renovation and adaptive reuse, as well as identifying those to be removed. The letter coding and names correspond with the subsequent narrative and ROM construction cost estimates in the remainder of this report.



WARD COVE CANNERY SITE – PROPOSED REMAINING BUILDINGS

The following narrative address each building individually, identifying a scope of work for repairs and adaptive reuse within the Cannery campus plan. In this document, each building constitutes a concise project, which is given a ROM cost for design, management and construction in *Exhibit A, Building Restoration/Adaptive Reuse Cost Analysis*.

**Building A: Ward Cove Office, Bunkhouse and Mess Hall**



*North Elevation*

The Ward Cove Office, Bunkhouse and Mess Hall, as the most prominent and central structure, is the key contributing feature of the historic site. It also has the greatest potential in an adaptive reuse to continue to serve as a multi-purpose building. Most historic architectural features are intact as existed in the sites period of significance, including windows, siding, trim, and plan configuration, as well as numerous artifacts inside the building. As a central multi-use building in the new development plan, many of its original functions could be perpetuated: The dining hall and kitchen could become café space. The first-floor offices could become harbor administration, or serve as harbor bathroom, laundry, shower facilities. The second-floor level could be restored as housing or expanded commercial or municipal office space. The building has significant deficiencies that will need to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected.
- Structural reinforcement from roof to foundation. Severe deterioration noted in some places, and a change of use will trigger code required structural enhancements. This will likely necessitate removal of all exterior and interior finishes to accomplish. A concrete foundation is recommended to replace the existing pier supports. Anticipate significant temporary structural shoring will be required to complete structural improvements.

- The weather envelope including roofing, sliding doors, and windows will need to be addressed. Lead painted siding should be removed and disposed of, and a new weather barrier and outside insulation installed. Siding may be replaced in-kind, shimmed to ventilate. Key windows or groups of windows may be restored with exterior storm sashes applied – typically the north elevation – done properly this may be a better solution than replacement with modern windows in terms of weather resistance and preserving the historic character of the building. Wall cavities will be insulated with warm side vapor retarder installed. The main roof to be replaced with either a new low-sloped standing seam sheet metal roof or a single-ply membrane roofing system over new insulation. The skirt roof on north, east and west elevations to be sheet metal in kind. The original configuration of storefront and entry at the northwest corner of the building should be reproduced in kind, affording some protection of the entry to the mess hall. Minimal thermal values to target:
  - o Roof: R-50
  - o Walls: R-21
  - o Foundations: R-15
  - o Windows and Doors: R-4
- Most interior finishes have been compromised with mold growth and/or lead paint, and should be removed, special trim elements may be salvaged, stripped, and reinstalled in the reconstruction. New finishes may be a part required fire separation between uses and floors.
- Mechanical heating and ventilation, plumbing, and electrical power, lighting and communications system will need to be replaced in total to meet code, safety, and performance criteria. Building security, fire alarms and fire suppressions systems are recommended.
- Utilities: Upgrade to current City and Code requirements.
- Enhancement would include new boardwalk on North and south sides, as well as an outdoor covered area on the south side.



*West Elevation*



*South Elevation*



*East Elevation*

- Key historic architectural elements for Rehabilitation:
  - Windows, siding and trim configuration – repair or replace in kind.
  - Original corner storefront entry configuration – reconstruct in kind.
  - High canopy eave: north, east, and west elevation – repair, paint and reroof in kind.
  - Exterior boardwalk – repair and retain.
  - Interior room configurations, including Radio room, Office, Mess Hall and Kitchen. Beaded paneling and architectural woodwork at interior - repair or replace in kind.

**Building B: Machine Shop and Cold Storage**



*North elevation facing waterfront*

The Machine Shop and Cold Storage building is a contributing feature of the historic site but does not necessarily require as extensive a renovation as the office building. The building may continue to be utilized as an unheated or seasonally tempered storage and workshop space. The building has deficiencies to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected.
- Structural reinforcement at pier type foundation a needed. Minor deterioration noted in some places. With no change in use, the owner may not be required to make major structural modifications.
- The weather envelope including roofing, sliding doors, and windows are all beyond their usable life span.
  - o Replacement of the corrugated siding and roofing in kind with new marine coated panels should be anticipated. In the interest of structural improvement, we recommend the roof structure be augmented with a layer of ½” cdx plywood sheathing over joists, a layer of weather barrier such as Grace Ice and Water shield, a layer of 1.5” extruded polystyrene insulation, coursing of 2x of preservative treated wood battens, topped with the corrugated metal. This will serve to unify the existing structure without adding significant weight and will deter condensation



- inside the building. The small amount of insulation will also afford users a broader range of temperatures in which they can work comfortably with temporary heat.
- Lead painted corrugated metal siding should be removed and disposed of, and a new weather barrier installed. Siding may be replaced in-kind. Windows may be restored as wood units with single pane glass. Existing doors may be restored in-kind and affixed with more contemporary hardware. If replaced we recommend in this severe marine environment new commercial fiberglass doors and frames in same sizes, painted, with all stainless-steel hardware.
  - All electrical power and lighting to be replaced in total to meet code, safety, and performance criteria.
  - Utilities: Upgrade to current City and Code requirements.
  - Enhancement would include new boardwalk on south side, as well as repairs to the existing wood framed eave extension and support posts over the south boardwalk.



*View from the North-east corner*

- Key historic architectural elements for Rehabilitation:
  - Windows, corrugated siding, and trim configuration – repair or replace windows and trim in kind, replace siding in kind (profile).
  - Corrugated roofing – replace in kind (profile)
  - Covered boardwalk, north elevation – repair.
  - Freezer room – repair in kind for interpretive (also can easily heat that space with the door closed).

**Building C: Stock Shed**



*South Elevation*

The Stock Shed building is a contributing feature of the historic site but like the Machine Shop does not necessarily require as extensive a renovation as the office building. The building may continue to be utilized as an unheated or seasonally tempered storage and workshop space. The building has deficiencies to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected.
- Structural reinforcement at pier type foundation a needed. Minor deterioration noted in some places. With no change in use, the owner may not be required to make major structural modifications.
- The weather envelope including roofing, sliding doors, and windows are all beyond their usable life span.
  - o Replacement of the corrugated siding and roofing in kind with new marine coated panels should be anticipated. In the interest of structural improvement, we recommend the roof structure be augmented with a layer of ½” cdx plywood sheathing over joists, a layer of weather barrier such as Grace Ice and Water shield, a layer of 1.5” extruded polystyrene insulation, coursing of 2x of preservative treated wood battens, topped with the corrugated metal. This will serve to unify the existing structure without adding significant weight and will deter condensation inside the

- building. The small amount of insulation will also afford users a broader range of temperatures in which they can work comfortably with temporary heat.
- Lead painted corrugated metal siding should be removed and disposed of, and a new weather barrier installed. Siding may be replaced in-kind. Windows may be restored as wood units with single pane glass. Existing doors may be restored in-kind and affixed with more contemporary hardware. If replaced we recommend in this severe marine environment new commercial fiberglass doors and frames in same sizes, painted, with all stainless-steel hardware.
  - All electrical power and lighting to be replaced in total to meet code, safety, and performance criteria.
  - Utilities: Upgrade to current City and Code requirements.



*Typical open framing and storage bins*

- Key historic architectural elements for Rehabilitation:
  - Windows, corrugated siding, and trim configuration – repair or replace windows and trim in kind, replace siding in kind (profile).
  - Corrugated roofing – replace in kind (profile)
  - Retain storage bins at interior
  - Retain open framing and timber plank flooring at interior

**Building E: Web Loft**



*Northeast corner*

The Web Loft building is a contributing feature of the historic site and is currently used for its original purpose as a fishing gear repair and storage facility. This building is also utilized for community events such as weddings, and enhancements for better support that purpose have been identified as part of future work. These enhancements include:

- Provision for heated enclosure on the ground level for two bathrooms and a small catering kitchen. This will require extension of plumbing – water and waste services to the building.
- Improvement of access to the web loft level, that being repairs to the stairs, and provisions for a second means of egress from both levels.
- Large opening in the west elevation in the form of a sliding door like that on the north elevation. This would open out onto the waterfront park on the west edge of the site and would also necessitate some landscape work, as well as a protective canopy.

Aside from the occasional informal use for public events, the building will continue to be utilized as a web loft and for harbor/maritime related storage and an unheated or seasonally tempered storage and workshop space.

The building has deficiencies to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected.

- Structural reinforcement at roof and walls may be required to carry increased loading of the second level, and to create the large new side door. The slab on grade and perimeter foundation on the ground level otherwise appears to be in good condition.
- The weather envelope including roofing, sliding door, and translucent panels are all beyond their usable life span.
  - o Lead painted corrugated metal roofing should be removed and disposed of. Replacement of the corrugated siding, translucent panels and roofing in kind with new marine coated metal and polycarbonate panels should be anticipated. In the interest of structural improvement, we recommend the roof structure be augmented with a layer of ½” cdx plywood sheathing over joists, a layer of weather barrier such as Grace Ice and Water shield, a layer of 1.5” extruded polystyrene insulation, coursing of 2x of preservative treated wood battens, topped with the corrugated metal. This will serve to unify the existing structure without adding significant weight and will deter condensation inside the building. The small amount of insulation will also afford users a broader range of temperatures in which they can work comfortably with temporary heat.
  - o Lead painted corrugated metal siding should be removed and disposed of, and a new weather barrier installed. Siding may be replaced in-kind. Windows may either be restored as wood units with single pane glass. Existing doors may be restored in-kind and affixed with more contemporary hardware. If replaced we recommend in this severe marine environment new commercial fiberglass doors and frames in same sizes, painted, with all stainless-steel hardware.
- All electrical power and lighting to be replaced in total to meet code, safety, and performance criteria.
- Fire suppression system
- Fire/smoke detection.
- Utilities: Upgrade to current City and Code requirements.
- Key historic architectural elements for Rehabilitation:
  - o Corrugated siding, translucent panel configuration – replace in kind.
  - o Corrugated roofing translucent panel configuration – replace in kind.
  - o Open framing and timber plank flooring at interior – retain.



*Web loft interior, upper level*

**Building F: Filipino Bunkhouse (relocated to old bunkhouse site)**



*Bunkhouse, northwest corner*

The Filipino Bunkhouse building is a contributing feature of the historic site and is currently closed to use. Being the same configuration and construction as a bunkhouse that was sited to the south of the Office building, and subsequently demolished, the current plan in the project is to relocate the Filipino Bunkhouse to that other bunkhouse site, and then repair the structure for future commercial use. Constructed as a residential building, code upgrades will be required for a change of use.

The building is on a post and pad foundation, and the framing appears to be in serviceable condition. As a relatively light structure the building can be moved across the site during the construction of the harbor parking and access drives and placed on a new concrete foundation. The building could then be renovated either as a multifamily residential structure or as commercial office or retail space.

The building has deficiencies to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected. Lead painted corrugated metal roofing and siding should be removed and disposed of.
- Structural reinforcement at roof and walls may be required to follow the relocation and to meet current code with a change of use.

Enhancements include:

- Structural improvements as required.
- Development of new weather envelope, including windows, roofing, and siding (in kind), insulation and vapor retarder.
- Development of code access and egress to both levels of the two-story structure
- New mechanical heating and ventilation, fire protection, plumbing, electrical power, and communications.
- Rehabilitation of interior finishes for new use.
- Exterior walkways on the north and south side of the building.
- All electrical power and lighting to be replaced in total to meet code, safety, and performance criteria.
- Fire suppression system
- Fire/smoke detection.
- Utilities: Upgrade to current City and Code requirements.



*Bunkhouse, southeast corner*

- Key historic architectural elements for Rehabilitation:
  - o Windows, corrugated siding, and trim configuration – repair or replace windows and trim in kind, replace siding in kind (profile).
  - o Corrugated roofing – replace in kind (profile)
  - o Beaded paneling and architectural woodwork at interior – strip and repair

**Building G: Cookhouse (to remove)**

*No overall building photo available.*

The building is anticipated to have lead paint and other hazardous materials to be removed and disposed of legally as a part of demolition or removal.

**Building H: Generator Building (to remove)**



*Southeast corner view*

The building is anticipated to have lead paint and other hazardous materials to be removed and disposed of legally as a part of demolition or removal.



**Building I: Workshop**



*Southeast corner view*

The Workshop or carpenters workshop building is a contributing feature of the historic site and is currently closed up to use. It is a relatively small structure on what appears to be a good post and pad foundation with skirting and may be reused as a cold or seasonal use space in support of the harbor development.

The building has deficiencies to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected. Lead painted corrugated metal roofing and siding should be removed and disposed of.
- The weather envelope including roofing, sliding doors, and windows are all beyond their usable life span.
  - o Replacement of the corrugated siding and roofing in kind with new marine coated panels should be anticipated. In the interest of structural improvement, we recommend the roof structure be augmented with a layer of ½” cdx plywood sheathing over joists, a layer of weather barrier such as Grace Ice and Water shield, a layer of 1.5” extruded polystyrene insulation, coursing of 2x of preservative treated wood battens, topped with the corrugated metal. This will serve to unify the existing structure without adding significant weight and will deter condensation inside the building. The small amount of insulation will also

afford users a broader range of temperatures in which they can work comfortably with temporary heat.

- Lead painted corrugated metal siding should be removed and disposed of, and a new weather barrier installed. Siding may be replaced in-kind. Windows may be restored as wood units with single pane glass. Existing doors may be restored in-kind and affixed with more contemporary hardware. If replaced we recommend in this severe marine environment new commercial fiberglass doors and frames in same sizes, painted, with all stainless-steel hardware.
- All electrical power and lighting to be replaced in total to meet code, safety, and performance criteria.
- Utilities: Upgrade to current City and Code requirements.
- Key historic architectural elements for Rehabilitation:
  - Windows, corrugated siding, and trim configuration – repair or replace windows and trim in kind, replace siding in kind (profile).
  - Corrugated roofing – replace in kind (profile)
  - Sliding workshop door

**Building J: Laundry/Wash House Building (to remove)**



*North Elevation*

The building is anticipated to have lead paint and other hazardous materials to be removed and disposed of legally as a part of demolition or removal.



*Southwest corner*

**Building K: Bunkhouse (previously removed)**

No overall building photo available.

**Building L: Watchman shack (to remove)**



*East elevation*

The building is anticipated to have lead paint and other hazardous materials to be removed and disposed of legally as a part of demolition or removal.

**Building M: Housing (previously removed)**

**Building N: Housing (previously removed)**

**Building O: Guest House**



*Northwest corner*

The Guest House is a contributing feature of the historic site and has the greatest potential in an adaptive reuse serve as a residential or commercial use. The building has most recently been occupied as a house, but has deficiencies that will need to be addressed:

- Lead paint and other hazardous materials removal and remediation to be expected.
- The weather envelope including roofing, sliding doors, and windows will need to be addressed. Wood siding may be removed, stripped of lead and repainted, and reinstalled over new weather barrier. Roofing should be removed and disposed of and replaced with new in-kind. Concurrent with that effort the building should be provided with insulation and vapor retarder on the exterior walls under interior finishes.
- Windows may be restored with exterior storm sashes applied— done properly this may be a better solution than replacement with modern windows in terms of weather resistance and preserving the historic character of the building. Alternatively matching profiled may be produced in fiberglass and trimmed out to match the original. Minimal thermal values to target:
  - Roof: R-50
  - Walls: R-21
  - Crawlspace skirting: R-21

- Windows and Doors: R-4
- Most interior finishes are likely compromised with mold growth and/or lead paint, and should be removed, special trim elements may be salvaged, stripped, and reinstalled in the reconstruction.
- Mechanical heating and ventilation, plumbing, and electrical power, lighting and communications system will need to be replaced in total to meet code, safety, and performance criteria.
- Renovation should include a bathroom with shower and bathtub, a laundry space with washer and dryer, a kitchen with cabinetry, dishwasher, range, range hood, and refrigerator/freezer. Interior finishes should be high quality and durable.
- Utilities: Upgrade to current City and Code requirements.
- Enhancement would include new boardwalk on North and west, stairs to grade to the west and a board walk and steps up to main street to the south.



*South elevation*

- Key historic architectural elements for Rehabilitation:
  - Windows, doors wood siding, and trim configuration – repair or replace windows and trim in kind, replace siding in kind (profile).
  - Corrugated roofing – replace in kind (profile)
  - Beaded paneling and architectural woodwork at interior strip and repair.
  - Covered front porch and railing – strip and repair in kind.

**Building X: Steam Plant (artifact to conserve in place)**



*West side of steam plant*

The steam plant structure is an artifact and significant contributing feature of the historic site. Located directly on the waterfront adjacent to the old dock it should be stabilized and preserved as a part of the waterfront experience.



*South side of steam plant*

The strategy for doing this can be scaled with available funding: as simple as repairing the chain link fencing “wrap” that is in place to keep the bricks from falling away, to repointing and setting loose brick and capping them with mortar to unify them, to construction a gables canopy over the entire assembly. The assembly appears to be on a solid concrete base around which a new boardwalk system can be constructed. Our costing here in addresses stabilization ad protection of the assembly, but no protective canopy cover.

- Key historic architectural elements for Rehabilitation:
  - Steel boiler components and associated hardware – preserve and repair.
  - Brick assembly and foundation – preserve and repair.



**Building Y: Steam Donkey (artifact to conserve in new undetermined location)**



The steam donkey, originally used to operate the marine ways, is an artifact and significant contributing feature of the historic site. It is currently not located on its original siting, but temporarily located on the south edge of the site along Main Street. As an artifact of historic importance, this machine could be installed in a prominent location as a part of the harbor uplands planning design and an enhancement to the interpretive experience. Like the Steam plant this artifact may benefit for having a protective covering. Our costing here in addresses stabilization and relocation of the artifact, but no protective canopy cover.

- Key historic architectural elements for Rehabilitation:
  - o Steel boiler, firebox, mechanical mechanism components and associated hardware
  - o Supporting structure. Preserve and repair. May be relocated as needed.

Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction Cost	Tasks:
A	Office Bunkhouse Mess hall	Renovate	2	4424	8848	\$718	\$6,348,660	Historic Building Documentation, foundations, structural framing, fenestration, roofing, building envelope and insulation, Lead paint remediation, other hazmat. MPE: heating & ventilation, fire protection (sprinkler & alarm), commercial kitchen, commercial finishes, fixtures and equipment.
B	Machine shop	Repair	1	2500	2500	\$274	\$684,875	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall original siding with new
C	Stock Shed	Repair	2	1898	3796	\$139	\$526,174	Replace roofing and repair siding in kind. Replace windows and doors in kind. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation.
D	Blacksmith's shop	Previously Removed						
E	Web loft	Repair	2	6084	12168	\$169	\$2,061,805	"Cold Building" Renovation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall original siding with new fasteners. Fire alarm and electrical improvements. Insulate identified areas. Lead paint remediation. ADD: heated interior enclosure inside at grade level to support public events - bathrooms, kitchenette, approximately 400 sf. ADD: second egress stair at exterior of building from the net loft level. Add large opening and sliding door on west lawn end, with outdoor paved area to support public events. resolve accessibility and safety issues in building associated with public use.
F	Building F - Filipino Bunkhouse	Relocate and Renovate	2	1924	3848	\$487	\$1,872,310	Relocate and renovate to former bunkhouse site near Office building. Will require new post and pad foundation. Replace corrugated sheetmetal roofing and underlayments with new in kind. Remove corrugated sheetmetal siding, install weather barrier, and reinstall new sheetmetal siding to match original. Repair /replace wood fenestration. Ancillary framing improvements, insulation and vapor retarder, lead paint remediation (largely interior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (sprinklers, alarms), electrical power and lighting replacement.
G	Filipino Cookhouse	Demolish	1	1200	1200	\$75	\$90,000	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
H	Generator	Demolish	1	200	200	\$75	\$15,000	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
I	Carpenter shop	Repair	1	300	300	\$591	\$177,328	"Cold Building" Renovation. Replace roofing and repair siding in kind. Restore windows and doors in kind. Lead paint remediation. Foundation repairs in kind.

Assessment code	Building	Action	floors	area per floor	area	cost/sf	ROM Construction Cost	Tasks:
J	Washrooms	Demolish	1	576	576	\$75	\$43,200	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
K	Bunkhouse	Previously Removed						
L	Old Watchman Shack	Demolish	1	312	312	\$75	\$23,400	Demolition to include lead paint mitigation (largely interior). Investigate for asbestos and potential mitigation.
M	Small Family Housing	Previously Removed						
N	Small Family Housing	Previously Removed						
O	Guest House	Renovate	1	804	804	\$639	\$513,963	Will require post and pad foundation improvements, replacement of metal roofing and underlayments in kind, repairs/replacement and painting of wood siding and fenestration, insulation and vapor retarder with new interior finishes, lead paint remediation (interior and exterior). MPE upgrades: Plumbing, Ventilation Heating, Fire protection (alarms), electrical power and lighting replacement.
P	Superintendent's house	Previously Removed						
X	Steam plant	Stabilize for display	1	400	400	\$200	\$80,000	Reinforce and contain crumbling brick assemblies. Consider relationship to any new boardwalk.
Y	Steam Donkey	Stabilize for display	1	140	140	\$125	\$17,500	Relocate and display preparation as required for site enhancements

\$12,454,213 Totals

A	Office Bunkhouse Mess hall	sf	lf	quantity	cost/unit	cost
	Hazmat	19544			\$10.00	\$195,440.00
	Foundations			380	\$140.00	\$53,200.00
	floor structure	8848			\$30.00	\$265,440.00
	roof structure	4424			\$30.00	\$132,720.00
	exterior walls	6720			\$60.00	\$403,200.00
	interior walls	8400			\$30.00	\$252,000.00
	roofing	4424			\$37.00	\$163,688.00
	siding	6720			\$30.00	\$201,600.00
	windows			53	\$1,300.00	\$68,900.00
	exterior doors			6	\$1,300.00	\$7,800.00
	interior doors			33	\$700.00	\$23,100.00
	exterior decks	4000			\$35.00	\$140,000.00
	Exterior cover at deck:	500			\$50.00	\$25,000.00
	interior finishes	8848			\$40.00	\$353,920.00
	Interior casework			60	\$400.00	\$24,000.00
	commercial kitchen			1	\$225,000.00	\$225,000.00
	subtotal					\$2,535,008.00
	Mechanical; heating and ventilation			1	\$1,400,000.00	\$1,400,000.00
	Fire suppression			1	\$120,000.00	\$120,000.00
	Electrical/lighting			1	\$1,200,000.00	\$1,200,000.00
	Utility upgrades			1	\$80,000.00	\$80,000.00
	Construction total					\$5,335,008.00
	Design & Construction administraton				14.00%	\$746,901.12
	City Administration				8.00%	\$426,800.64
A	<b>Project total</b>					<b>\$6,508,709.76</b>

B	Machine shop	sf	lf	quantity	cost/unit	cost
	Hazmat	5195			\$10.00	\$51,950.00
	Foundations			220	\$140.00	\$30,800.00
	floor structure	2500			\$20.00	\$50,000.00
	roof structure	2500			\$12.00	\$30,000.00
	exterior walls	2200			\$27.00	\$59,400.00
	interior walls	120			\$20.00	\$2,400.00
	roofing	2875			\$37.00	\$106,375.00
	siding	2200			\$37.00	\$81,400.00
	windows			20	\$600.00	\$12,000.00
	exterior doors			4	\$1,300.00	\$5,200.00
	interior doors			6	\$700.00	\$4,200.00
	exterior decks	480			\$35.00	\$16,800.00
	Exterior cover at deck:	480			\$50.00	\$24,000.00
	interior finishes	2500			\$12.00	\$30,000.00
	subtotal					\$504,525.00
	Mechanical; heating and ventilation			1	\$6,000.00	\$6,000.00
	Fire suppression			0	\$0.00	\$0.00
	Electrical/lighting			1	\$50,000.00	\$50,000.00
	Utility upgrades			1	\$15,000.00	\$15,000.00
	Construction total					\$575,525.00
	Design & Construction administraton				14.00%	\$80,573.50
	City Administration				8.00%	\$46,042.00
B	<b>Project total</b>					<b>\$702,140.50</b>

C	Stock Shed	sf	lf	quantity	cost/unit	cost
		Hazmat	4066.7		\$10.00	\$40,667.00
		Foundations		255	\$140.00	\$35,700.00
		floor structure	2847		\$20.00	\$56,940.00
		roof structure	1898		\$12.00	\$22,776.00
		exterior walls	1860		\$27.00	\$50,220.00
		interior walls	24		\$20.00	\$480.00
		roofing	2182.7		\$37.00	\$80,759.90
		siding	1860		\$37.00	\$68,820.00
		windows		18	\$600.00	\$10,800.00
		exterior doors		2	\$1,300.00	\$2,600.00
		interior doors		2	\$700.00	\$1,400.00
		exterior decks	0		\$35.00	\$0.00
		Exterior cover at deck:	0		\$50.00	\$0.00
		interior finishes	0		\$12.00	\$0.00
		subtotal				\$371,162.90
		Mechanical; heating and ventilation		1	\$6,000.00	\$6,000.00
		Fire suppression		0	\$0.00	\$0.00
		Electrical/lighting		1	\$50,000.00	\$50,000.00
		Utility upgrades		1	\$15,000.00	\$15,000.00
		Construction total				\$442,162.90
		Design & Construction administraton			14.00%	\$61,902.81
		City Administration			8.00%	\$35,373.03
C		<b>Project total</b>				<b>\$539,438.74</b>

E	Web loft
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	sf	lf	quantity	cost/unit	cost
Hazmat	10836.6			\$10.00	\$108,366.00
Foundations				\$0.00	\$0.00
floor structure	6084			\$20.00	\$121,680.00
roof structure	6996.6			\$15.00	\$104,949.00
exterior walls	3840			\$37.00	\$142,080.00
interior walls	720			\$20.00	\$14,400.00
roofing	6996.6			\$37.00	\$258,874.20
siding	3840			\$24.00	\$92,160.00
translucent window panels			15	\$400.00	\$6,000.00
translucent skylight panels			16	\$600.00	\$9,600.00
exterior doors			4	\$1,300.00	\$5,200.00
interior doors			4	\$700.00	\$2,800.00
large side door			1	\$25,000.00	\$25,000.00
Structural modificationfor large side door			1	\$80,000.00	\$80,000.00
Canopy over side door			1	\$50,000.00	\$50,000.00
Site modification at side door	5000			\$40.00	\$200,000.00
exterior deck, stairs	400			\$55.00	\$22,000.00
New bathrooms, first floor	350			\$230.00	\$80,500.00
Catering Kitchenette first floor	200			\$230.00	\$46,000.00
interior finishes	720			\$25.00	\$18,000.00
subtotal					\$1,387,609.20
Mechanical; plumbing, heating and ventilation			1	\$75,000.00	\$75,000.00
Fire suppression			1	\$120,000.00	\$120,000.00
Electrical/lighting			1	\$75,000.00	\$75,000.00
Utility upgrades			1	\$75,000.00	\$75,000.00
Construction total					\$1,732,609.20
Design & Construction administraton				14.00%	\$242,565.29
City Administration				8.00%	\$138,608.74
<b>Project total</b>					<b>\$2,113,783.22</b>

E

<b>F</b>	<b>Building F - Filipino Bunkhouse</b>	sf	lf	quantity	cost/unit	cost
	Hazmat	6084			\$10.00	\$60,840.00
	Relocate building across site			1	\$100,000.00	\$100,000.00
	Foundations	1924			\$55.00	\$105,820.00
	floor structure	3848			\$20.00	\$76,960.00
	roof structure	2212.6			\$12.00	\$26,551.20
	exterior walls	4512			\$37.00	\$166,944.00
	interior walls	6120			\$20.00	\$122,400.00
	roofing	2212.6			\$37.00	\$81,866.20
	siding	4512			\$24.00	\$108,288.00
	windows			26	\$1,200.00	\$31,200.00
	exterior doors			3	\$1,300.00	\$3,900.00
	interior doors			18	\$700.00	\$12,600.00
	Site redevelop	3000			\$40.00	\$120,000.00
	exterior deck, stairs	600			\$55.00	\$33,000.00
	interior finishes	720			\$25.00	\$18,000.00
	subtotal					\$1,068,369.40
	Mechanical; plumbing, heating and ventilation			1	\$225,000.00	\$225,000.00
	Fire suppression			1	\$80,000.00	\$80,000.00
	Electrical/lighting			1	\$125,000.00	\$125,000.00
	Utility upgrades			1	\$75,000.00	\$75,000.00
	Construction total					\$1,573,369.40
	Design & Construction administraton				14.00%	\$220,271.72
	City Administration				8.00%	\$125,869.55
<b>F</b>	<b>Project total</b>					<b>\$1,919,510.67</b>



I	Carpenter Shop	sf	lf	quantity	cost/unit	cost
	Hazmat	1235			\$10.00	\$12,350.00
	Foundations			75	\$140.00	\$10,500.00
	floor structure	300			\$20.00	\$6,000.00
	roof structure	345			\$12.00	\$4,140.00
	exterior walls	740			\$27.00	\$19,980.00
	interior walls	150			\$20.00	\$3,000.00
	roofing	345			\$37.00	\$12,765.00
	siding	740			\$37.00	\$27,380.00
	windows			16	\$600.00	\$9,600.00
	exterior doors			1	\$1,300.00	\$1,300.00
	exterior sliding door pair			1	\$1,800.00	\$1,800.00
	interior doors			2	\$700.00	\$1,400.00
	exterior decks	120			\$35.00	\$4,200.00
	Exterior cover at decks	60			\$50.00	\$3,000.00
	interior finishes	300			\$12.00	\$3,600.00
	subtotal					\$121,015.00
	Mechanical; heating and ventilation			1	\$3,000.00	\$3,000.00
	Fire suppression			0	\$0.00	\$0.00
	Electrical/lighting			1	\$20,000.00	\$20,000.00
	Utility upgrades			1	\$5,000.00	\$5,000.00
	Construction total					\$149,015.00
	Design & Construction administraton				14.00%	\$20,862.10
	City Administration				8.00%	\$11,921.20
I	<b>Project total</b>					<b>\$181,798.30</b>

O	Guest House	sf	lf	quantity	cost/unit	cost
	Hazmat	3204.6			\$10.00	\$32,046.00
	Foundations			138	\$55.00	\$7,590.00
	floor structure	804			\$20.00	\$16,080.00
	roof structure	924.6			\$12.00	\$11,095.20
	exterior walls	1380			\$37.00	\$51,060.00
	interior walls	900			\$20.00	\$18,000.00
	roofing	924.6			\$37.00	\$34,210.20
	siding	1380			\$24.00	\$33,120.00
	windows			12	\$1,200.00	\$14,400.00
	exterior doors			2	\$1,300.00	\$2,600.00
	interior doors			6	\$700.00	\$4,200.00
	Site cleaup	2000			\$12.00	\$24,000.00
	exterior deck, stairs	200			\$55.00	\$11,000.00
	interior finishes	900			\$25.00	\$22,500.00
	New Kitchen			1	\$35,000.00	\$35,000.00
	subtotal					\$316,901.40
	Mechanical; plumbing, heating and ventilation			1	\$45,000.00	\$45,000.00
	Electrical/lighting, fire alarms			1	\$45,000.00	\$45,000.00
	Utility upgrades			1	\$25,000.00	\$25,000.00
	Construction total					\$431,901.40
	Design & Construction administraton				14.00%	\$60,466.20
	City Administration				8.00%	\$34,552.11
<b>O</b>	<b>Project total</b>					<b>\$526,919.71</b>